

# THE CAMPUS @VIA VERA CRUZ

334 & 338 VIA VERA CRUZ | SAN MARCOS, CA 92078

**PROFESSIONAL OFFICE & MEDICAL  
SUITES FROM 879-3,286 SF  
AVAILABLE FOR LEASE**

\*6 MONTHS FREE RENT OFFERED FOR ALL NEW LEASES SIGNED WITH A MINIMUM 60 MONTH LEASE TERM. EXCLUDES RENEWALS AND EXPANSIONS OF EXISTING TENANTS.



**NOW OFFERING  
SIX (6) MONTHS FREE  
RENT FOR ALL NEW  
LEASES\***

**CBRE**

# PROPERTY HIGHLIGHTS

## 334 & 338 VIA VERA CRUZ

- ◇ Professional office and medical office suites available for lease in both buildings
- ◇ Feature building entrance w/ beautifully designed common area lobby with high ceilings and natural lighting, intricate tile work, wrought iron railings & wood finishes throughout
- ◇ Elevator served with second floor balconies and operable windows
- ◇ Parking ratio: 5.0/1,000 SF (medical) / 4.0/1,000 SF (office)
- ◇ Building and monument signage available with visibility to Via Vera Cruz (32,416 cars per day on San Marcos Blvd & Via Vera Cruz)
- ◇ Located less than 1/2 mile from the 78 Freeway with immediate access from Via Vera Cruz, Las Posas, or San Marcos Boulevard
- ◇ Close proximity to local hospitals and strategic central north county location, Tri-City Hospital (8.7 miles) and Palomar Medical Center West (5.6 miles), Palomar College (1.4 miles) and Cal State University San Marcos (1.7 miles)

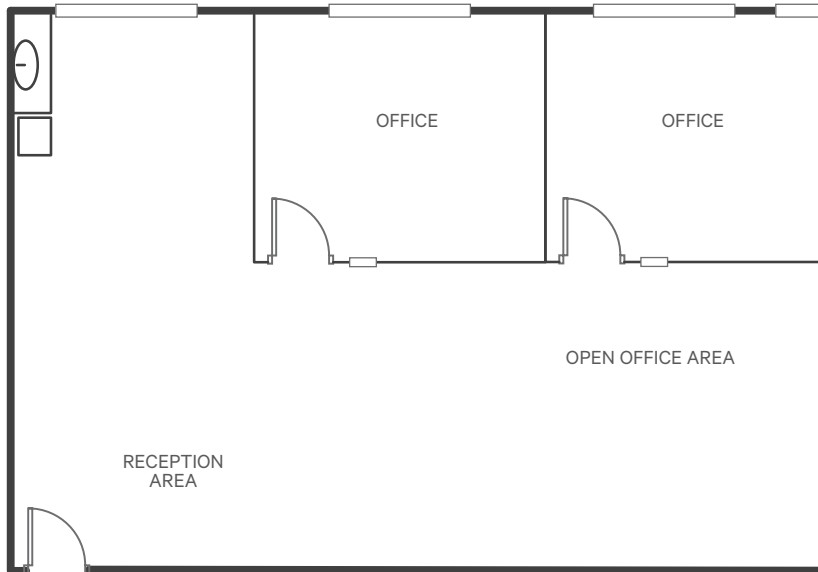
## Plentiful Retail Amenities, Restaurants and Services within a 1-Mile Radius



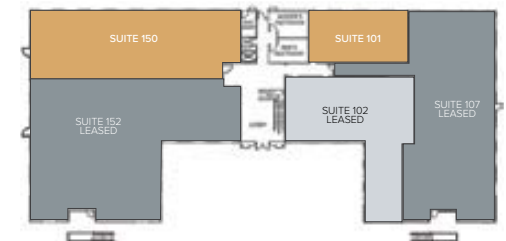
Neaby Restaurants: Mama Kat's Restaurant, Cochina del Charro, Buffalo Wild Wings, TOM's Famous Family Resturant 22, O's American Kitchen, Cold Stone Creamery, In-N-Our Burger, Starbucks, Raising Canes.



