

TALEGA CORPORATE CENTER

1211 PUERTA DEL SOL, SAN CLEMENTE, CA 92673

**INTRODUCTORY
LEASE RATE
\$2.25 YEAR ONE**

BROKER BONUS

**\$4,000 3-YEAR MINIMUM LEASE
TERM**

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Voit
REAL ESTATE SERVICES

MULVANEY SIOR
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Lee & Associates°
COMMERCIAL REAL ESTATE SERVICES



THE OVERVIEW

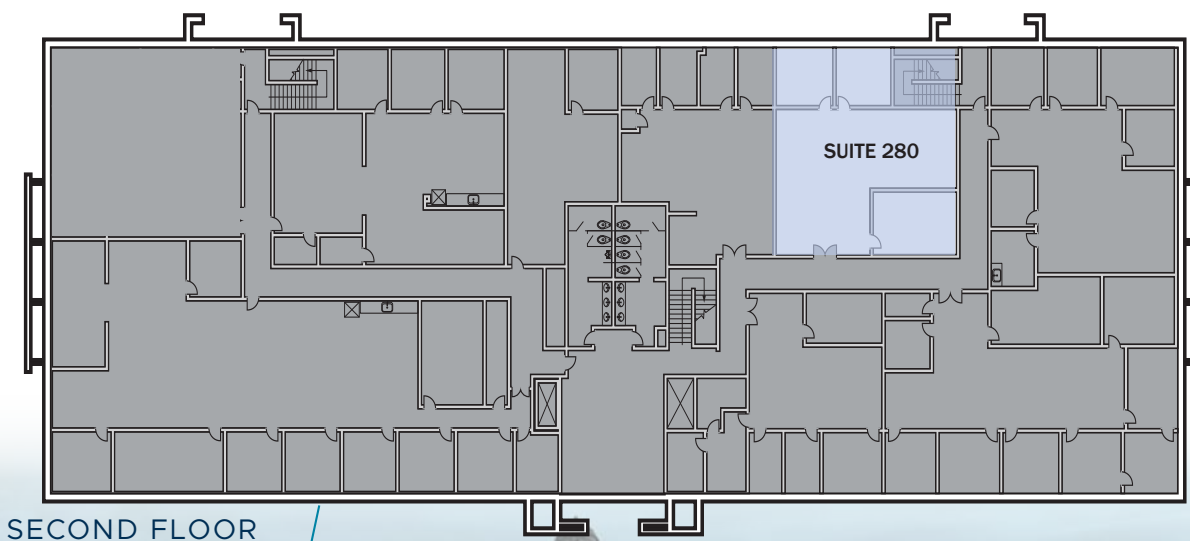
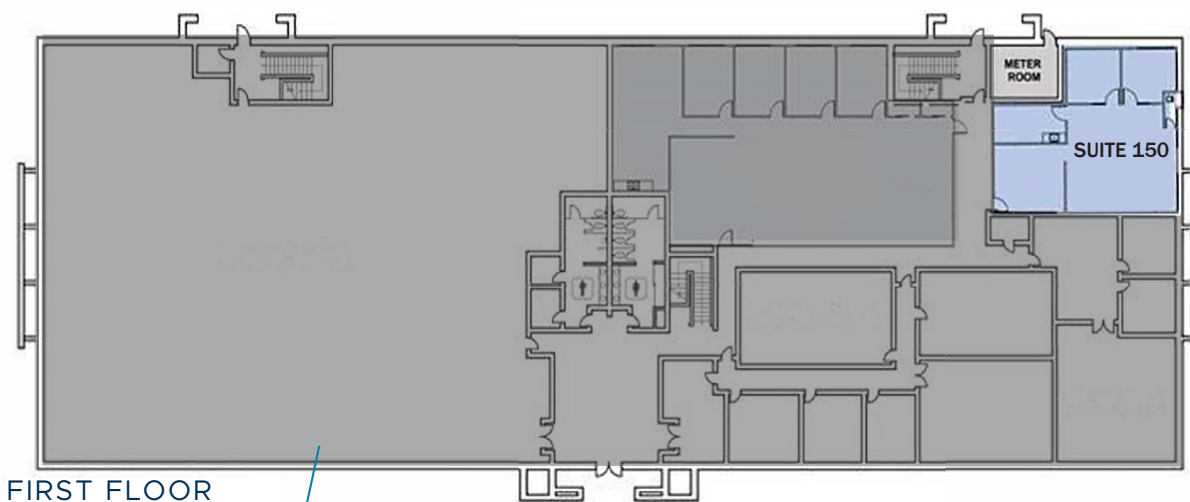
Voit Real Estate Services, as exclusive advisor, is pleased to present for lease, [1211 Puerta Del Sol](#), an approximately 43,737 square foot upscale boutique office building situated at the intersection of Avenida Pico and Avenida Vista Hermosa in San Clemente, California. [1211 Puerta Del Sol](#) was constructed in 2002 and is located within the [Talega Business Park](#). The Property will benefit tenants looking for a quality building and image in the local market.

