

NO CAM FEES!

CENTERPARK BUSINESS PLAZA

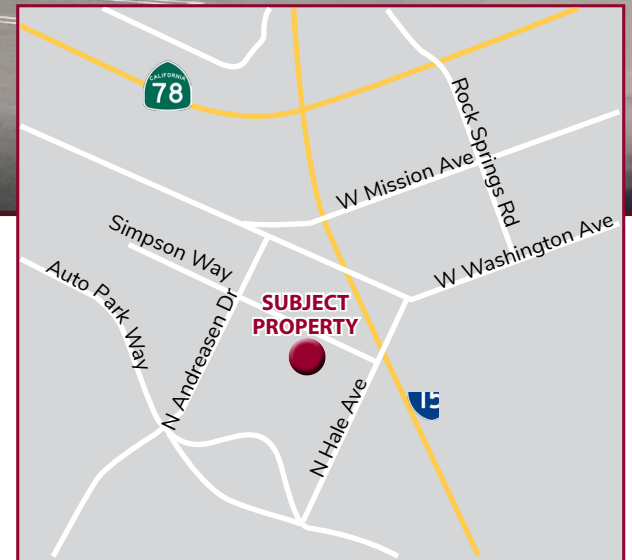
1201 - 1291 SIMPSON WAY | ESCONDIDO, CA 92029



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
COMMERCIAL REAL ESTATE SERVICES

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AVAILABILITY

SUITE #	TOTAL/SF	OFFICE	RENT/SF**	AVAILABLE	COMMENTS
1201 Simpson Way	2,650 SF	100%	\$1.25 IG	Now	Reception, 7 Private office, Kitchen & Restroom.
1279 Simpson Way	3,037 SF	15%	\$1.60 IG	9/1/25	Reception, 2 Private office, Warehouse & Restroom.
1291 Simpson Way, Suite I	1,165 SF	15%	\$1.68 IG	9/1/25	Reception, Private office, Warehouse & Restroom.



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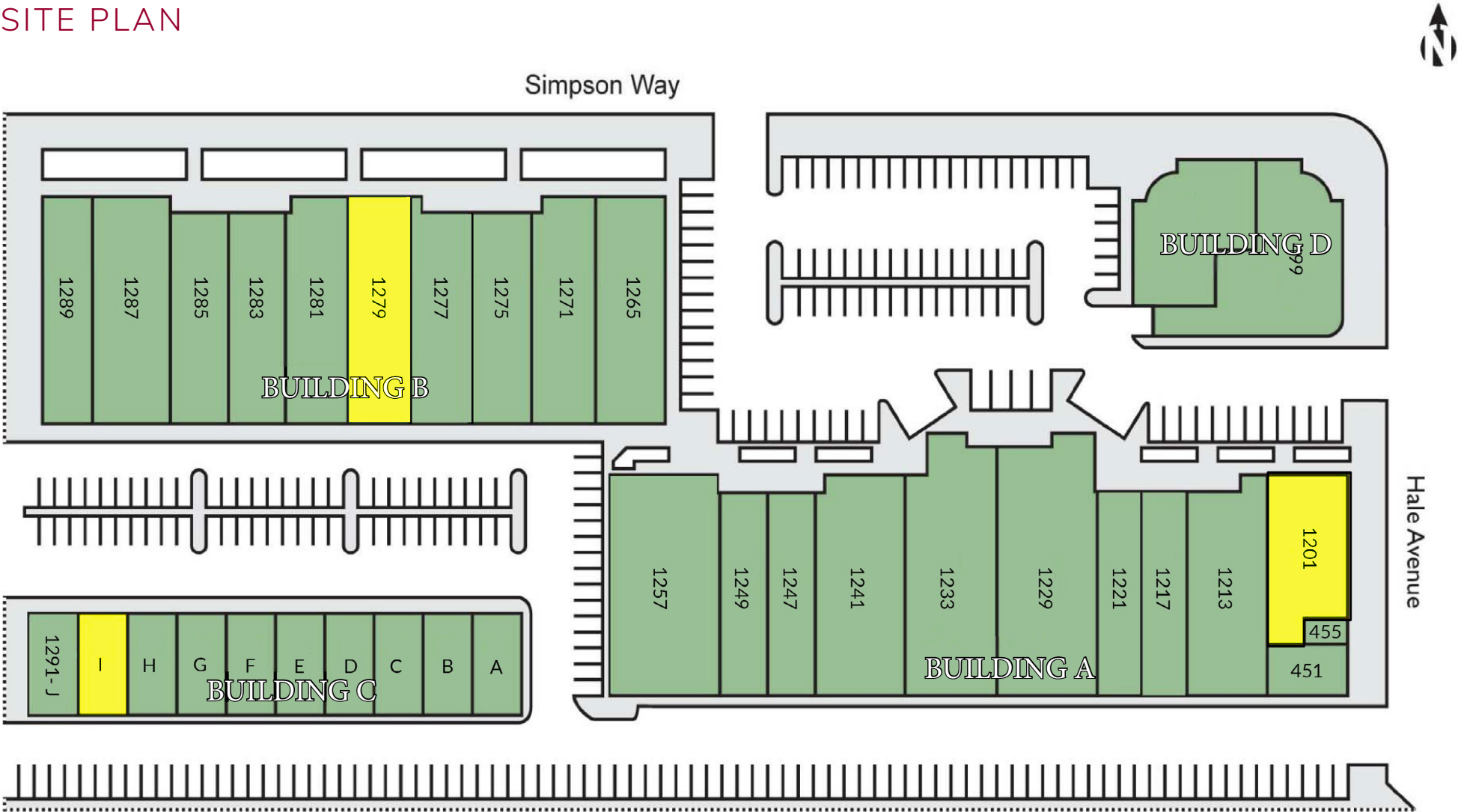
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SITE PLAN



