

PACIFIC GATEWAY TOWERS

3142 & 3156 VISTA WAY, OCEANSIDE, CA 92056



Class A Office and Medical

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Property Highlights

- > Two newly renovated four story "Class A" Office and Medical buildings
- > 68,748 total square feet
- > Plentiful parking available for employees, visitors and guests (5:1000 parking ratio)
- > Easily visible from SR-78 & close to the I-5 Freeway
- > 3 miles to Oceanside and Carlsbad beaches
- > Lush landscaping throughout property
- > Many shopping, dining, and entertaining choices located nearby!



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Suite 303

>**RENT:** As-is \$3,695/month

>**SIZE:** approximately 1,687 sq. ft.

>**LOCATION:** 3142 Building, 3rd floor

>**LEASE TERM:** 24 months+

>**ROOMS:** 2 large offices, 1 spacious open work area

>**PARKING:** Plentiful parking for employees and guests

>**EXPENSES:** Tenant pays directly billable electricity.

Water, trash, and cams, included.

>**NEW:** Designer paint scheme, carpet tiles, LED lighting, updated ceiling tiles, modern glass office partitions

>**JANITORIAL:** Monday-Friday services for common area & in suite

>**OTHER:** Ample natural lighting, balcony access, elevator access, various dining choices located conveniently nearby, excellent exposure and access from highway SR-78



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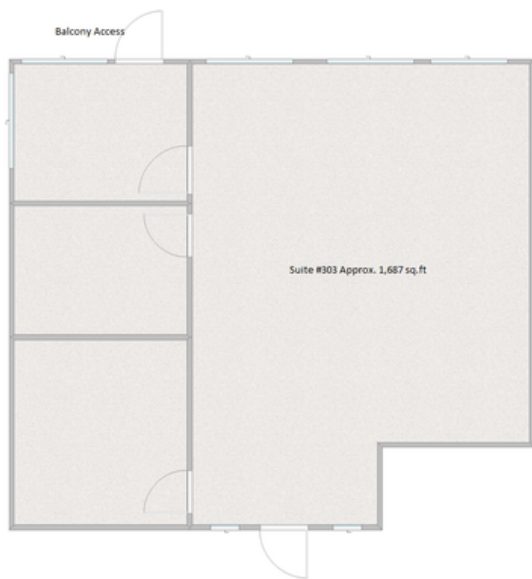
Suite 402

- >**RENT:** As-is \$2,695/month
- >**SIZE:** Approximately 1,418 sq. ft.
- >**LOCATION:** 3142 Building, 4th floor
- >**LEASE TERM:** 24 months+
- >**ROOMS:** Spacious open floor plan
- >**PARKING:** Plentiful parking for employees and guests
- >**EXPENSES:** Tenant pays directly billable electricity.
water, trash, and cams included

- >**JANITORIAL:** Monday-Friday services for common area & in suite
- >**VISIBILITY:** Excellent exposure and access from highway SR-78
- >**OTHER:** Ample natural lighting, balcony access, view of lush greenery and golf course, elevator access, various dining choices located conveniently nearby



Suite 303



Suite 402

