

FOR LEASE

1215 PACIFIC OAKS PLACE

Escondido, CA 92029

SUITE 101 | Highly unique flex/office suite for lease | 3,227 SF

SUITE 106 | High image industrial/flex suite for lease with 24' clear height and solar | 11,700 SF



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



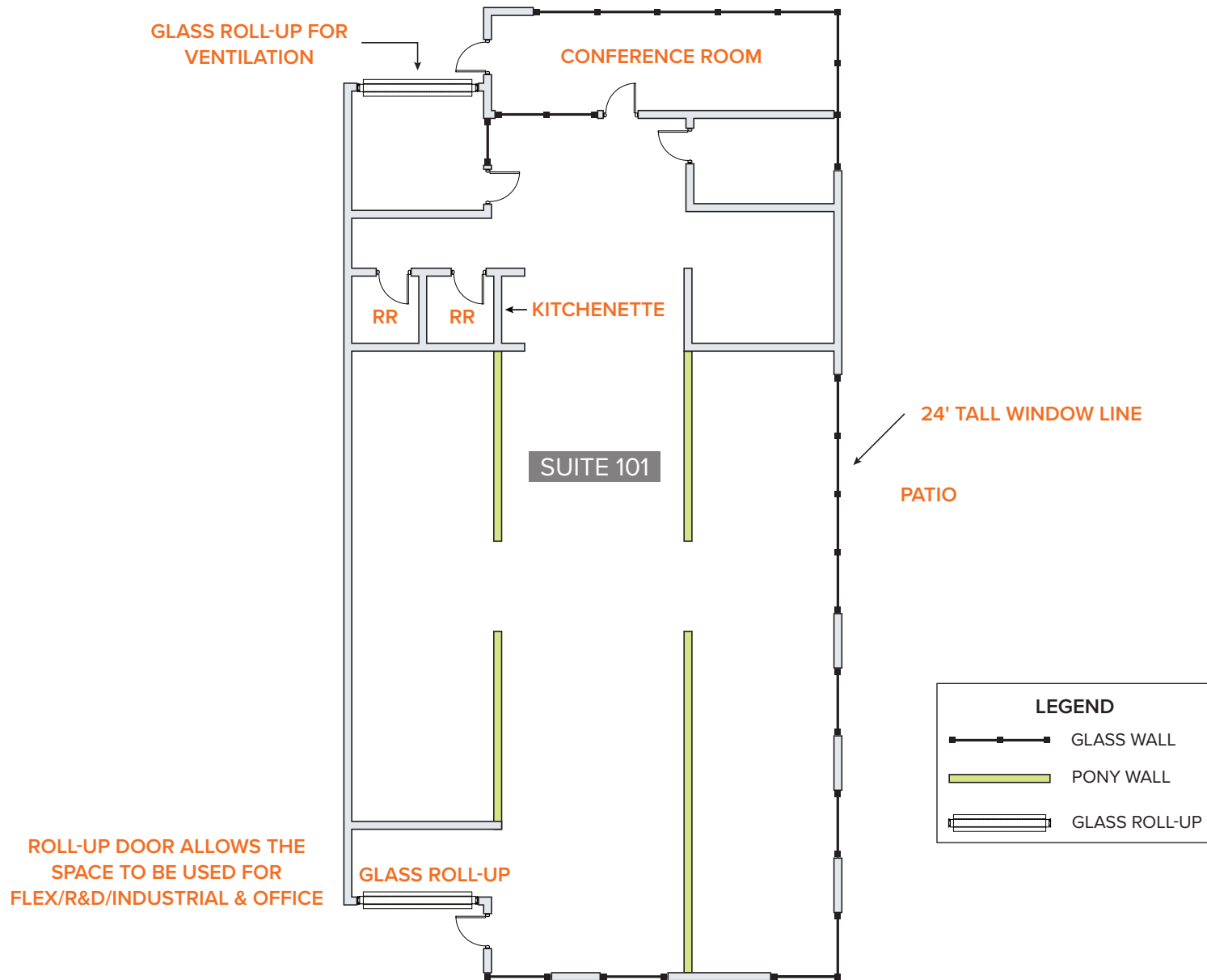


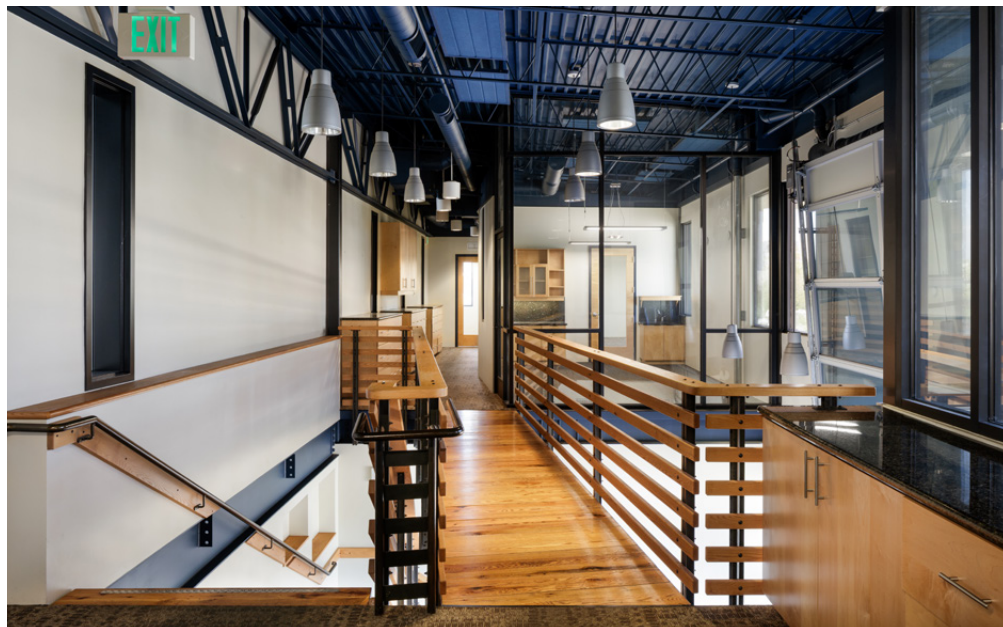
Photo digitally altered to remove current tenant's contents.
Large ceiling fan to be removed by tenant



SUITE 101 HIGHLIGHTS:

- One of a kind flex/office space for lease
- 100% climate controlled and used as an office suite currently
- Two glass roll-up doors allow the suite to be used as a flex space, or provide fresh air if used as an office suite
- 24' ceiling height. Existing hard duct work at a lower height can be removed or reconfigured for flex uses requiring full height across the entire space
- Floor to ceiling glass on the front wall of the building with extensive windows on three sides (front end suite)
- 100% ground-floor space
- Mostly open office area with kitchenette, two restrooms and glass wall conference room
- Pony wall office partitions create separate work areas. Potential to be removed for flex uses requiring full open space
- Wood flooring
- Shaded patio on the exterior front of the building
- Lease rate: **\$1.85/sf gross**



