



FOR LEASE > 3,919 RSF OFFICE SPACE

355 GRAND AVENUE

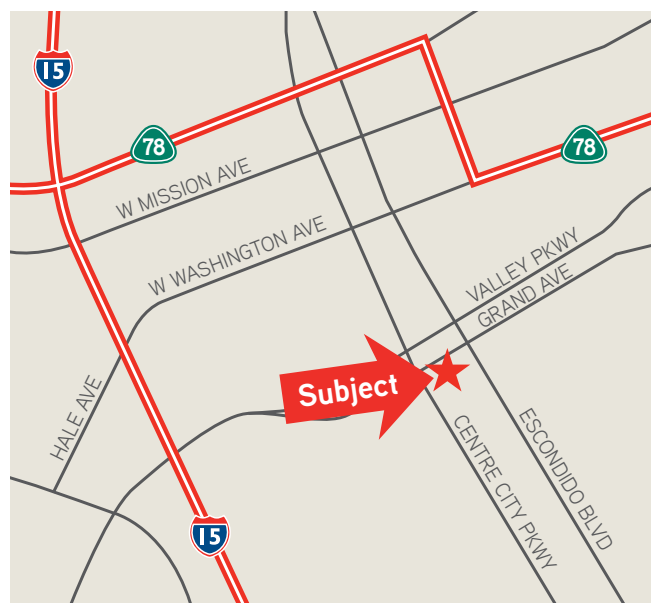
Suite 5 | Escondido, CA 92025

THE BUILDING

- » Abundant 4/1000 parking ratio exceeds typical office projects in the downtown Escondido submarket
- » Highly visible location along Grand Avenue at the entrance to the Historic downtown district
- » Building and monument signage opportunities
- » New, highly efficient HVAC units
- » Unique downtown city and mountain views
- » Abundant amenities in the revitalized downtown area
- » Easy access to Interstate 15 and Highway 78

PRICING

- » Asking Rate: \$1.75/SF + Electrical and Janitorial



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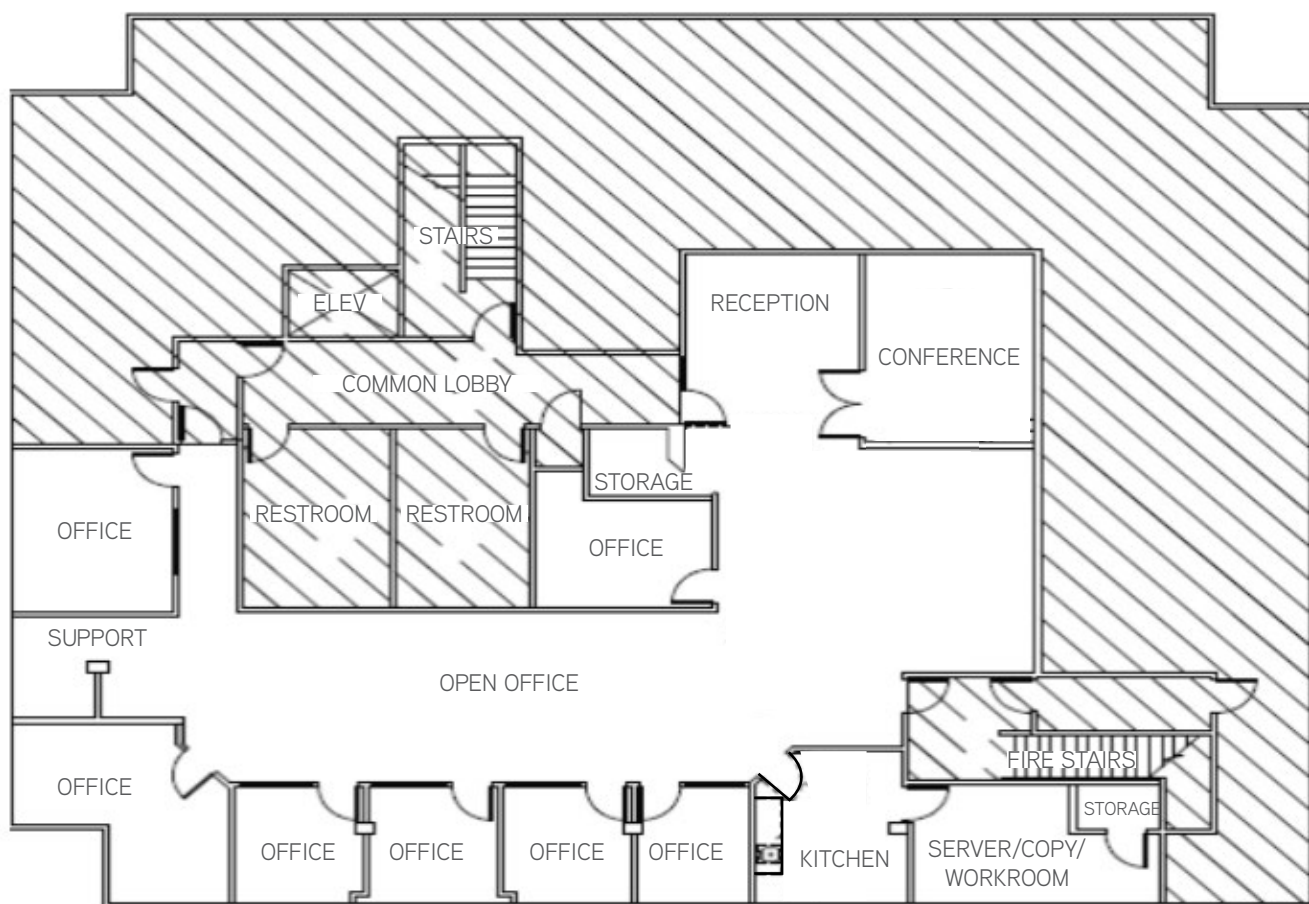
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SUITE 5 - 3,919 RSF

- » Top floor space with views
- » Skylights provided natural light
- » Modern finishes
- » Efficient layout
 - Reception Area
 - Conference Room with Skylight
 - Kitchen
 - 5 Standard Sized Offices
 - 2 Executive Offices
 - Large Open Area
 - Large Server/Copy/Workroom
 - Storage Room



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