

FOR LEASE
**CYPRESS ON
THE RIDGE**

740 & 760 GARDEN VIEW CT
ENCINITAS, CA 92024



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PROPERTY HIGHLIGHTS

- Two-building, 28,167 square foot Class A office project built in 2003
- Medical zoned
- Extensive glass lines with excellent views
- High-end tenant improvements
- Highly efficient, operable windows
- Central bathrooms & showers
- Easy access to Interstate 5
- Parking ratio of 4:1,000
- Located across from Encinitas Ranch shopping center & next to EoS Fitness

LEASE RATES

Medical \$3.50/RSF NNN

Office \$3.75/RSF + Electricity

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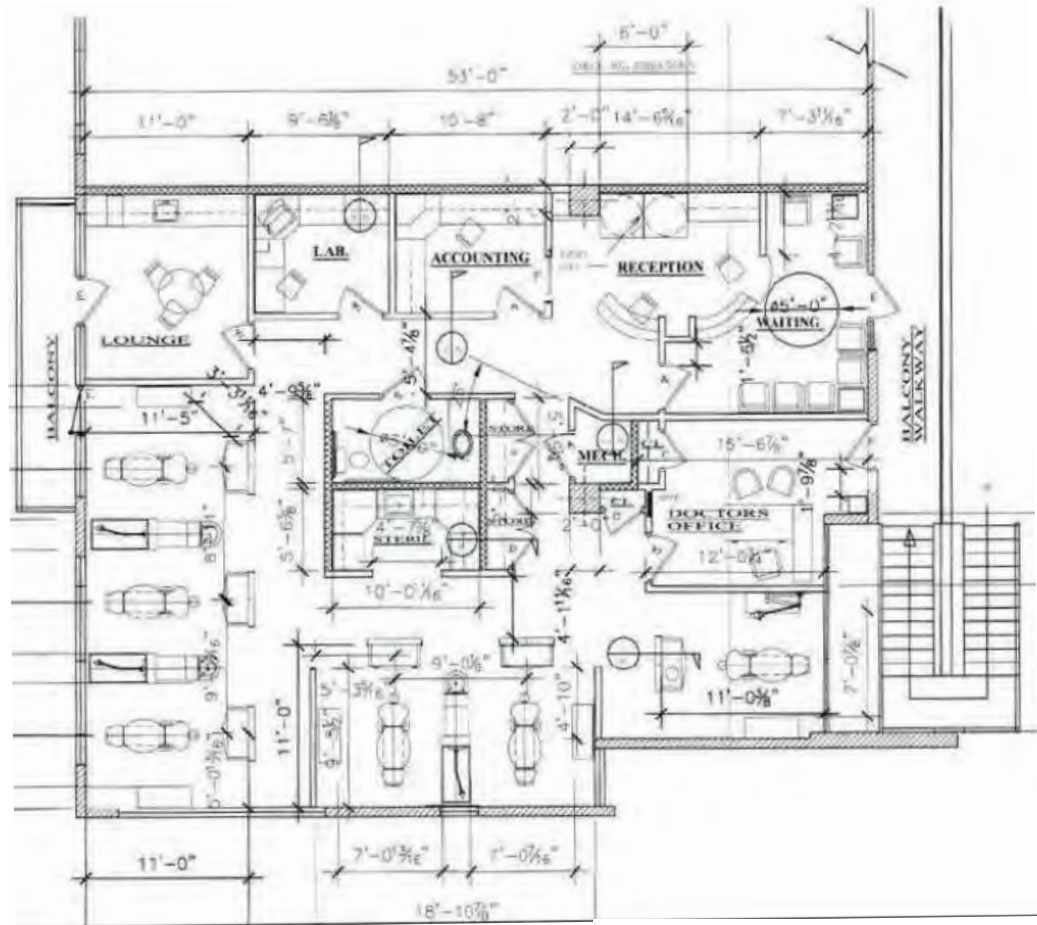
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FULLY BUILT OUT DENTAL OFFICE
AVAILABLE NOW

740 GARDEN VIEW CT., SUITE 215
2,378 RSF

AS BUILT



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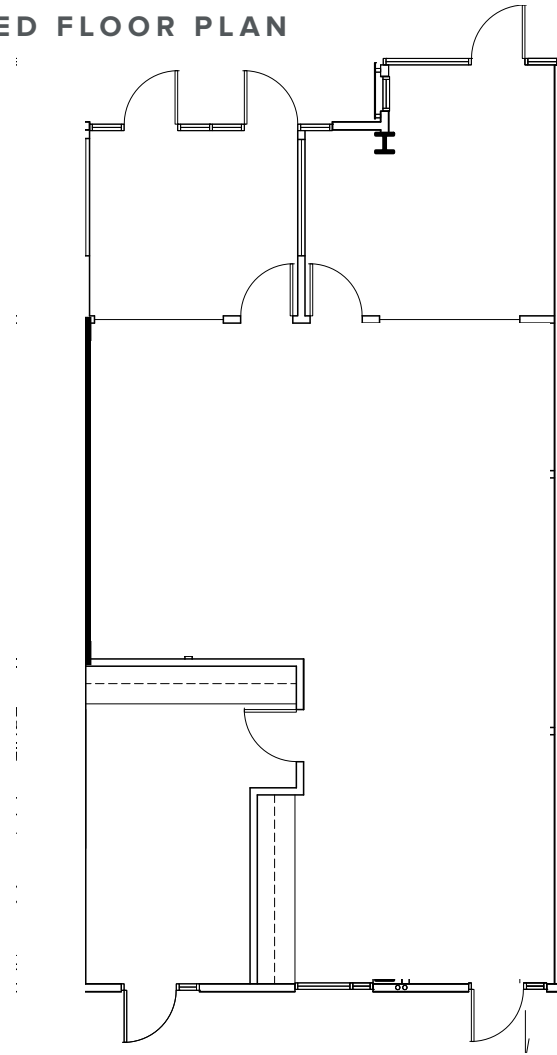
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HIGH END OFFICE FINISH
EXTERIOR PATIO ACCESS
EXTENSIVE GLASS
AVAILABLE IN 30 DAYS

760 GARDEN VIEW CT., SUITE 105
1,659 RSF

*PROPOSED FLOOR PLAN



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LOCATION

