



## New San Marcos Medical Office Condo Project Nearing Completion

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In the latest development news from San Marcos, construction is nearing completion on Nordahl Medical Centre, the first Class A medical condominium project to be built in the San Marcos/Escondido area. Work is scheduled for completion in May on the project, a three-story, 55,5k sf building being developed by Newport National Corporation.

The project is located at 838 Nordahl Rd, at the soon-to-be signalized intersection with Medical Centre Way, which is less than one mile from the new Palomar Medical Center West Hospital. Palomar Medical Center West, set to open in 2011, is the first new hospital in North County in nearly 30 years and will represent the latest in medical technology.

Nordahl Medical Centre will offer suites available for sale or lease ranging from 1k sf up to 55,5k sf on floor plates of approximately 19k sf. The project presents a great opportunity to own versus leasing for dentists and doctors in close proximity to the new hospital.

Set amid tropical landscaping with exotic mature palm trees and a koi pond, Nordahl Medical Centre features elegant common area finishes with timeless materials. The building's interior boasts a lobby art gallery with a water fountain and an elegant sculpture, providing an upscale and relaxing atmosphere. There are resort-quality bathrooms with rich materials and architectural details, as well as floor-to-ceiling enclosed stalls on all three floors and shower and locker facilities on the ground floor.

Suites enjoy panoramic views, via floor-to-ceiling glass, of the valley and rolling hills and there is an outdoor patio with lunch area seating set against lush landscaping. The site features easy freeway access to state Route 78 at Nordahl Rd as well as close proximity to public transportation. The Nordahl Sprinter Station is located nearby and abundant food services and amenities are across the street within the approximate 500k sf retail center.

Owners and occupants of Nordahl Medical Centre will benefit from utility cost savings due to the developer's use of "green" building standards through the SDG&E Savings by Design program. Energy-saving features incorporated in the building include: high-performance, high-SEER mechanical units; motion-controlled, high-efficiency lighting circuits through a digital lighting control panel; LED architectural lighting; variable frequency drive-supply and exhaust fans for indoor air comfort; dual-glazed high-performance glass to control sound and heat gain; cool-roof features ensuring leak-free occupancy and reduced thermal gain; and touchless faucets and urinals in conjunction with low-flow toilets saving water.

TSA Contracting Inc is the general contractor constructing the project, which was designed by McArdle Associates Architects. Financing was provided by Bank of America. Grubb & Ellis|BRE Commercial's Mark Avilla and Matty Sundberg are the exclusive marketing and sales team for the project.