

OCEAN
COLLECTION

Creative Office For Lease

HOLY CROSS
EPISCOPAL CHURCH

2510-2556 GATEWAY ROAD

the OCEAN
COLLECTION

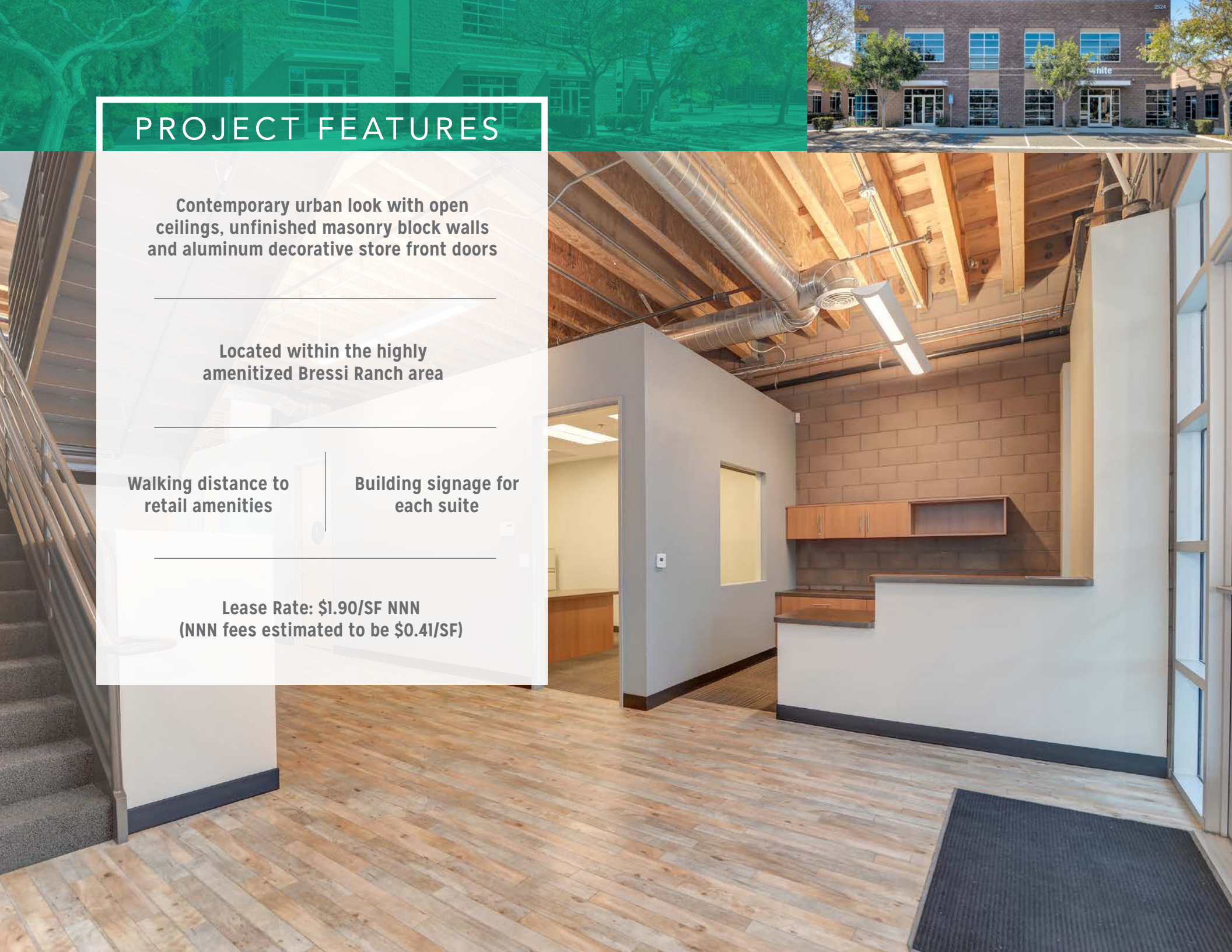


Professionally Managed by Greene Properties, Inc.



Greene Properties, Inc.

CBRE



PROJECT FEATURES

Contemporary urban look with open ceilings, unfinished masonry block walls and aluminum decorative store front doors

