

MEDICAL OFFICE SPACE
FOR LEASE

VALLEY PARKWAY MEDICAL CENTER
488 EAST VALLEY PARKWAY • ESCONDIDO, CA



LARS EISENHAUER
Lic. 01372911
T + 1 760 438 8534
lars.eisenhauer@cbre.com

DAN HENRY
Lic. 02035998
T + 1 760 438 8569
dan.henry@cbre.com

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

CBRE



PROPERTY FEATURES

1,760-2,908 SF available

Close to many retail amenities

Escondido's finest class "A" medical office building

Other specialties within the building include: OB/GYN, Radiology, Pharmacy, Endoscopy

Strong Physician referral patterns

Suites built-out and available for immediate occupancy

Spec suites underway

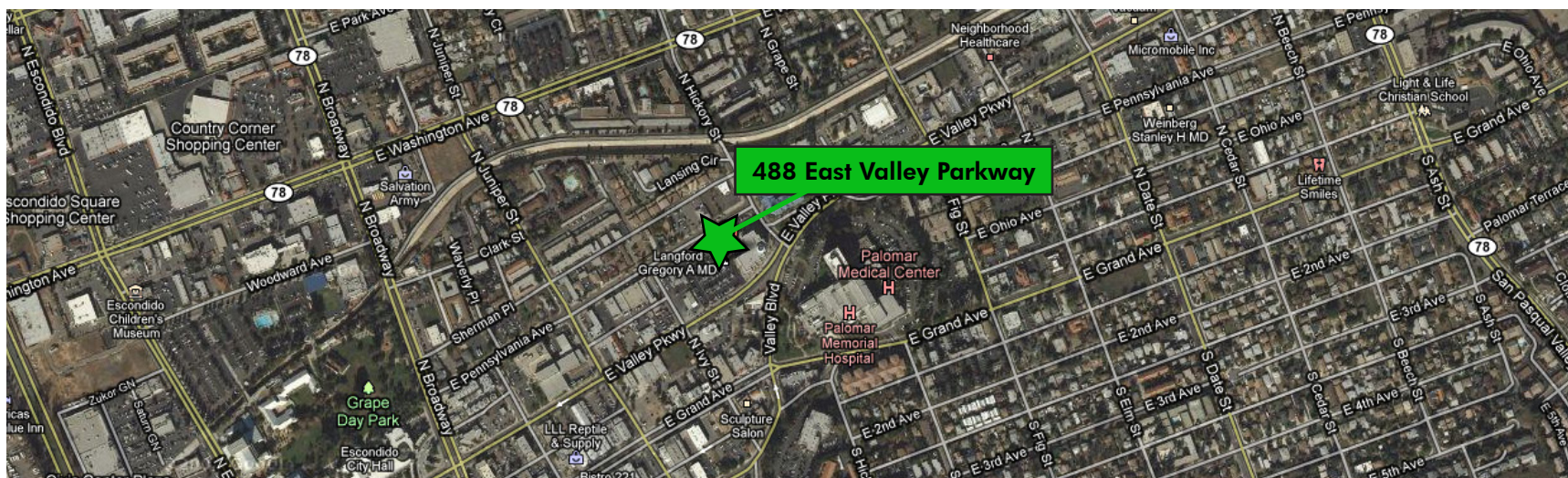
Abundant parking

FLOOR	RENTABLE SF	SUITE	ASKING RATES	NOTES
488 EAST VALLEY PARKWAY • ESCONDIDO, CA				
1	1,760 SF	108	NEGOTIABLE	AVAILABLE NOW
2	5,512 SF*	201	NEGOTIABLE	BUILT OUT MEDICAL OFFICE READY FOR IMMEDIATE MOVE IN 3/1/21
2	2,908 SF	207	NEGOTIABLE	AVAILABLE NOW
2	2,131 SF*	210	NEGOTIABLE	BUILT OUT MEDICAL OFFICE READY FOR IMMEDIATE MOVE IN 3/1/21
2	1,872 SF*	211	NEGOTIABLE	BUILT OUT MEDICAL OFFICE READY FOR IMMEDIATE MOVE IN 3/1/21
2	1,545 SF*	212	NEGOTIABLE	BUILT OUT MEDICAL OFFICE READY FOR IMMEDIATE MOVE IN 3/1/21
2	1,616 SF*	214	NEGOTIABLE	BUILT OUT MEDICAL OFFICE READY FOR IMMEDIATE MOVE IN 3/1/21
2	825 SF*	215	NEGOTIABLE	BUILT OUT MEDICAL OFFICE READY FOR IMMEDIATE MOVE IN 3/1/21
3	2,493 SF	315	NEGOTIABLE	BUILT OUT MEDICAL OFFICE READY FOR IMMEDIATE MOVE IN 3/1/21
4	7,742 SF	411	NEGOTIABLE	AVAILABLE 6/1/21

