

# 311 E WASHINGTON AVE

ESCONDIDO, CA 92025

## REVAMPED INTERIOR

### AVAILABLE FOR LEASE

SMALL OFFICE SUITE READY FOR  
IMMEDIATE OCCUPANCY

SUITE 107 - 442 SF  
SUITE 109 - 380 SF



**SPIRE**

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FOR LEASE

## PROPERTY HIGHLIGHTS

- ▶▶▶ Revamped Common Areas and Interior Suites
- ▶▶▶ Gated parking lot
- ▶▶▶ 24/7 building access
- ▶▶▶ Upgraded pin-code locks and security systems
- ▶▶▶ Near shops, restaurants, and amenities
- ▶▶▶ Multi-tenant office building with a common lobby, restroom and kitchenette
- ▶▶▶ A few minutes away from freeway access

Suite 107 - 442 SF  
Suite 101/102 - 380 SF

▶▶▶ \_\_\_\_\_  
Available Suites

▶▶▶ \_\_\_\_\_  
Full Service Gross  
Lease Type



# AVAILABILITY

## 311 E WASHINGTON AVE SUITE 107

**APPROX. 442 SF CORNER OFFICE SUITE**

### FOR LEASE

- Ready for immediate move-in
- Lease Type: Full Service Gross; includes utilities and internet
- Layout: Open concept
- Common Area: Shared restrooms, kitchenette, and lobby
- Abundant natural light and a skylight
- Enhanced security with upgraded locks for pin code access
- Access: Available 24/7

\*For further details, please reach out to the broker.\*



Interior



Interior/Suite Entrance

# AVAILABILITY

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## 311 E WASHINGTON AVE SUITE 109

**APPROX. 380 SF OFFICE SUITE**

### FOR LEASE

- Lease Type: Full Service Gross; includes utilities and internet
- Layout: Open concept
- Common Area: Shared restrooms, kitchenette, and lobby
- Abundant natural light and a skylight
- Enhanced security with upgraded locks for pin code access
- Access: Available 24/7

\*For further details, please reach out to the broker.\*



# ADDITIONAL PHOTOS



Hallway



Hallway



Entrance Lobby



Kitchenette



Common Area Restroom

# SITE PLAN



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## CONTACT INFORMATION

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