Located within the highly amenitized Bressi Ranch area

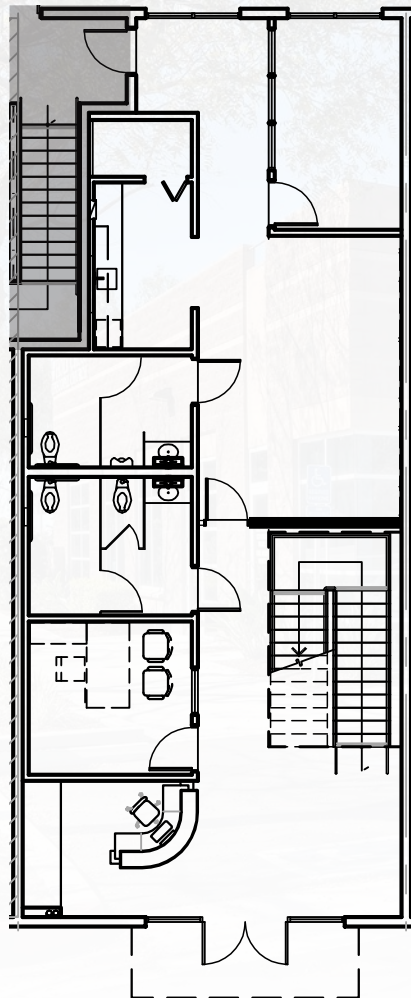
Walking distance to retail amenities

Building signage for each suite

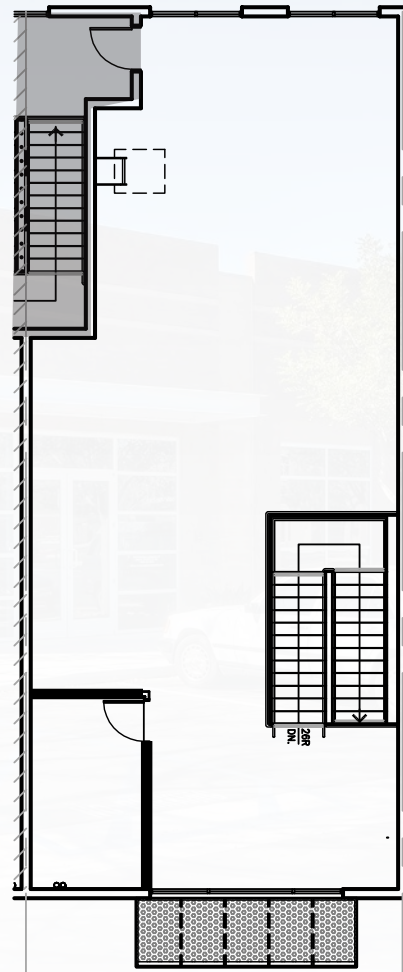
**Lease Rate: \$1.90/SF NNN
(NNN fees estimated to be \$0.41/SF)**

2542 GATEWAY

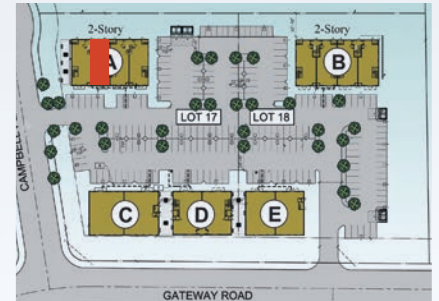
- > 3,578 SF | For Sale or Lease
- > Sale Price: \$450/SF
- > Available Now. Contiguous with 2544 for a total of 7,120 SF.



