



1201 Puerta Del Sol, San Clemente

**19,432 SF
Office Building
FOR SALE**

**Rob Johnston
(949) 366-2020**

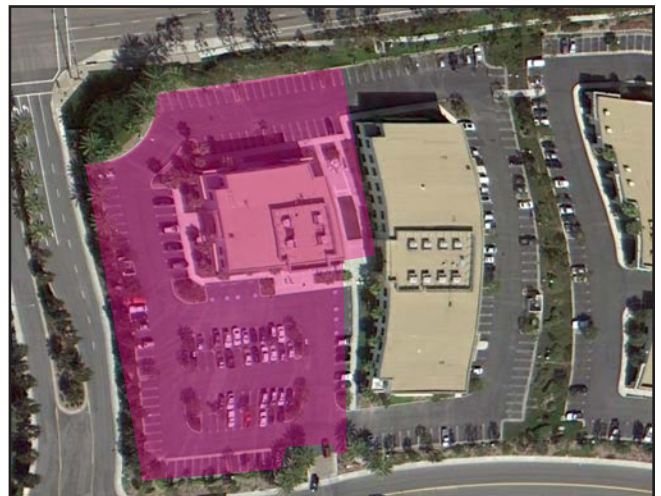
JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

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Features:

- 19,432 SF office building
- 9,690 SF first floor open office area
- 9,742 SF second floor area
- Executive suites on second floor
- 18+ window offices on second floor
- Conference rooms
- First and second floor restrooms
- Break rooms and kitchen areas
- Elevator served
- Ample parking
- Corner location in the Talega Business Park at main intersection
- Newer construction
- Attractive architecture
- Monthly Building Expenses:
 - Property Tax - \$3,179.00
 - Building Insurance - \$389.00
 - Master Association - \$734.00
 - Sub-Association - \$1,185.00
- For Sale for \$3,000,000.00 (\$154.38/SF)



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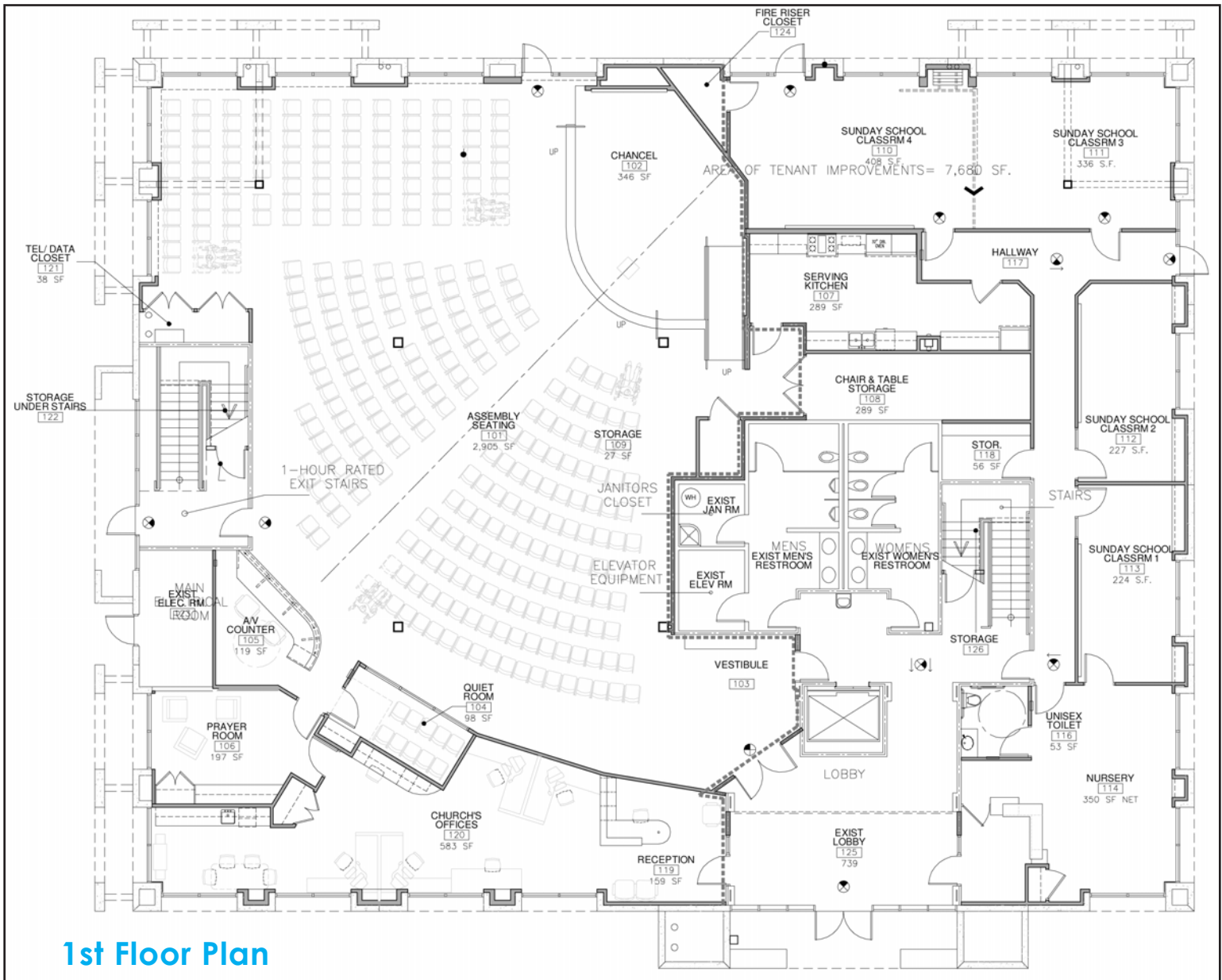
License #01221630

