

11,700 SF HIGH IMAGE FLEX SPACE FOR LEASE WITH 24' CLEAR AND SOLAR

# 1215 PACIFIC OAKS PLACE

Escondido, CA 92029



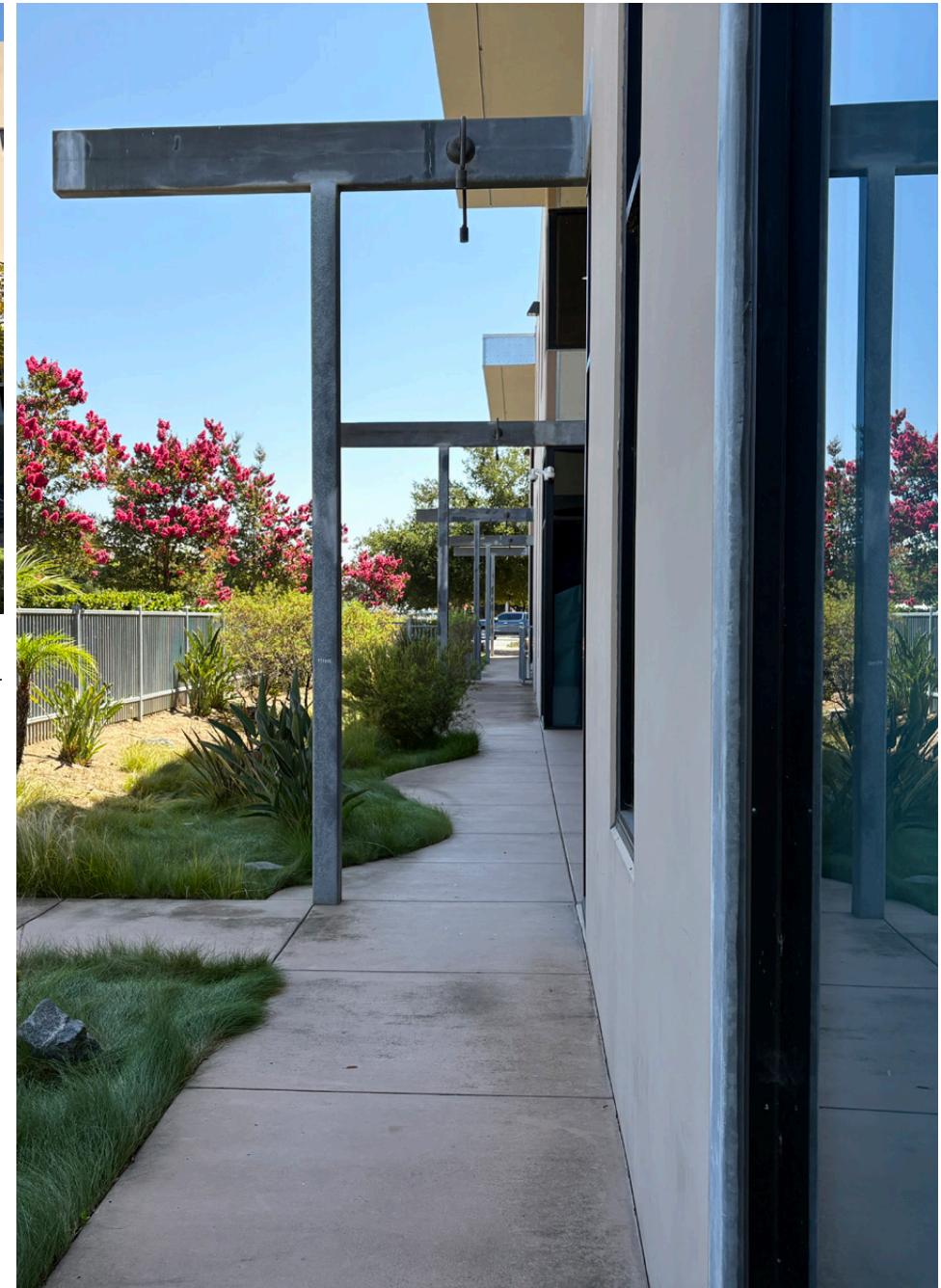
For more information, please contact:

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## HIGHLIGHTS | PHOTOS



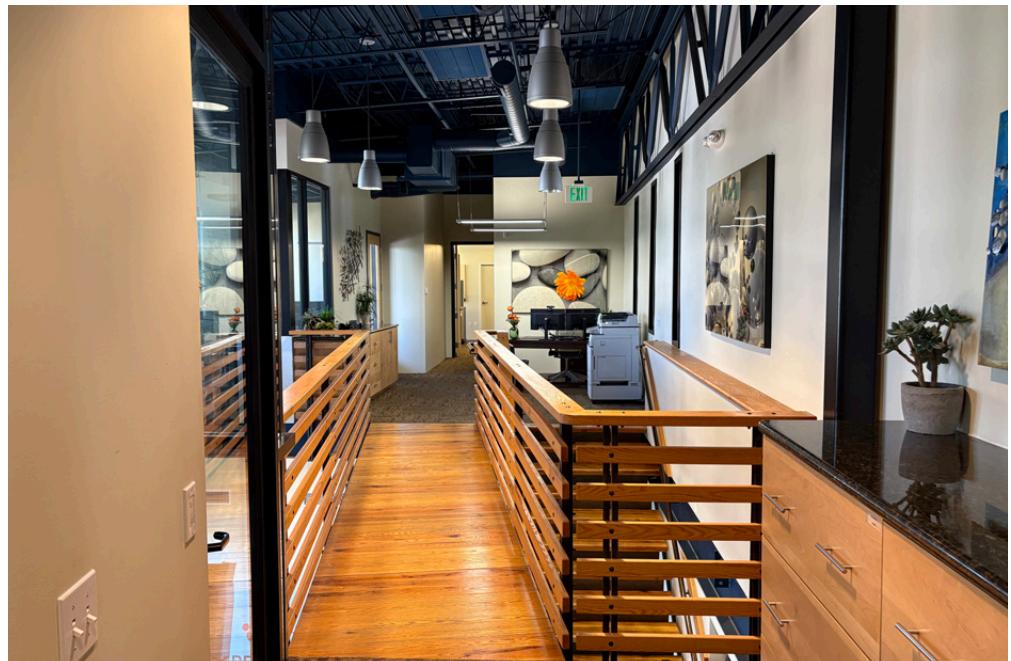