- Class A quality improvements
- Master-Planned Community
- Access to Amenities
- Extensively landscaped surface parking area
- Convenient business location
- Modern concrete tilt-up exteriors with reflective glass fronts
- Distinctive stone arch entrances and efficient suite layouts

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Availabilities

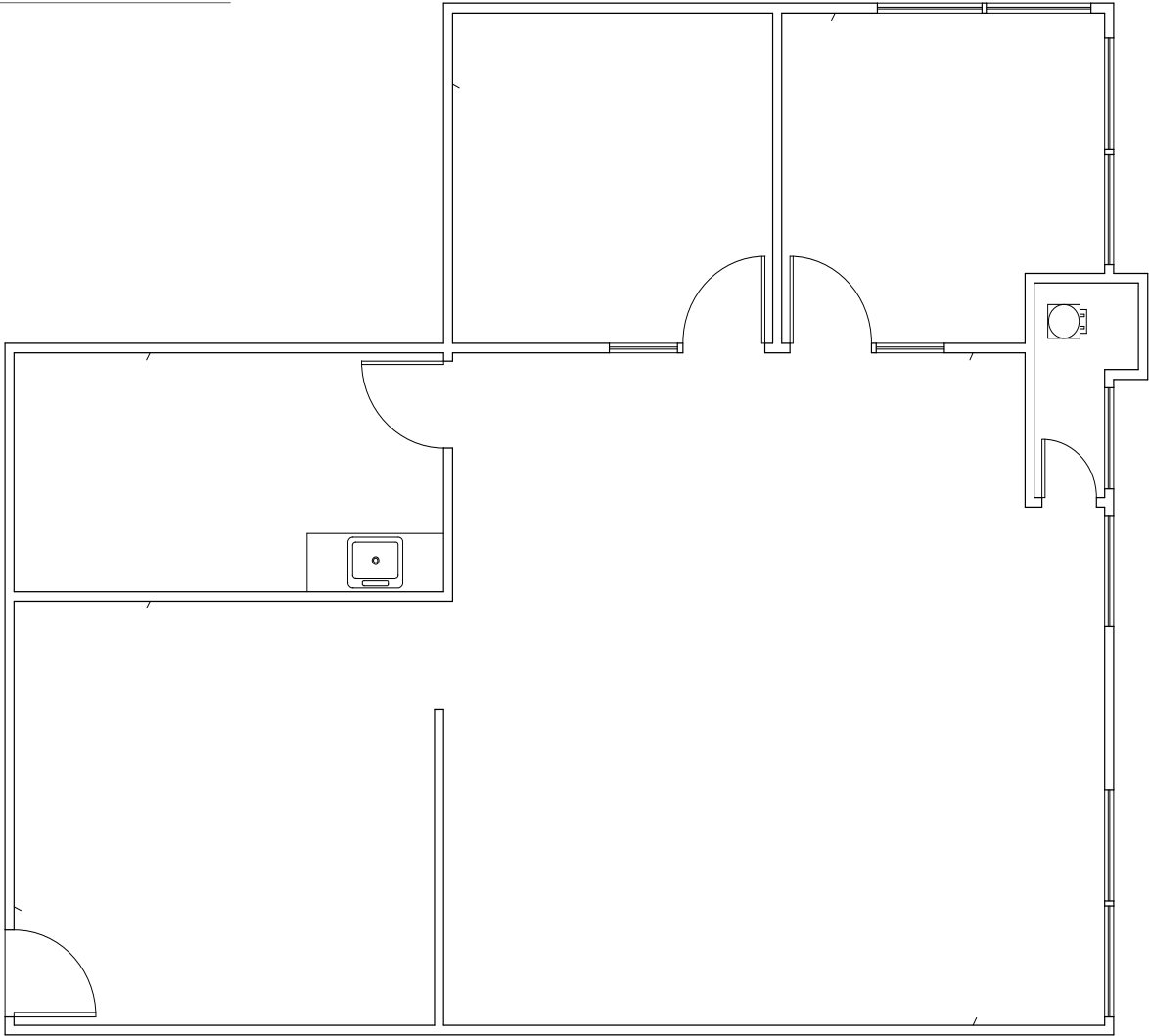
SUITE NO.	SQ FT
150	±1,521 SF
280	±1,533 SF



