

PARK PLACE NORTH

Class "A" Office Condominiums For Sale



900 Block of Boardwalk, San Marcos, CA 92069
A Development of North Point Ventures

FEATURES & BENEFITS

- ❖ New 3-Story office building w/ cupola
- ❖ Units from 1,300 SF and up (fee title)
- ❖ Visible from Highway 78
- ❖ Building signage available
- ❖ Exterior balconies
- ❖ Lush landscaping
- ❖ Access Via Las Posas new interchange
- ❖ View units
- ❖ Elevator served
- ❖ Surface parking
- ❖ 4.0 / 1,000 parking ratio
- ❖ Walking distance to shops, theater, and Old California Restaurant Row

Offered Exclusively By:



MARK AVILLA
(760) 431-4223
mavilla@breb.com
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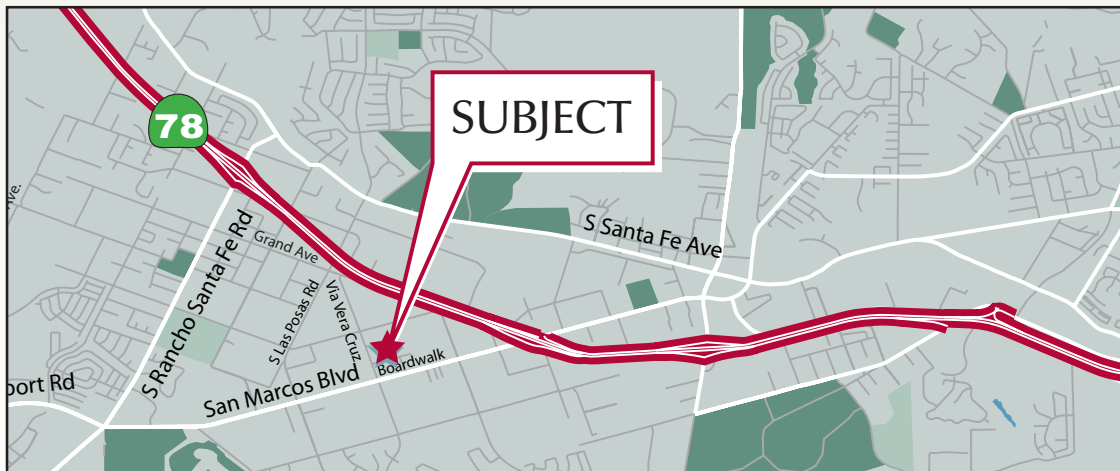
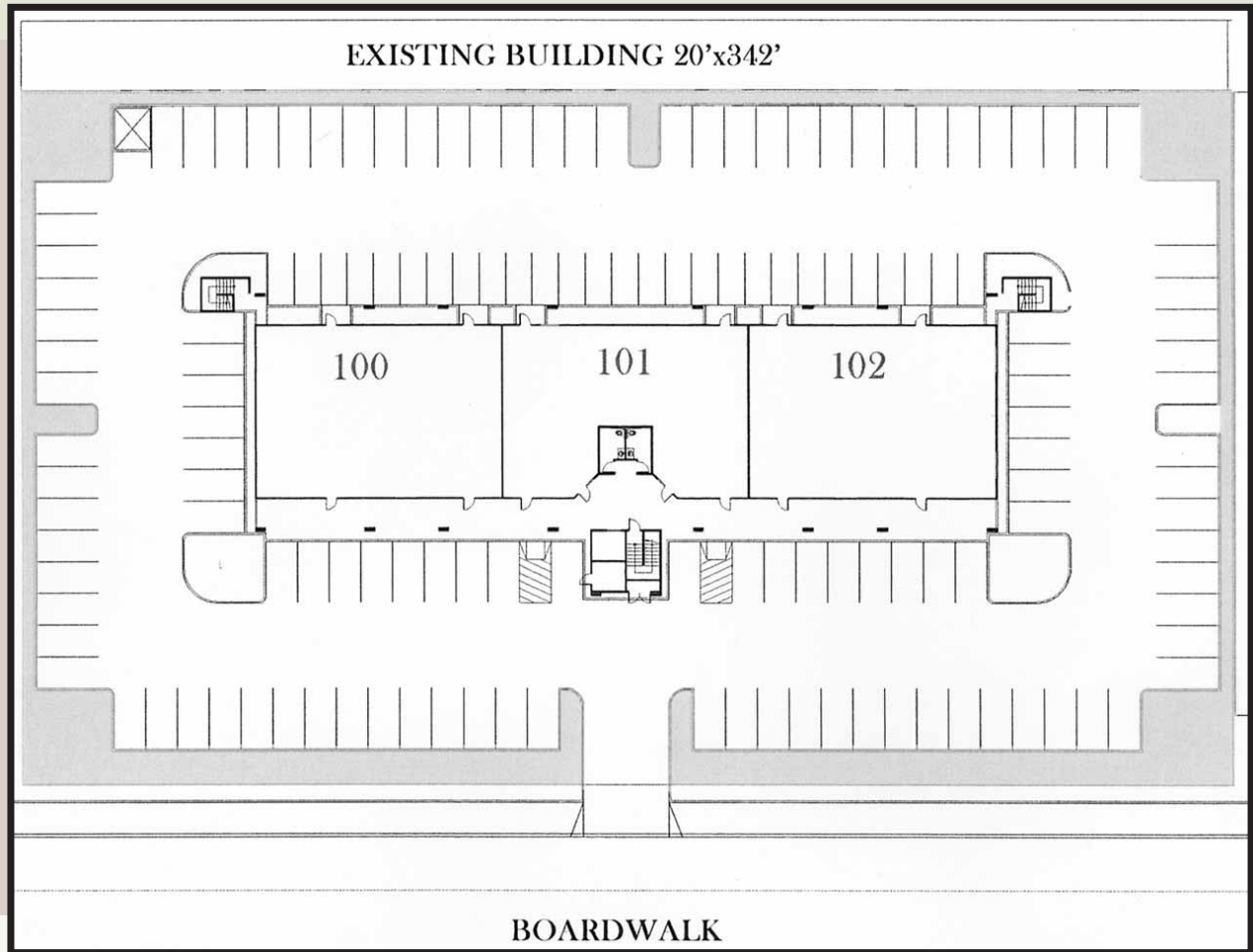
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Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. s:\projects\Park Place North\Park Place North.q.indd

