

Valley Parkway Medical Center

488 East Valley Parkway
Escondido, California 92025
www.cbre.com/sandiego

MEDICAL OFFICE SPACE FOR LEASE

Property Features

- + 1107 SF - 13,011 SF available
- + Escondido's finest class "A" medical office building
- + Strong Physician referral patterns
- + Spec suites available
- + Abundant parking
- + Close to many retail amenities
- + Other specialties within the building include:
Outpatient Surgery Center, Endoscopy, Pharmacy, OB/Gyn, Cardiology, Physical Therapy
- + Suites built-out and available for immediate occupancy



Contact Us

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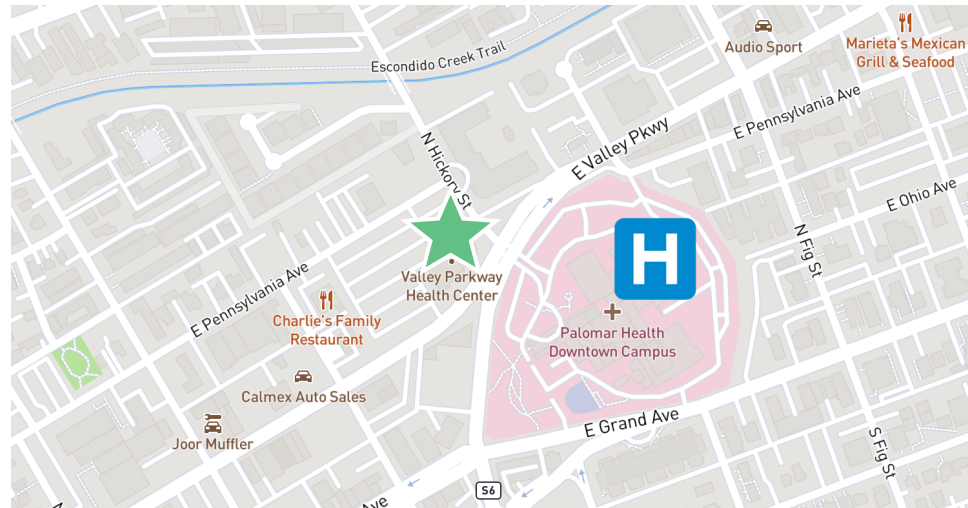
5780 Fleet Street, Suite 100,
Carlsbad, California 92008
www.cbre.com/sandiego

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For Lease

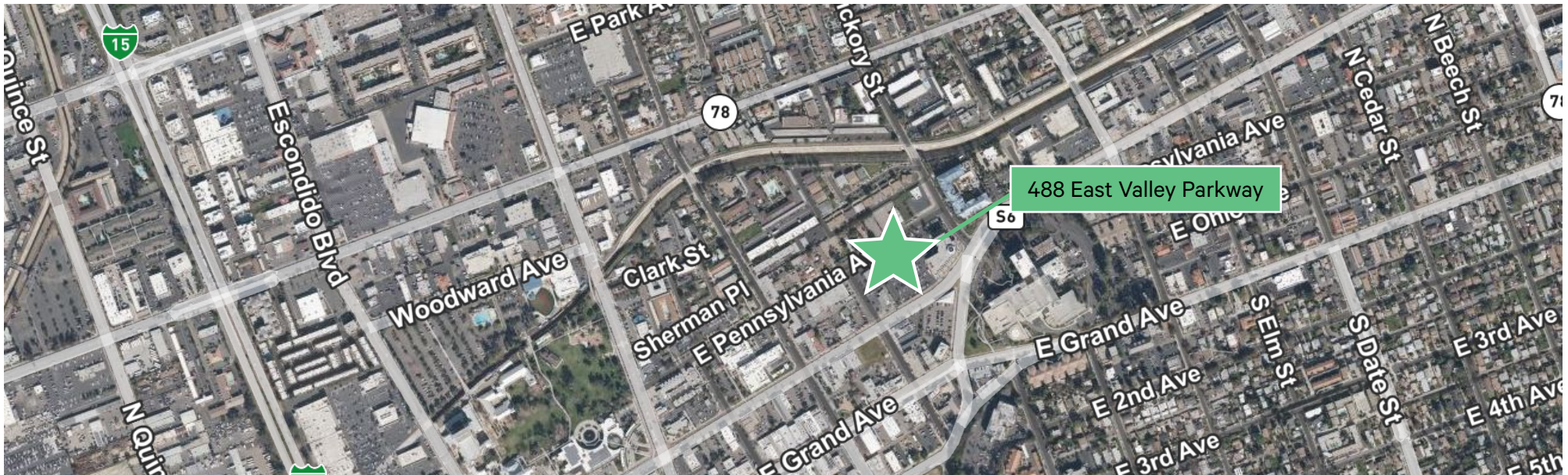
Floor	Rentable SF	Suite	Asking Rates	Notes
1	1,760 SF	108	NEGOTIABLE	AVAILABLE NOW
2	5,619 SF	201	NEGOTIABLE	AVAILABLE NOW
2	7,392 SF	211	NEGOTIABLE	AVAILABLE NOW
3	2,225 SF	308	NEGOTIABLE	AVAILABLE NOW
3	1,107 SF	310	NEGOTIABLE	AVAILABLE NOW
3	2,588 SF	311	NEGOTIABLE	AVAILABLE NOW
3	1,656 SF	316 (Spec Suite)	NEGOTIABLE	AVAILABLE NOW

