

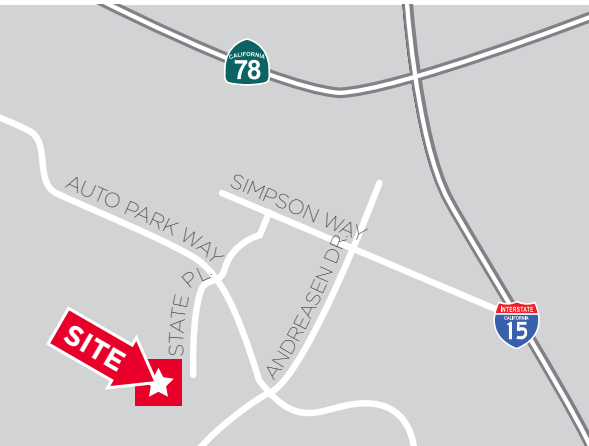


OFFICE AND R&D SPACE FOR LEASE

State Place Business Center

101 State Place, Escondido, CA 92029

NEW AVAILABILITY



PROPERTY HIGHLIGHTS

- Unique 32,368 SF, two-story office & industrial multi-tenant business park
- Excellent location in the heart of Escondido's Research & Technology Center, just minutes to Highway 78 and I-15 freeways
- Nice improvements throughout
- Panoramic views of the Escondido valley
- Abundant parking on-site in the front or rear of the property
- 21' Clear Height in Warehouses, Power: 125a/110-208v 3p

AVAILABILITIES

Suite	Size	Base Rent	Available	Type
J	2,133 SF	\$1.70 /SF/MO +U&J	Now	Office
K	1,512 SF	\$1.70 /SF/MO +U&J	Now	Office
J & K	3,645 SF	\$1.65 /SF/MO +U&J	Now	Office
101A	495 SF	\$800 /MO	Now	Office
101B	495 SF	\$800 /MO	Now	Office
Q	1,699 SF	\$1.45 /SF/MO +U&J	Now	R & D*

*Includes small warehouse

Bob Cowan, SIOR

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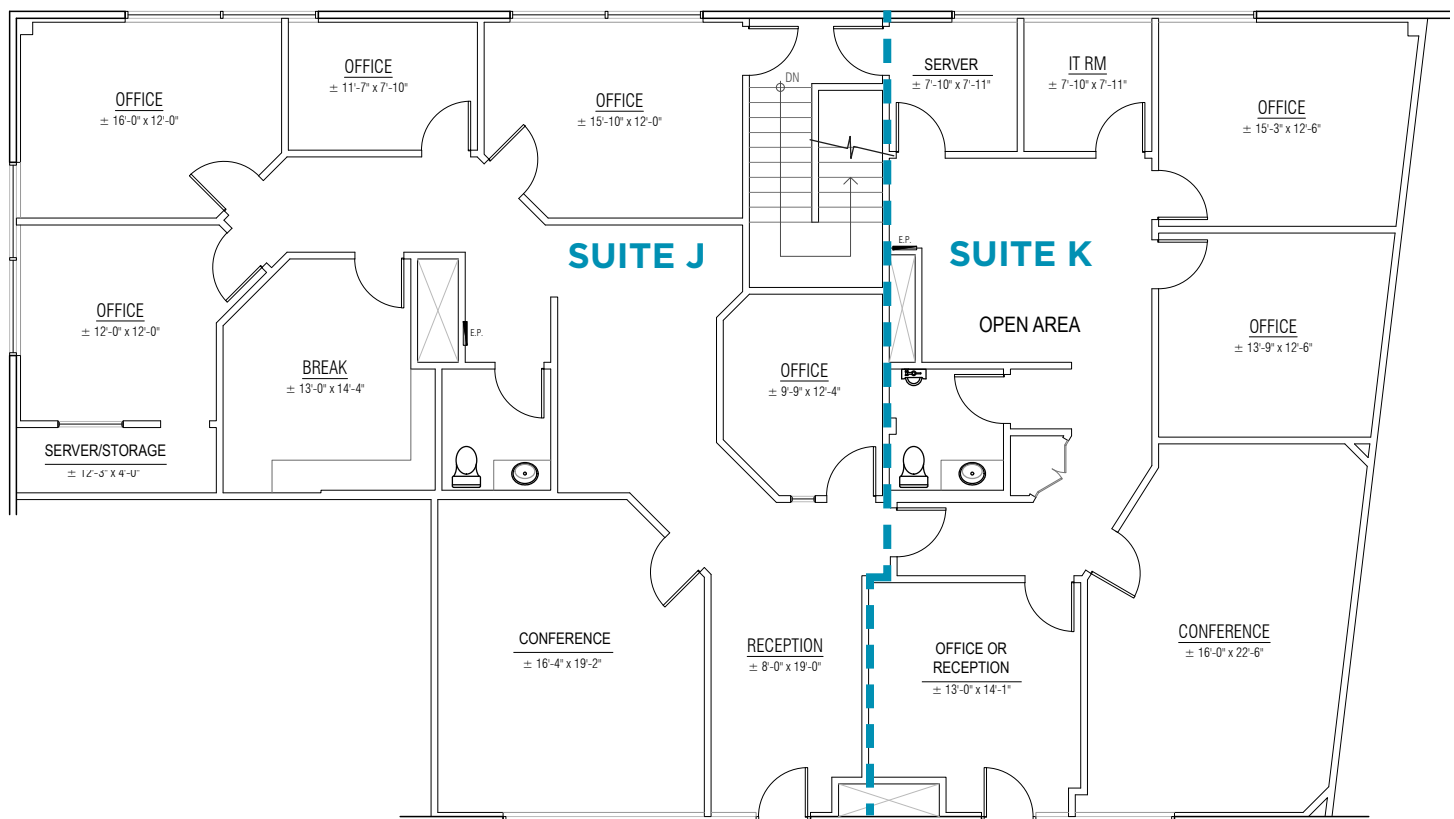
www.cushmanwakefield.com

