



San Marcos Development Forecast Calls for Windy Conditions

2/17/09

In the latest development news from San Marcos, the University of St. Augustine for Health Sciences is now open at Windy Point Corporate Center. Windy Point is being constructed as a build-to-suit for the University of St. Augustine, a graduate physical therapy school which opened its doors for classes in the San Marcos location this month.



The University of St. Augustine for Health Sciences offers graduate degrees in occupational and physical therapy, the only such programs in San Diego County. The University also provides these same programs at the main campus in St. Augustine, FL and a weekend program in Boca Raton, FL.

Developed by Sawtooth Development Group, the first phase of Windy Point consists of two buildings. Along with a new multi-million dollar roadway connecting Borden Rd and Twin Oaks Valley Rd, the two initial phases were completed this fall, allowing the University to expand into Phase II over the next year. An additional 25k sf building will be ready for occupancy by the school in fall

2010, with an additional four acres available for future expansion.

The University of St. Augustine is leasing a total of 75k sf with the option to purchase, including 30k sf in phase one, 20k sf in phase two and 25k sf in phase three. Construction on phase three is anticipated to begin in November with completion following a year later in November 2010.

The property also includes an adjacent four-acre graded parcel that is approved for 75k sf of R&D flex or 45k sf of office. Windy Point is just north of the Heart of the City development zone, and within minutes of the San Marcos restaurant row. It features convenient proximity to North County San Diego's Hwy 78 and I-15, along with easy access to Twin Oaks Valley Rd from Borden Rd.

Peter Curry and Matt Campbell of Grubb & Ellis|BRE Commercial repped the tenant in this deal, while Curry and Campbell, along with colleague Mike Erwin, represented the property owner.