

EASTLAKE COMMERCE PARK

**COMING SOON!
SPRING 2004**

**Why commute?
Relocate your business to the dynamic
Eastlake area!**

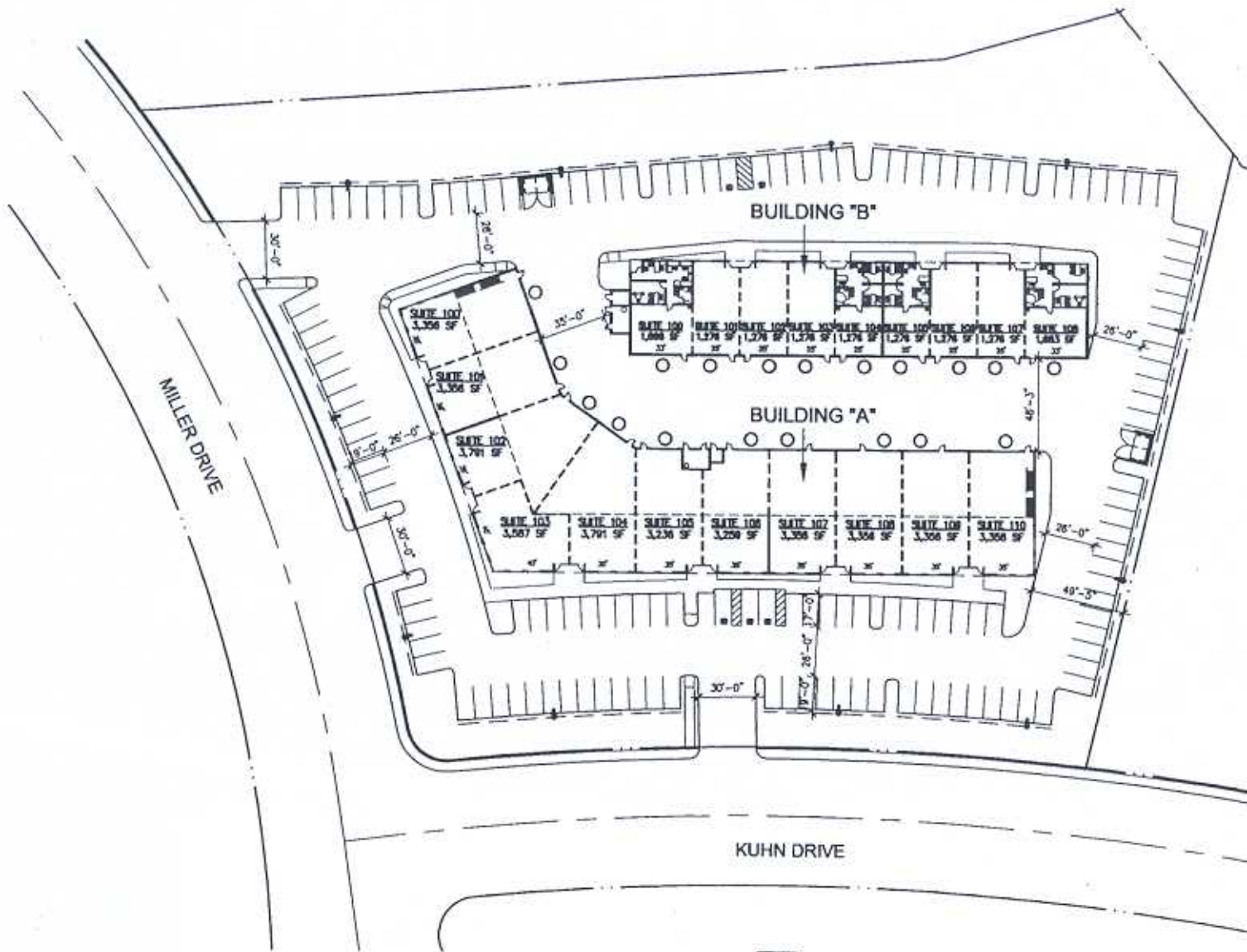


FEATURES:

- Located Next to the New Lowes Center and the Post Office
- Business / Warehouse Suites
- 1,250 to 3,400 Sq. Ft.
- Clear Height from 16' to 24'
- Turn-Key Suites Available
- Build to Suit Office / Improvements
- Now Taking Reservations



Regan Tully • Mike Vogt • Ric Shwisberg
International Real Estate (619) 661-6681 Fax (619) 661-6685



SITE DATA:
 50,081 SF TOTAL RENTABLE
 - BUILDING "A": 37,800 SF RENTABLE
 - FIRST FLOOR: 25,328 SF RENTABLE
 - MEZZANINE: 12,471 SF RENTABLE
 - BUILDING "B": 12,281 SF RENTABLE
 3.68 ACRES
 2.87/1000 PARKING

