

# FOREMOST

*Professional Plaza*

12396 WORLD TRADE DRIVE, SAN DIEGO, CALIFORNIA 92128

**FLEXIBLE DEAL TERMS**



OMNINET



# PROPERTY OVERVIEW

## FOREMOST PROFESSIONAL PLAZA

*is a premier courtyard-style office building featuring an open atrium with pond, fountains, tropical landscape, and views. It offers an outstanding Carmel Mountain Ranch corner location within master planned development providing I-15 access via Camino del Norte and within close proximity to over one million square feet of retail establishments in the Carmel Mountain Ranch area.*



**Private  
Courtyard**



**4/1,000  
Parking Ratio**



**Access to  
Retail Shop**

*Building: 59,090 RSF*

*Separately Metered Electrical*

*HVAC - Individual Package Units*

*Fiber optic services provided by Cox*

*FedEx and UPS drop off box in lobby*

*Outdoor Meeting Areas*





# AVAILABILITY

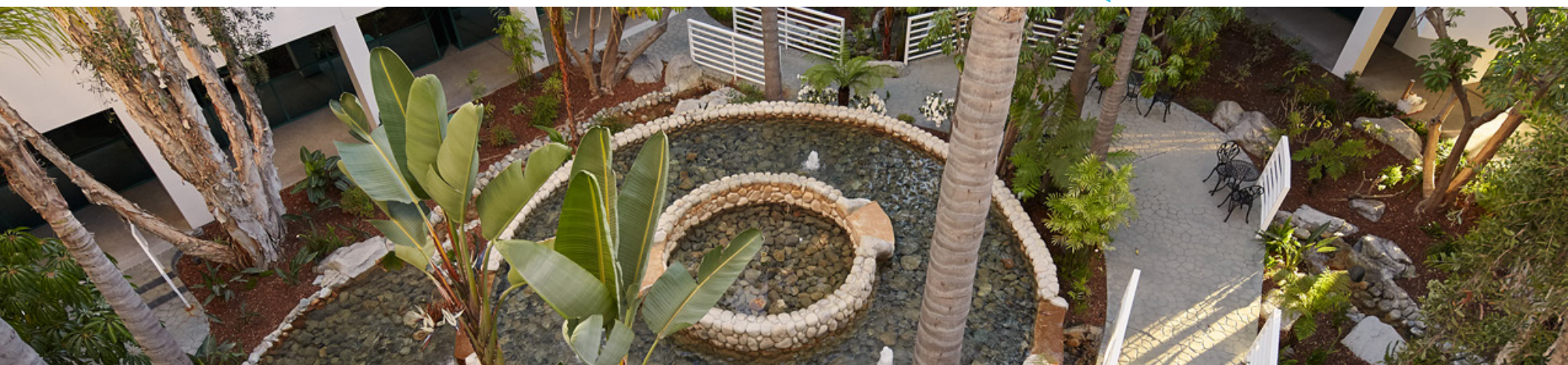
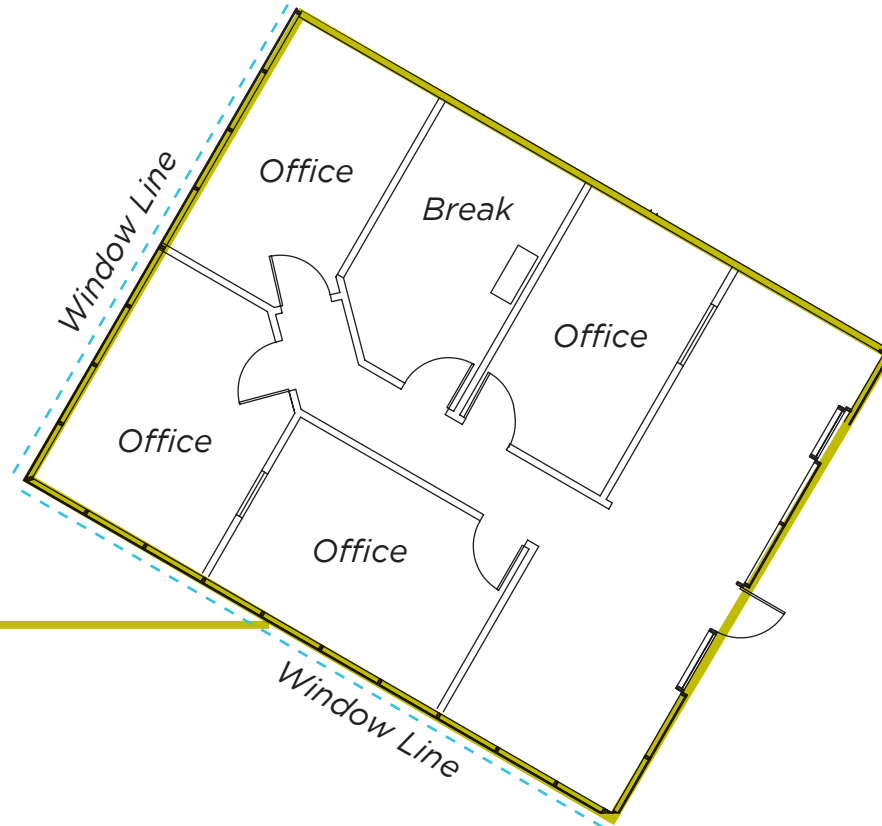
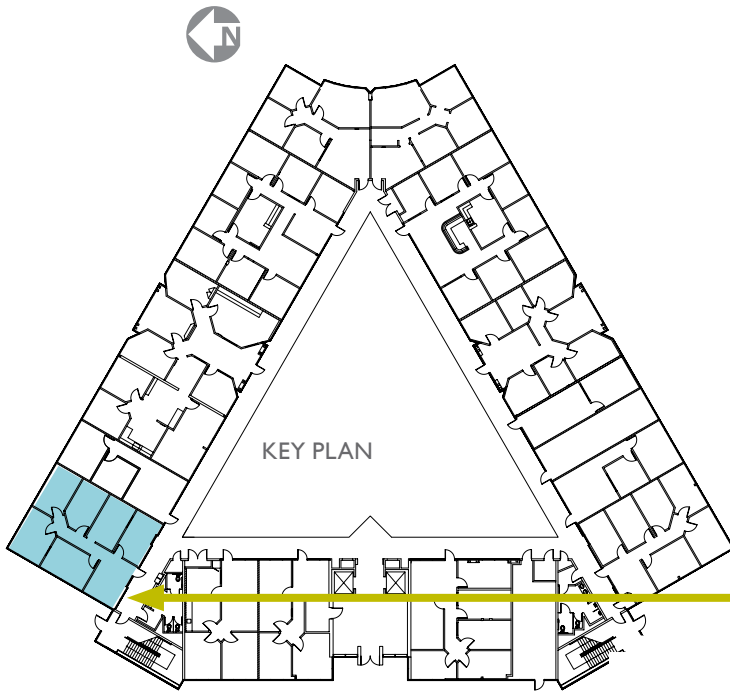
| SUITE | SIZE (RSF) | LEASE RATE<br>(+ ELECTRIC) | AVAILABLE |
|-------|------------|----------------------------|-----------|
| 103   | 1,353 SF   | \$2.70                     | 30 days   |
| 117   | 1,333 SF   | \$2.70                     | Now       |
| 213   | 1,680 SF   | \$2.70                     | 6/1/2024  |