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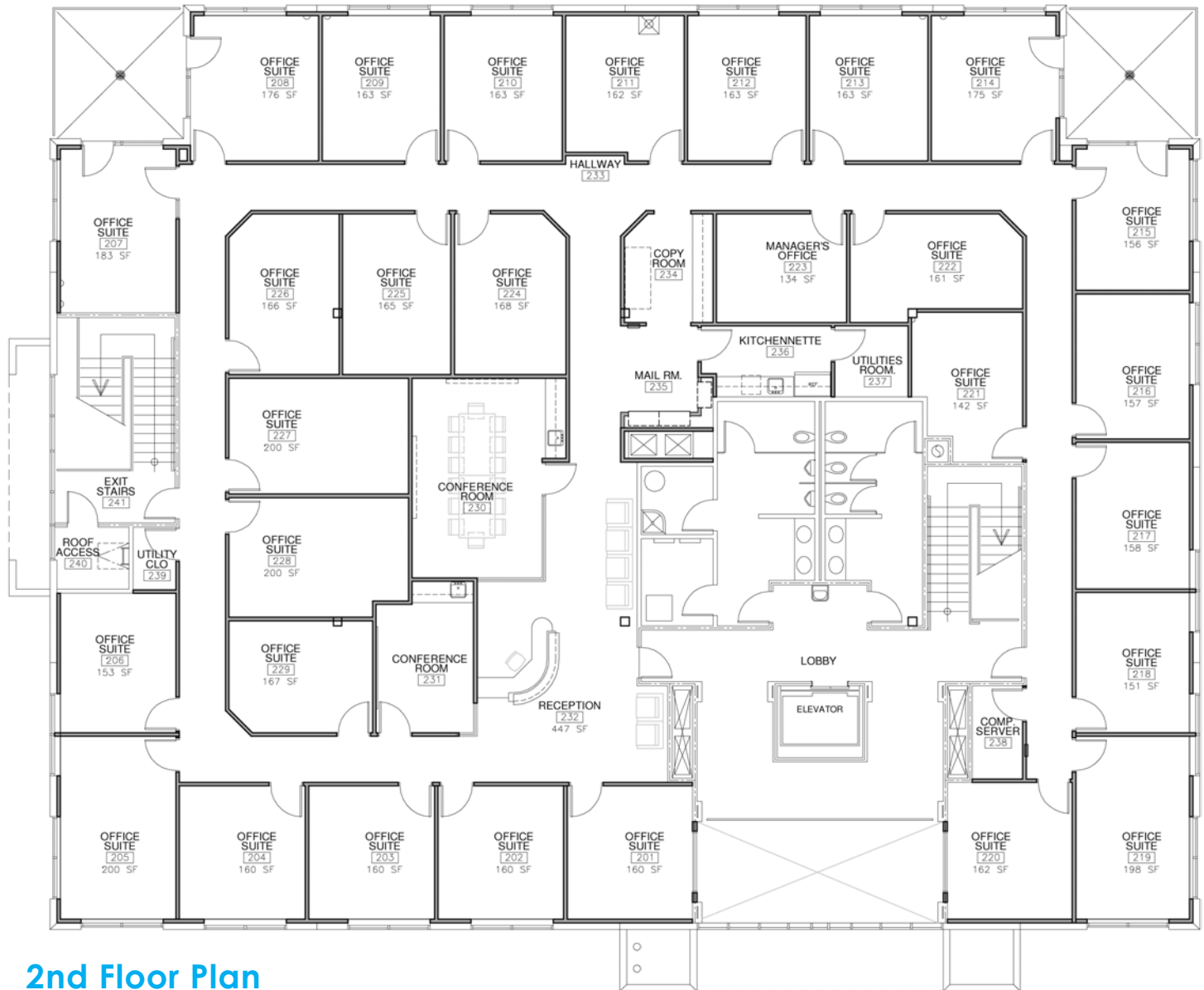
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2nd Floor Plan

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