

**NO CAM FEES!**

# CENTERPARK BUSINESS PLAZA

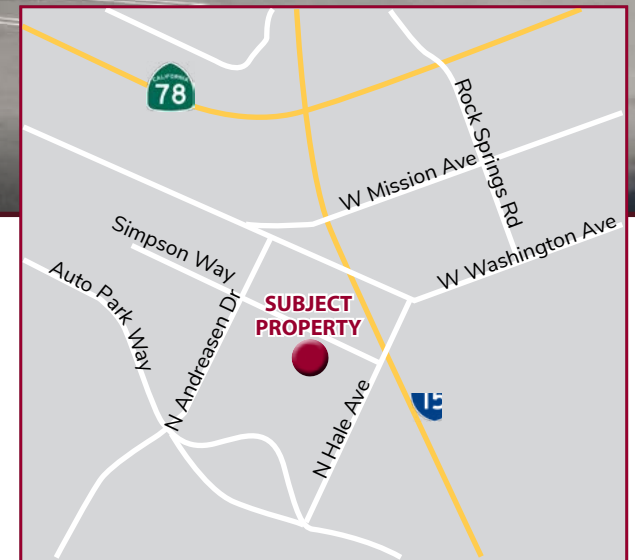
1201 - 1291 SIMPSON WAY | ESCONDIDO, CA 92029



## 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



**DANIEL KNOKE**

(760) 929-7836 | DRE# 01215373  
dknoke@lee-associates.com

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

1902 Wright Place, Suite 180, Carlsbad, CA 92008  
www.lee-associates.com



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## AVAILABILITY

SUITE #	TOTAL/SF	OFFICE	RENT/SF**	AVAILABLE	COMMENTS
1201 Simpson Way	2,650 SF	100%	\$1.25	9/1/24	Reception, 7 Private office, Kitchen & Restroom.
1291 Simpson Way - J	1,165 SF	10%	\$1.60	9/1/24	Reception, Private office, Restroom & Warehouse.



