

610 W. Ash Street, Ste. 1503, San Diego, CA 92101

Tel 619.239.1788 Fax 619.819.9919

www.theheritagegroup.com

ESCONDIDO OFFICE BUILDING FOR LEASE



Location

235 West 5th Avenue Escondido, CA 92025

Availability

- Suite 200 1,583 RSF
- Suite 210-1,293 RSF
- Suite 220 1,770 RSF
- Suite 230- 1,298 RSF
- Stes. can be combined for 2,876 SF, 3,068 SF, or 5,944 SF

Highlights

- Central Escondido location
- 1 mile to I-15 & Hwy 78
- ½ mile to Grand Ave. business district, Civic Center Plaza & Palomar Health Center
- Proximate to public transportation
- 2-story, 11,672 SF Multi-tenant office bldg.
- Elevator served
- Private surface parking lot

Contact

Kyle Clark - Senior Director 619.577.4558 kclark@theheritagegroup.com BRE # 00367784 Dan McCarthy - Senior Director 619.577.4557 dmccarthy@theheritagegroup.com BRE # 00928868

^{**} The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.



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ESCONDIDO OFFICE BUILDING FOR LEASE

2ND FLOOR SPACE PLAN: APPROX. 5,944 SF - DIVISIBLE



Building features upgraded hardwood finishes, built in shelves & cabinetry







For More Information

Kyle Clark kclark@therheritagegroup.com

619.577.4558 BRE #00367784 **Dan McCarthy** 619.577.4557 dmccarthy@therheritagegroup.com BRE #00928868



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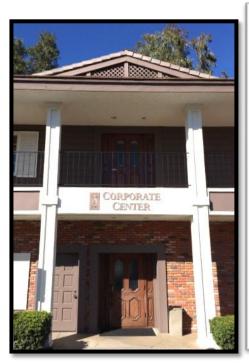
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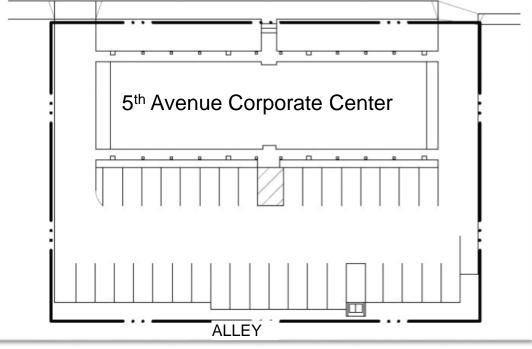
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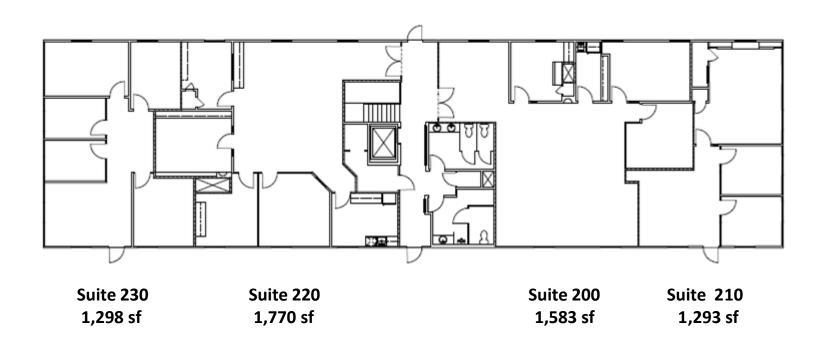
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ESCONDIDO OFFICE BUILDING FOR LEASE

CONCEPTUAL DIVISION PLAN FOR 2ND FLOOR SPACE 5,944 LEASABLE SF



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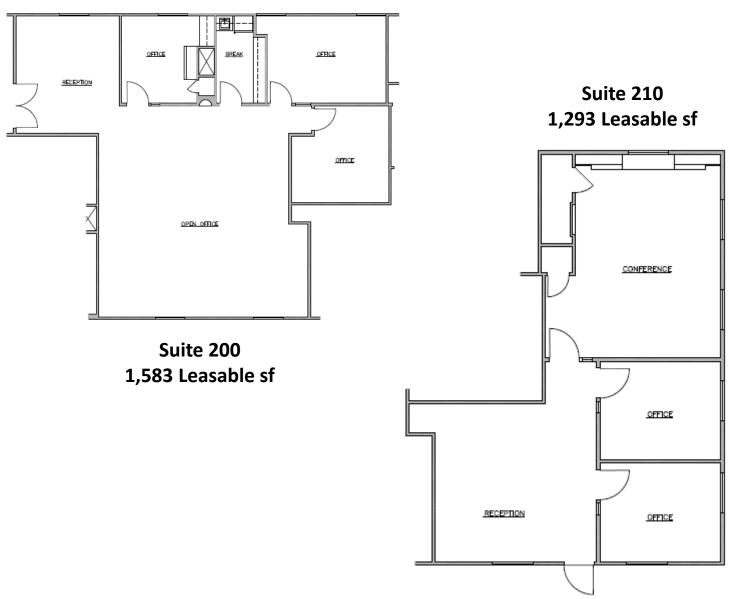
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ESCONDIDO OFFICE BUILDING FOR LEASE

2ND FLOOR SUITES - 200 and 210



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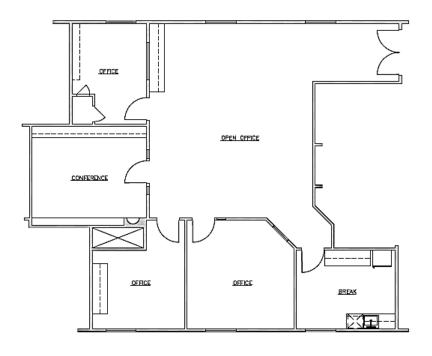
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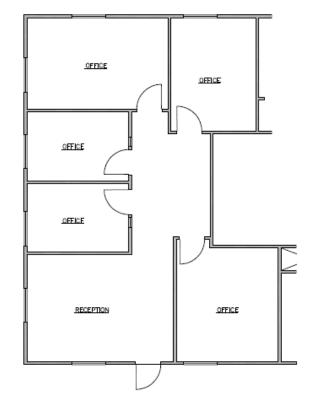
ESCONDIDO OFFICE BUILDING FOR LEASE

2ND FLOOR SUITES - 220 and 230



Suite 220 1,770 Leasable sf

Suite 230 1,298 Leasable sf



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