

Seagate Corporate Center

3508 SEAGATE WAY, SUITE 150

±1,250 SF Office Suite Available

FOR LEASE IN OCEANSIDE, CA

KIDDER.COM

km Kidder
Mathews

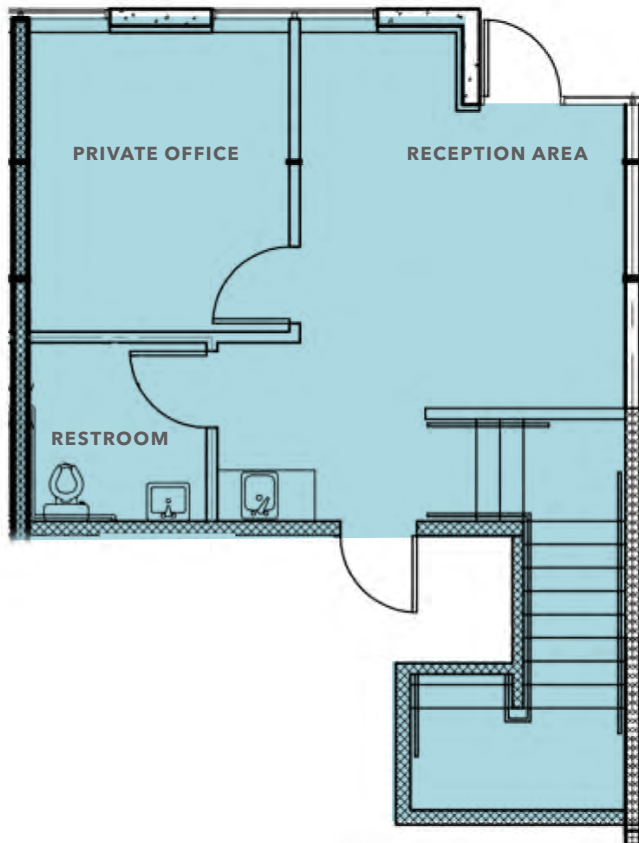


Located in the diverse Seagate Corporate Center with easy commutes to San Diego/ Orange County via Interstate 5.

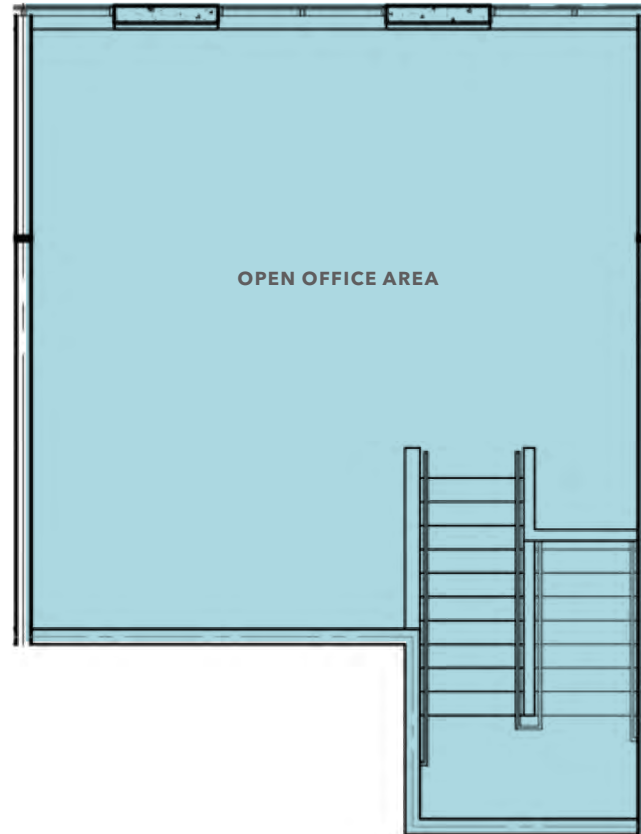
- ±1,250 SF office suite available
- Features a private office, restroom, reception area, and loft-style open office area
- Part of a greater business park development that includes Gilead Sciences, Genetech Pharmaceuticals Campus, Titleist, FedEx, Coca-Cola, & 2 Marriott hotels
- Built in 2007
- Short walk to corporate hotels, retail, restaurants, & commuter train station
- Ample parking: 3 spaces / 1,000 SF parking ratio
- Zoned IL (light industrial) with office / retail uses
- Asking lease rate of \$2,000.00 per month + electricity
- Available now
- Call to show