View Site Specific COVID-19 Prevention Plan

AVAILABILITY

101 State Place				
Suite	Size	Available	Base Rent	Comments
J	2,133 SF	Now	\$1.70 /SF/MO +U+J	Reception, Conference, 5 offices, Breakroom, Server/Storage and Restroom
K	1,512 SF	Now	\$1.70 /SF/MO +U+J	Large Conference, 3 Offices, Storage, Server, Open Area and Restroom
J & K	3,645 SF	Now	\$1.65 /SF/MO +U+J	100% Office (Second Floor), City View

Suites J & K - Office Suite



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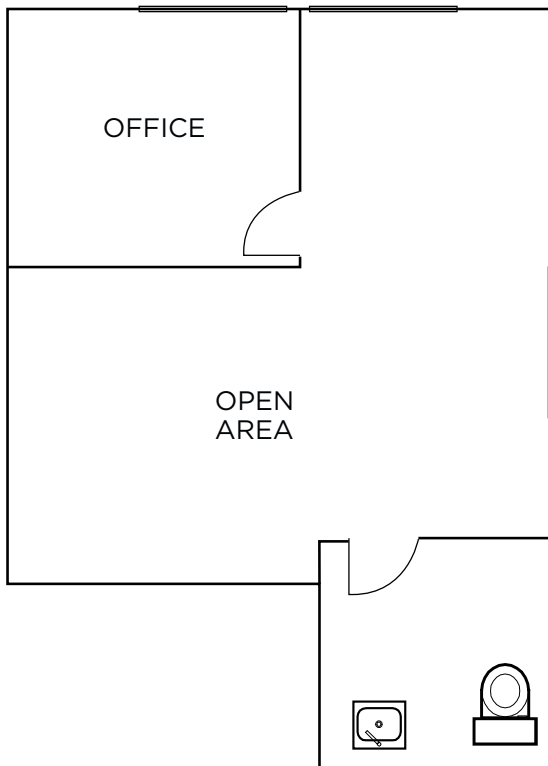
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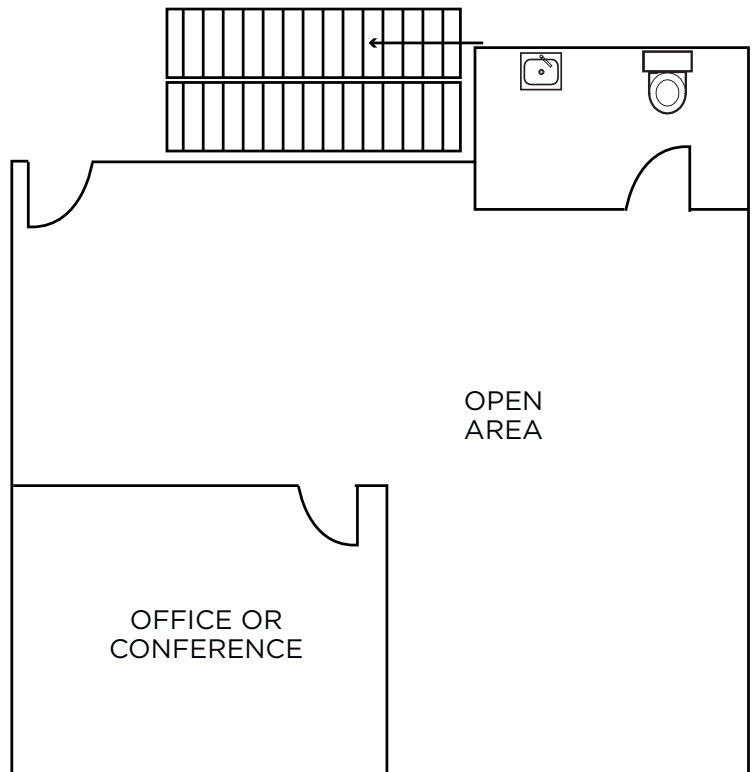
AVAILABILITY