SITE LEGEND:
 ○ GRADE LEVEL DOOR



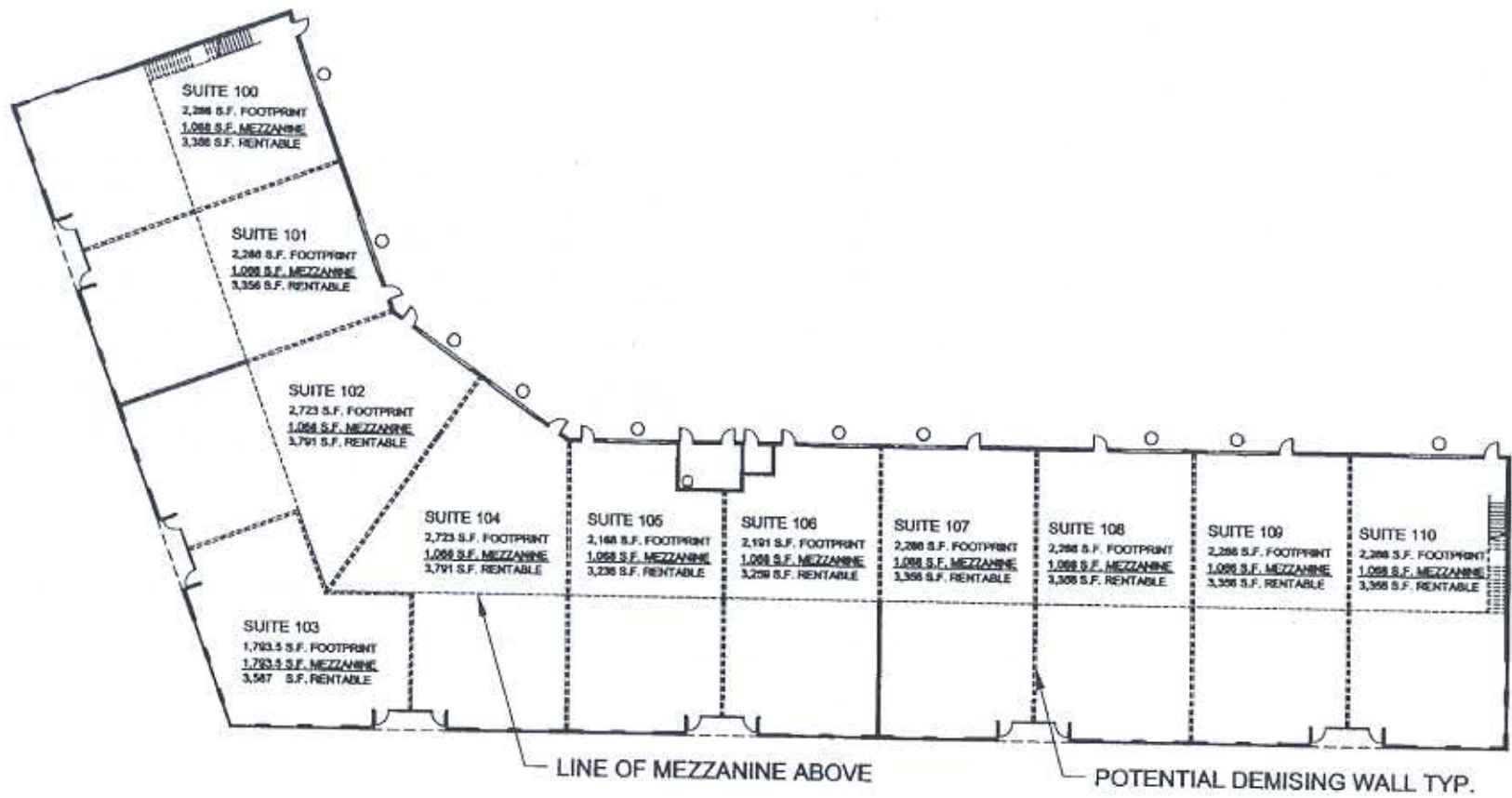
SITE PLAN
EASTLAKE COMMERCE PARK
EASTLAKE, CALIFORNIA



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 (619) 661-6681

WARE MALCOMB
 architecture www.waremalcomb.com
 planning p 858.638.7277
 interiors