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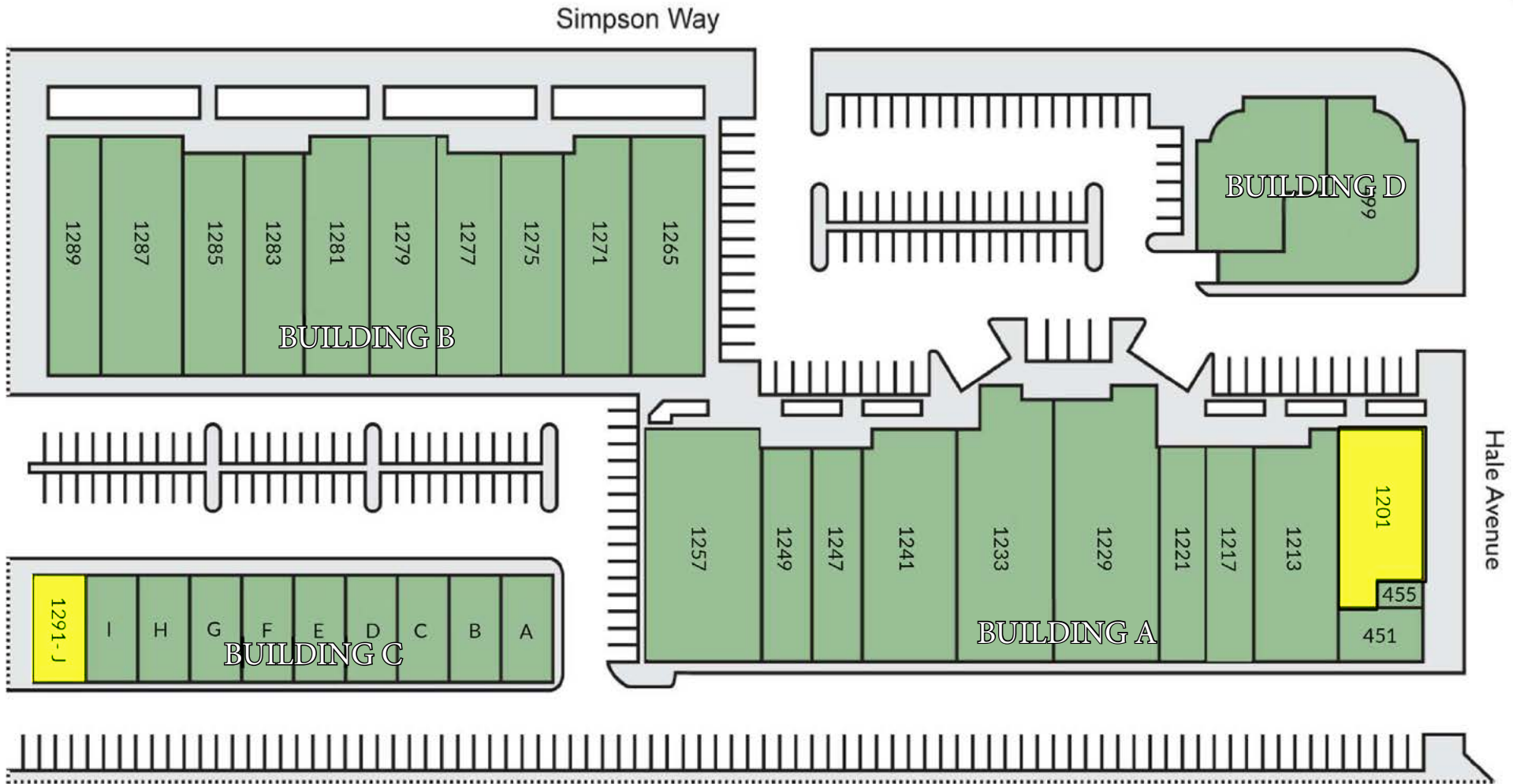
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## SITE PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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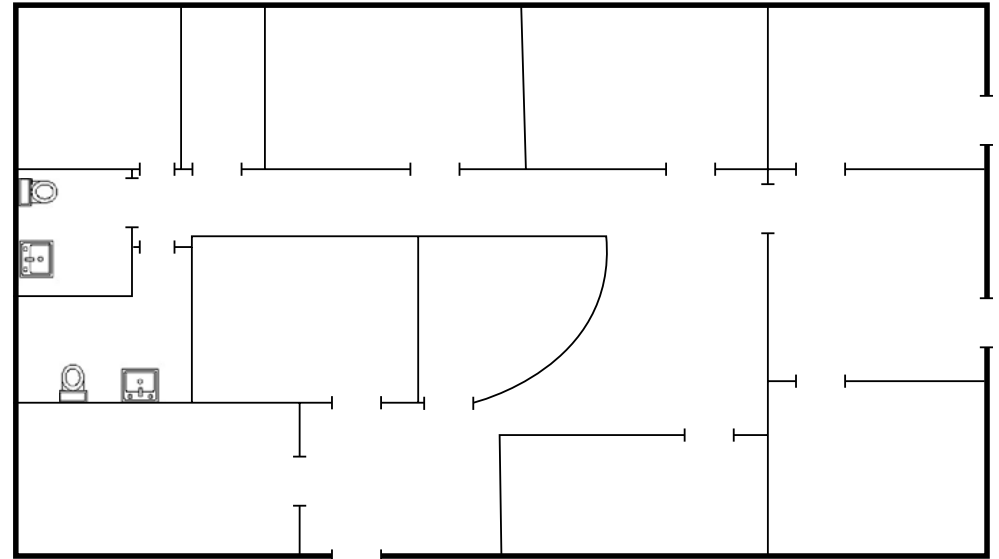
## FLOOR PLAN

1201 SIMPSON WAY

<b>Suite #:</b>	1201
<b>Total SF:</b>	2,650 SF
<b>Office/Restroom:</b>	100% office
<b>Rent/SF*:</b>	\$1.25
<b>Available:</b>	9/1/24
<b>Access:</b>	Call to Show

\*All units charged a common area maintenance charge (CAM) of approx. \$0.14 per SF

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SHOWCASE  
MOULDING

1201-1257

1229

1233

DANIEL KNOKE  
(760) 929-7836  
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DRE Lic#01215373

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977

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Any of the foregoing information will need to be separately verified by Buyer.