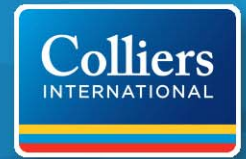


FOR SALE OR LEASE > OFFICE SPACE



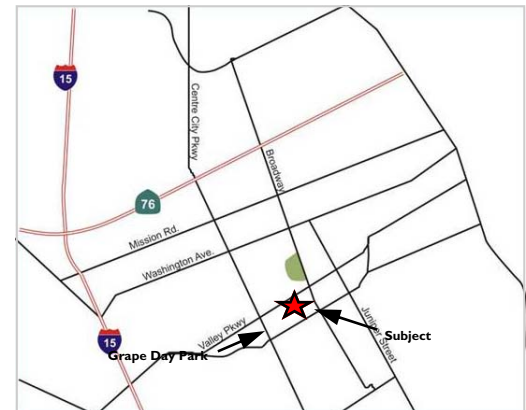
Loft Style Office Building

320 N. BROADWAY, ESCONDIDO, CA 92025



Building Amenities

- > Unique loft style office building for sale
- > Some rental uses permitted
- > 5,999 SF building on a .87 acre lot
- > Additional 1,000 SF of mezzanine
- > Approved plans for additional 6,787 SF proposed office building
- > Additional building can be separate or combined with existing structure
- > Open ceiling design with high end improvements
- > Frontage on Broadway - 18,500 cars per day
- > Adjacent to City Hall
- > Historic reconditioned mural façade
- > Sale price: ~~\$2,200,000~~ \$1,800,000
- > Lease rate: Negotiable



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320 Broadway > Aerial & Floor Plan



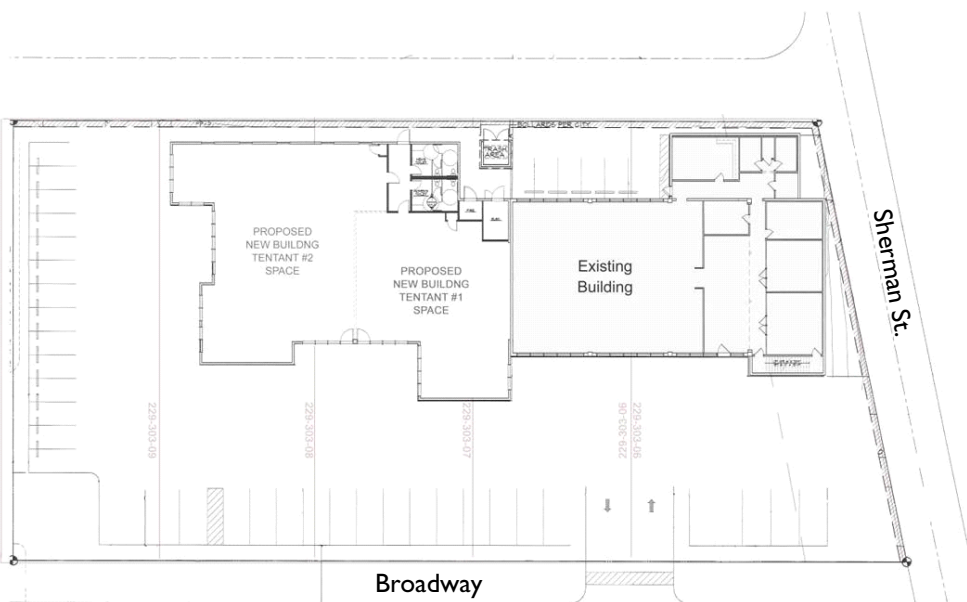
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