First Floor

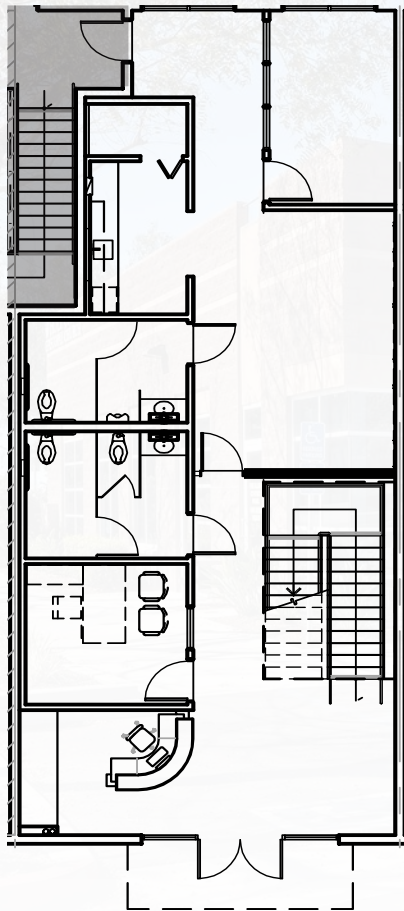


Second Floor

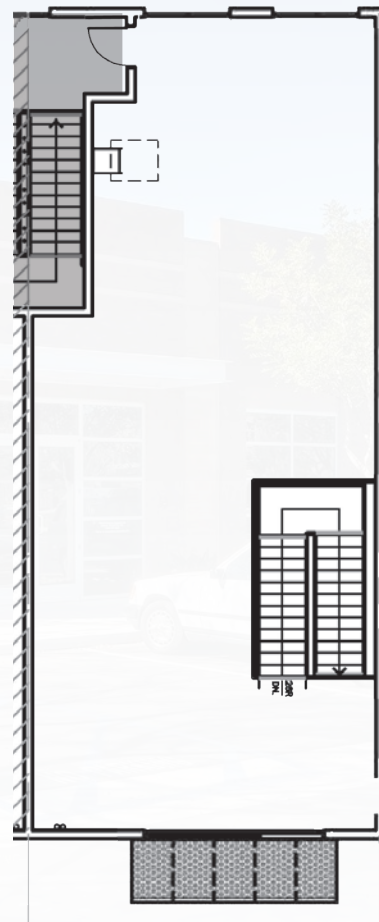


2544 GATEWAY

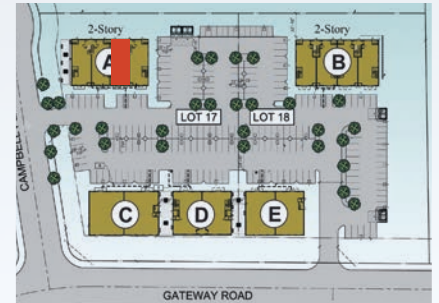
- > 3,542 SF | For Sale or Lease
- > Sale Price: \$450/SF
- > Available Now. Contiguous with 2542 for a total of 7,120 SF.



First Floor

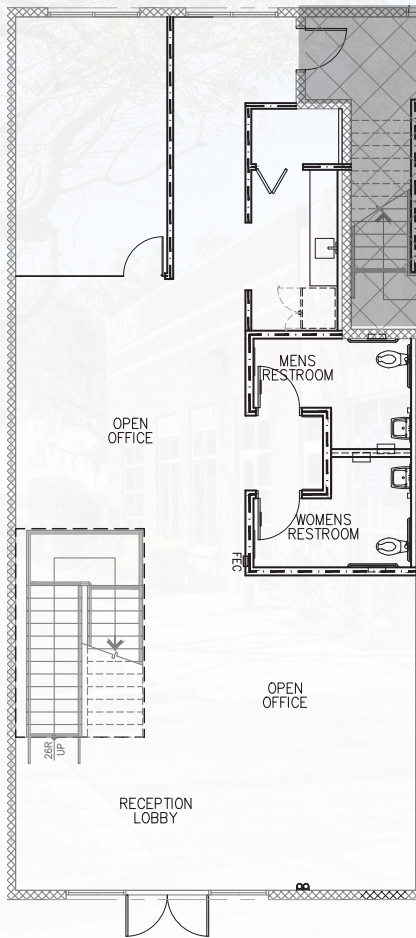


Second Floor

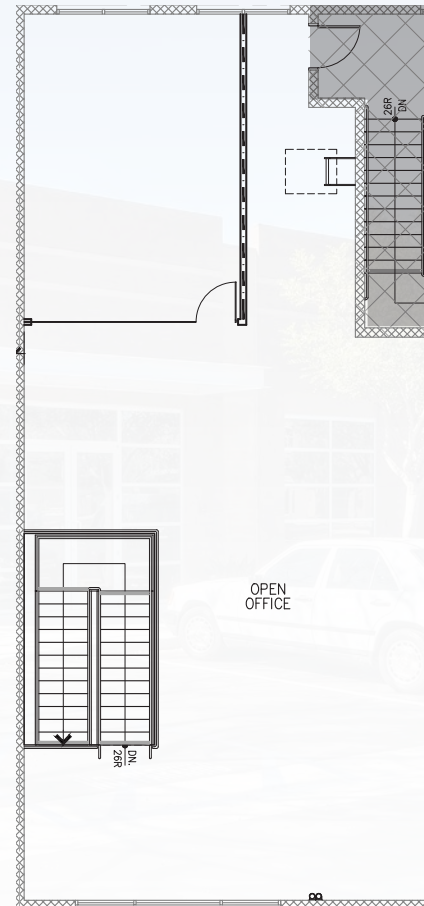


2554 GATEWAY

- > 3,844 SF
- > Unique two-story loft style creative office space
- > Available Now



First Floor



Second Floor



LOCAL AMENITIES



Palomar Airport

El Camino Real

Palomar Airport Rd

Lowe's
Home Improvement Warehouse

FIVE GUYS
FAMOUS
BURGERS and FRIES

Panera
BREAD



Jersey Mike's Subs

kabob lounge



Jamba Juice

noodles
& company

Hellopoki
SEASONAL RICE BOWL



Tri-City Medical Center
ADVANCED HEALTH CARE...FOR YOU

SUBWAY

STAPLES

PHO HOUSE
& GRILL

Starbucks

Starbucks

The Square at Bressi Ranch

BevMo!
BEVERAGES & MORE

pharmacy

SPROUTS
FRESH MARKET

WR
WOOD RANCH

BIRD ROCK
COFFEE ROASTERS

YOGASIX

TABU
SHABU

RICHARD WALKERS
RESTAURANT

GIAOLA
RESTAURANT

MENDOCINO FARMS
Handmade in the market

CASERO
TRATTORIA

YOGASIX

OCEAN
COLLECTION

El Fuerte St

Bressi Ranch Retail Center

Board & Brew

PURE BURGER

Pete's Coffee & Tea

Rubio's
FRESH MEXICAN CAFE

Luna Grill
fresh mediterranean

unleashed!

FISH DISTRICT
RESTAURANT

PELOLO
PIZZERIA



**FOR MORE
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