

**NO CAM FEES!**

# CENTERPARK BUSINESS PLAZA

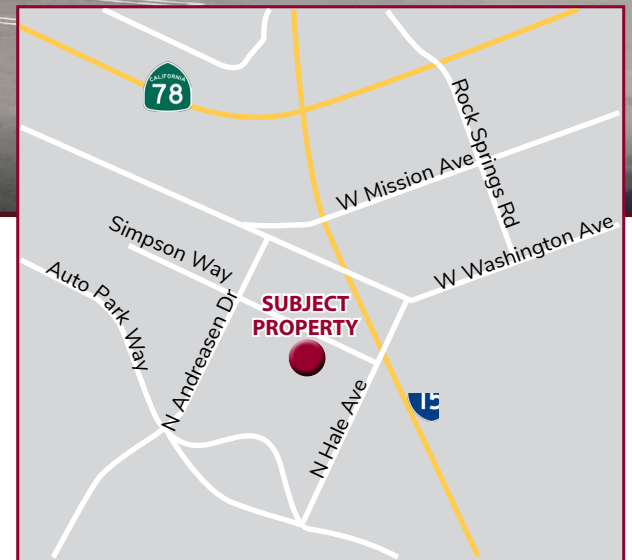
1201 - 1291 SIMPSON WAY | ESCONDIDO, CA 92029



## INDUSTRIAL & OFFICE SPACE FOR LEASE

### BUILDING AMENITIES

- » Convenient location
- » Clear height ranges from 14' to 20'
- » Parking: 2.7/1,000
- » Zoning: M-2
- » No CAM fees
- » See next page for rates & availability



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**LEE & ASSOCIATES CRE SERVICES - NSDC, INC.**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## AVAILABILITY

SUITE #	TOTAL/SF	OFFICE	RENT/SF**	AVAILABLE	COMMENTS
1229 Simpson Way	4,813 SF	15%	\$1.60 IG	February 2026	Reception, Private Office, Open Office, Warehouse & Restroom with Two Grade Level Doors



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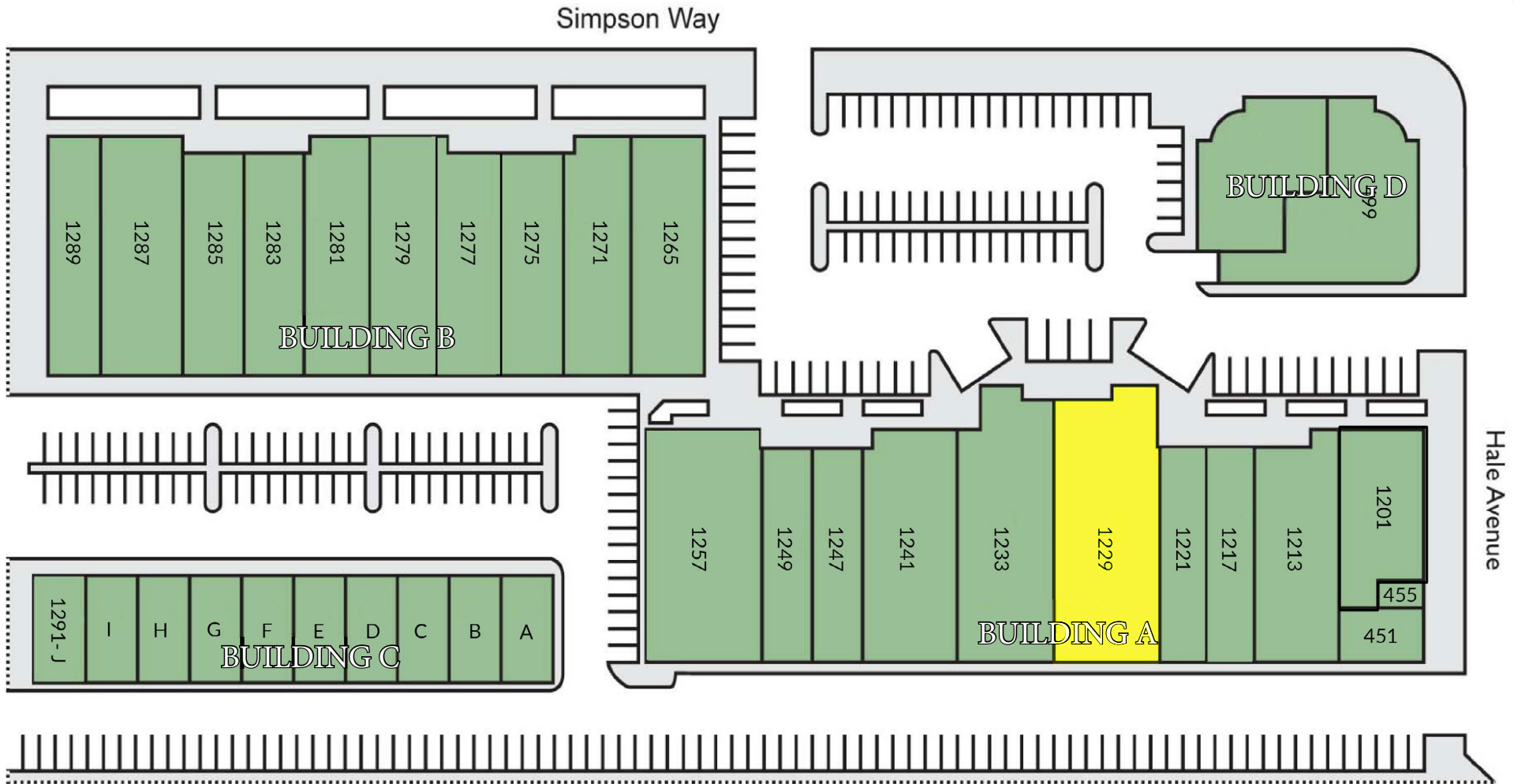
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## SITE PLAN



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1201 - 1291 SIMPSON WAY | ESCONDIDO, CA 92029

SHOWCASE  
MOULDING

1201-1257

1229



1233

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