Within walking distance to Grand Plaza Shopping Center (Nordstrom Rack, Starbucks, Bed Bath & Beyond, Party City, Marshalls, Sport Chalet, Ross, Broken Yolk, Petco, Mission Federal Credit Union, Sprouts, Boudin Bakery, AAA, Pei Wei, AT&T, Subway, Sammy's Woodfired Pizza & more)



FIRST FLOOR



# 334 VIA VERA CRUZ

## SUITE 101

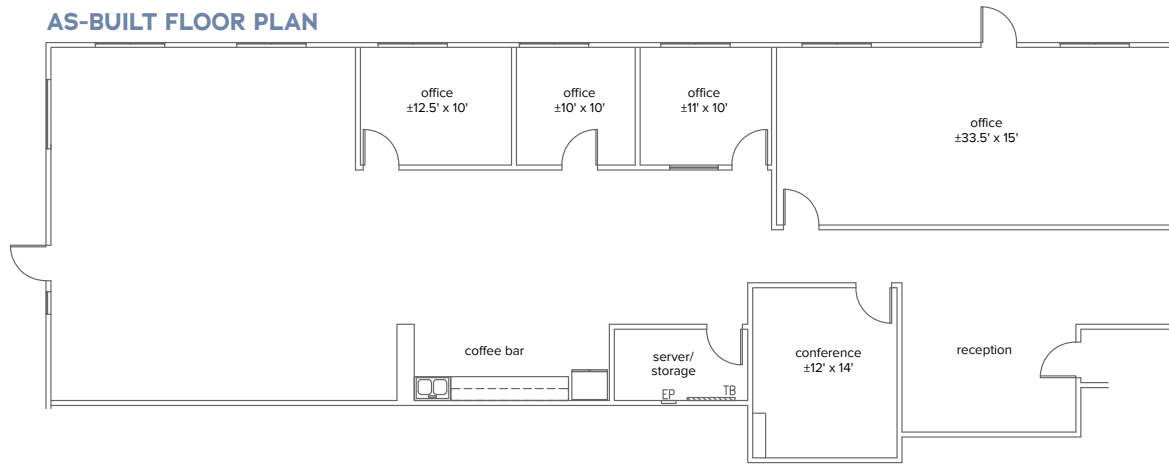
- ◇ 1,251 RSF | Available Now
- ◇ Reception, 1 Private Office, Break Area and Open Office Area
- ◇ Office or Medical Space

Office Lease Rate\*:  
\$2.20/SF + Utilities (TIA Negotiable)

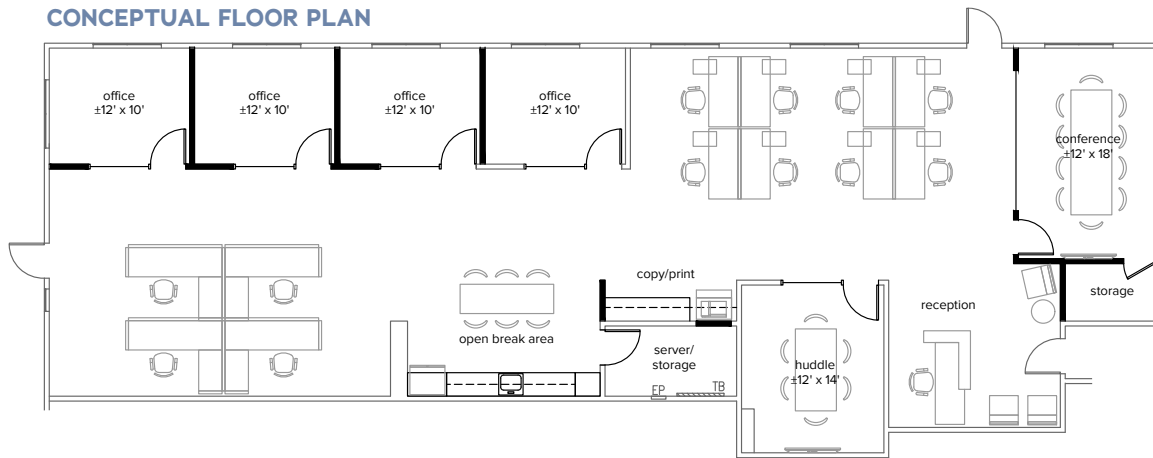
Medical Office Lease Rate\*:  
\$2.55/SF + Utilities (TIA Negotiable)

