



905 CALLE AMANECER

8,271SF OFFICE SUITE FOR SUBLEASE | 905 CALLE AMANECER, SUITE 360, SAN CLEMENTE CA 92673





This is your opportunity to occupy a beautiful top-floor office suite in San Clemente. Here is what you need to know:

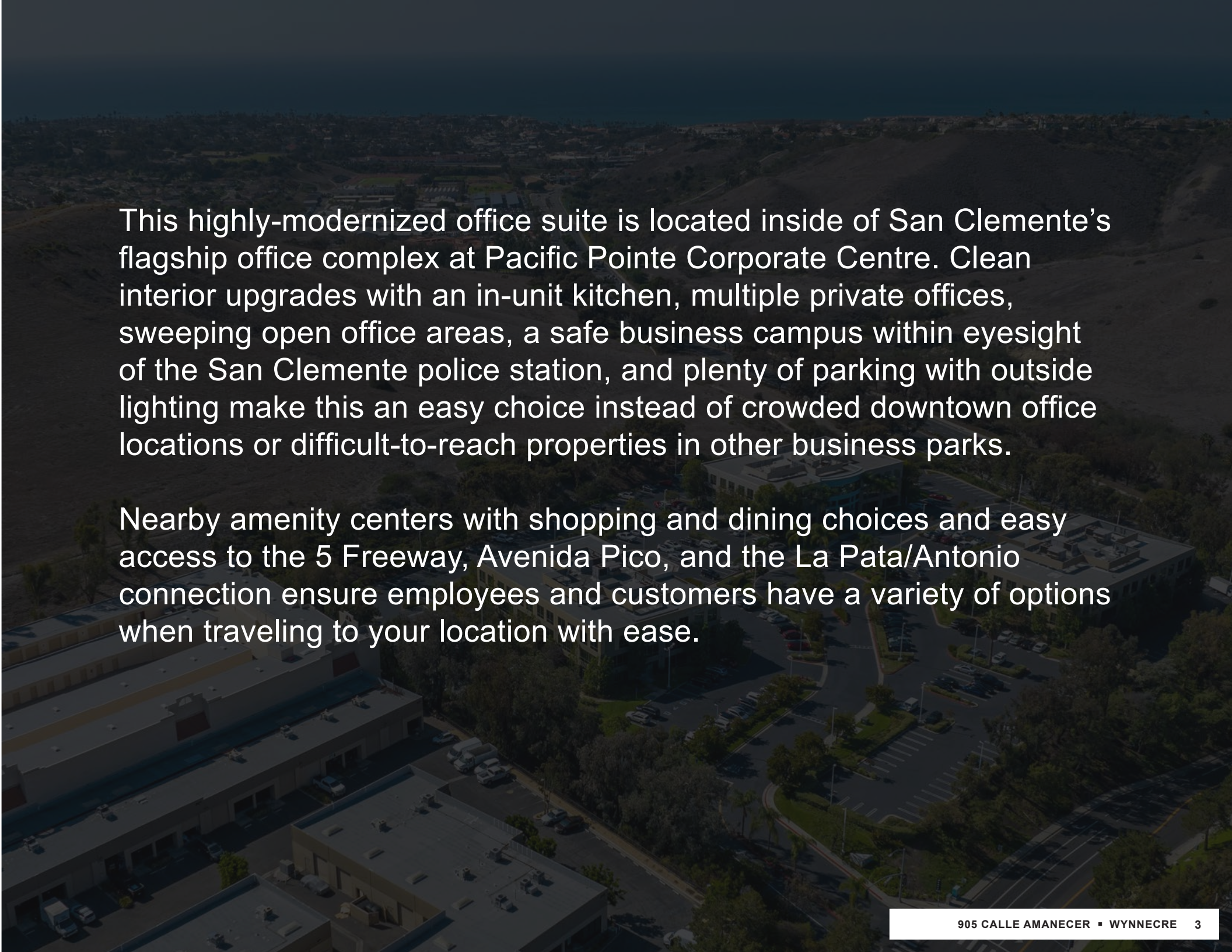
ESSENTIAL PROPERTY HIGHLIGHTS

- 8,271sf upgraded office suite for sublease
- Flexible floorplan with multiple uses
- Upgraded kitchen and recreation space in unit
- Natural light with huge window lines around space
- Large parking lot with drive-around access
- Safe business park location near police station
- Ocean and city views from suite
- Close to multiple amenity centers
- Elegant multi-story atrium lobby



This highly-modernized office suite is located inside of San Clemente's flagship office complex at Pacific Pointe Corporate Centre. Clean interior upgrades with an in-unit kitchen, multiple private offices, sweeping open office areas, a safe business campus within eyesight of the San Clemente police station, and plenty of parking with outside lighting make this an easy choice instead of crowded downtown office locations or difficult-to-reach properties in other business parks.

