

## THE TRIANGLE BUILDING

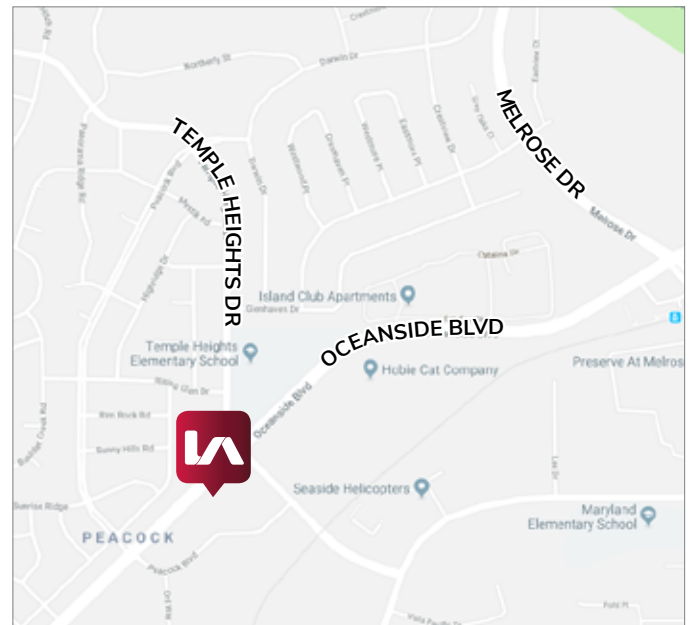
4755 OCEANSIDE BOULEVARD, OCEANSIDE, CA 92054



### Ground Floor Opportunity with Building Signage

### Property Highlights

- 1,060 - 2,807 RSF professional office suites
- Full ground floor available for lease
- Elevator served
- Extensive window line
- Common kitchen and bathroom
- Building signage available
- Close proximity to I-76, I-78 & I-5
- Retail amenities within walking distance
- LEASE RATE: \$1.25/SF (Modified Gross)



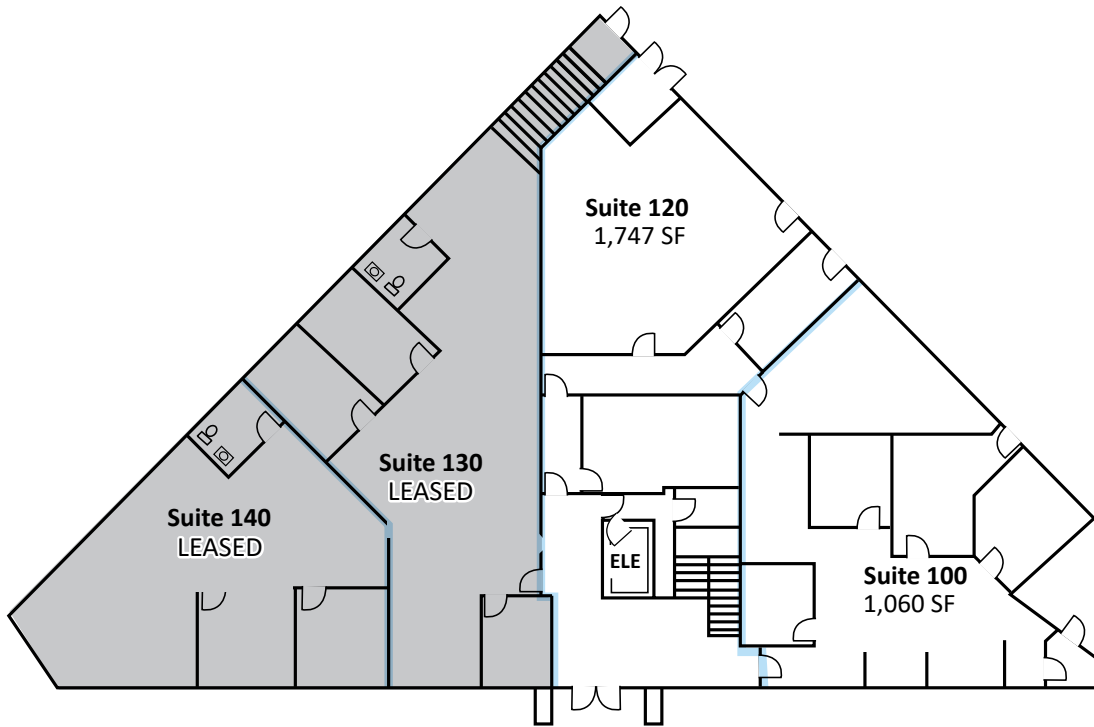
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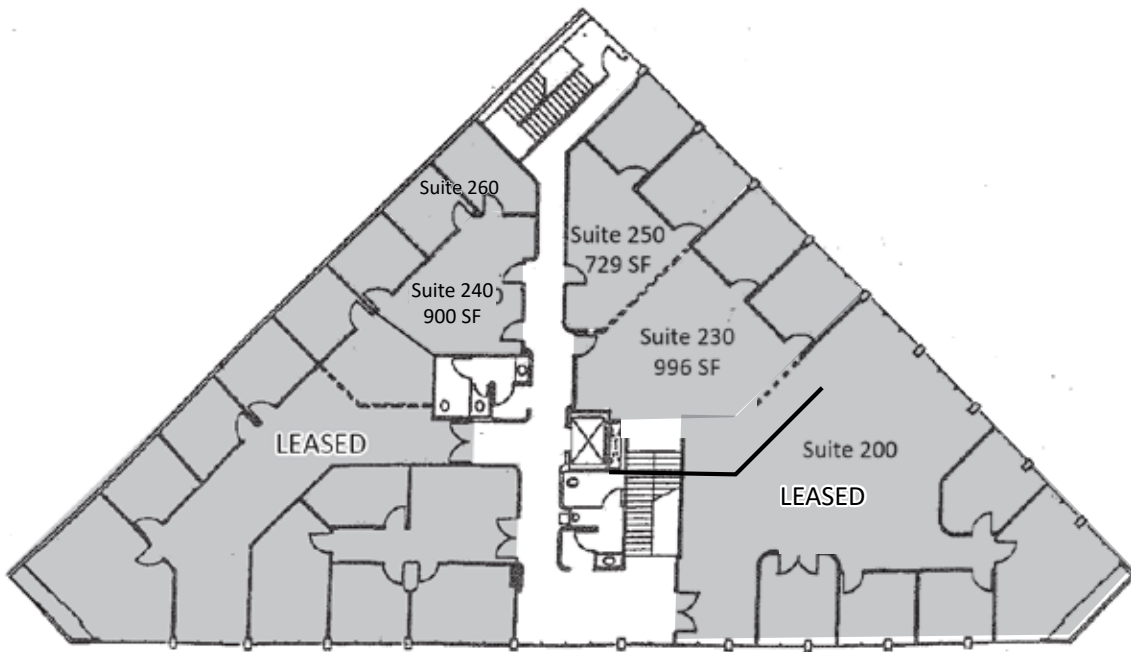
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## First Floor - Floor Plan

Total Available Space: 2,807 SF



## Second Floor - Floor Plan



OFFICE FOR LEASE

**THE TRIANGLE BUILDING**  
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## Property Pictures



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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