SUITE 150 FLOOR PLAN

First Floor



Second Floor



±1,250 SF

AVAILABLE

\$2,000

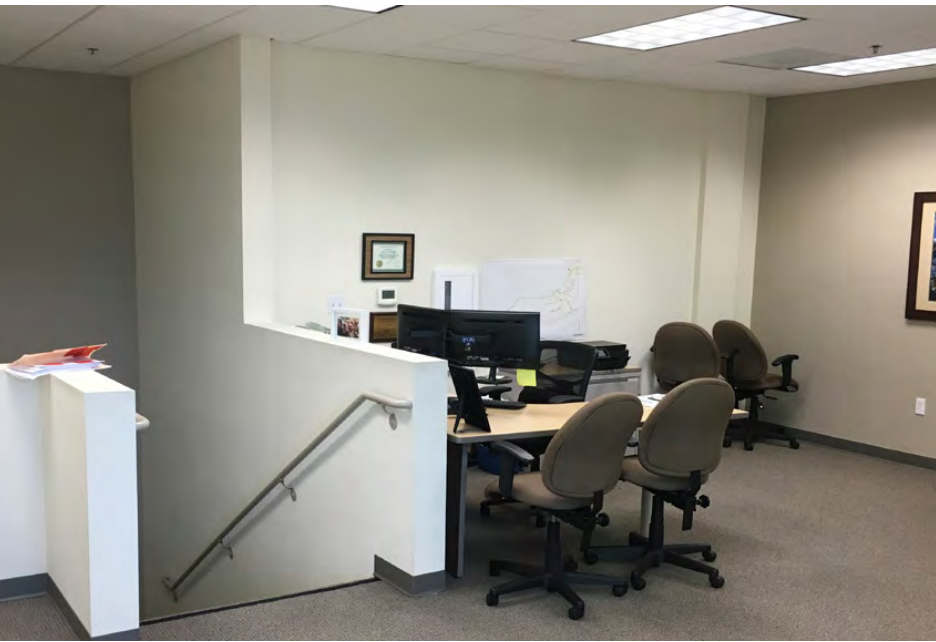
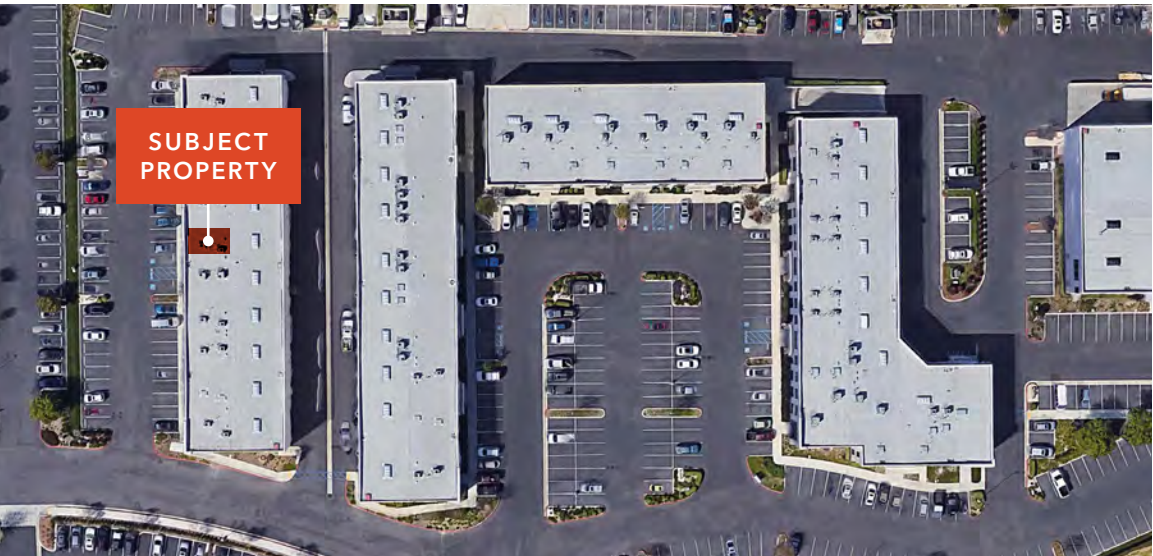
LEASE RATE + ELECTRICITY

