

OFFICE FOR LEASE

BROADWAY DENTIST OFFICE

744 Broadway, El Cajon, CA 92021



OFFERING SUMMARY

AVAILABLE SF:	2,600 - 5,200 SF
LEASE RATE:	\$1.97 SF/month (NNN)
LOT SIZE:	28,750 SF
BUILDING SIZE:	5,200 SF
MARKET:	East County
SUBMARKET:	El Cajon

PROPERTY OVERVIEW

Currently set up as a 2 Story stand alone full service Dental office building. First floor has multiple Exam Rooms, treatment rooms and waiting areas. Second floor is set up as a dental lab and administrative offices and staff lounge/conference . This property is ideal for a dentists or doctors and is able to handle many patients at one time. Lots of parking. Excellent east county San Diego close to the I-8 , 67 & 52 freeway.

PROPERTY HIGHLIGHTS

- Two story medical office building.
- Great central location in El Cajon.
- Currently has dental office, lab and admin buildout.
- Ample parking.

KW COMMERCIAL
680 Fletcher Parkway
El Cajon, CA 92020

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,600 - 5,200 SF	Lease Rate:	\$1.97 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
744 First Floor, Broadway, El Cajon CA 92021	Available	2,600 - 5,200 SF	NNN	\$1.97 SF/month	-
744 Second Floor, Broadway, El Cajon CA 92021	Available	2,600 - 5,200 SF	NNN	\$1.97 SF/month	-

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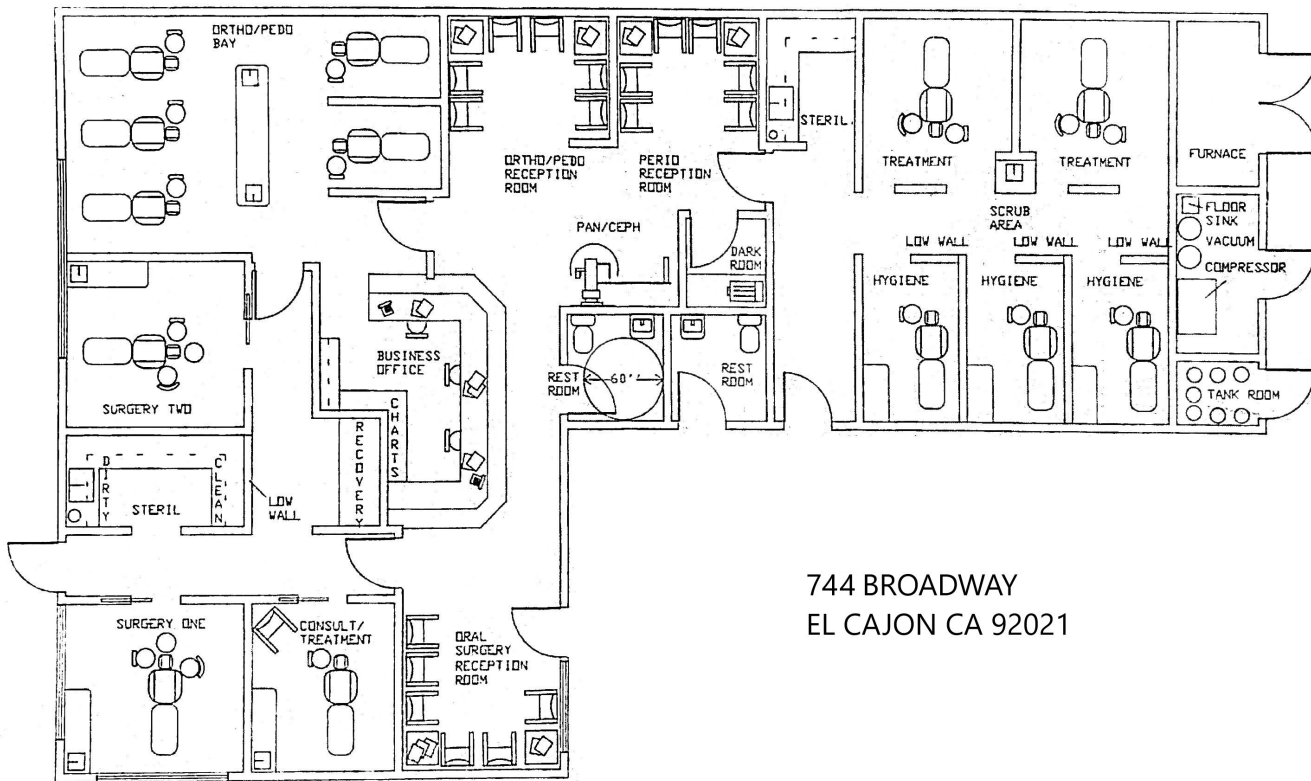
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BROADWAY DENTIST OFFICE