022-023-00
 02/19/2003



37,800 SF TOTAL RENTABLE SPACE

O = GRADE LEVEL DOOR

FLOOR RENTABLE SPACE INCLUDES A COMMON AREA FACTOR OF 0.56%



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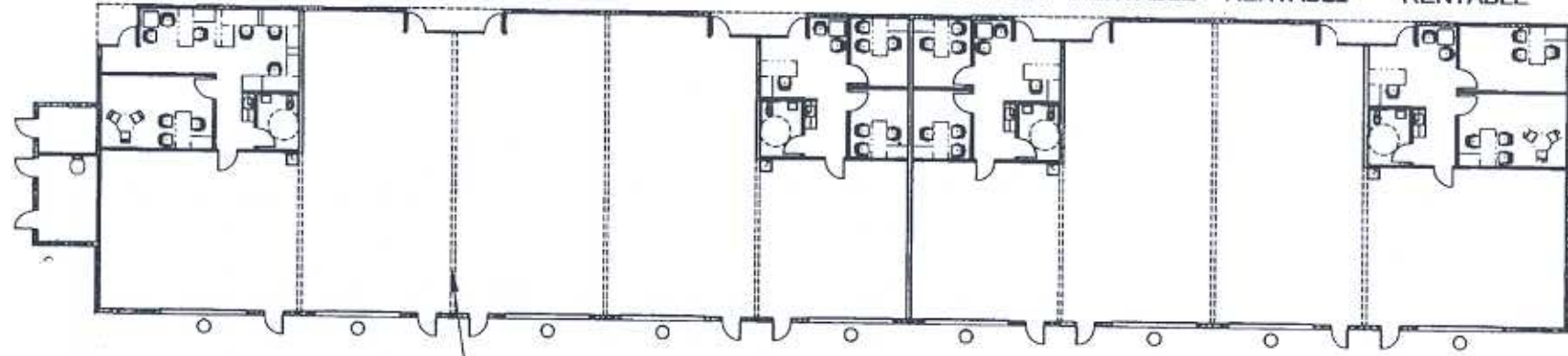
BUILDING "A"
EASTLAKE COMMERCE PARK
EASTLAKE, CALIFORNIA

FLOOR PLAN
WARE MALCOMB

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interiors

022-023-00
02/19/2003

SUITE 100	SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106	SUITE 107	SUITE 108
1,666 SF	1,276 SF	1,276 SF	1,276 SF	1,276 SF	1,276 SF	1,276 SF	1,276 SF	1,683 SF
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
RENTABLE	RENTABLE	RENTABLE	RENTABLE	RENTABLE	RENTABLE	RENTABLE	RENTABLE	RENTABLE



POTENTIAL DEMISING WALL LOCATION (TYP.)

12,281 SF TOTAL
RENTABLE SPACE

O = GRADE LEVEL DOOR

FLOOR RENTABLE
SPACE INCLUDES A
COMMON AREA FACTOR
OF 2.01%



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NORTH

BUILDING "B"
EASTLAKE COMMERCE PARK

EASTLAKE, CALIFORNIA

FLOOR PLAN

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architecture www.waremalcomb.com
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interiors

022-023-00
02/19/2003



Eastlake Commerce Park

Under Construction ~ To be Completed March 2004

Availability as of July 2003



Building "A"

Suite	Status	Total Rentable SF **	Approx. Office SF	Mezzanine SF	Grade/Level Door	Lease Rate PSF NNN *
100	Available	3,356	Build-to-Suit	1,068	1	\$1.05
101	Available	3,356	Build-to-Suit	1,068	1	\$1.05
102	Available	3,791	Build-to-Suit	1,068	1	\$1.05
103	Available	3,587	Build-to-Suit	1,793	0	\$1.05
104	Available	3,791	Build-to-Suit	1,068	1	\$1.05
105	Available	3,236	Build-to-Suit	1,068	1	\$1.05
106	Available	3,259	Build-to-Suit	1,068	1	\$1.05
107	Available	3,356	Build-to-Suit	1,068	1	\$1.05
108	Available	3,356	Build-to-Suit	1,068	1	\$1.05
109	Available	3,356	Build-to-Suit	1,068	1	\$1.05
110	Available	3,356	Build-to-Suit	1,068	1	\$1.05

Building "B"

Suite	Status	Total Rentable SF **	Approx. Office SF	Mezzanine SF	Grade/Level Door	Lease Rate PSF NNN *
100	Available	1,666	782	0	1	\$1.10
101	Available	1,276	Build-to-Suit	0	1	\$1.10
102	Leased	1,276	Build-to-Suit	0	1	xxx
103	Available	1,276	Build-to-Suit	0	1	\$1.10
104	Available	1,276	595	0	1	\$1.10
105	Available	1,276	595	0	1	\$1.10
106	Leased	1,276	Build-to-Suit	0	1	xxx
107	Leased	1,276	Build-to-Suit	0	1	xxx
108	Available	1,683	787	0	1	\$1.10

* Triple Net Expenses (NNN) are estimated to be 24¢ per square foot per month for the year 2003. NNN charges are the Tenant's proata share of the taxes, common area maintenance, insurance, etc.

** Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area telephone/electrical room. Tenant will be responsible for Tenant's own Liability and Contents Insurance.

International Real Estate

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