CALL

BROKER TO SHOW

This suite features a private office, restroom and reception area on the first floor, and an open office area on the second floor.





A CITY THRIVING ON THE COAST

3508 Seagate Way, situated in the Seagate Corporate Center, has a favorable location within walking distance, or a short bike ride, to Amtrack or SPRINTER stations, numerous restaurants, services & shops, with convenient access to I-5, CA-76 & CA-78. This business park is across the street from the newly constructed Frontwave Arena & the SoCal Sports Complex.

Not only is Oceanside an uncharted gem along California's southern coast, but this city is home to one of the largest retail markets in North County, that continues to expand. Oceanside is also quickly becoming a local & tourist favorite place to visit for a day trip or to enjoy a "stay-cation".

SOCAL SPORTS
COMPLEX

FRONTWAVE
ARENA

COURTYARD
BY HAWTHORN



Residence INN

RANCHO DEL ORO RD

COMMUTER
CONNECTING BUS STOP

3508 SEAGATE WAY,
SUITE 150

SEAGATE WY

COMMUTER-FRIENDLY LOCATION

Easy for visitors to locate

Across from the Socal Sports Complex

Walking distance to the 7,000-person capacity Frontwave Arena

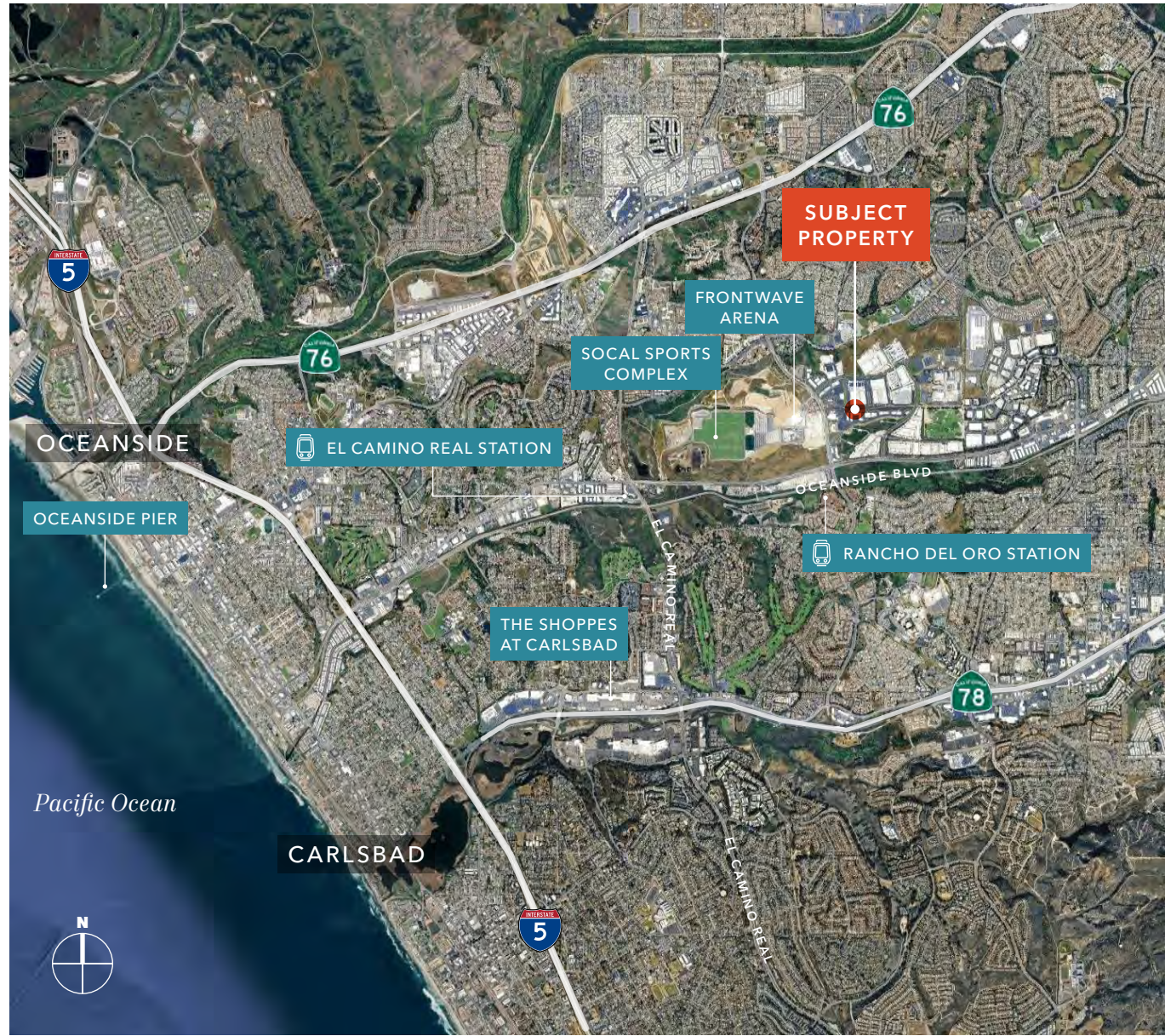
Minutes from COASTER Commuter train stop at Rancho Del Oro Station