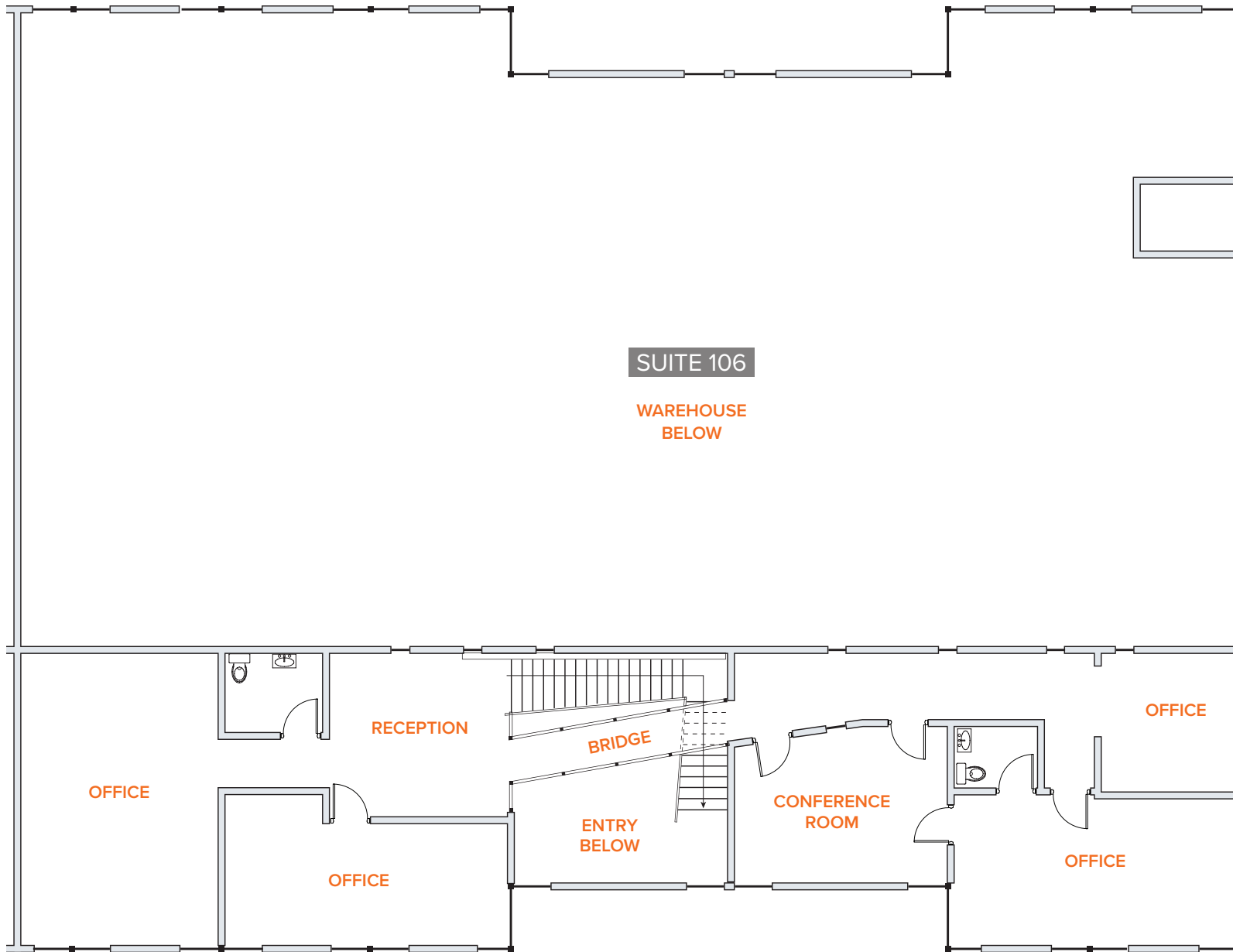


SUITE 106 HIGHLIGHTS:

- Rare opportunity to lease a high-image, unique space that is on the market for lease for the first time
- Approximately 40% improved with high-spec office that includes:
 - Exposed painted ceilings with hard ducting and upgraded lighting
 - Flooring is a mixture of hard wood, premium carpet and stone
 - Catwalk over the reception connecting the two sides of the office
 - Glass sectional door into the reception providing light and fresh air on nice days.
- 24' building clear height with 24' of clear height in the reception area.
- Loading doors (all electric openers / all sectional, not roll-up): (1) metal 14'x14', (2) glass 12'x12' loading doors and (1) glass 12'x12' door on the west side of the building for ventilation/breeze or loading to the west sidewalk
- Power: 800 amps 120/208 v (Lessee to confirm)
- 15 KW Solar system
- Extensive windows and glass in to the warehouse and office offer significant light
- **Lease rate: \$1.75/sf gross**







FROM AGRICULTURAL ROOTS TO A MODERN INDUSTRIAL HUB

AS A BUSINESS LOCATION: CONNECTIVITY AT SCALE

Originally a picturesque, quiet valley of orange and avocado groves, Escondido is now a thriving City. Strategically positioned at the northern gateway of San Diego County at the vital intersection of Interstate 15 and Highway 78, Escondido provides unparalleled connectivity for businesses, employers and employees alike. This prime crossroads offers seamless access to downtown San Diego in under 30 minutes, Orange and Riverside Counties to the north and the broader San Diego-Tijuana megaregion. Employees have access to newer and less expensive housing than in the core of San Diego and Employers have quick access to executive talent in nearby Rancho Santa Fe and coastal North County.

