

MEDICAL OFFICE SPACE
FOR LEASE

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



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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

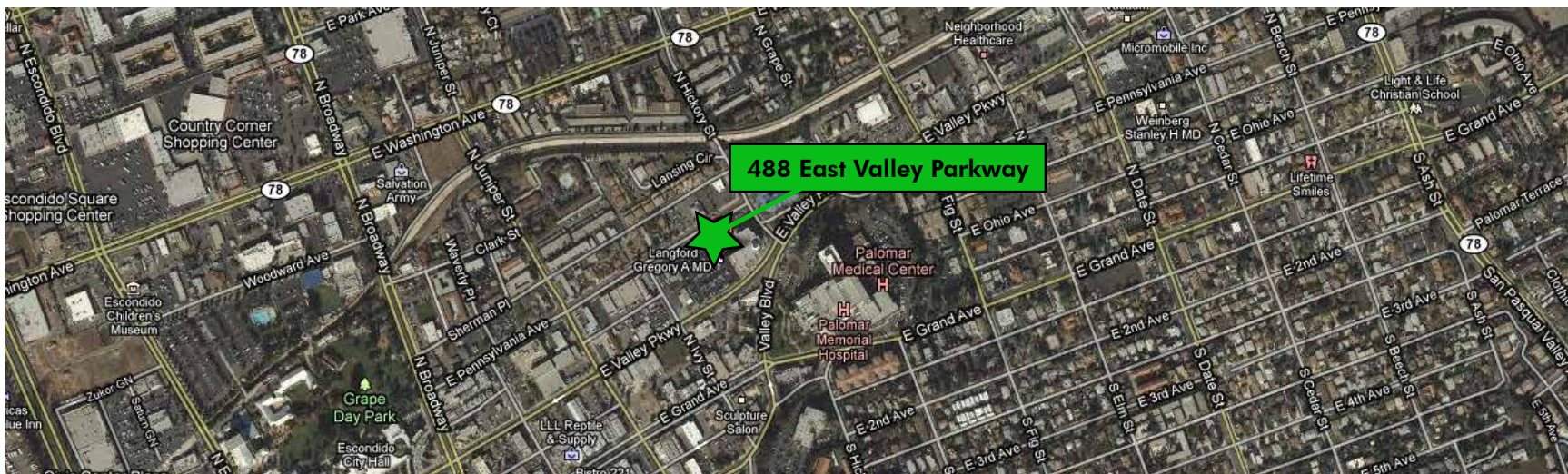
Spec suites underway

Abundant parking

FLOOR	RENTABLE SF	SUITE	ASKING RATES
488 EAST VALLEY PARKWAY • ESCONDIDO, CA			
1	1,760 SF	108	NEGOTIABLE
2	2,908 SF	207	NEGOTIABLE
3	2,493 SF	315	NEGOTIABLE