FLOOR PLAN FIRST FLOOR



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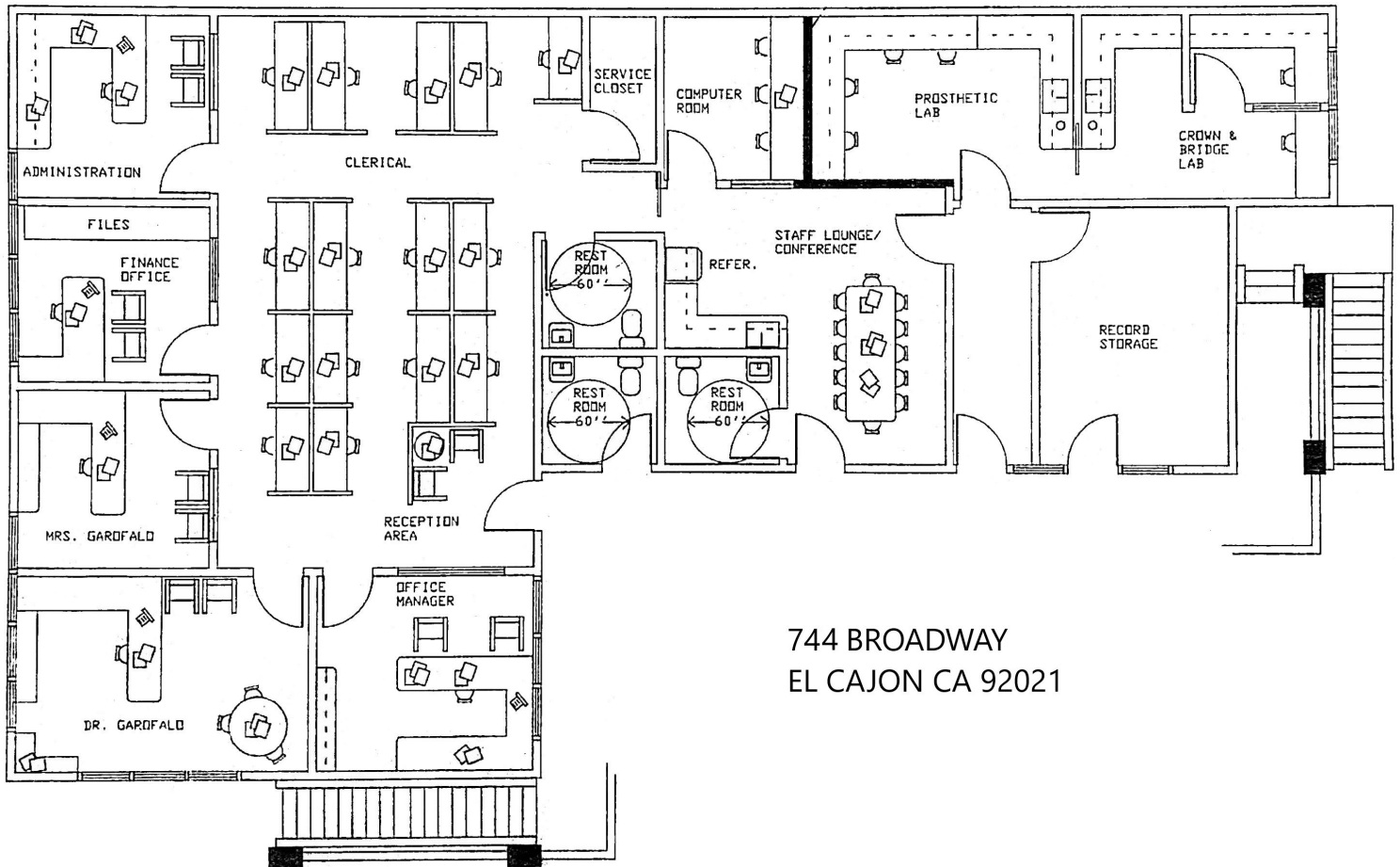
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FLOOR PLAN SECOND FLOOR



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