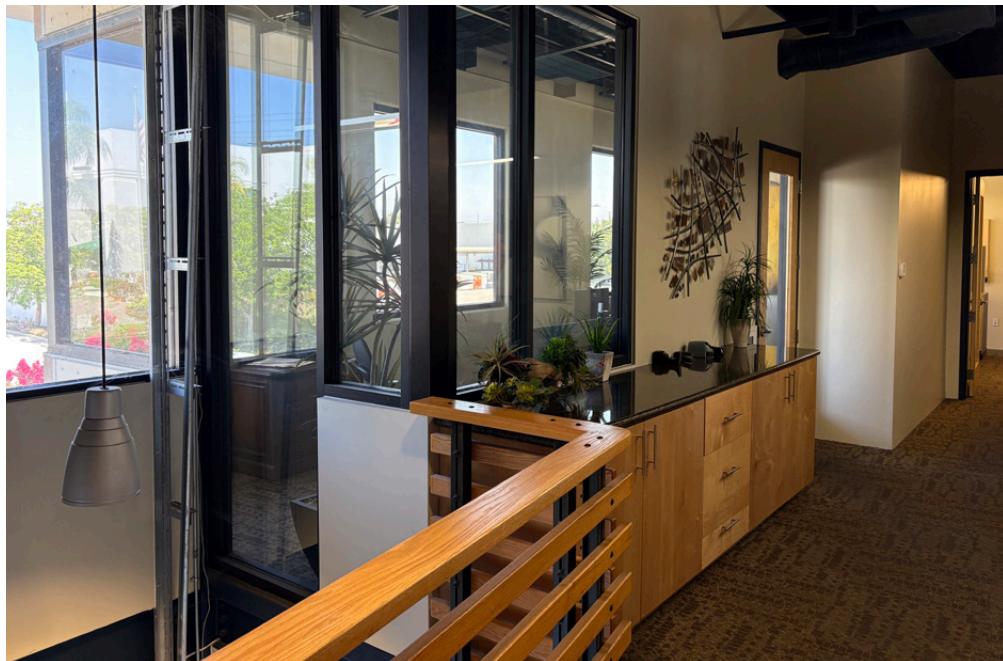
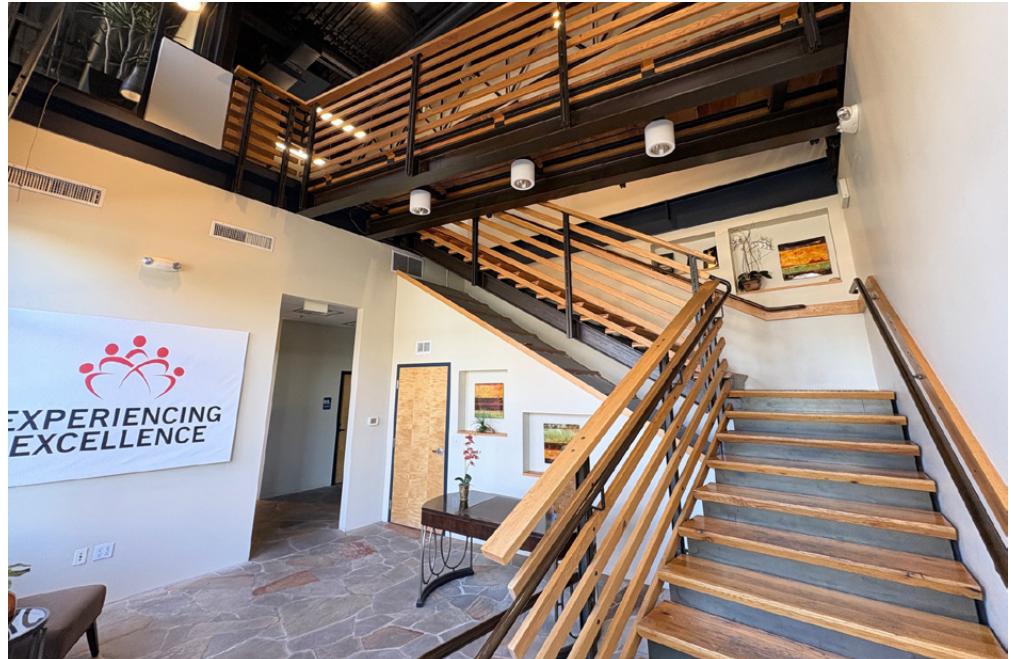
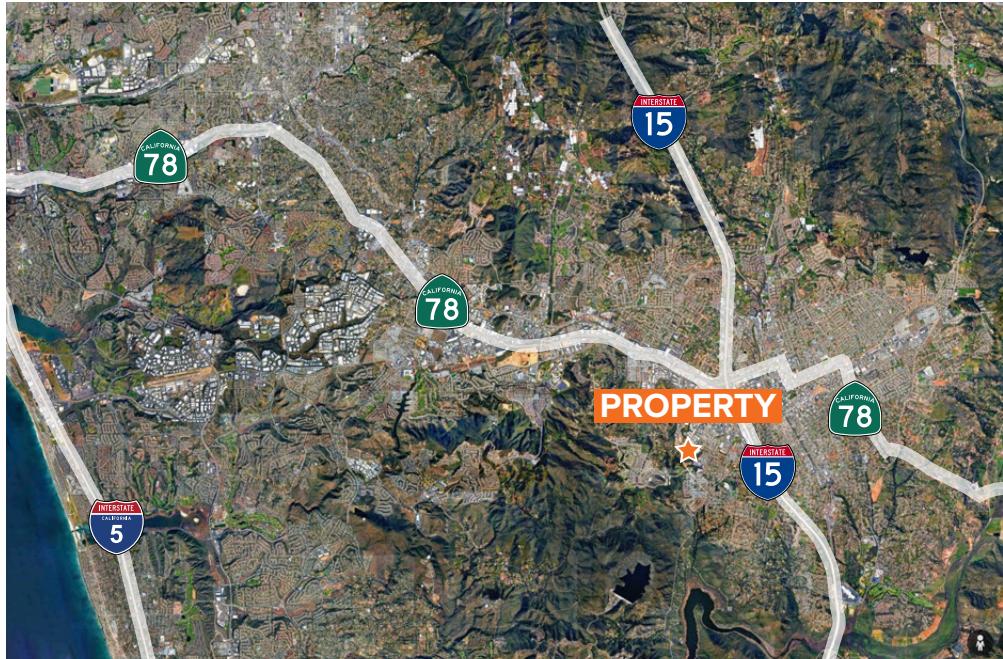
### PROPERTY HIGHLIGHTS

