

# 2121 CHABLIS COURT

ESCONDIDO, CA 92029

FOR LEASE: 3,748 SF | 10,299 SF | 14,047 SF



## PROPERTY HIGHLIGHTS

- Prominent Corporate Headquarters quality building at the corner of Andreasen Drive and Chablis Ct
- Professional image with frontage on Andreasen Drive
- Upgraded office space with 10' ceilings, solid core doors and door side view windows to the offices
- Building power: 480v and 120/208v
- Newer vintage Escondido Industrial
- Close to Stone Brewery, Palomar Medical Center and I-15 / Hwy 78 intersection
- 18' warehouse clear height
- Extensive window line with bright offices
- Local, responsive ownership
- No CAM charge in addition to base rate

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



### SUITE 100

- Approximately 10,299 SF
- Approximately 40% office / 60% warehouse (some office can be removed)
- Two grade-level roll-up doors
- **Lease rate: \$1.69/sf gross**

### SUITE 110

- Approximately 3,748 SF
- Approximately 25% improved (Reception, four private offices, open area and two restrooms)
- Two roll-up doors
- Private back-end of the building allows for staging area in front of roll-ups without drive-through traffic
- **Lease rate: \$1.77/sf gross**

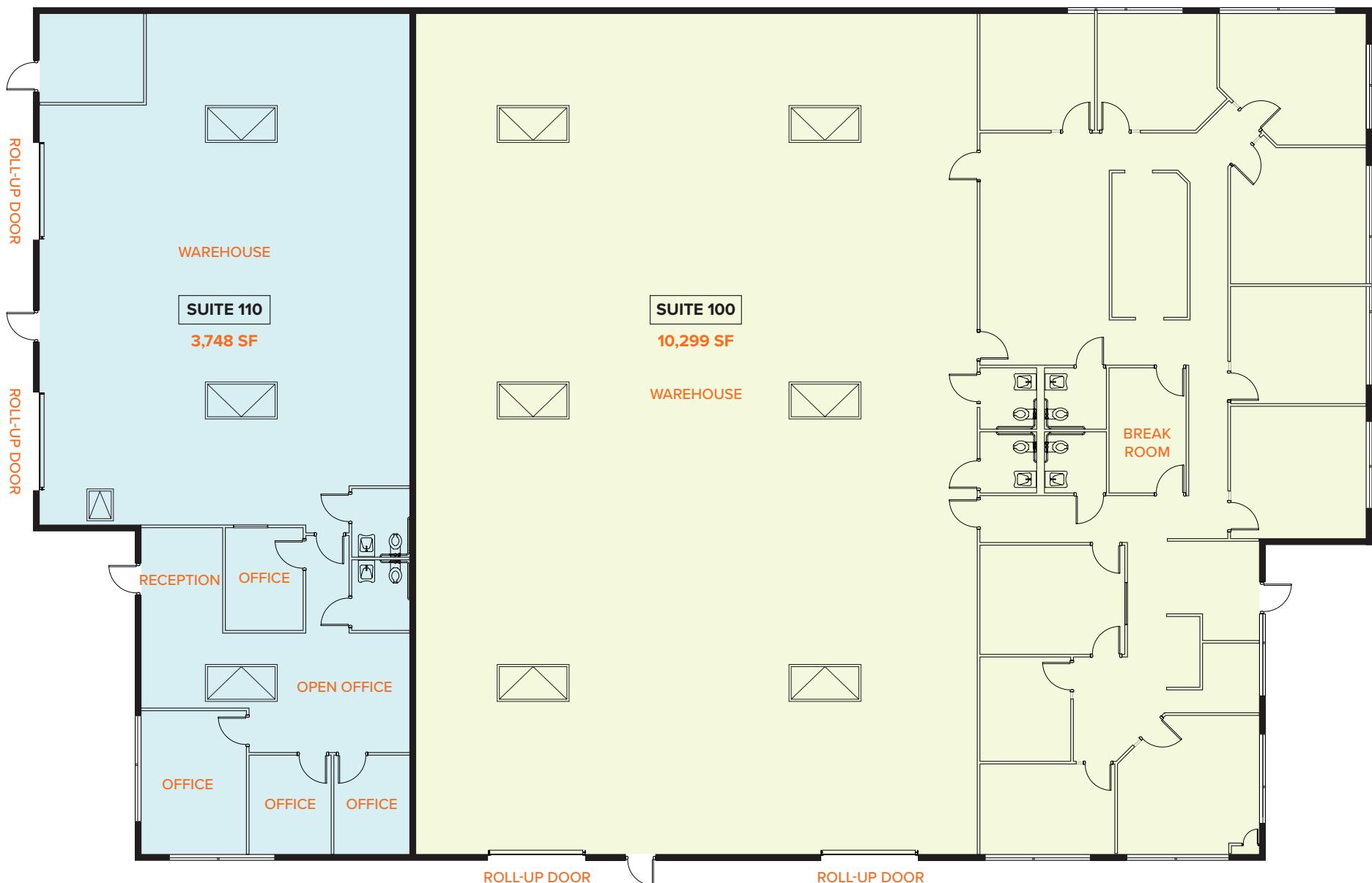
### FULL BUILDING

- Approximately 14,047 SF
- Approximately 1/3 office with the office split between front and back
- Four grade-level roll-up doors
- Full site with private parking and loading in the back. Back area could be gated and fenced for secure parking
- **Lease rate: \$1.69/sf gross**

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## FLOOR PLAN



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BUILDING AERIAL

**SOUTH ANDREASEN DRIVE**

2 ROLL-UP DOORS

**ALL CONCRETE DRIVES**

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LOCATION

