

±2K-±20K RSF FOR LEASE  
> DIVISIBLE

SUITES FROM  
9K-2K AVAILABLE NOW!



100 AVENIDA LA PATA  
SAN CLEMENTE, CA | ±4:1,000 PARKING

## PROPERTY SUMMARY

This state-of-the-art building is located in the heart of San Clemente, California. The property has excellent freeway access to the I-5 and the 241 Corridor. The building delivers "Class A" creative office space with an abundance of parking and adjacent to the markets most desirable amenities.

For more information, please contact:

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**TIM WALKER**  
cell: 949.230.7649  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

Visit

[www.100lapata.com](http://www.100lapata.com)

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## PROPERTY FEATURES

- » 4:1000 Parking (Expandable)
- » Divisible to 2k SF Suites
- » Two-Story Building with Elevator Service
- » Dramatic Views from Second Floor
- » Fully Fire Sprinklered
- » Located in Close proximity to Multiple Retail Amenities and Master-Planned Residential Community
- » Excellent South Orange County location with Easy Access to the I-5 Freeway and 73 Corridor; Minutes from John Wayne Airport
- » Orange County Airport to the North and San Diego County to the South

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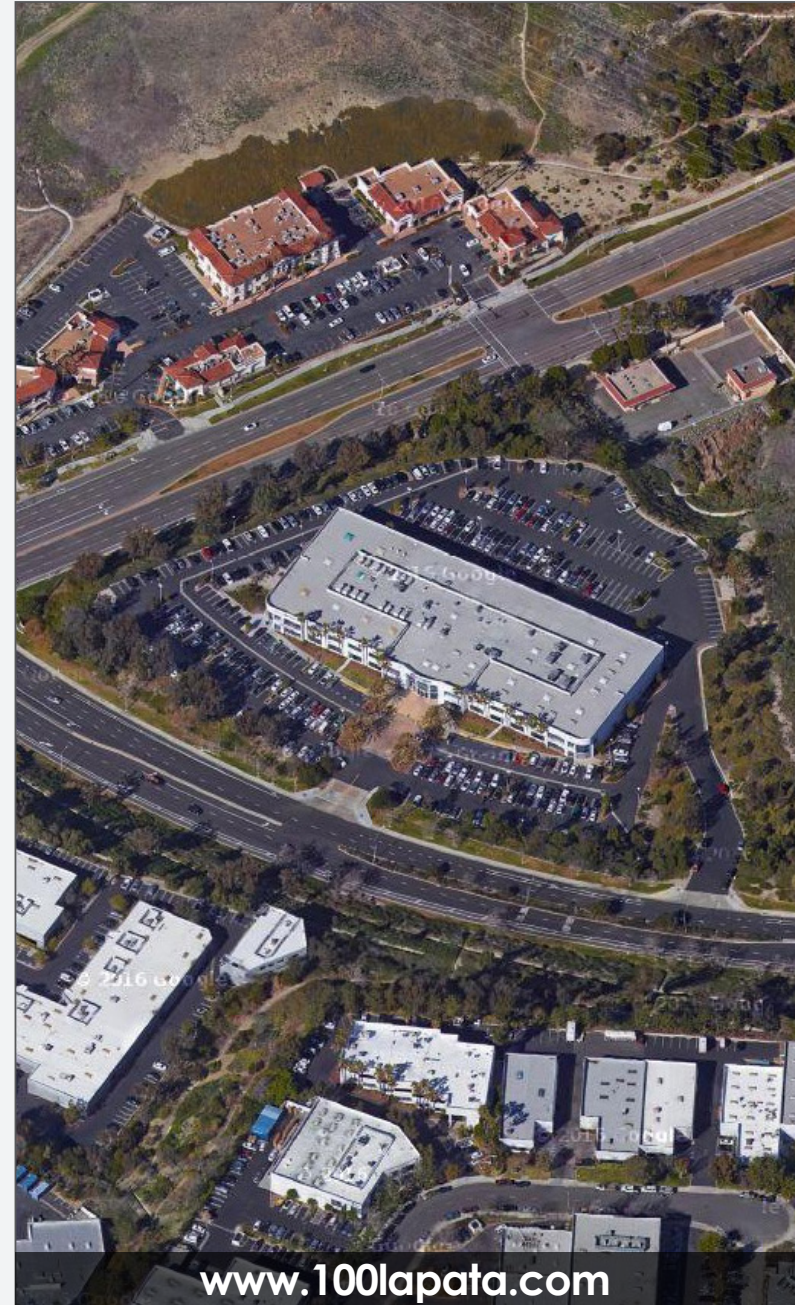


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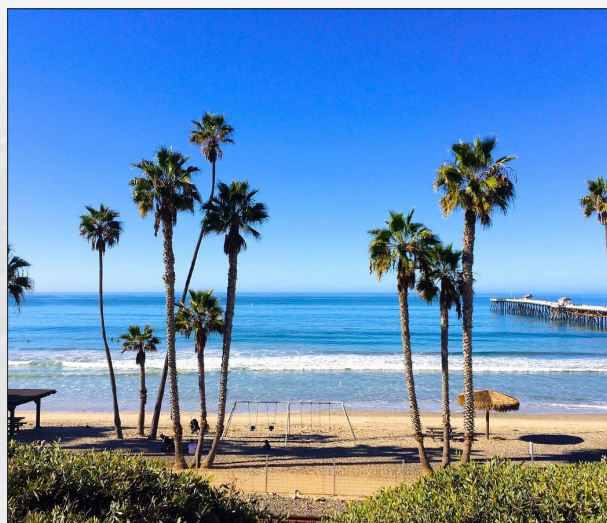
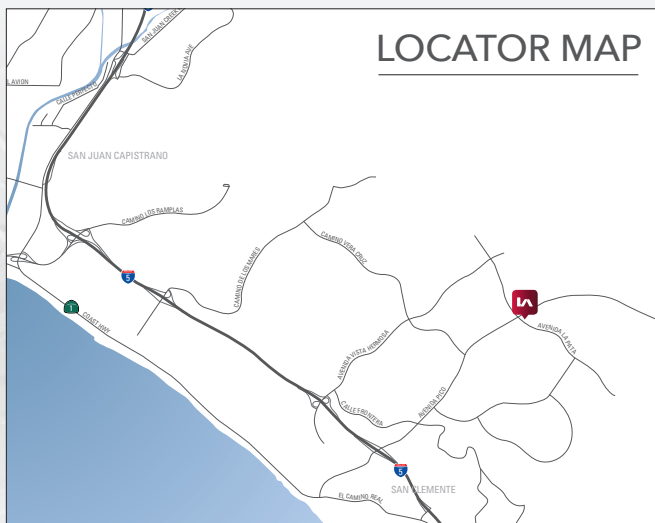






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