- 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
- Concrete parking lot
- Extensive windows and glass in to the warehouse and office offer significant light
- Prominent corner location at Pacific Oaks Place and Harmony Grove Road
- Lease rate: \$1.75/sf gross

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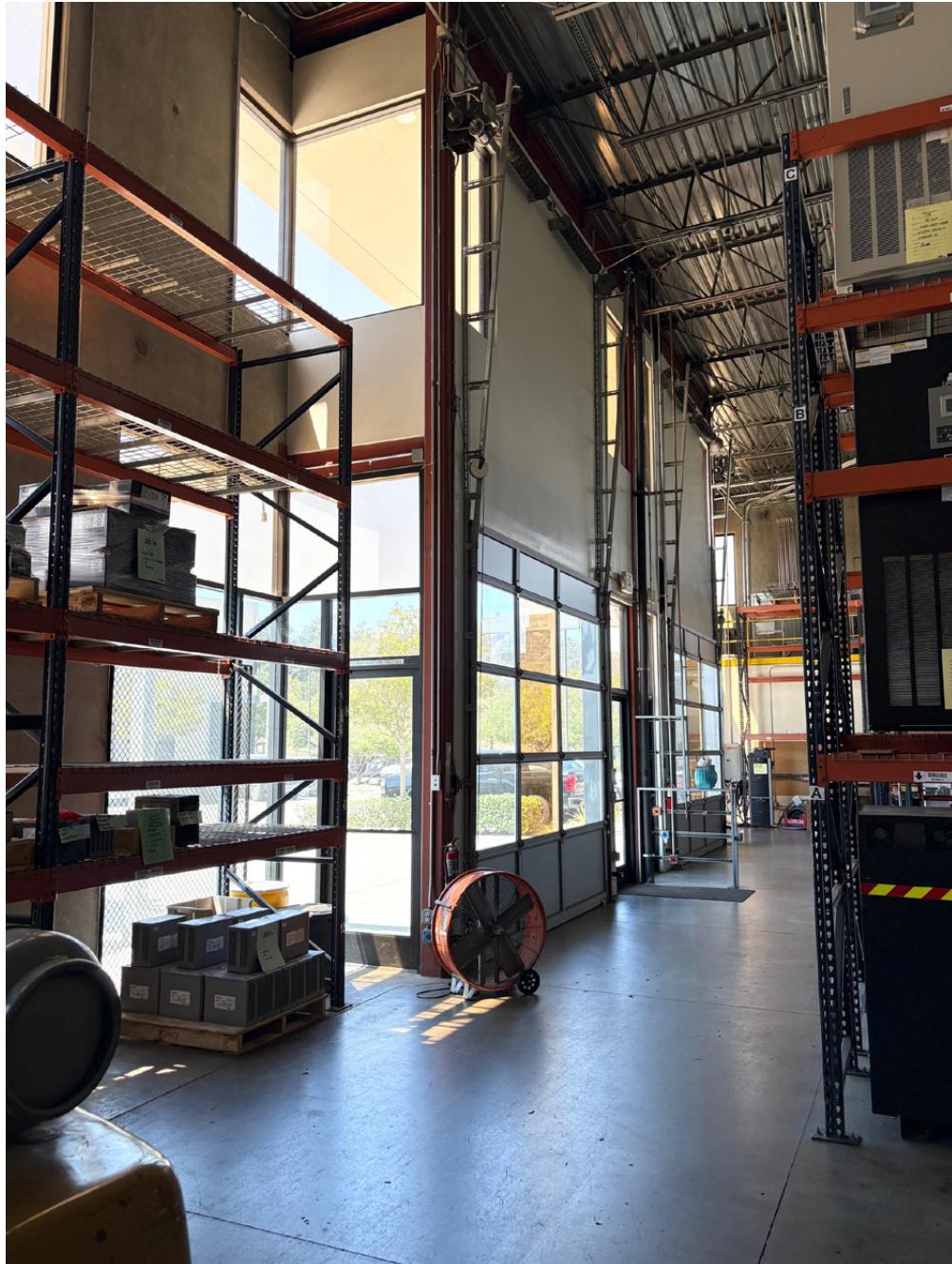
LOCATION MAP | PHOTOS



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PHOTOS



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## FLOORPLAN

1<sup>ST</sup> FLOOR



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## FLOORPLAN

2<sup>ND</sup> FLOOR