\*Janitorial included

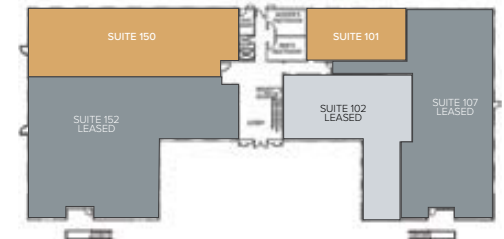
### AS-BUILT FLOOR PLAN



### CONCEPTUAL FLOOR PLAN



### FIRST FLOOR



# 334 VIA VERA CRUZ

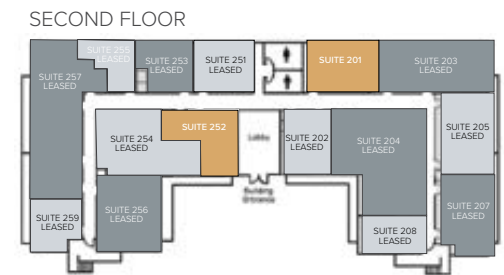
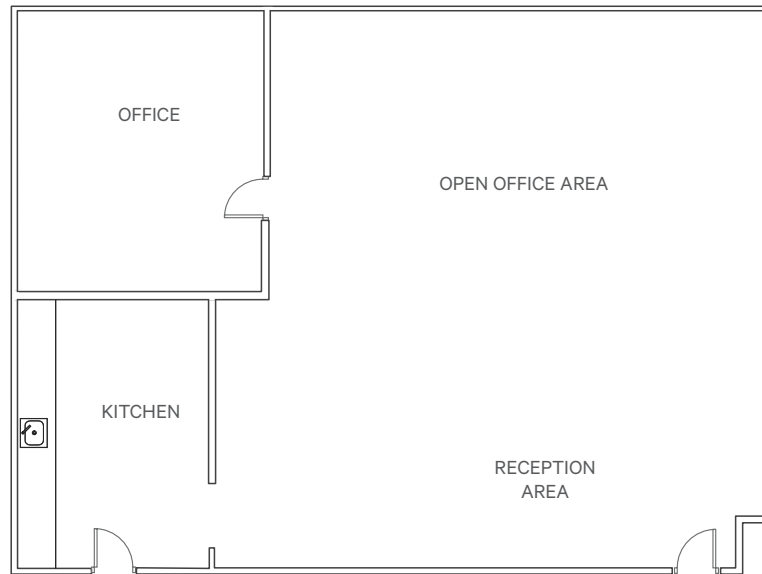
## SUITE 150

- ◇ 3,286 RSF | Available Now
- ◇ Reception, 4 Private Offices, Storage, Conference room, Break Area and Open Office Area
- ◇ Office or Medical Space

Office Lease Rate\*:  
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate\*:  
\$2.55/SF + Utilities (TIA Negotiable)