101 State Place				
Suite	Size	Available	Base Rent	Comments
101A	495 SF	Now	\$800 /MO	Private office, open office area, restroom
101B	495 SF	Now	\$800 /MO	Private office, open office area, restroom

Suite 101A - Office Suite



Suite 101B - Office Suite



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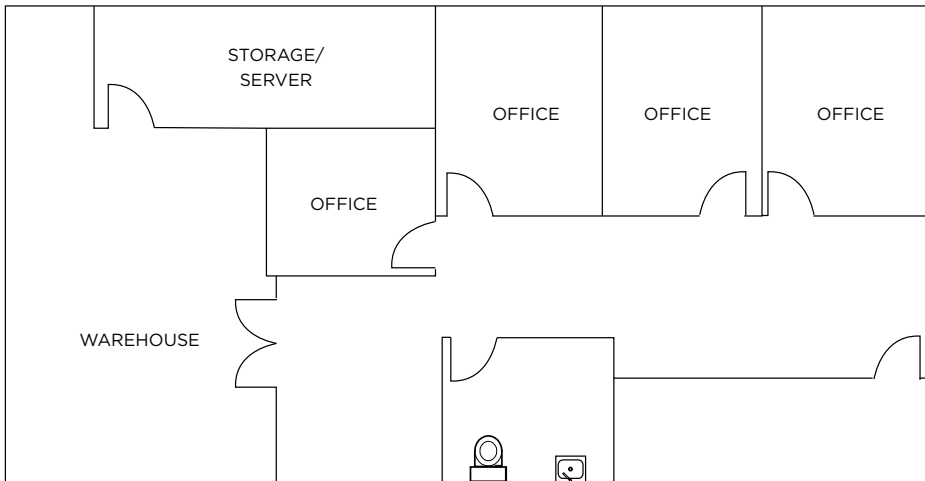
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AVAILABILITY

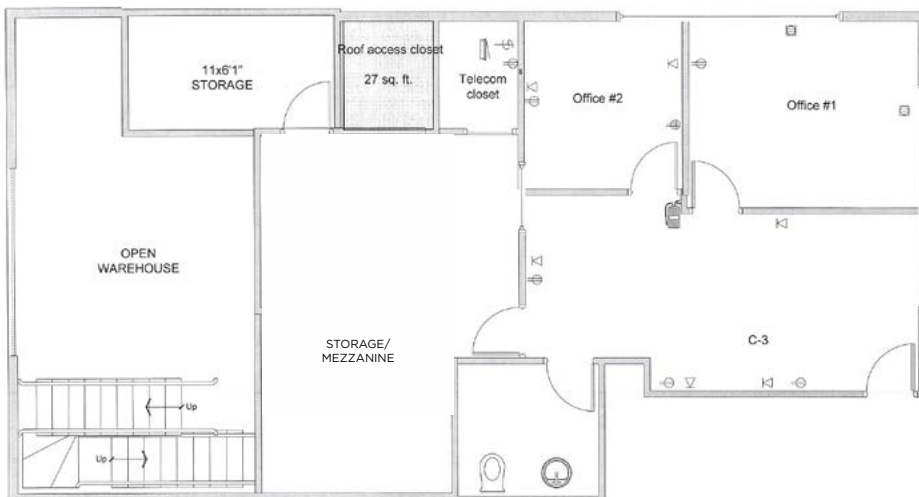
101 State Place				
Suite	Size	Available	Base Rent	Comments
Q	1,699 SF	Now	\$1.45 /SF/MO +U&J	Reception area, 6 private offices, data closet, storage, warehouse, 2 restrooms

Suite Q - R&D Suite

Q - 1st Floor



Q - 2nd Floor



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