* Suite 108 in Shell Condition
 * Contiguous for up to 13,501 SF

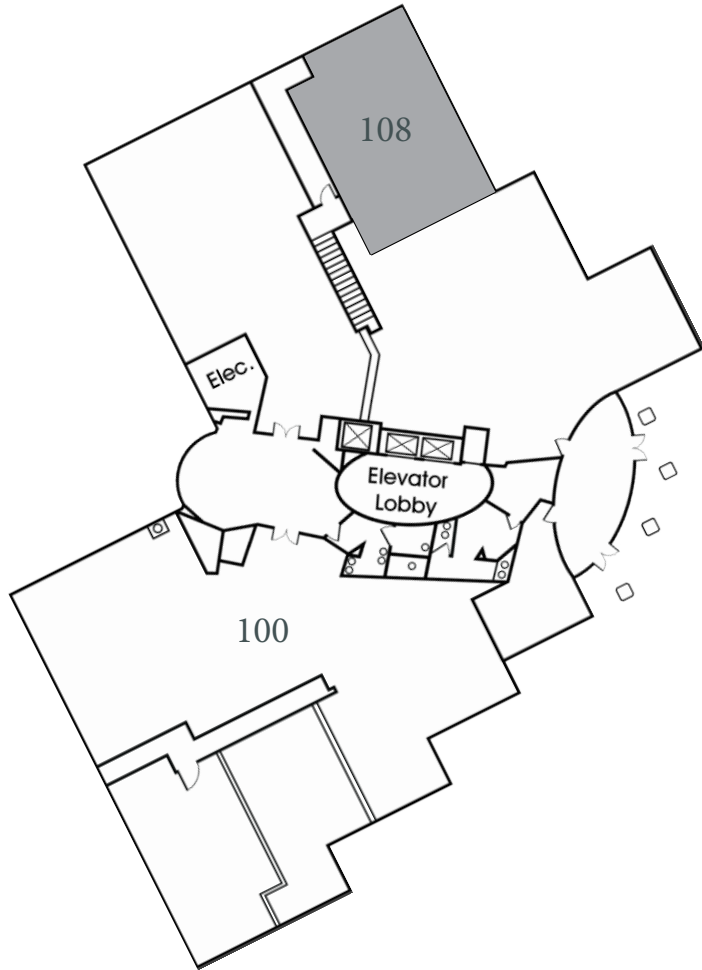


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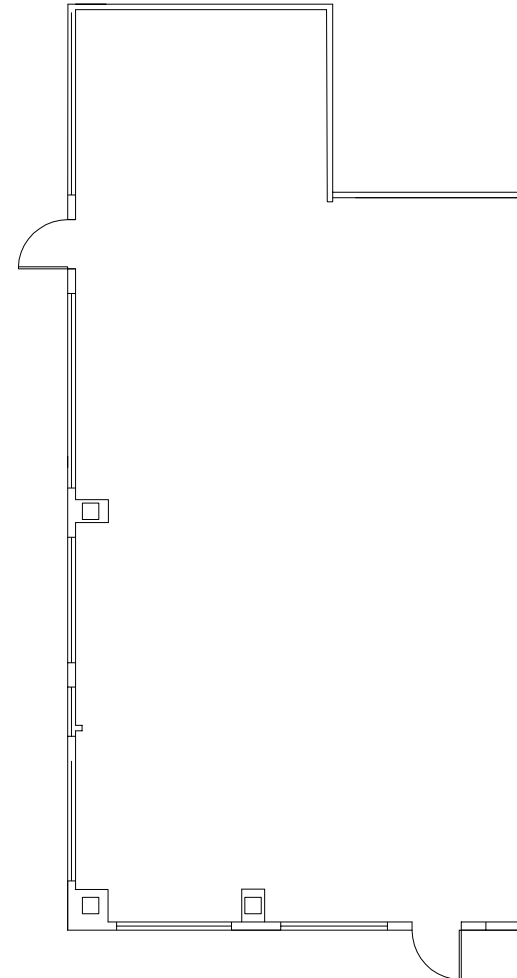
For Lease