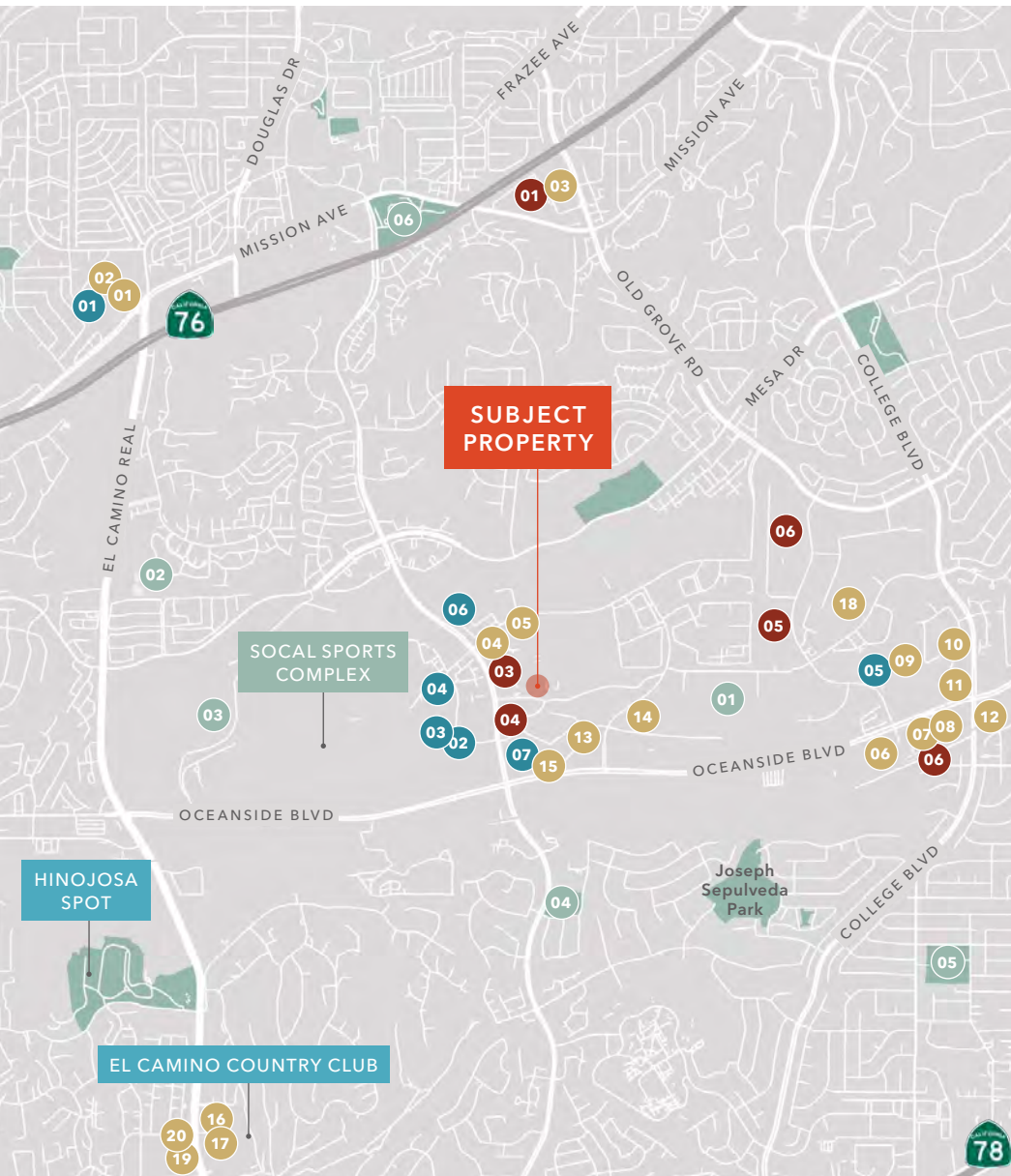
Surrounded by several residential neighborhoods

Favorable location within walking distance, or a short bike ride, to Amtrak & SPRINTER stations, numerous restaurants, services, shops, & other amenities

Convenient access to I-5, CA-76 & CA-78

45 minutes from Lindberg Field & John Wayne Airport





NEARBY AMENITIES

RESTAURANTS & GROCERY

- 01 Mission Shopping Center
- 02 Stater Bros Market
- 03 Starbucks
- 04 Felix's BBQ with Soul
- 05 Valerie's Taco Shop
- 06 Thai Thai Oceanside
- 07 Enzo's BBQ Ale House
- 08 McDonald's
- 09 Albertson's
- 10 Upper Crust Pizza
- 11 Starbucks
- 12 Dave's Hot Chicken
- 13 Smash & Dash Hamburgers
- 14 Crimson Cake
- 15 West Coast Sourdough
- 16 Teri Cafe
- 17 Rookie's Sports Bar
- 18 Belching Beaver Brewery
- 19 WinCo Foods
- 20 Camino Town & Country Shopping Center

LIFESTYLE & FITNESS

- 01 Planet Fitness
- 02 Deep End Fitness
- 03 William Wagner Aquatic Center
- 04 Frontwave Arena
- 05 Planet Fitness
- 06 Surf Smiles Dentistry
- 07 Allen Orthodontics

SHOPS & HOTELS

- 01 Lowe's Home Improvement
- 02 FedEx Ground
- 03 Residence Hotel
- 04 Courtyard Hotel
- 05 United States Postal Service
- 06 Dollar Tree

RECREATION & PARKS

- 01 Titleist Performance Institute
- 02 Emerald Isle Golf Course
- 03 Garrison Creek Nature Trail
- 04 Palisades Park
- 05 The John Landes Skatepark
- 06 Ivey Ranch Park

3508 SEAGATE WAY



Exclusively listed by

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