

Valley Parkway Medical Center

488 East Valley Parkway
Escondido, CA 92025
www.cbre.com/sandiego

MEDICAL OFFICE SPACE FOR LEASE

Property Features

- + 1,107 SF - 14,315 SF available
- + Escondido's finest class "A" medical office building
- + Strong Physician referral patterns
- + Spec suites available
- + Abundant parking
- + Close to many retail amenities
- + Other specialties within the building include: Outpatient Surgery Center, Endoscopy, Pharmacy, OB/Gyn, Cardiology, Physical Therapy
- + Suites built-out and available for immediate occupancy

TOUR THE BUILDING



Contact Us

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Carlsbad, California 92008
www.cbre.com/sandiego



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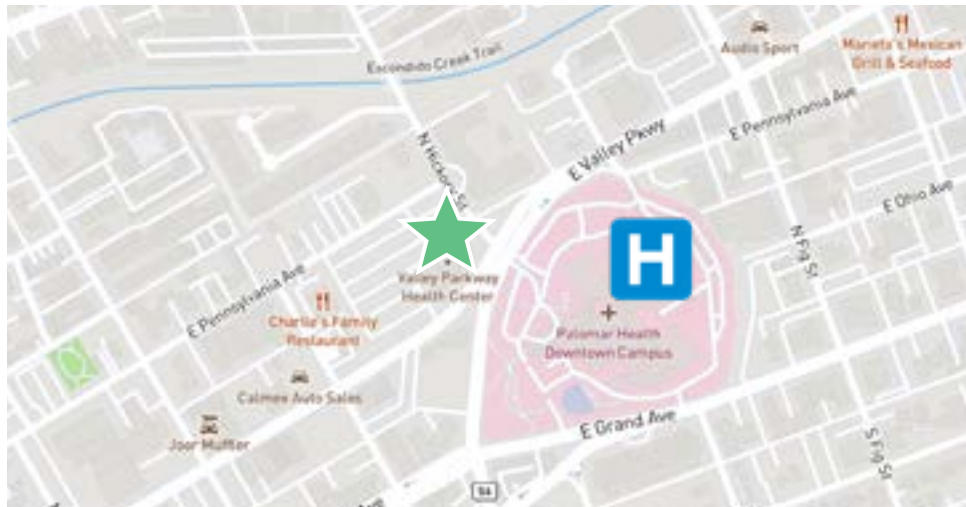
Floor	Rentable SF	Suite	Asking Rates	Notes
1	1,174 SF	101	NEGOTIABLE	AVAILABLE NOW
1	1,885 SF	108**	NEGOTIABLE	AVAILABLE NOW
2	6,739 SF	201***	NEGOTIABLE	AVAILABLE NOW
2	7,576 SF	211***	NEGOTIABLE	AVAILABLE NOW
3	2,330 SF	308***	NEGOTIABLE	AVAILABLE NOW
3	1,107 SF	310***	NEGOTIABLE	AVAILABLE NOW
3	3,853 SF	311***	NEGOTIABLE	AVAILABLE NOW
3	1,754 SF	313***	NEGOTIABLE	AVAILABLE NOW

* Suite 101 Pharmacy

** Suite 108 in Shell Condition

*** Suites 201 & 211 Contiguous for up to 14,315 SF

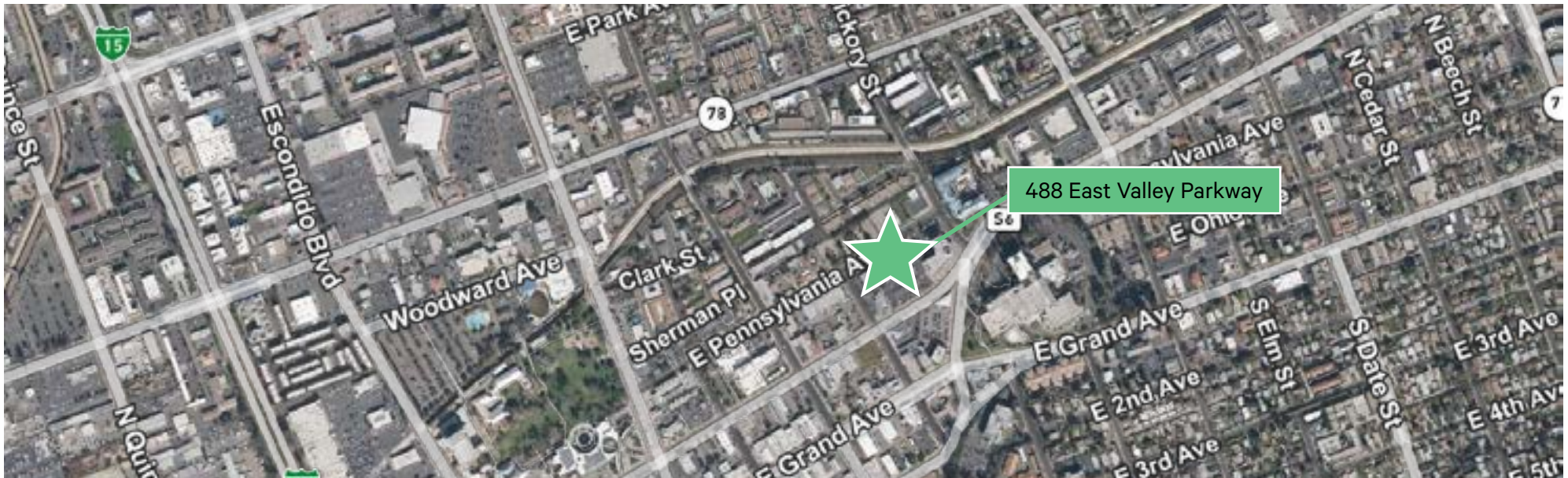
**** Suites 308, 310, 311, & 313 Contiguous for up to 9,044 SF