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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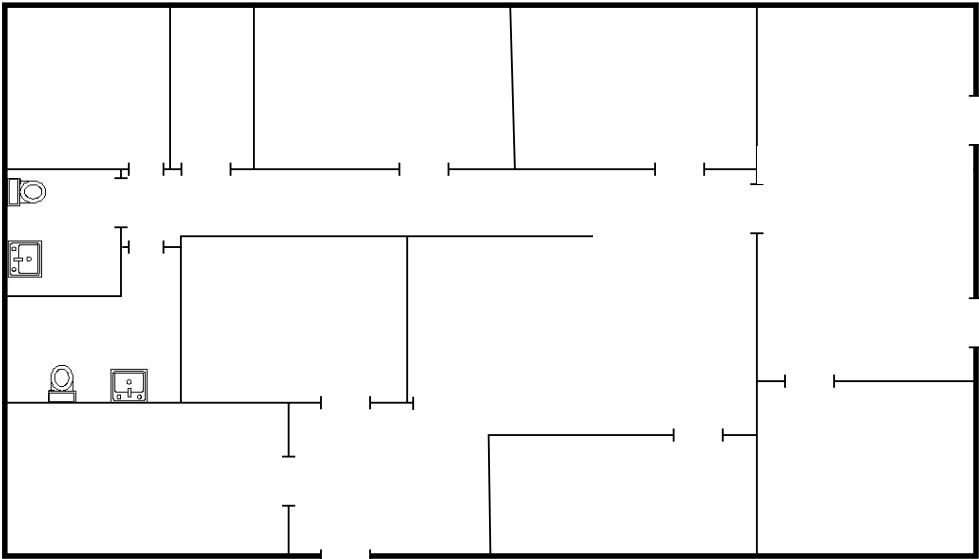
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FLOOR PLAN

1201 SIMPSON WAY

Suite #:	1201
Total SF:	2,650 SF
Office/Restroom:	100% office
Rent/SF*:	\$1.25
Available:	Now
Access:	Call to Show

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