*SUITE 100 IN SHELL CONDITION

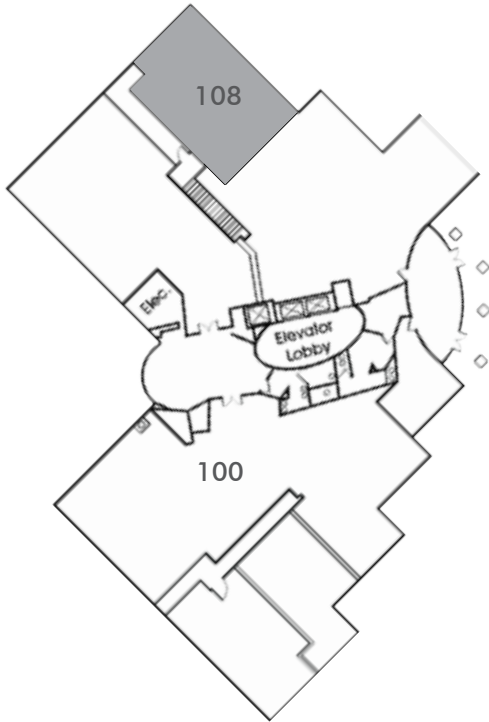




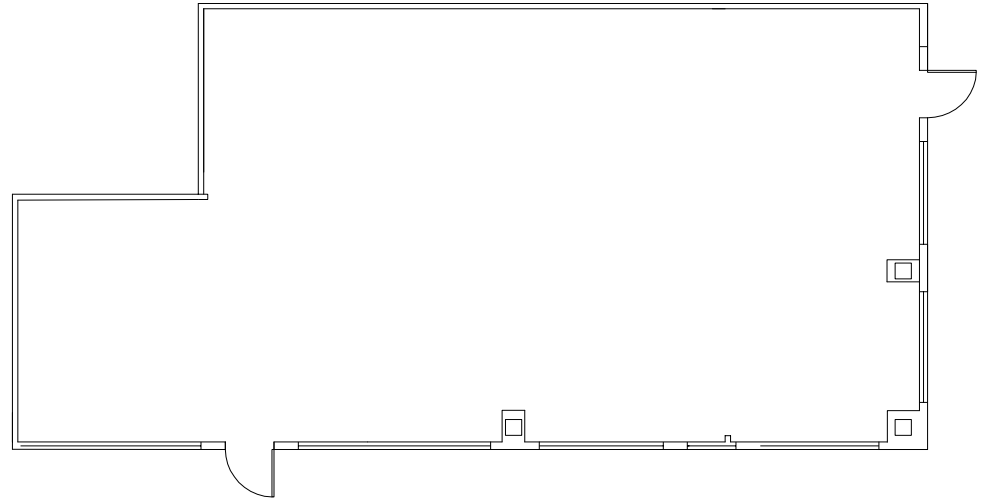
VALLEY PARKWAY MEDICAL CENTER
488 EAST VALLEY PARKWAY | ESCONDIDO, CA

SUITE 108

1ST FLOOR PLAN:

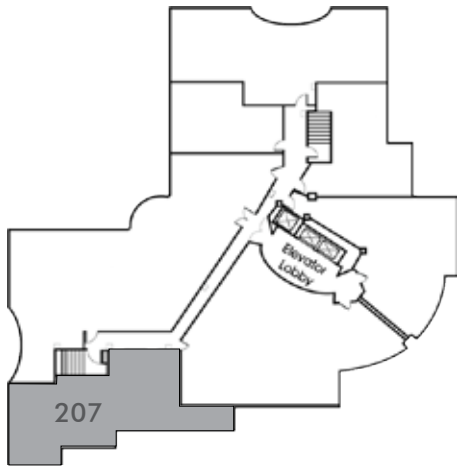


SUITE 108 1,760 SF

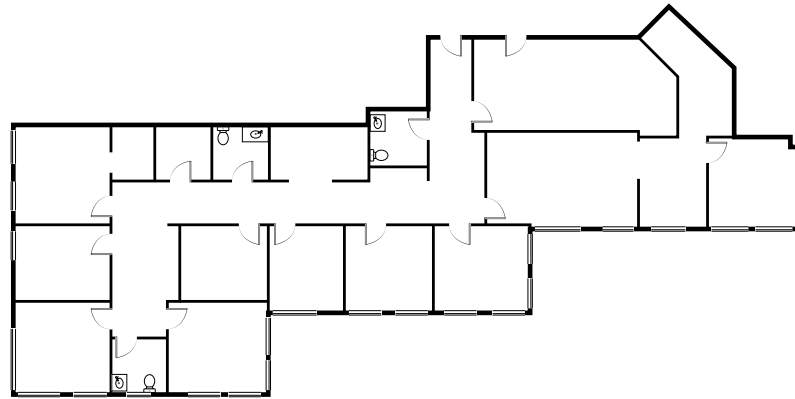


SUITE 207 & 315

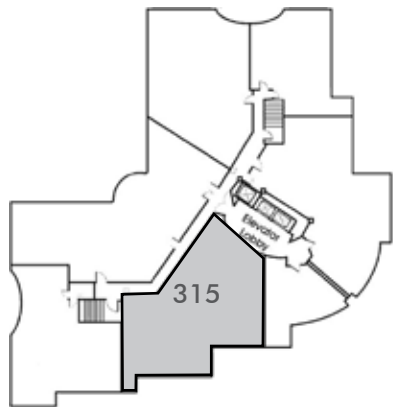
2ND FLOOR PLAN:



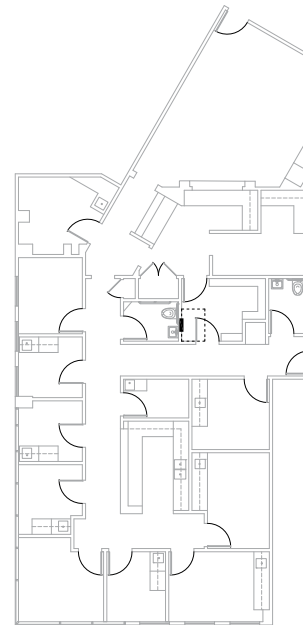
SUITE 207
2,908 SF



3RD FLOOR PLAN:



SUITE 315
2,470 SF





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