# AVAILABILITIES

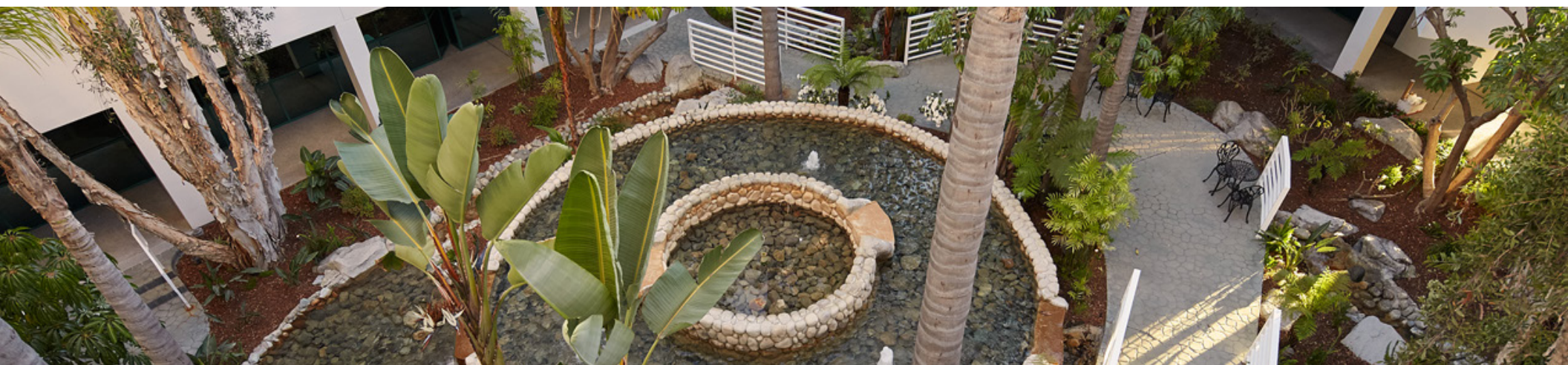
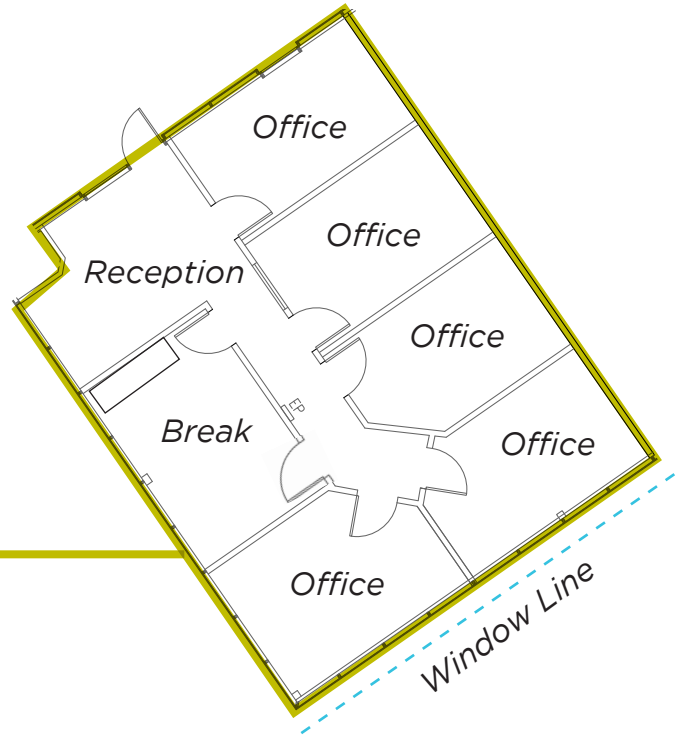
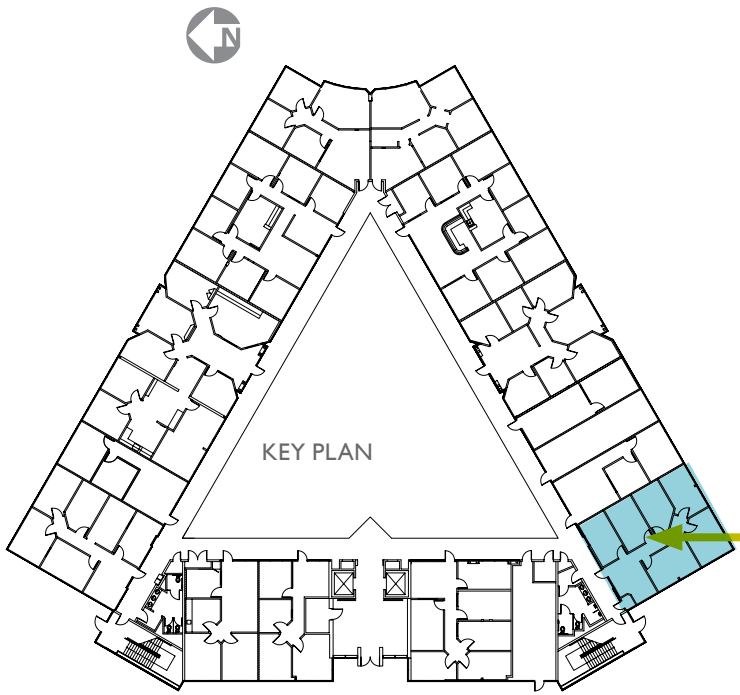
| SUITE # | TOTAL SF | LEASE RATE | AVAILABLE | COMMENTS   |
|---------|----------|------------|-----------|--|
| 103     | 1,353 SF | \$2.70     | 30 days   | 3 window-line offices, 1 interior office, and break room.. |





