

**± 11,354 SF**  
**Upgraded Office Space**  
**FOR LEASE**



1351 CALLE AVANZADO, SUITE 200 • SAN CLEMENTE

**FEATURES:**

- ± 11,354 SF second floor office space
- Highly upgraded interiors
- Eighteen (18) private offices
- Two (2) conference rooms
- Elevator served
- Open office area for up to twenty-eight (28) cubicles
- Large kitchen area
- Building sign allowable
- For lease at \$1.65 FSG per SF



**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

www.johnston-pacific.com • Lic. 01121630

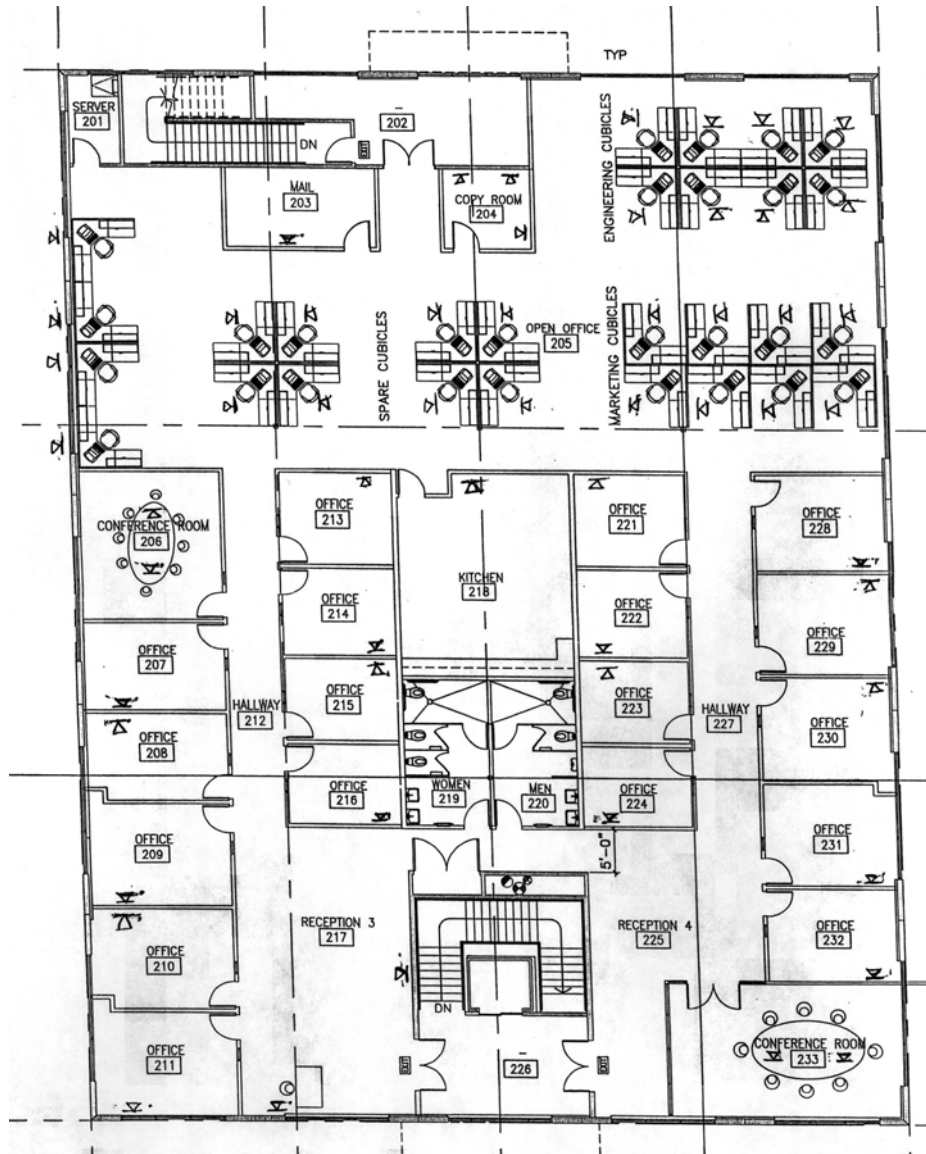
**ROB JOHNSTON**

(949) 366-2020

rob@johnston-pacific.com

# Talega Business Park

± 11,354 SF Office Space



1351 CALLE AVANZADO, SUITE 200 • SAN CLEMENTE

**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

1305 Calle Avanzado  
San Clemente, CA

www.johnston-pacific.com • Lic. 01121630

**ROB JOHNSTON**

(949) 366-2020

rob@johnston-pacific.com



## **JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

1305 Calle Avanzado  
San Clemente, CA

[www.johnston-pacific.com](http://www.johnston-pacific.com)

**ROB JOHNSTON**

(949) 366-2020

[rob@johnston-pacific.com](mailto:rob@johnston-pacific.com)

Lic. 01121630