



FOR LEASE

101 State Place

Escondido, CA 92029

±1,620 - 5,500 SF Office/Flex Suites

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Property Highlights

- 1,620 - 5,500 SF Available
- Office/Flex Business Center
- 3.00/1,000 SF Parking Ratio
- Excellent Location in Escondido's Research & Technology Center
- Easy Access to Highway 78 and I-15

 Lease Rate: \$1.20/SF NNN

Suite Availability

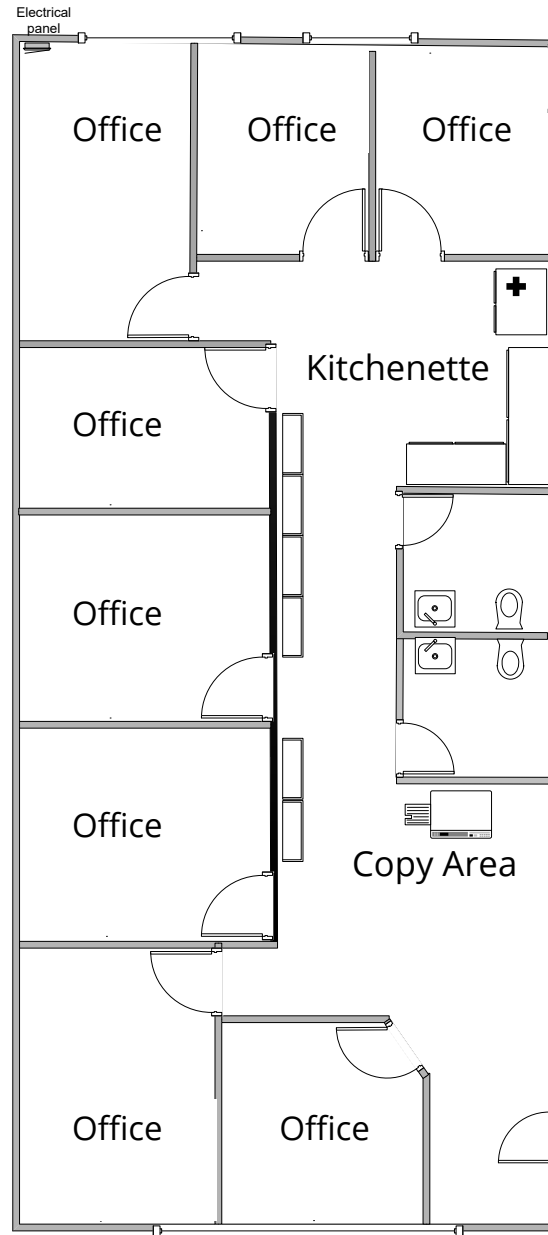
Suite F | 1,620 SF

Suite L & M | 4,607 SF

Suite N & O | 5,500 SF



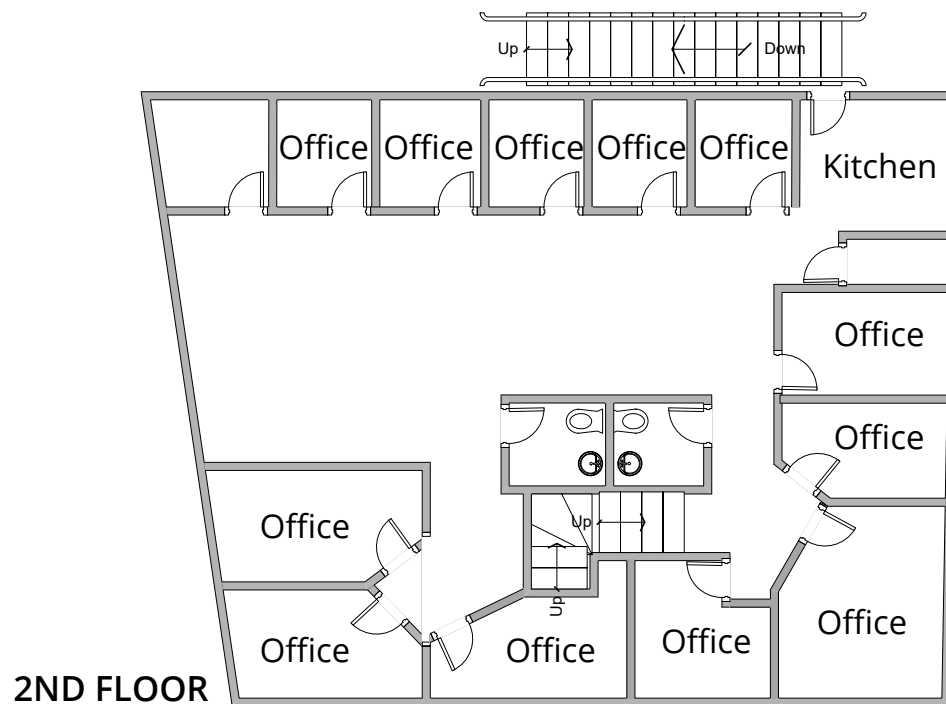
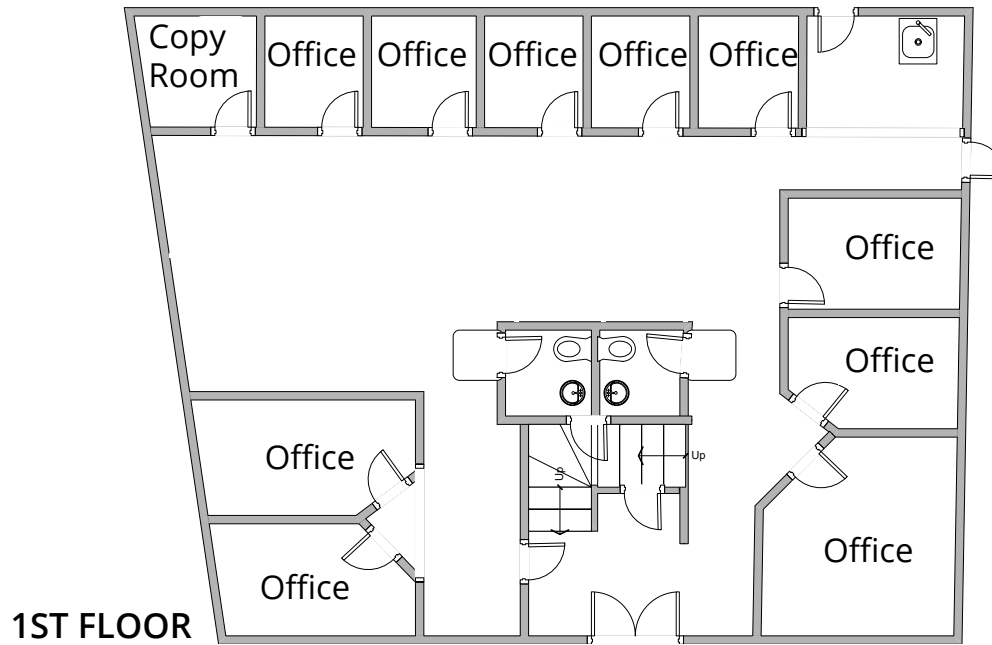
Floor Plan