SUITE 150

SQ FT	±1,521 SF
LEASE RATE	\$2.40 FSG
AVAILABLE	NOW

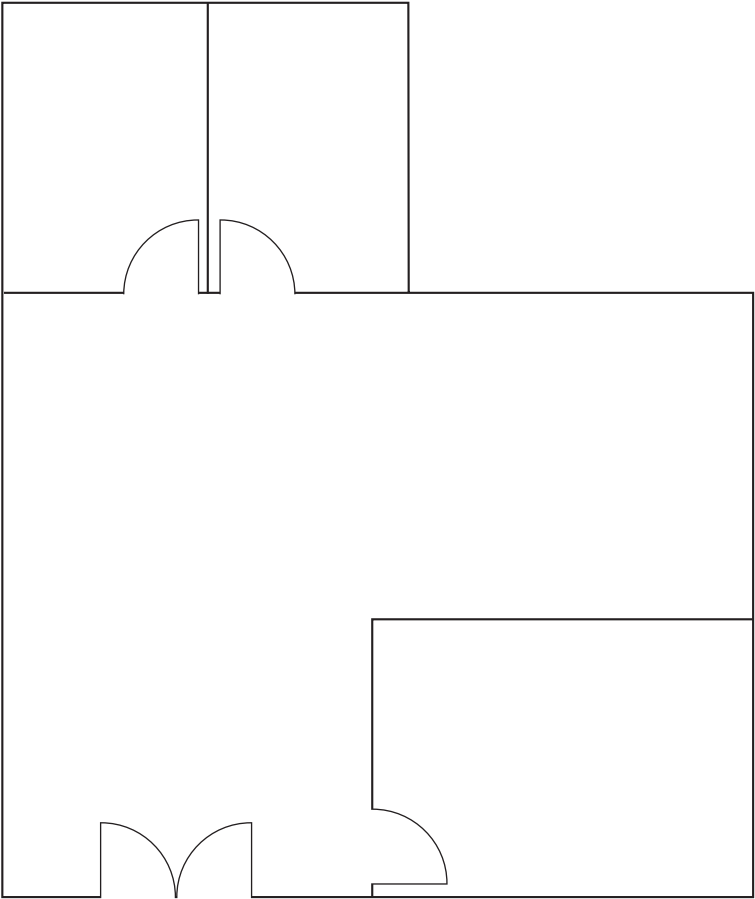
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SUITE 280

SQ FT	±1,533 SF
LEASE RATE	\$2.40 FSG
AVAILABLE	August 1, 2025

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PACIFIC OCEAN

OUTLETS AT
SAN CLEMENTE

SAN CLEMENTE
HIGH SCHOOL

RICHARD T. STEED
MEMORIAL PARK
San Clemente Sports
Park

MENCHIE PLAZA
PACIFICA

VISTA
HERMOSA
SPORTS PARK

VISTA HERMOSA
SPORTS PARK

BELLA COLLINA
SAN CLEMENTE
Golf Club

LEFT COAST
BREWING CO.

TALEGA
VILLAGE CENTER

TALEGA
GOLF CLUB

SITE

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