*SUITE 100 IN SHELL CONDITION

*CONTIGUOUS FOR UP TO 13,501 SF

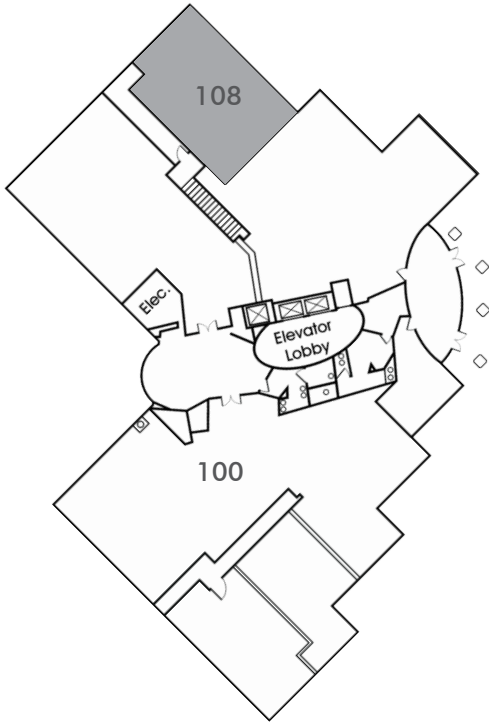




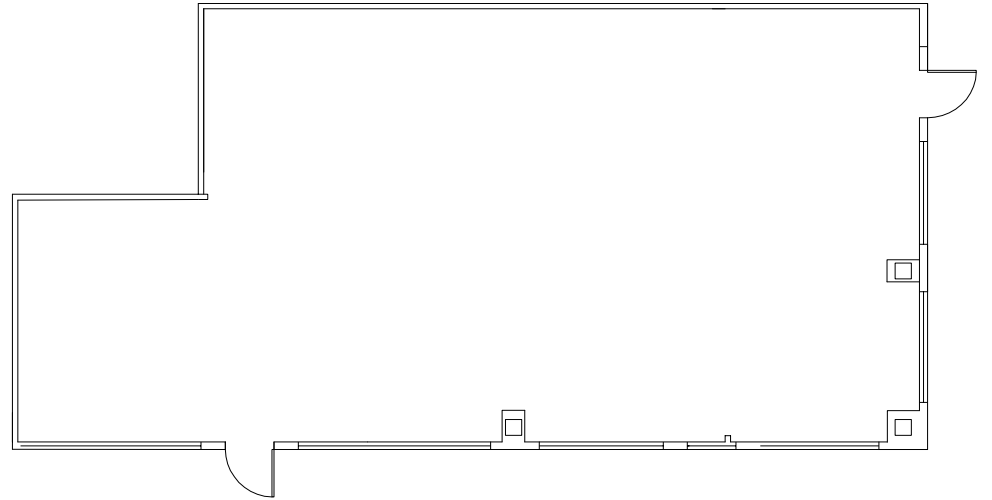
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SUITE 108

1ST FLOOR PLAN:

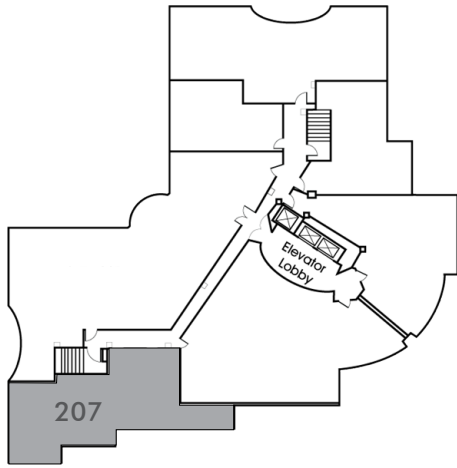


SUITE 108 1,760 SF

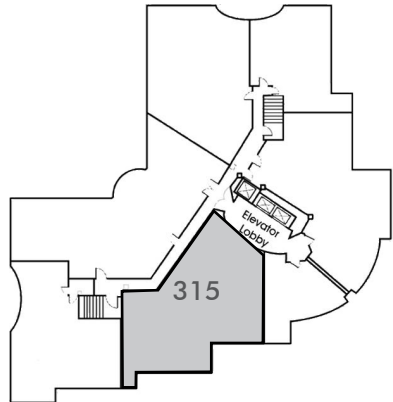


SUITE 207 & 315

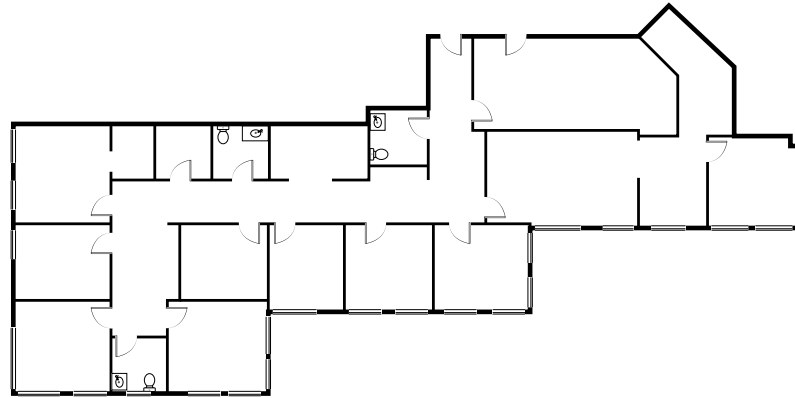
2ND FLOOR PLAN:



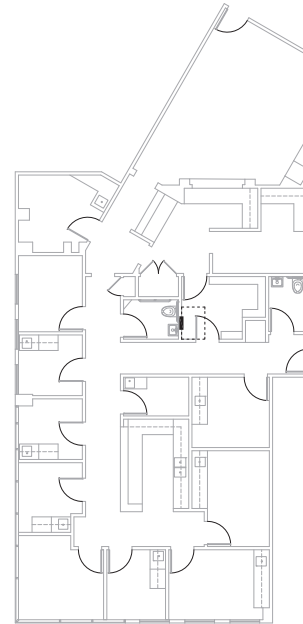
3RD FLOOR PLAN:



SUITE 207
2,908 SF



SUITE 315
2,470 SF





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Lic. 01372911
T + 1 760 438 8534
lars.eisenhauer@cbre.com

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dan.henry@cbre.com

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