

The logo features the number '800' in a large, white, sans-serif font, enclosed within a white outline of a classical pediment. Below the number, the word 'GATEWAY' is written in a smaller, white, all-caps sans-serif font.

800 GATEWAY

800 W. VALLEY PRKWAY
ESCONDIDO, CA 92025



FOR LEASE | CLASS "A" OFFICE / MEDICAL BUILDING
1,821 SF AVAILABLE | \$2.45/SF + ELECTRICITY

FEATURES



- » Lease Rate: \$2.45/RSF + Electricity
- » A modern, 26,945 SF office building adjacent to Escondido Gateway Shopping Center
- » Common area improvements recently completed throughout project
- » Under new ownership with on-site, responsive property management
- » Secured underground parking with elevator access
- » On-site ATM
- » AT&T High-Speed Fiber available in the building
- » Abundant parking ratio at 5.0/1,000
- » This area is considered the regional hub of Escondido, with national retailers surrounding the site. Neighboring retail tenants include Barnes & Noble, Michaels, Cocina del Charro and Firehouse Subs.
- » Walking distance from the Escondido-Oceanside Sprinter Rail Line Station
- » Signalized left turn from West Valley Parkway
- » Conveniently located just off I-15 at the West Valley Parkway ramp

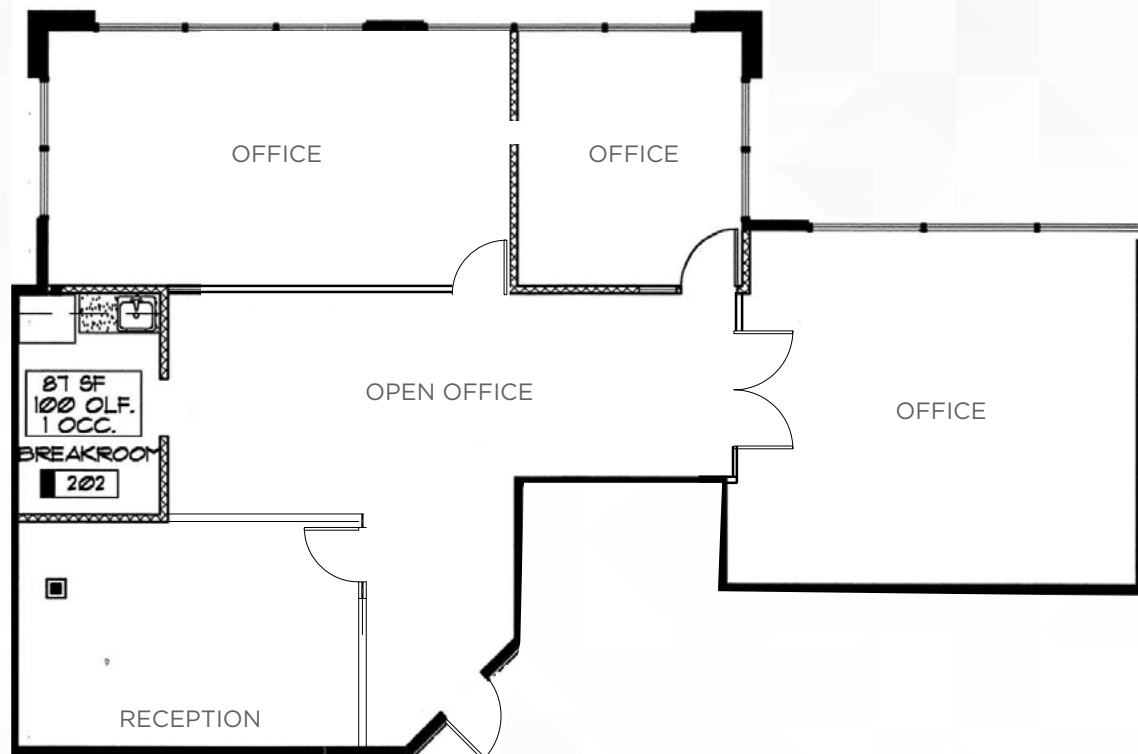


AVAILABILITY

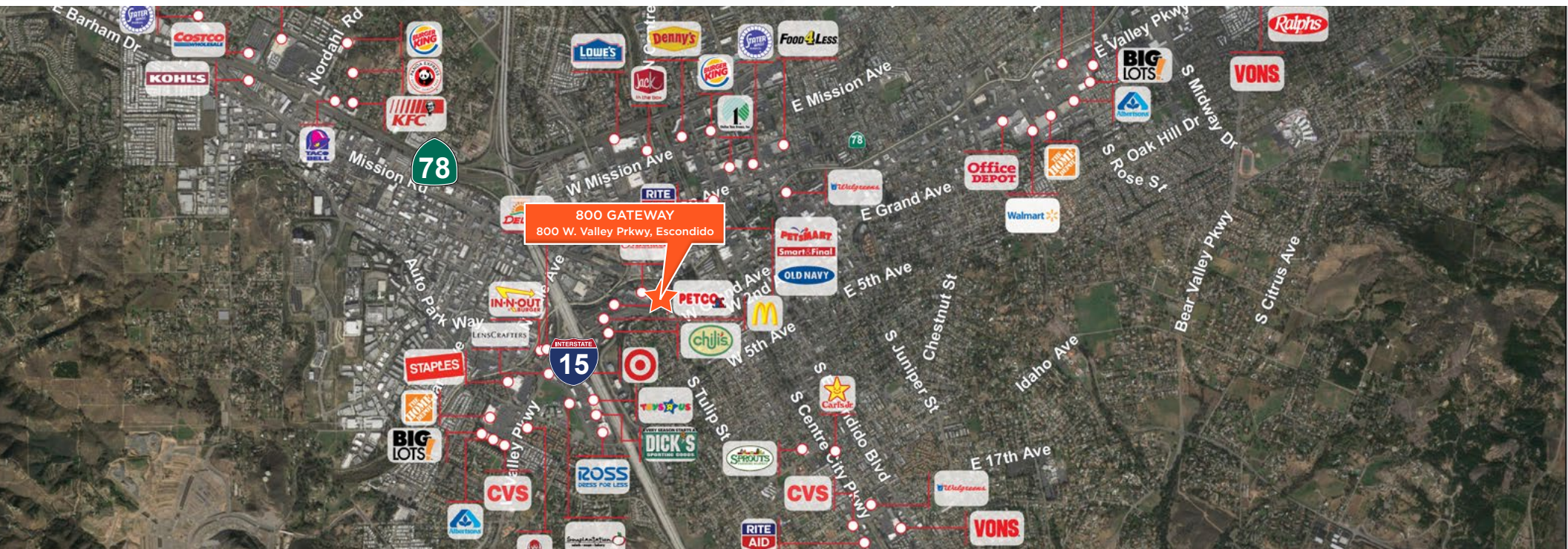
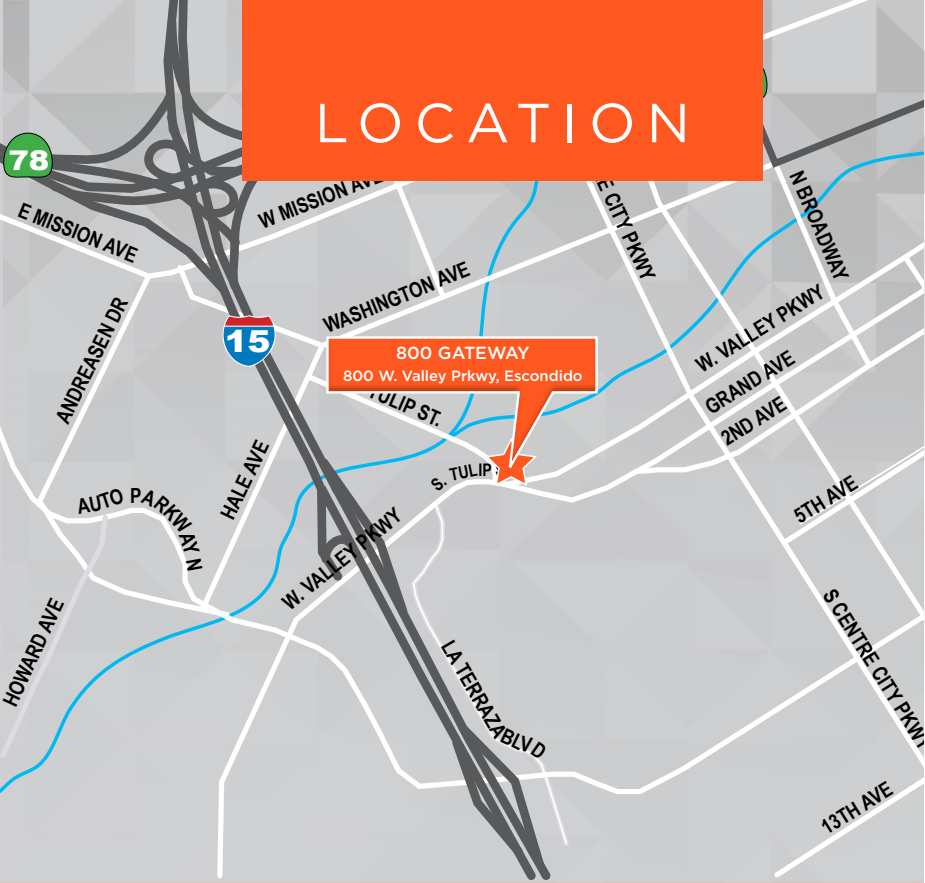
SUITE 203 | 1,821 RSF AVAILABLE NOW

- » Second floor office space, Reception area, 3 private offices, Kitchen, Open office area

SECOND FLOOR



LOCATION



800 GATEWAY

800 W. VALLEY PRKWAY
ESCONDIDO, CA 92025

LEASING INQUIRIES:

Matty Sundberg

760.431.4232

matty.sundberg@cushwake.com

CA Lic. 01257446

Bob Cowan, SIOR

760.431.3836

bob.cowan@cushwake.com

CA Lic. 01838109

1000 Aviara Parkway, Suite 100

Carlsbad, CA 92011

www.cushmanwakefield.com



Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.