# AVAILABILITIES

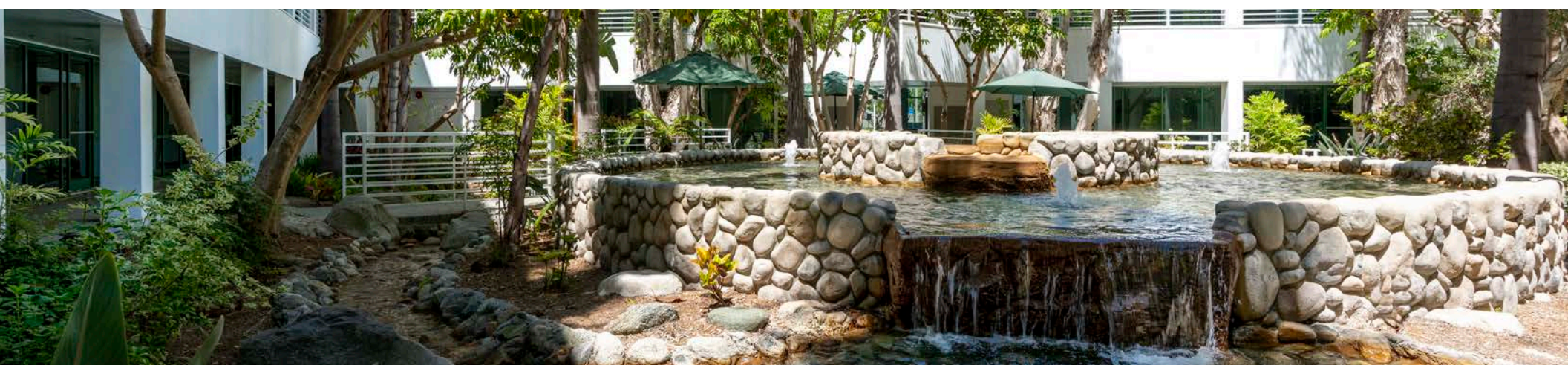
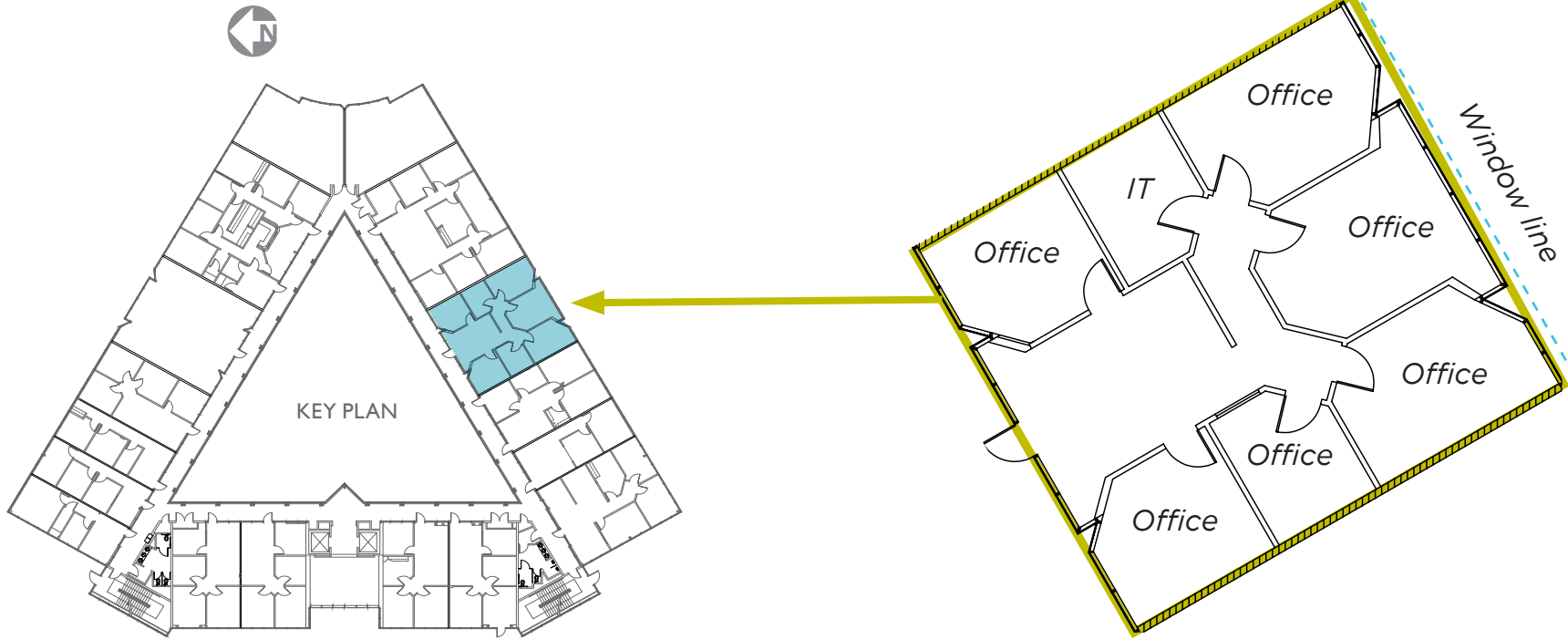
| SUITE # | TOTAL SF | LEASE RATE | AVAILABLE | COMMENTS   |
|---------|----------|------------|-----------|--|
| 117     | 1,333 SF | \$2.70     | Now       | Reception, 2 window-line offices, 3 interior offices and break room. |





# AVAILABILITIES

| SUITE # | TOTAL SF | LEASE RATE | AVAILABLE | COMMENTS   |
|---------|----------|------------|-----------|--|
| 213     | 1,680 SF | \$2.70     | 6/1/2024  | 3 window-line offices, 3 interior offices and IT room. |





# LOCATION



Camino Del Norte

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# AMENITY MAP



## FOREMOST

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### TWIN PEAKS PLAZA 2 MINUTE DRIVE



### THE COURTYARD 7 MINUTE DRIVE



### CARMEL MOUNTAIN PLAZA 4 MINUTE DRIVE



### CARMEL MOUNTAIN RANCH HOME CENTER 3 MINUTE DRIVE



### SHOPS AT COSTCO PLAZA 4 MINUTE DRIVE



### CARMEL MOUNTAIN RANCH TOWN CENTER 3 MINUTE DRIVE





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