Suite F

- 1,620 SF
- 8 private offices
- Restroom
- Kitchenette

Floor Plan

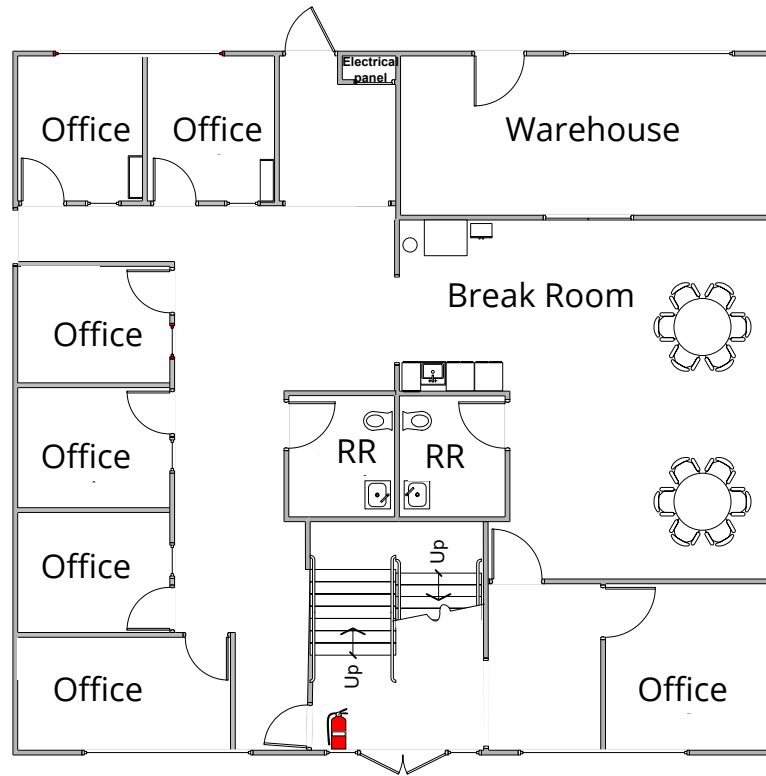


Suite L & M

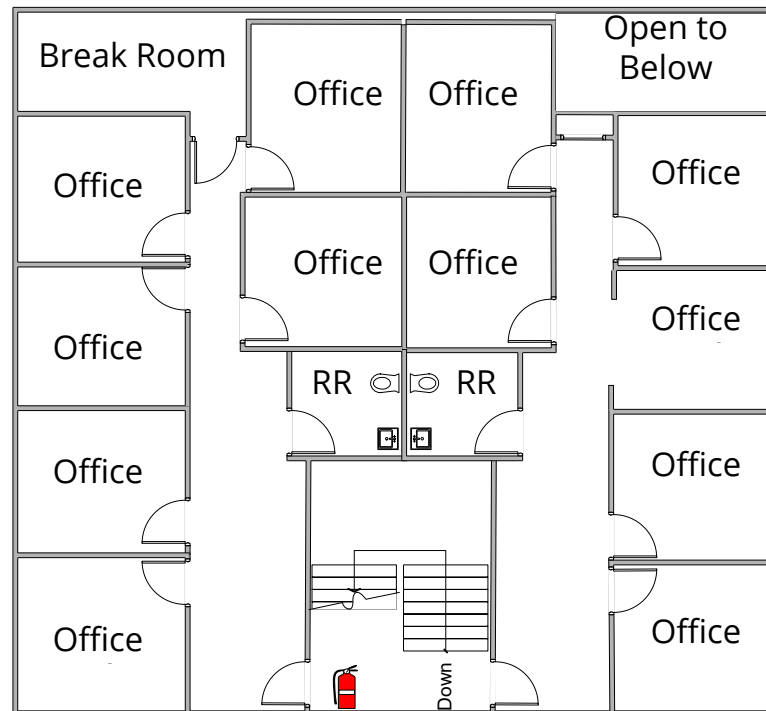
- 4,607 SF
- 22 private offices
- Restrooms

Floor Plan

1ST FLOOR



2ND FLOOR



Suite N & O

- 5,500 SF
- 19 private offices
- Warehouse
- Restrooms
- Multiple break rooms

Drive Times



35 MINUTES
ORANGE COUNTY

28 MINUTES
RIVERSIDE COUNTY

4 MINUTES
HIGHWAY 78

6 MINUTES
I-15

18 MINUTES
I-5

101 STATE PLACE



30 MINUTES
DOWNTOWN SD



45 MINUTES
MEXICO BORDER



The 78 Corridor

The 78 Corridor is home to cutting-edge companies, leading universities and thriving industries that fuel our economy. From life sciences to military and defense, to manufacturing and action sports, the 78 Corridor is at the cutting edge of products that change the way we live, change the way our military communicates and operates and change the way we think about the future.

HIGHER EDUCATION

San Diego's higher education institutions conduct groundbreaking research, train the region's workforce, and provide a human capital infrastructure that enables the region to compete for investment and jobs on a global level. San Marcos is the location of the Corridor's only public university – California State University San Marcos. Because of this, San Marcos has one of the highest concentrations of STEM degrees.

HEALTHCARE

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.



Population

711,700



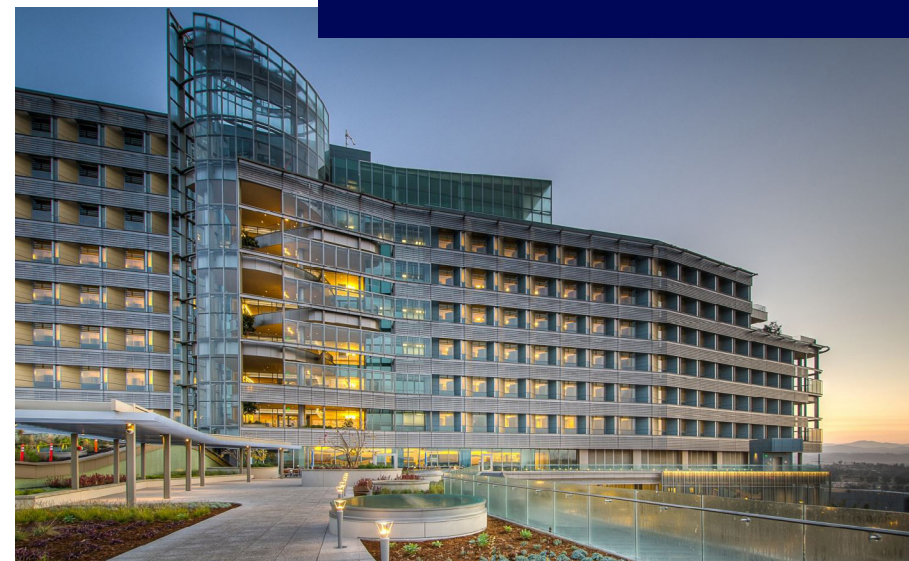
Household Income

\$106,164



Number of Households

240,902





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