

# COMMERCIAL OFFICE SPACE FOR LEASE

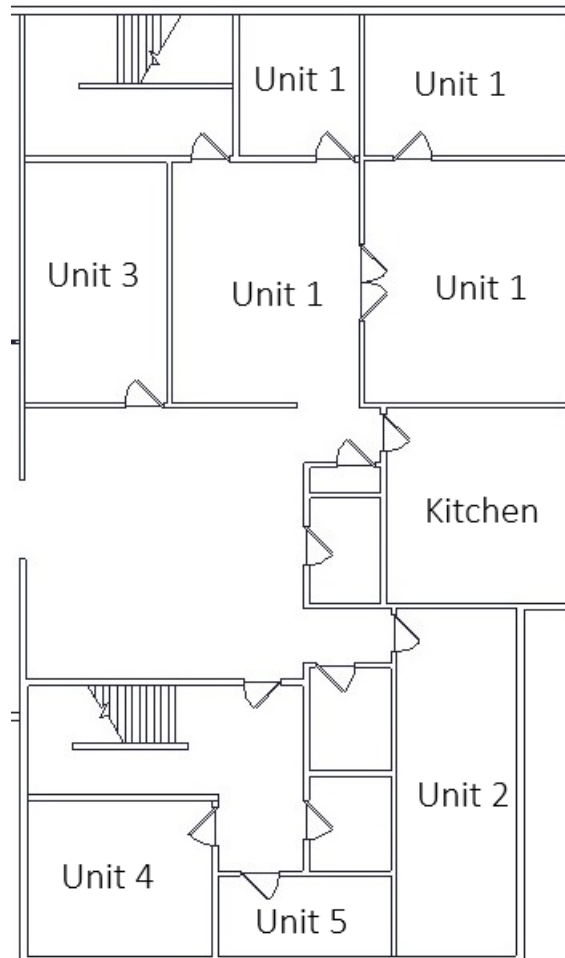
## 939 S. ANDREASEN DRIVE, ESCONDIDO, CA 92029

Second-floor units with shared kitchen, restrooms, and available parking. Furniture in photos may be included upon request. Convenient access to I-15 and Hwy 78.

**Immediate occupancy available. Below-market rates – first qualified tenants move in immediately**

**Lease Terms:** Month-to-month (Modified Gross), 2 months' rent security deposit + first month's rent due at move-in. Rent due on the 1st of each month. \$50 flat fee for utilities and cleaning. Terms negotiable; multi-unit discounts available.

Schedule a showing by emailing [info@c-hmachine.com](mailto:info@c-hmachine.com) or calling 760-746-6459



## Unit 1 – 1180 SF, \$18.31/SF/YR, \$1800 per month.

- Two large offices (each 395 SF / 18 ft × 22 ft), separated by double glass doors
- Adjacent small offices: 150 SF (14 ft × 11 ft) and 230 SF (13 ft × 18 ft)





Unit 2 – 350 SF, \$18/SF/YR, \$525 per month  
11 ft x 32 ft



**Unit 3 – 285 SF, \$16/SF/YR, \$380 per month**  
22 ft x 13 ft



**Unit 4 – 235 SF, \$17.87/SF/YR, \$350 per month**  
14 ft x 17 ft



**Unit 5 – 130 SF, \$17.54/SF/YR, \$190 per month**  
15 ft x 9 ft