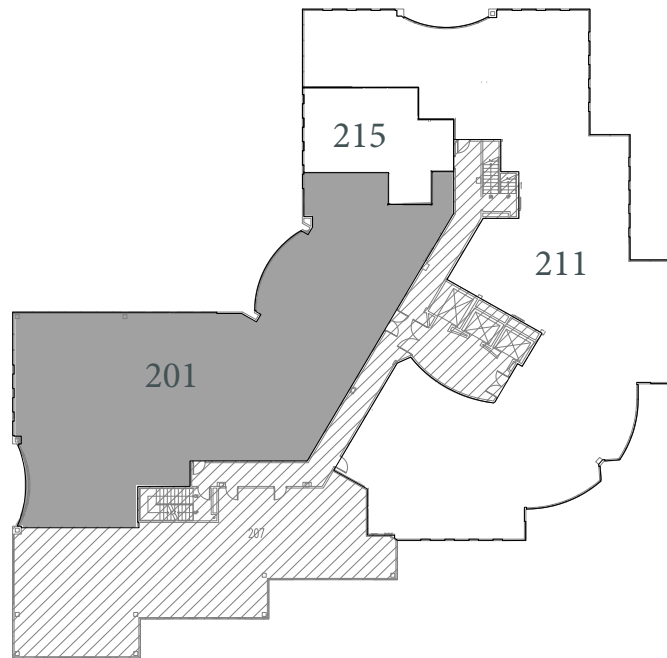
1st Floor Plan:



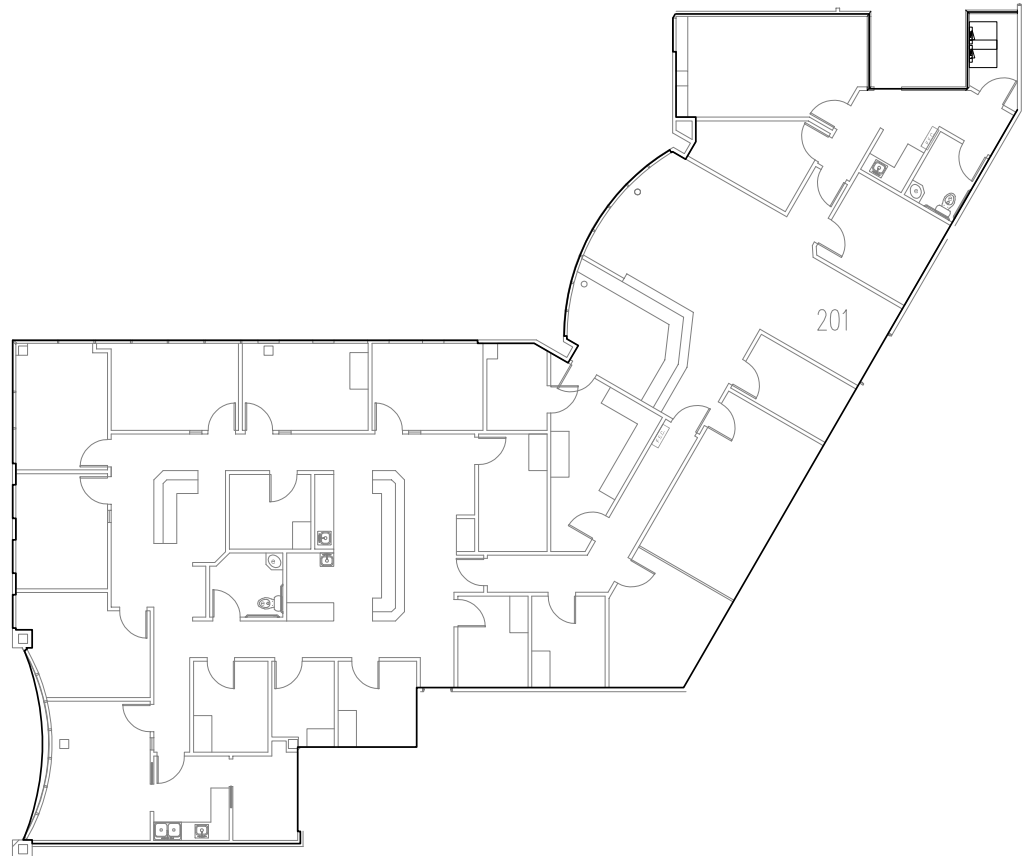
Suite 108
1,760 SF



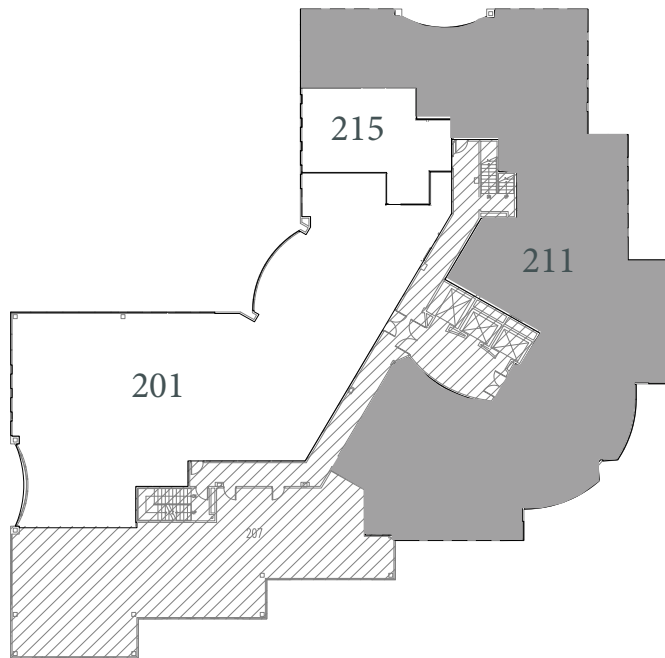
2nd Floor Plan:



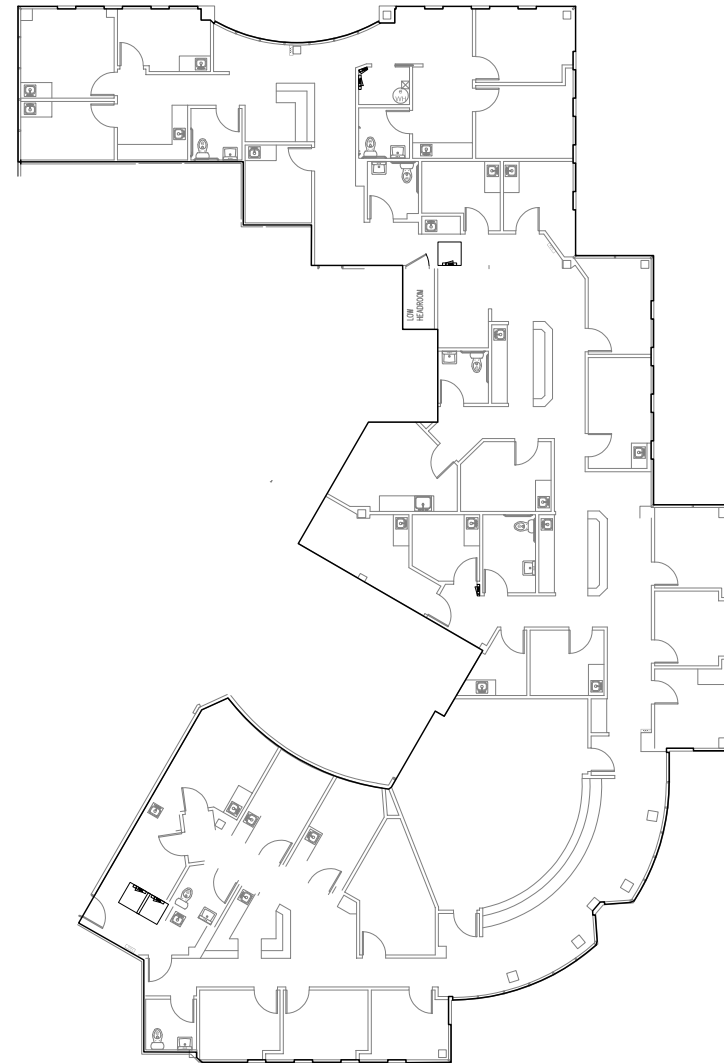
Suite 201
5,619 SF



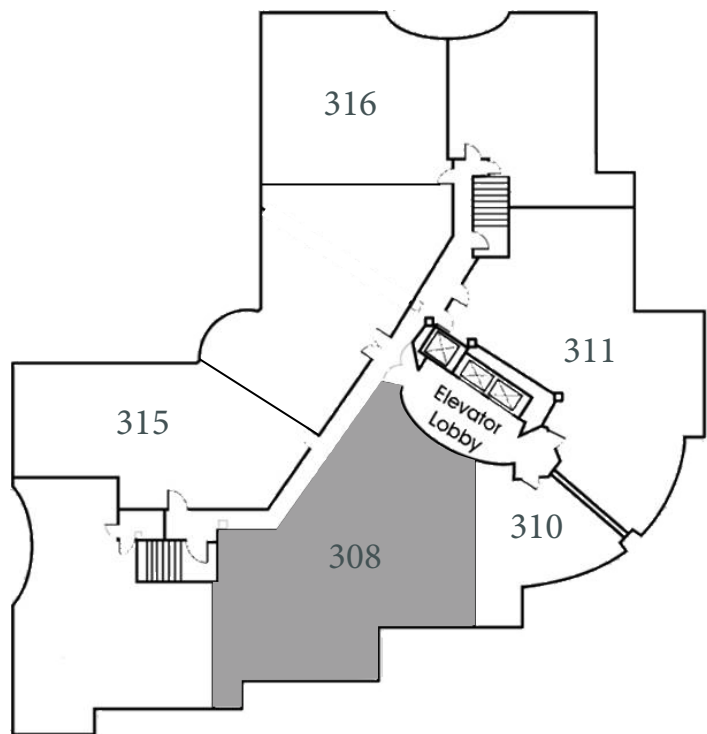
2nd Floor Plan:



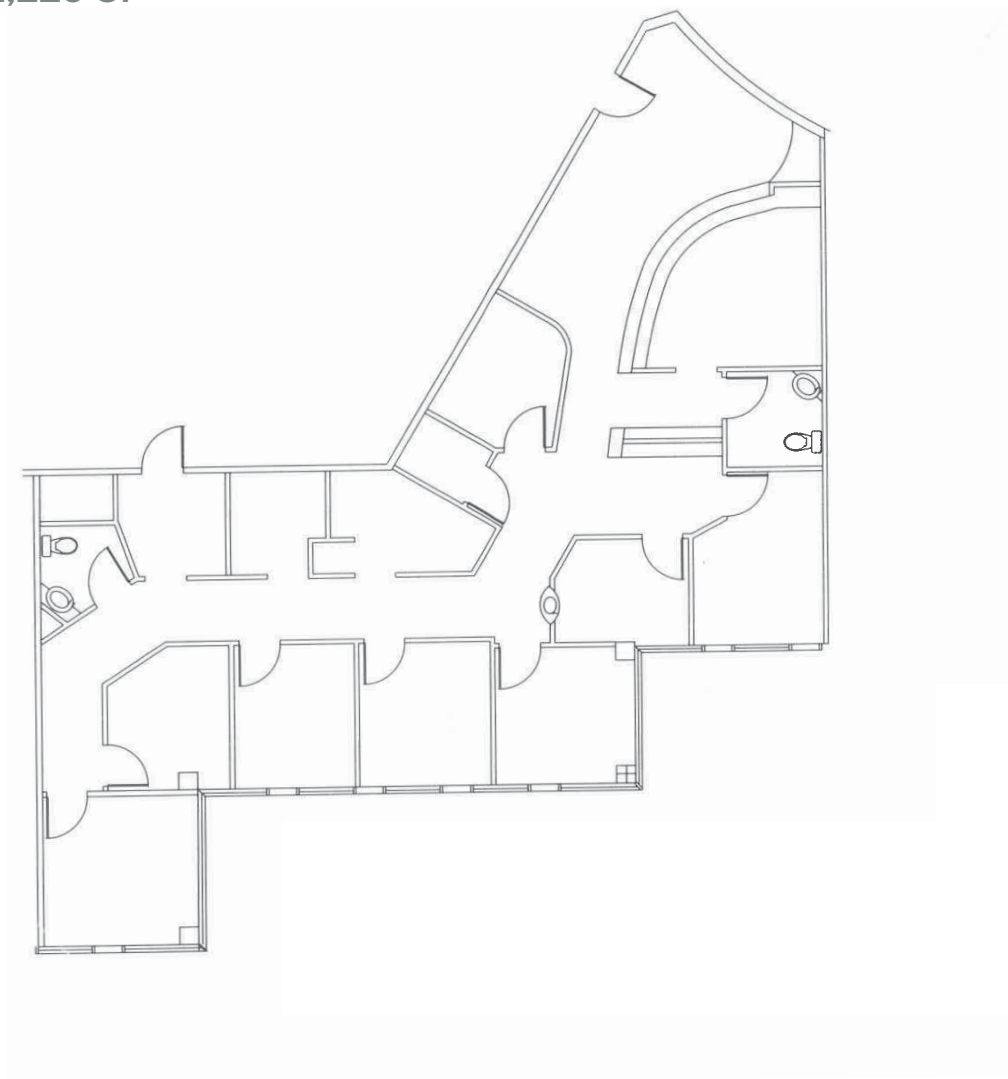
Suite 211
7,392 SF



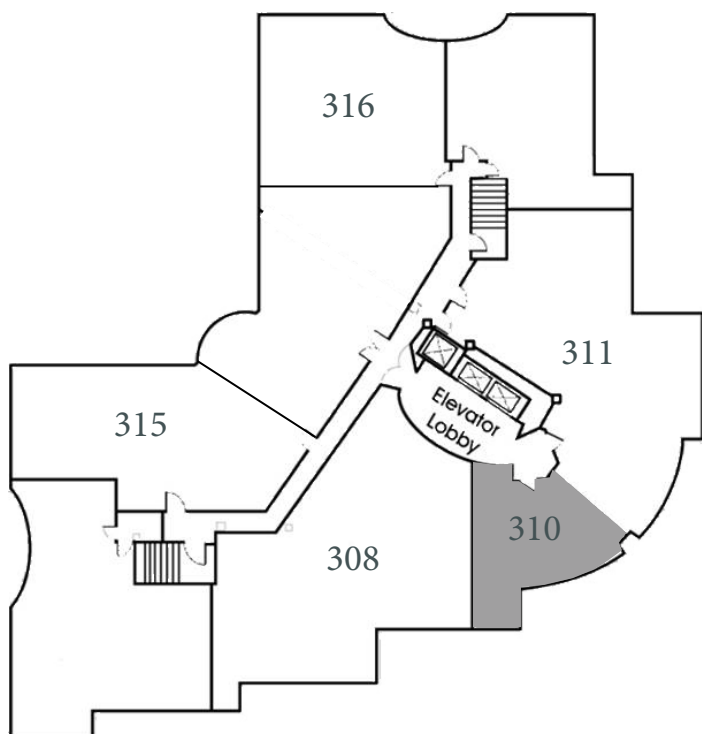
3rd Floor Plan:



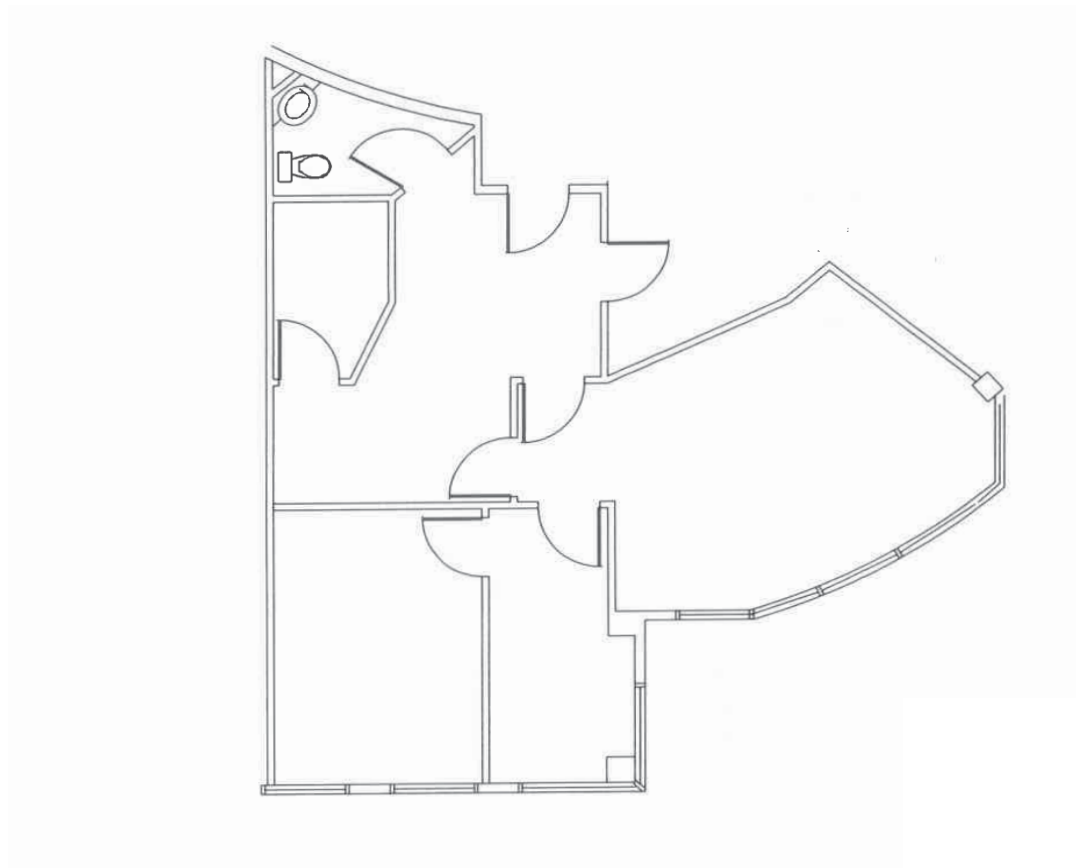
Suite 308
2,225 SF



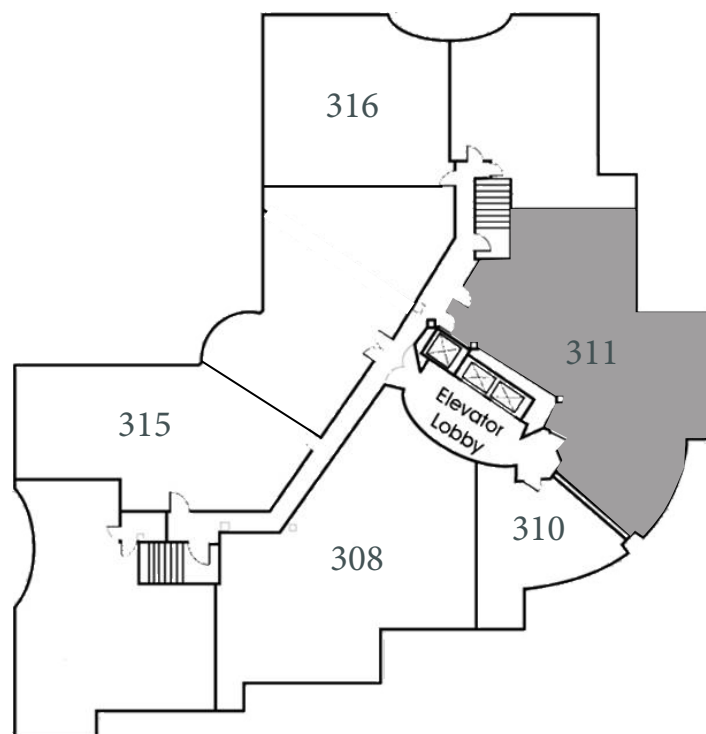
3rd Floor Plan:



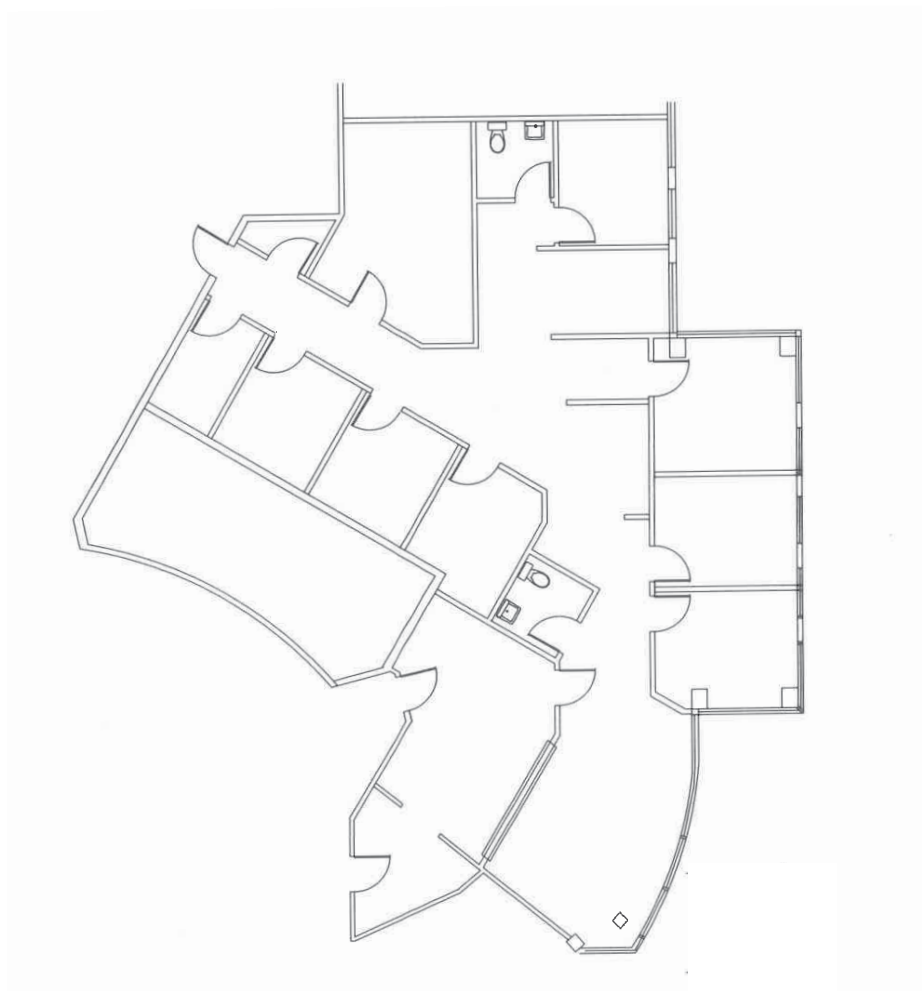
Suite 310
1,107 SF



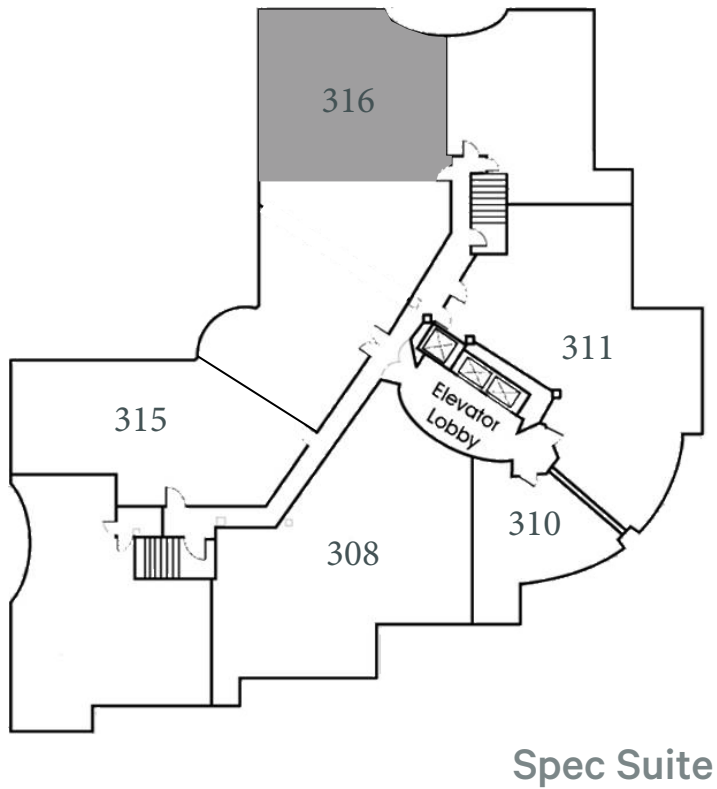
3rd Floor Plan:



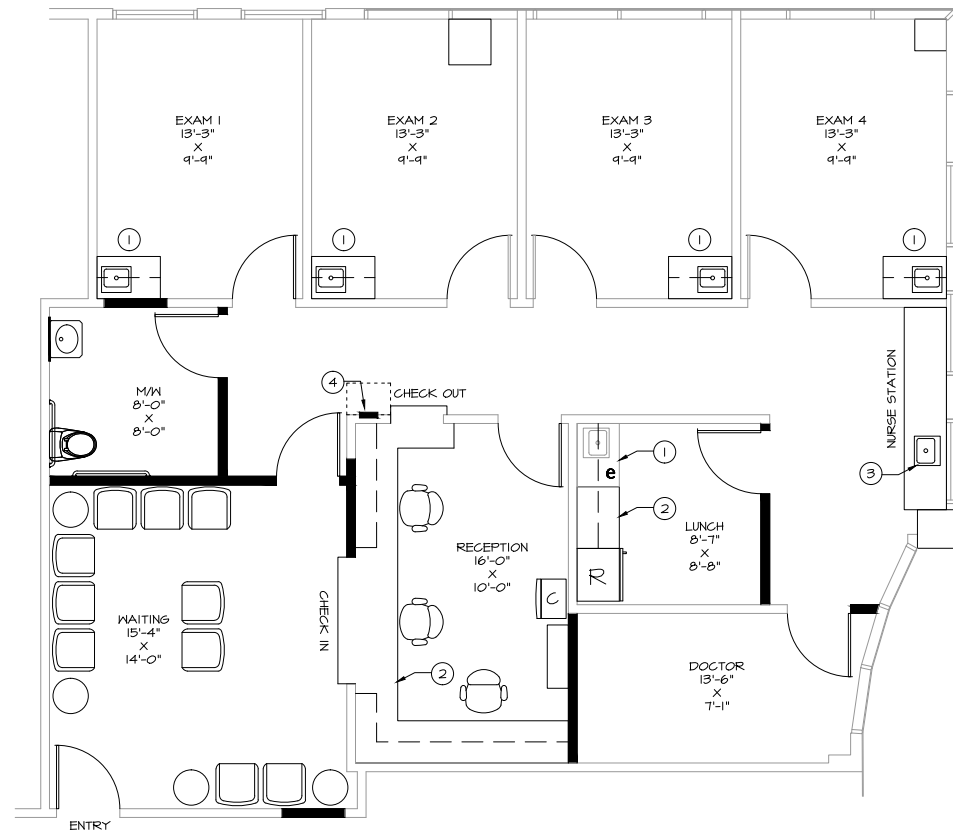
Suite 311
2,588 SF



3rd Floor Plan:



Suite 316
1,656 SF





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