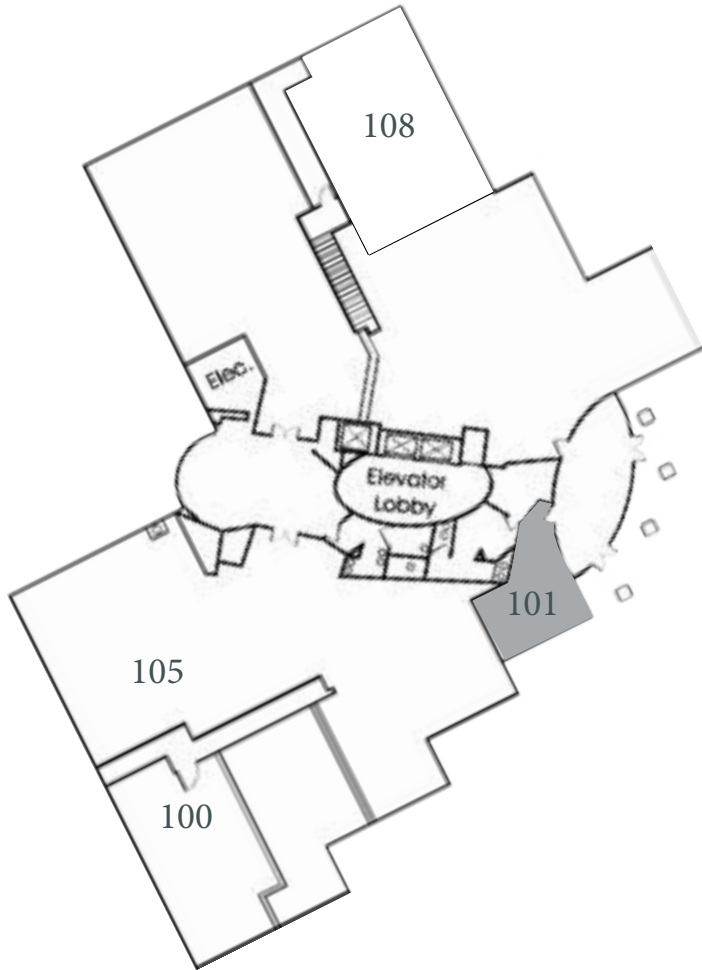
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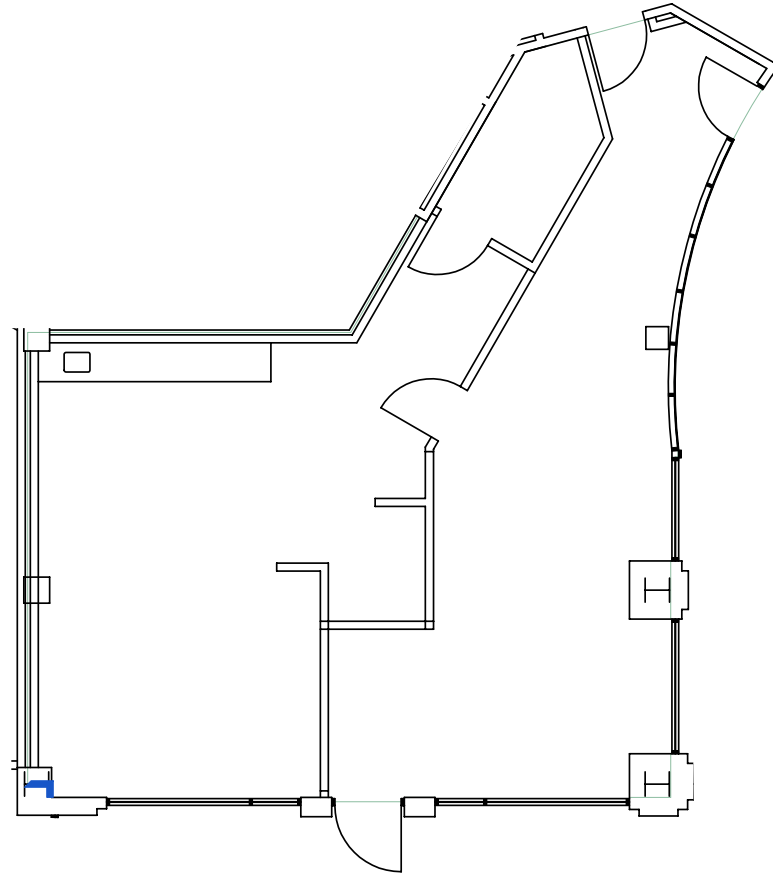
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1st Floor Plan:



