



312 S Juniper St

312 S Juniper St, Escondido, CA 92025



Brian Jackel

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312 S Juniper St

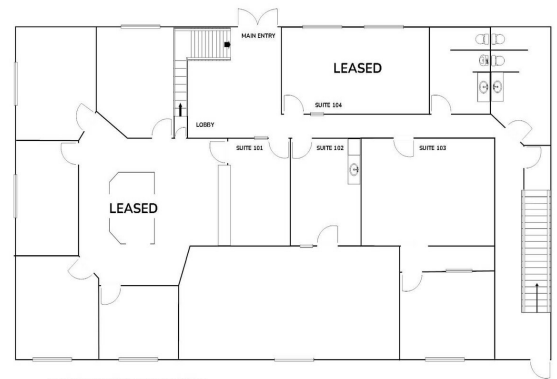
\$18.60 - \$21.00 /SF/YR

Upscale office space just minutes for the Historical District. Monument Signage Available. Secure entry with an inviting lobby. Four common area restrooms both Upstairs and Downstairs. High Visibility, plenty of parking and favorable lease terms. Short Term and Long-Term Leases Available. Multiple floor plans to choose from....

- Lots of Natural Light
- Secure Entry
- Monument Signage Available

FLOOR PLAN

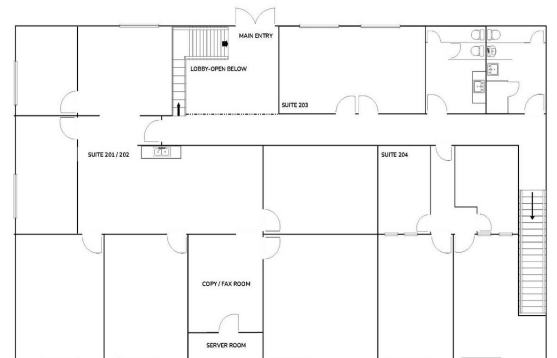
1st floor



*FLOORPLAN NOT TO SCALE. TENANT TO VERIFY.

FLOOR PLAN

2nd floor



*FLOORPLAN NOT TO SCALE. TENANT TO VERIFY.

Rental Rate: \$18.60 - \$21.00 /SF/YR

Total Space Available: 3,007 SF

Min. Divisible: 265 SF

Max. Contiguous: 1,510.00 SF

Property Type: Office

Property Subtype: Medical

Building Class: C

Rentable Building Area: 8,004 SF

Year Built: 1973

Walk Score ®: 92 (Walker's Paradise)

Transit Score ®: 44 (Some Transit)

Rental Rate Mo: \$1.75 /SF/MO

1st Floor Ste 102

Space Available	869 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	1,510 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows
in all officesAir conditioning and HeatingMonument
Signage AvailableGreat Location mins to Historical District

1st Floor Ste 103

Space Available	641 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	1,510 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows
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Signage AvailableGreat Location mins to Historical District

2nd Floor Ste 203

Space Available	265 - 529 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows
in all officesAir conditioning and HeatingMonument
Signage AvailableGreat Location mins to Historical District

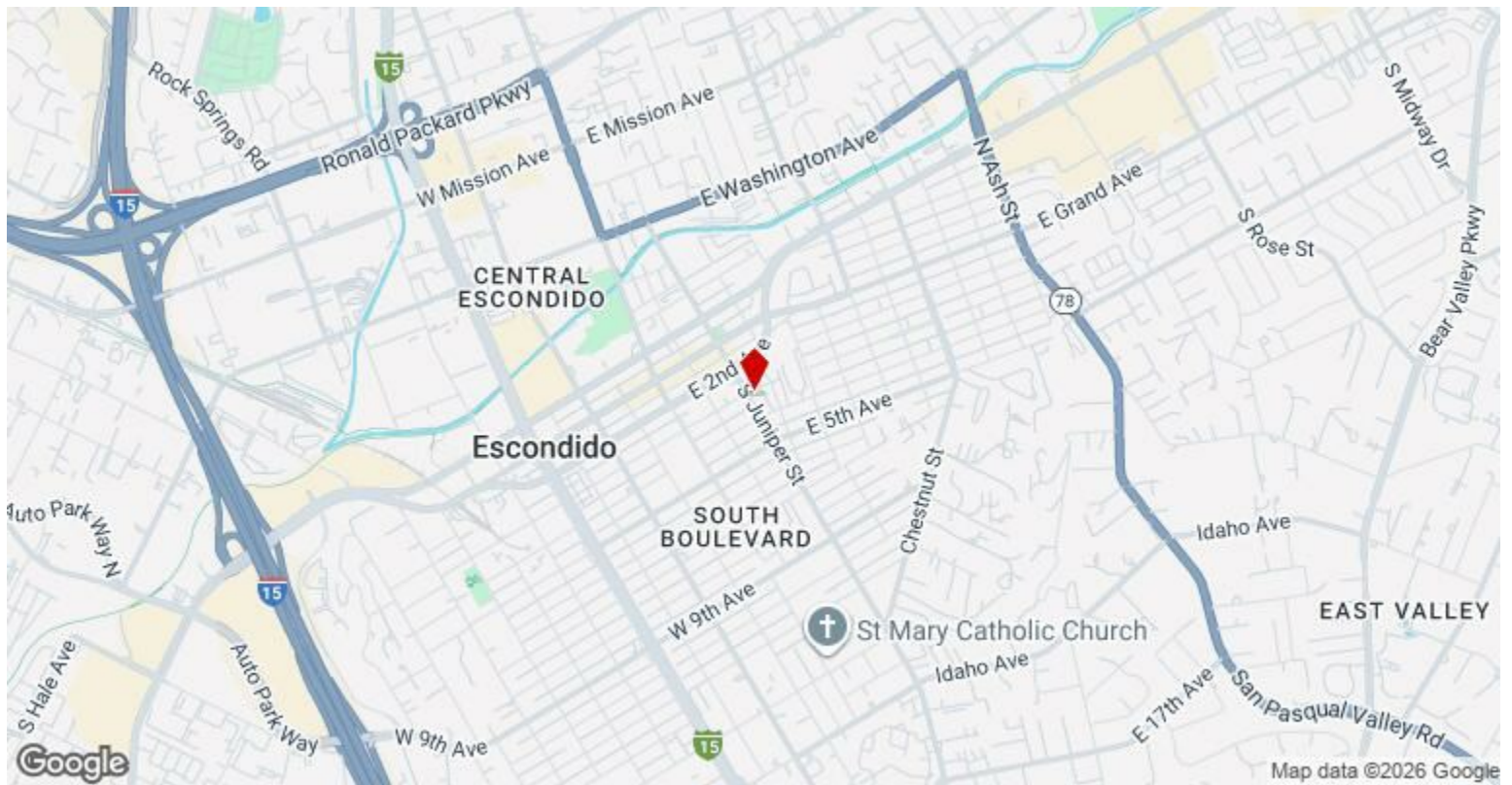
2nd Floor Ste 204

Space Available	968 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows
in all officesAir conditioning and HeatingMonument
Signage AvailableGreat Location mins to Historical District

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Candelario	-	May 2024
Nuderma Med Spa	-	
Shawn & Amanda Doan	-	



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Property Photos



Property Photos



20260105_141029



20260105_141508

Property Photos



Property Photos



Property Photos



20260105_142541



20260105_142803

Property Photos



Property Photos