Nearby amenity centers with shopping and dining choices and easy access to the 5 Freeway, Avenida Pico, and the La Pata/Antonio connection ensure employees and customers have a variety of options when traveling to your location with ease.







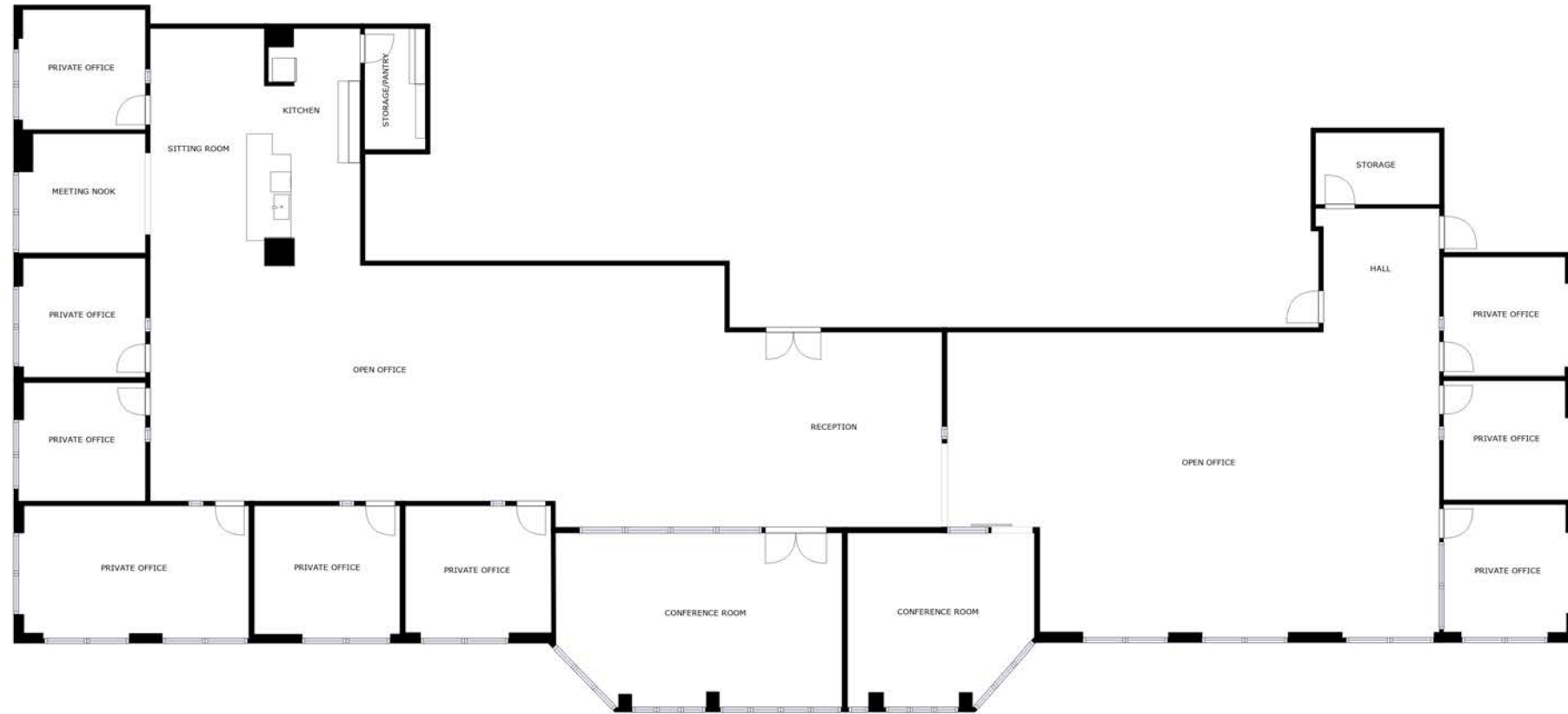


American
LOGISTICS





APPROX. FLOOR PLAN











Presented By:

JAMES WYNNE
President
949-374-2052
jim@wynnecre.com
wynnecre.com

ARROW SANTOS
Marketing Director
949-257-2093
arrow@wynnecre.com
wynnecre.com

Scan for 360 Virtual
Property Tour:



WYNNECRE.COM

LIC N° 01242705

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