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AERIAL VIEW



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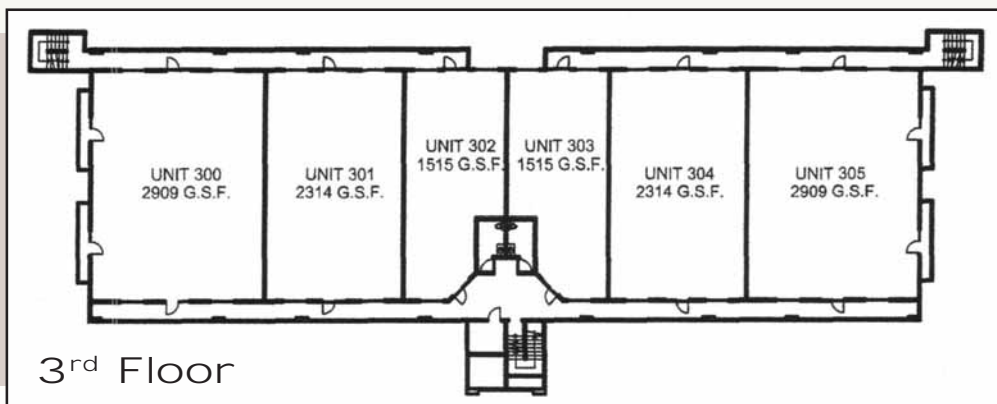
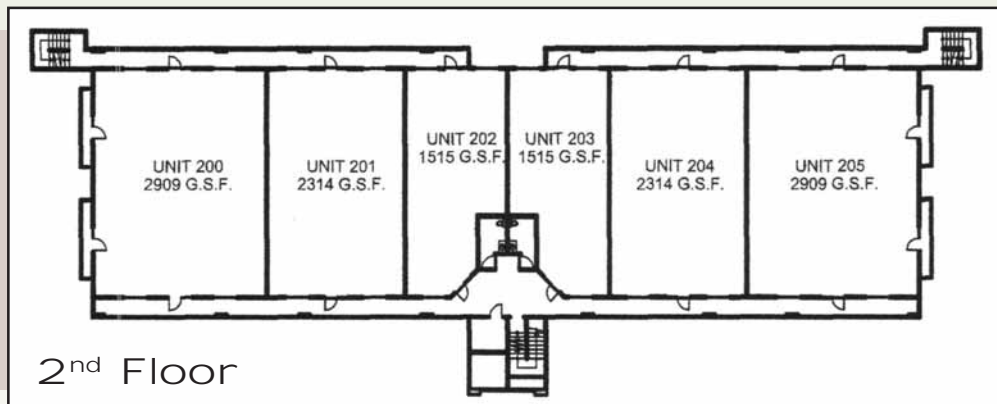
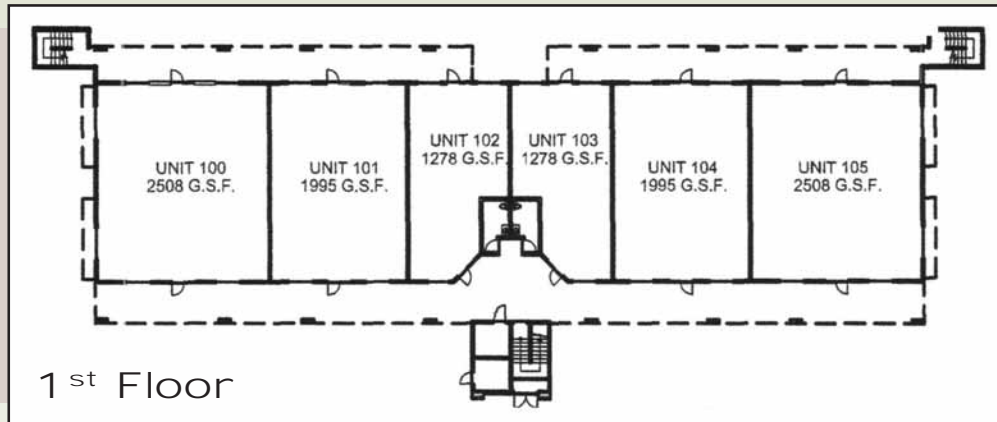
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PARK PLACE NORTH - 900 Boardwalk Avenue, San Marcos, CA 92069
Class "A" Office Condominiums FOR SALE

UNIT	GSF	PRICE	MONTHLY PAYMENT
Unit 100	2,508	\$611,952	\$3,892.63
Unit 101	1,995	\$486,780	\$3,096.41
Unit 102	1,278	\$311,832	\$1,983.57
Unit 103	1,278	\$311,832	\$1,983.57
Unit 104	1,995	\$486,780	\$3,096.41
Unit 105	2,508	\$611,952	\$3,892.63
Unit 200	2,909	\$709,796	\$4,515.02
Unit 201	2,314	\$564,616	\$3,591.53
Unit 202	1,515	\$369,660	\$2,351.41
Unit 203	1,515	\$369,660	\$2,351.41
Unit 204	2,314	\$564,616	\$3,591.53
Unit 205	2,909	\$709,796	\$4,515.02
Unit 300	2,909	\$709,796	\$4,515.02
Unit 301	2,314	\$564,616	\$3,591.53
Unit 302	1,515	\$369,660	\$2,351.41
Unit 303	1,515	\$369,660	\$2,351.41
Unit 304	2,314	\$564,616	\$3,591.53
Unit 305	2,909	\$709,796	\$4,515.02

*Office unit size is based on "rentable square footage", which includes a building load factor of 14%

*Monthly Payment is based on SBA Financing with 10% down payment at 7% interest.

*Total monthly payment equivalent to \$1.56 NNN (NNN's estimated to be \$0.45 per SF)

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