\*Janitorial included



# 334 VIA VERA CRUZ

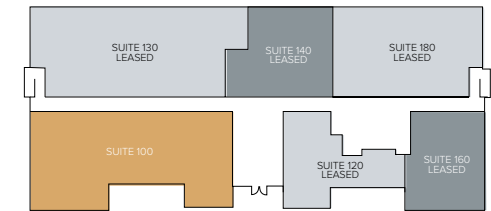
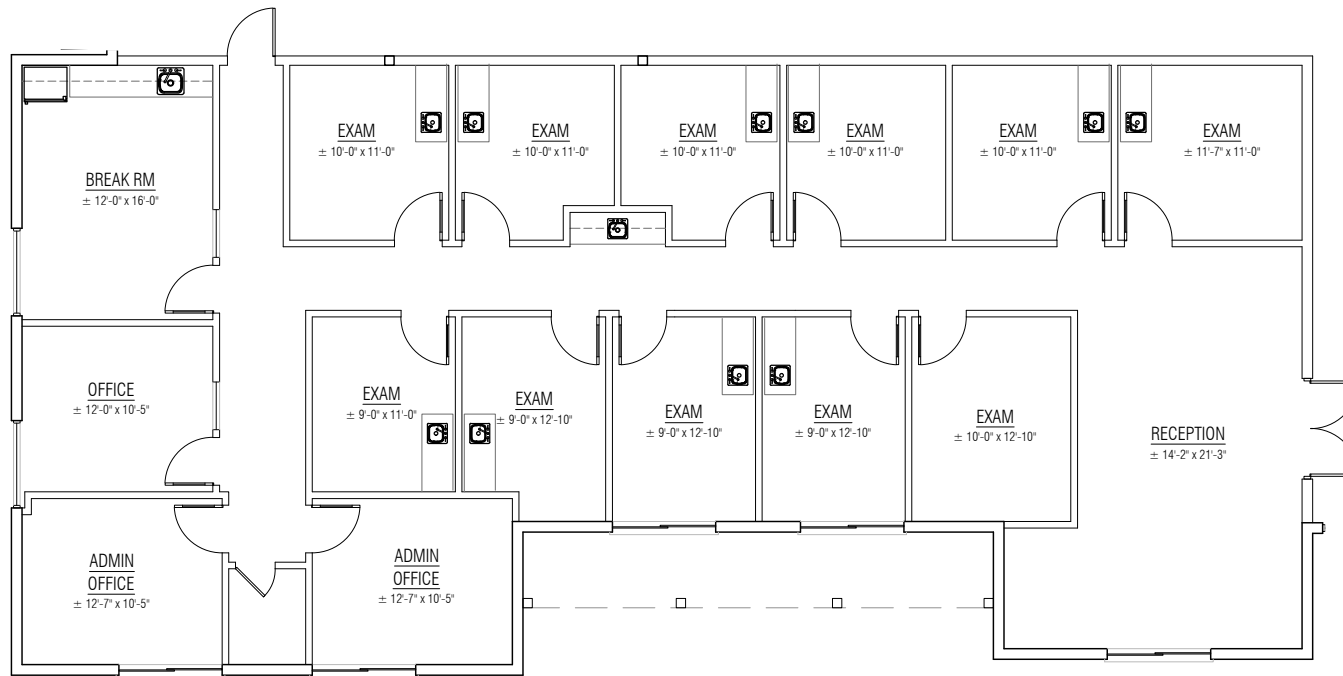
## SUITE 201

- ◇ 879 RSF | Available Now
- ◇ Reception area, one private office, kitchen and open office area
- ◇ Office or Medical Space

Office Lease Rate\*:  
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate\*:  
\$2.55/SF + Utilities (TIA Negotiable)

\*Janitorial included



FIRST FLOOR

# 338 VIA VERA CRUZ

## SUITE 100

- ◇ 3,079 RSF | Available Now
- ◇ Reception area, 14 offices/exam rooms and break room
- ◇ Office or Medical Space

\*\* Floor plan subject to change

Office Lease Rate\*:  
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate\*:  
\$2.55/SF + Utilities (TIA Negotiable)

\*Janitorial included

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**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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**CBRE**

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