

For Sale or Lease

2,870[±] Sq. Ft. Suite (expandable to 5,161 Sq. Ft.)

Hidden Valley Medical Building

255 N. Elm Street, Suite 204, Escondido, CA

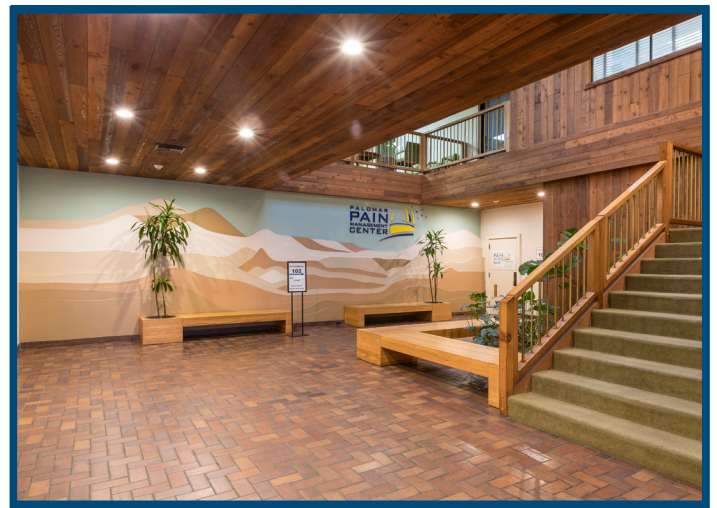


SALES PRICE - \$935,000

LEASE RATE - \$2.15 PER SQ. FT. NNN

PROPERTY HIGHLIGHTS

- Multi tenant medical building in the heart of Escondido
- Excellent parking
- Join imaging, orthopedics, physical therapy, pain management & other practices
- Elevator served beautiful 2nd floor corner suite
- Ideally designed for 2-3 physicians with 7 exam rooms employee lounge, nurses' station, business office and reception.



Hidden Valley Medical Lobby

Horizon Resources, Inc.

2260 Rutherford Road, Suite 111
Carlsbad, California 92008
Office: (760) 692-5205
Fax: (760) 692-5210
www.HorizonResourcesInc.com

Ken Rogers - (858) 334-8550 - BRE # 00424683
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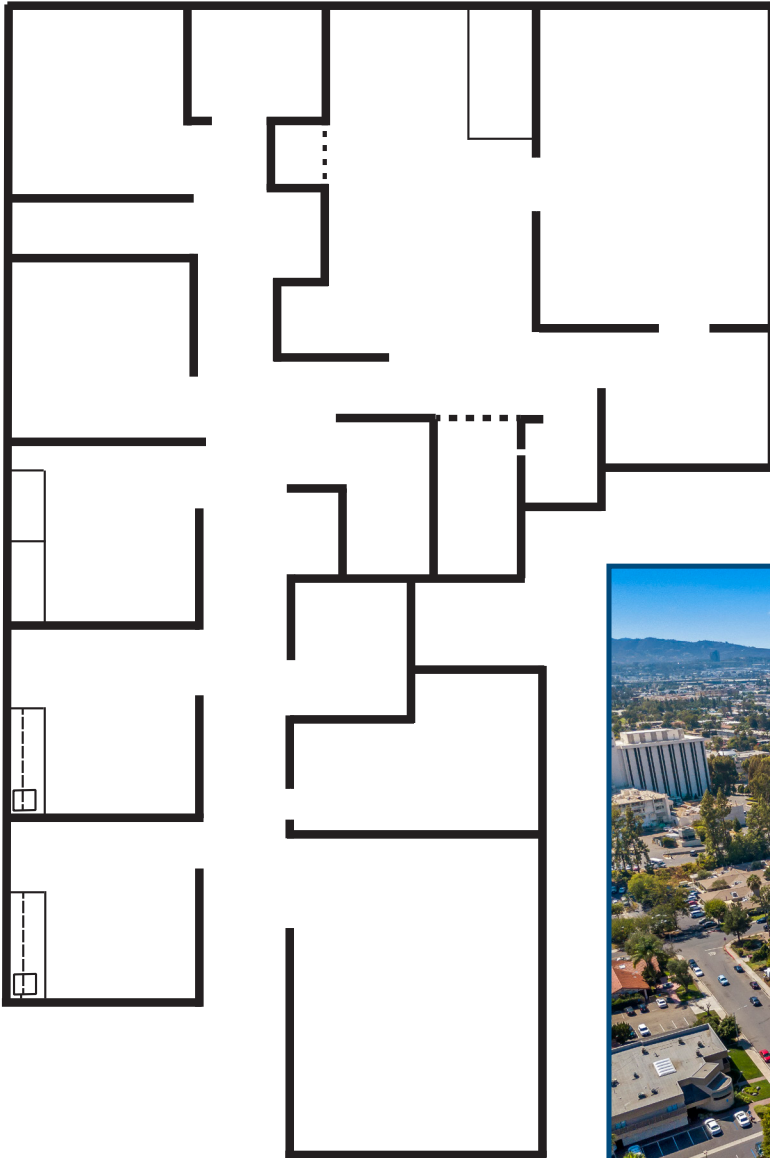


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Floor Plan



**Entrance to Suite
& Waiting Area**



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