AS AN INDUSTRIAL MARKET: RARE M1 & M2 ZONING

As San Diego County continues to grow, Escondido is reaping the benefits. Apple's new campus in Rancho Bernardo is minutes to the south while the state-of-the-art Palomar Medical Center Escondido serves as a leading healthcare anchor right in the City. The County especially lacks heavier zoned industrial parcels for companies that provide services to the growing economy. Escondido shines in this regard with a supply of heavier M1 and M2 zoned parcels that have quick access to the major vehicular arteries cutting through San Diego and North County.

AS A PLACE TO LIVE: THE NORTH COUNTY LIFESTYLE

The City of Escondido provides a lifestyle as nice as the location is strategic. It is home to the famous San Diego Zoo Safari Park. It also has a historic downtown district with shopping and restaurants. The area has been recently reimaged with new street work and landscaping to provide an upgraded version of a true old fashioned downtown.

AS A REGIONAL GATEWAY:

ACCESS TO COAST, MOUNTAINS & SOUTHERN CALIFORNIA

The City is not only the San Diego gateway to the north, but also the gateway to San Diego's mountains to the east. Highway 78 travels through Escondido to the east past the Safari Park, past citrus groves, beginning a climb that winds through the historic mountain town of Julian and eventually on to California's largest state park, Anza Borrego. In the City, residents have access to the 3,000 acre Daley Ranch for hiking and mountain biking. The Coast to Crest trail cuts through the area. Lake Hodges bookends the southern side of the City with more hiking and biking trails. Del Dios Highway cuts past the lake and in one of the more scenic drives in the County provides access to the coastal communities of Del Mar, Solana Beach and Encinitas.