Suite 101
1,174 SF

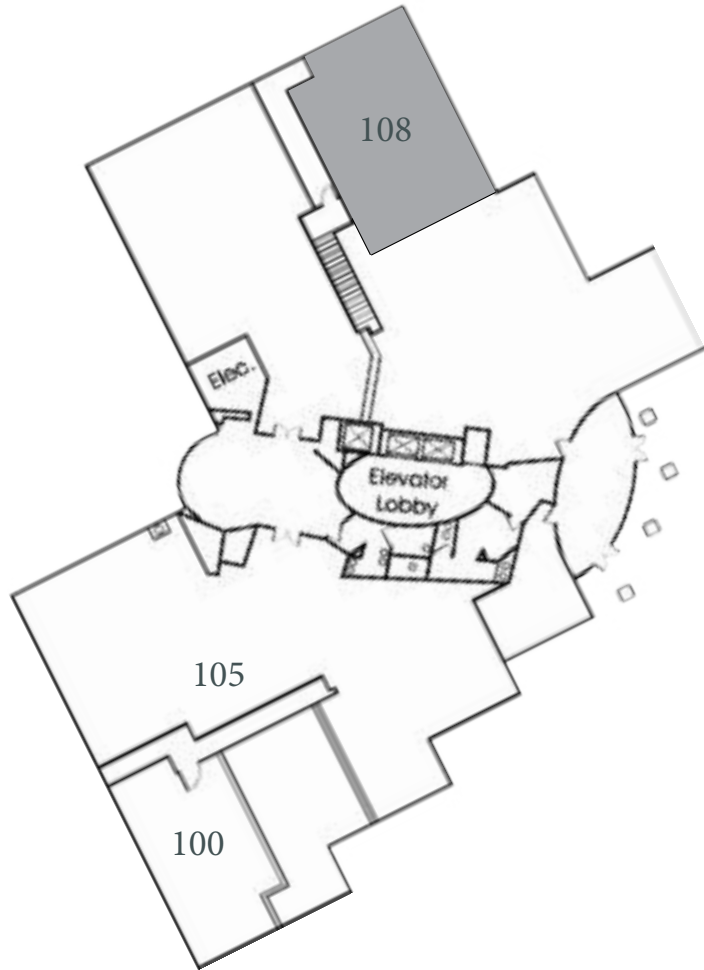


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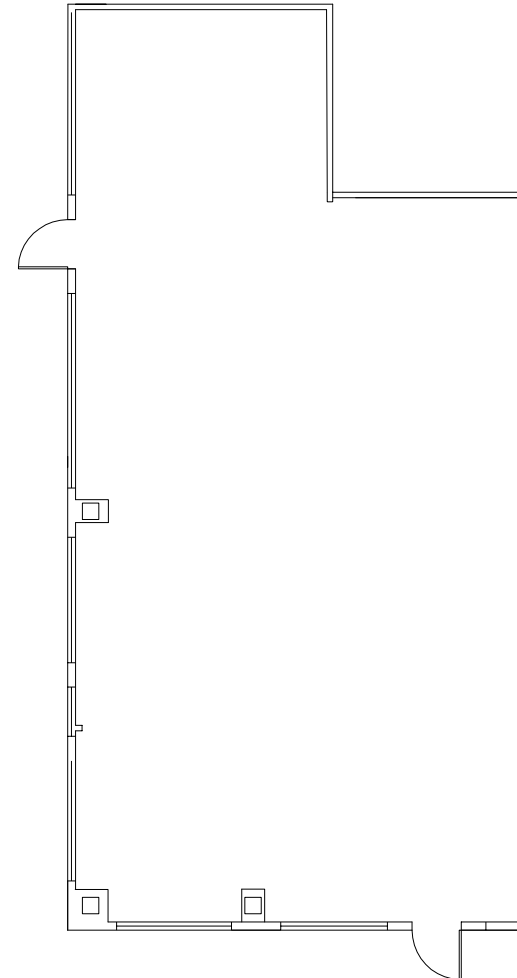
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1st Floor Plan:



Suite 108
1,885 SF

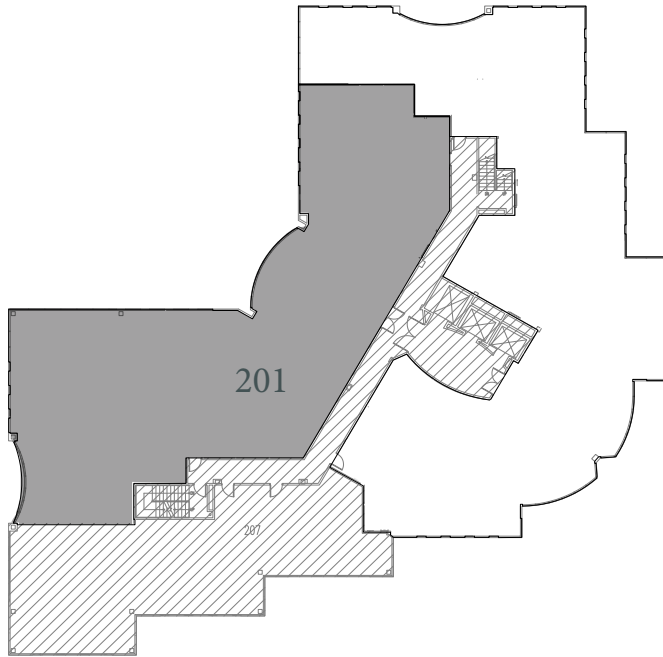


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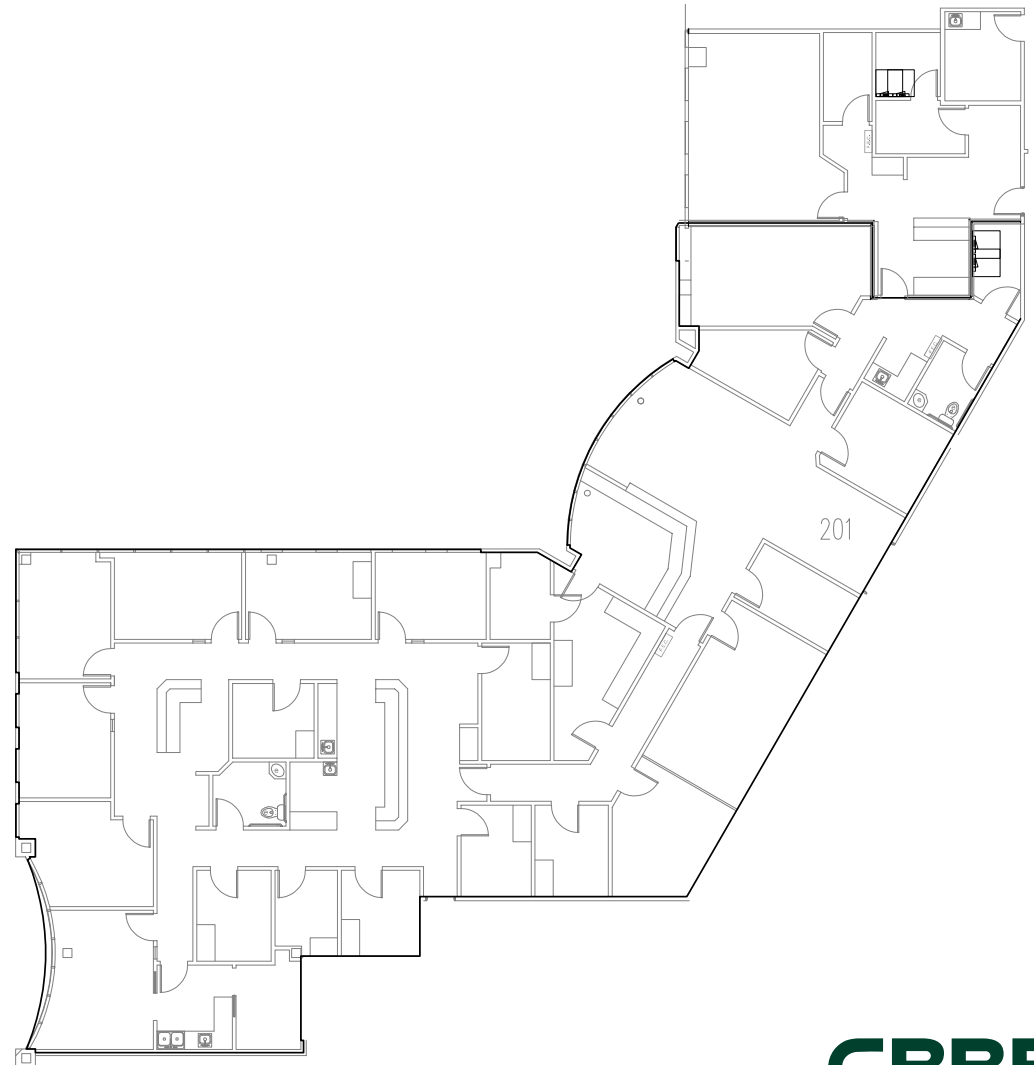
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2nd Floor Plan:



Suite 201
6,739 SF

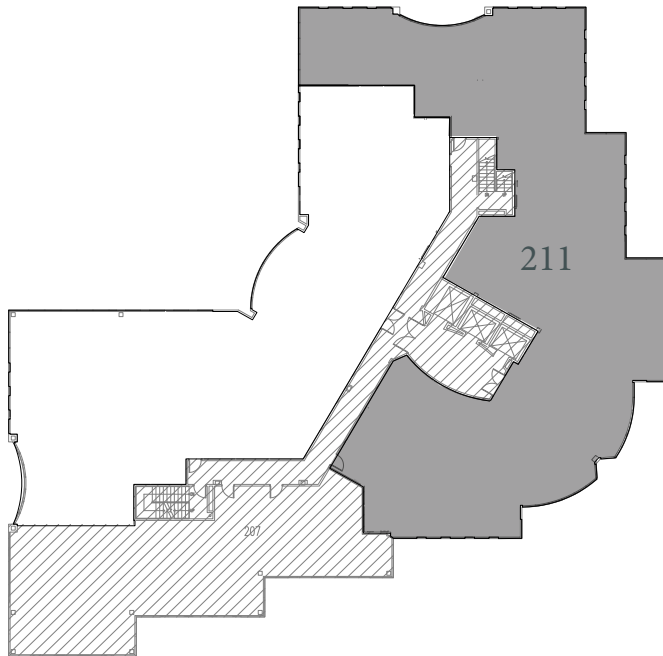


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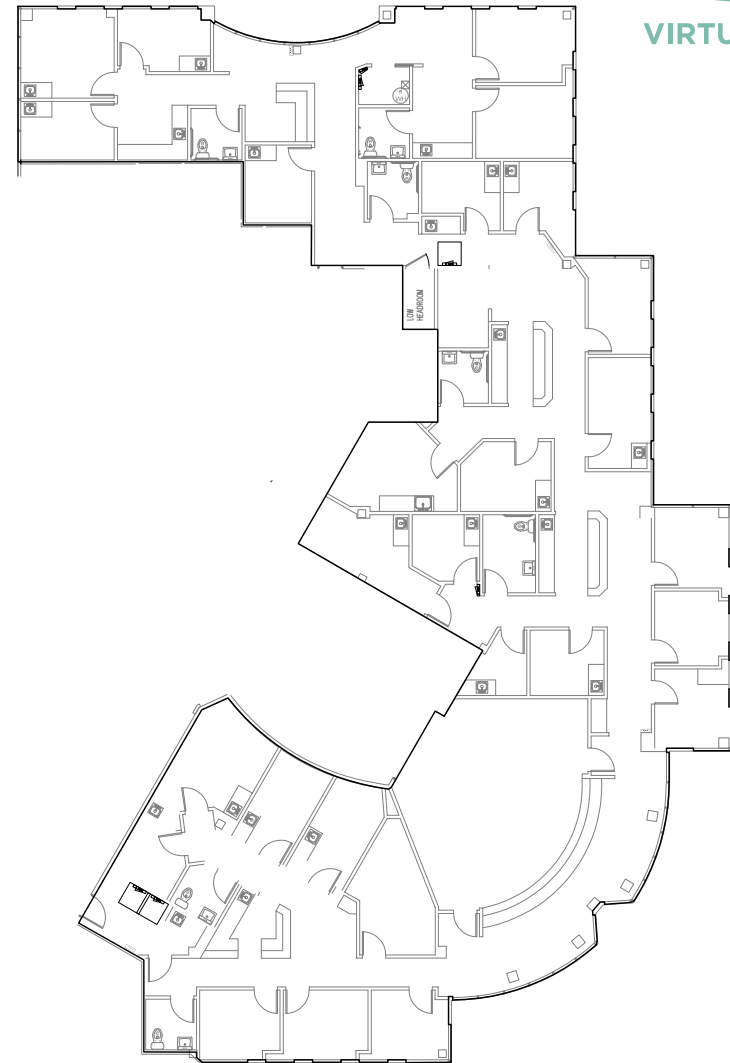
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2nd Floor Plan:



Suite 211 7,576 SF

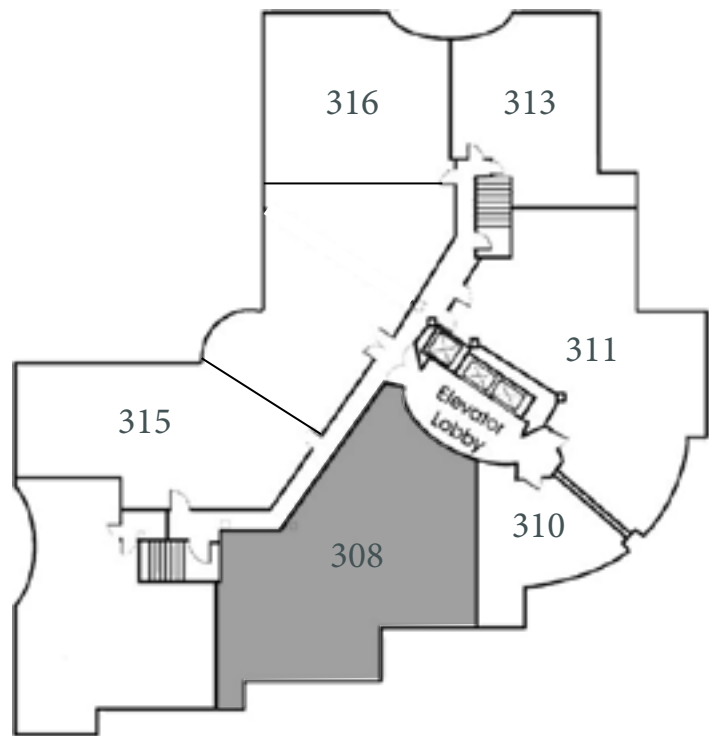


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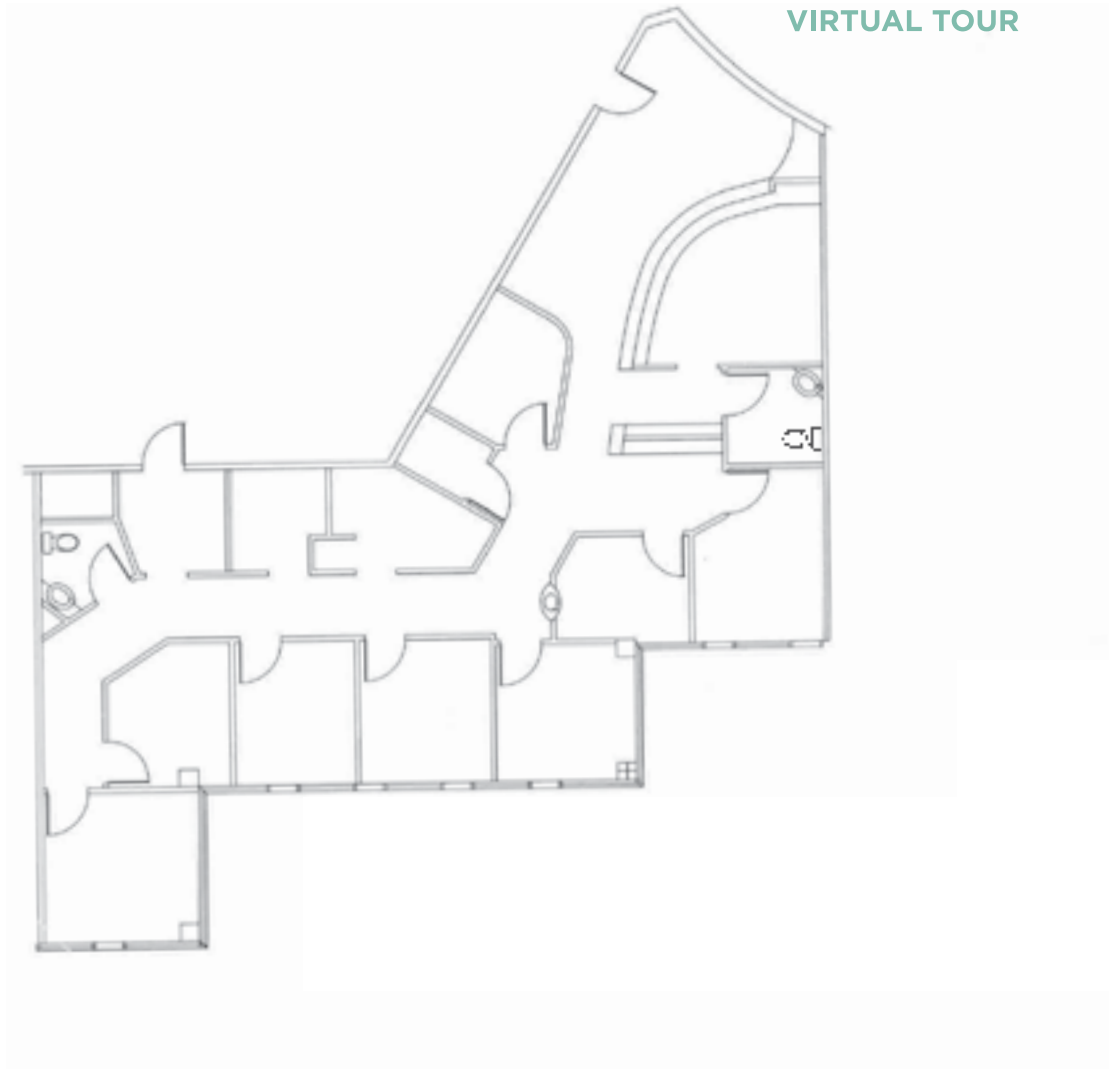
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3rd Floor Plan:



Suite 308
2,330 SF

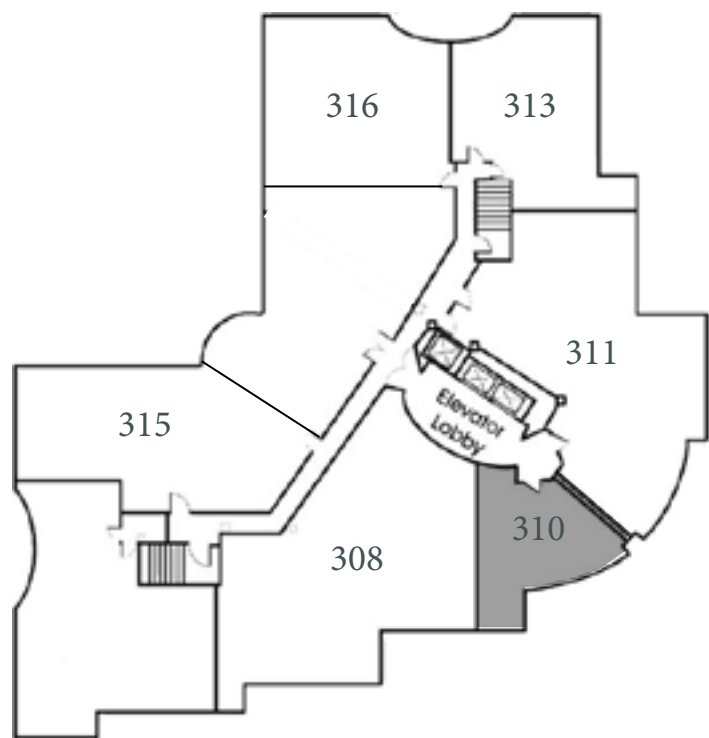


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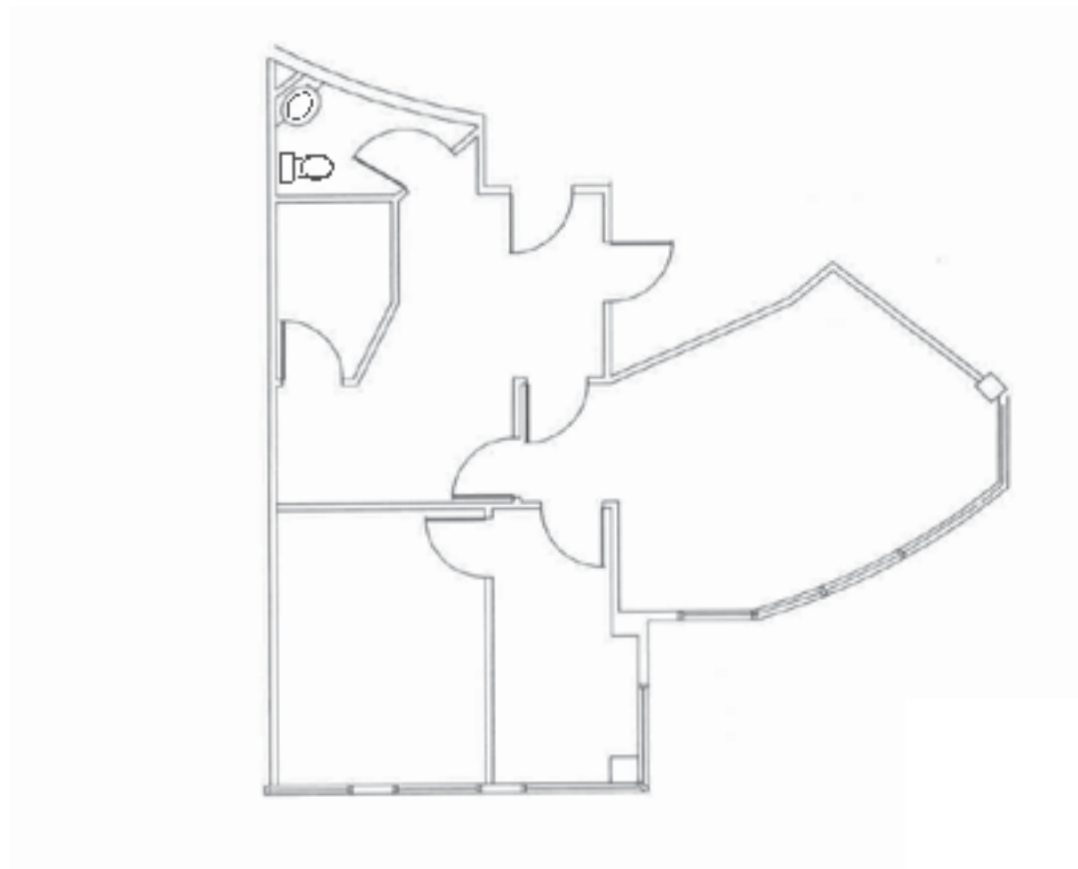
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3rd Floor Plan:



Suite 310
1,107 SF

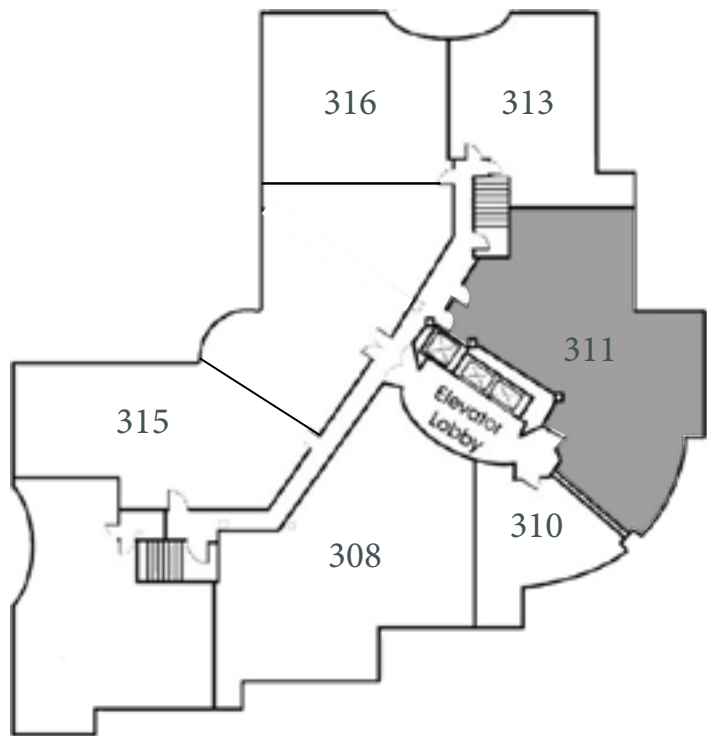


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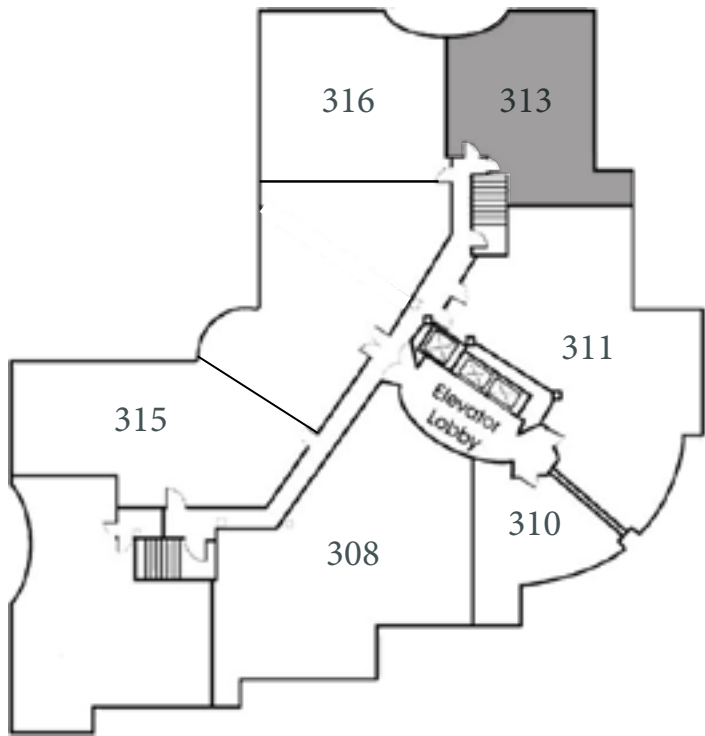
3rd Floor Plan:



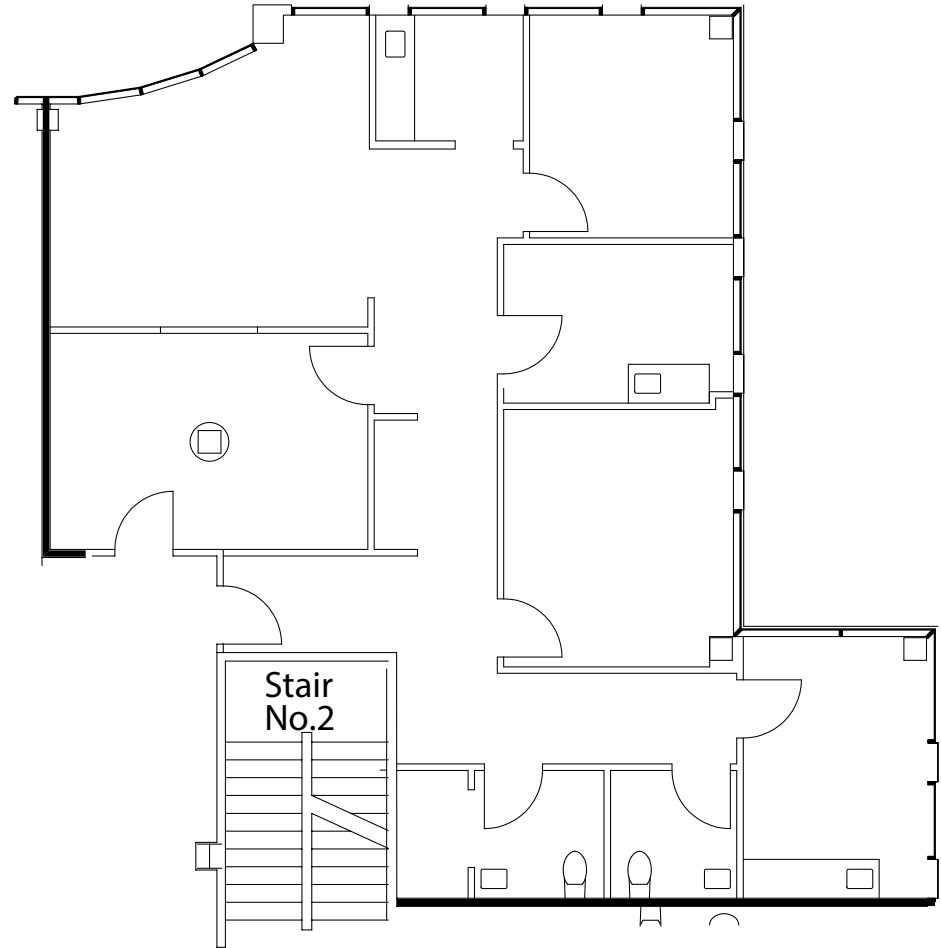
Suite 311
3,853 SF



3rd Floor Plan:



Suite 313
1,754 SF





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