

FOR LEASE

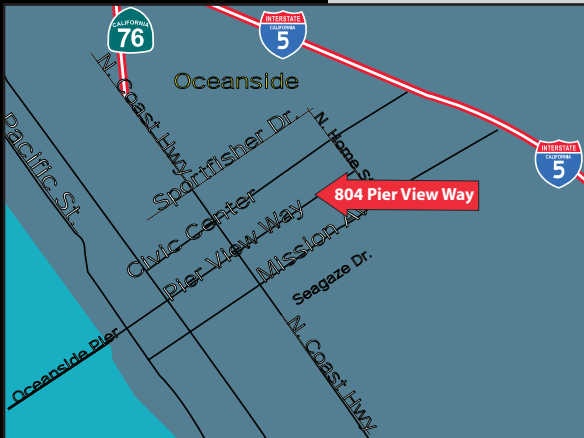
Pier View Office Building

804 Pier View Way, Oceanside, CA 92054



FEATURES:

- Ground floor suites with exterior and interior lobby store fronts
- Second floor executive suites
- Corner free-standing building facing south-west
- Elevator served
- Windows open
- On-site parking
- Downtown west of I-5, north of Mission Avenue
- Walk to Oceanside Civic Center, Downtown, Beach and Pier
- Walk to work
- Easy access to Orange County (35 mi.) and San Diego Downtown (35 mi.) by Amtrak "Surfliner" train, "Coaster" light commuter rail, easy on-off I-5 and SR-78, Marina and Municipal Airport



SUITE RATES:

- Suite 101 - 2,095 RSF - \$3,667/Month plus NNN
- Suite 206 - 668 RSF - \$1,170/Month plus NNN
- Suite 208* - 377 RSF - \$660/Month plus NNN
- Suite 210* - 370 RSF - \$650/Month plus NNN
- Suite 212** - 321 RSF - \$562/Month plus NNN
- Suite 213** - 553 RSF - \$968/Month plus NNN

*Suites 208 and 210 can be combined to approx. 747 RSF.

**Suites 212 and 213 can be combined to approx. 874 RSF.

For more information
contact:

Jeff Abramson

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GRUBB & ELLIS

BRE Commercial

Independently Owned and Operated

Grubb & Ellis|BRE Commercial

1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011 760.431.7656 fax www.brecommercial.com

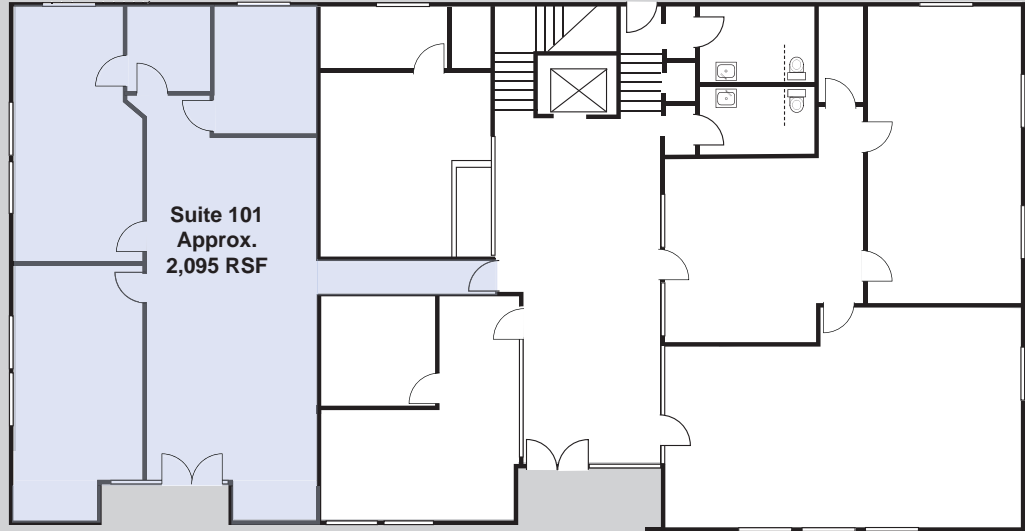
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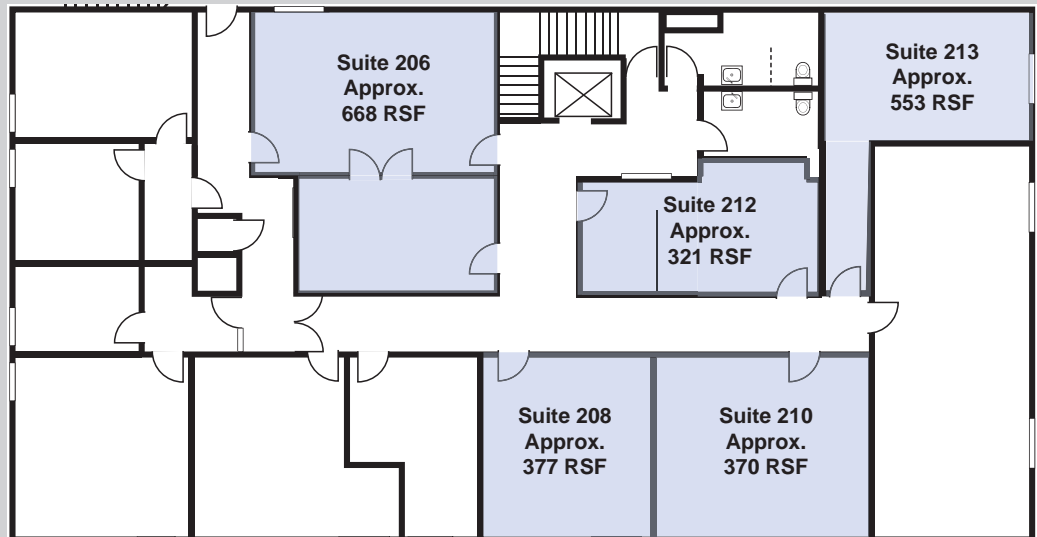
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1st Floor - Floorplan



2nd Floor - Floorplan



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All measurements are approximated.



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