



FOR SALE

**1545 Simpson Way
Escondido, California 92029**

**3,972 SQUARE FEET
90% OFFICE**



PROPERTY FEATURES:

- ± 3,972 square foot flex building / PID
- ± 90% office build-out
- Reception, 4 private offices, conference room, 9 pony wall cubicles, storage closet and warehouse
- One grade level door
- 13' clear height
- 400 amps, 120/208 V, phase
- Low association fees: \$0.073 PSF / Month
- On JX-130 Lok Box
- Sale price: \$532,248 (\$134 PSF)



FOR MORE INFORMATION, PLEASE CONTACT:

BOB WILLINGHAM

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JOHN WITHERALL

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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC

5800 Armada Drive, Suite 101
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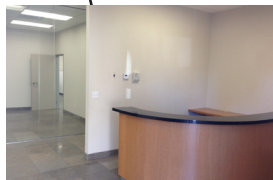
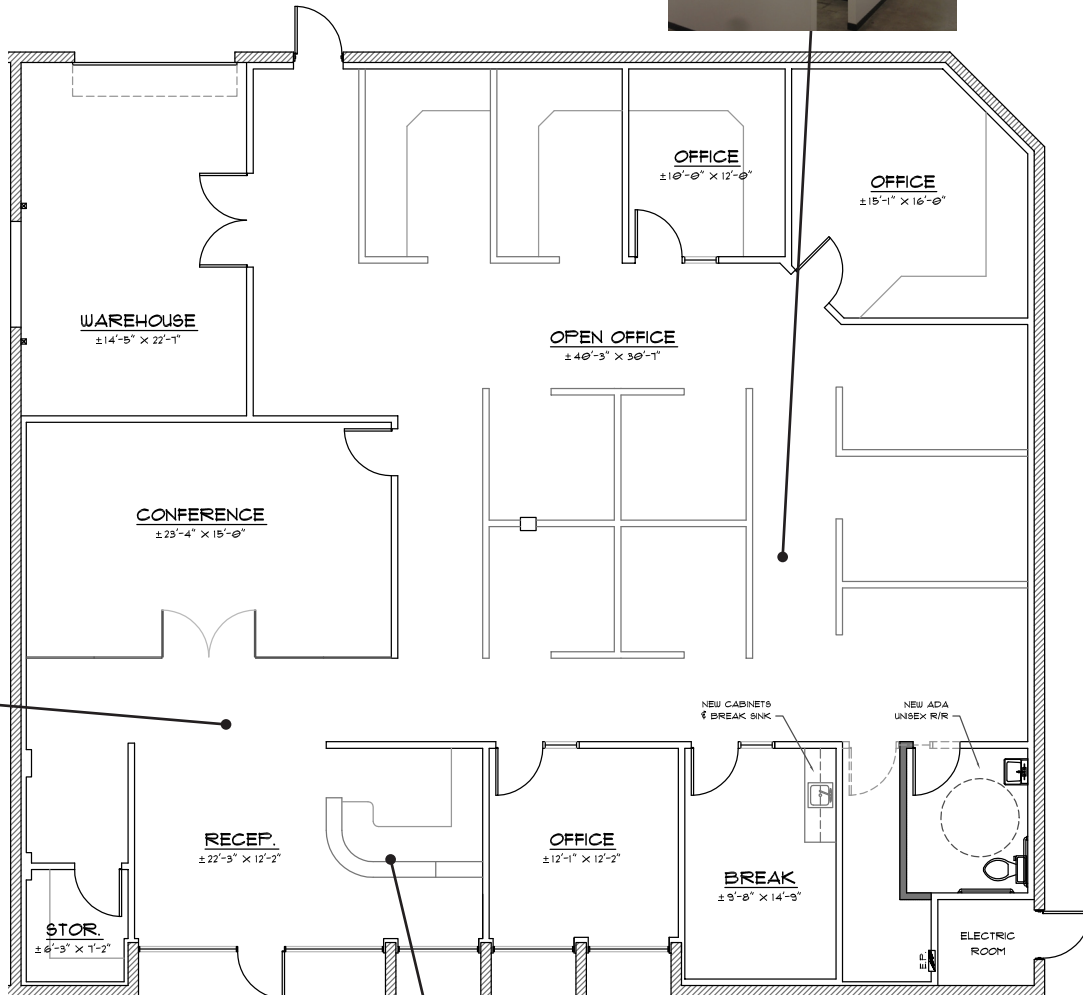
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