

FOR SUBLEASE

355 EAST GRAND AVENUE

*12,290 RSF Office/Medical/Retail
Freestanding Building*

AVAILABLE NOW IN ESCONDIDO, CA



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km Kidder
Mathews



355 East Grand Avenue boasts creative office build-outs, a private outdoor area, and a prime corner location in the heart of Escondido's Historic Downtown District.

YEAR BUILT	1951
YEAR RENOVATED	2016
INTERIOR FEATURES	High ceilings, signage, skylights, natural light, HVAC
TOTAL BUILDING RSF	12,290
SUBLEASE TYPE	Triple Net
SUBLEASE TERM	Now through June 30, 2027
PARKING	36 on-site spaces, 16 adjacent-street spaces
ZONING	S-P Historic District

NOW
AVAILABLE

\$2.10 NNN
SUBLEASE RATE (RSF/MO)

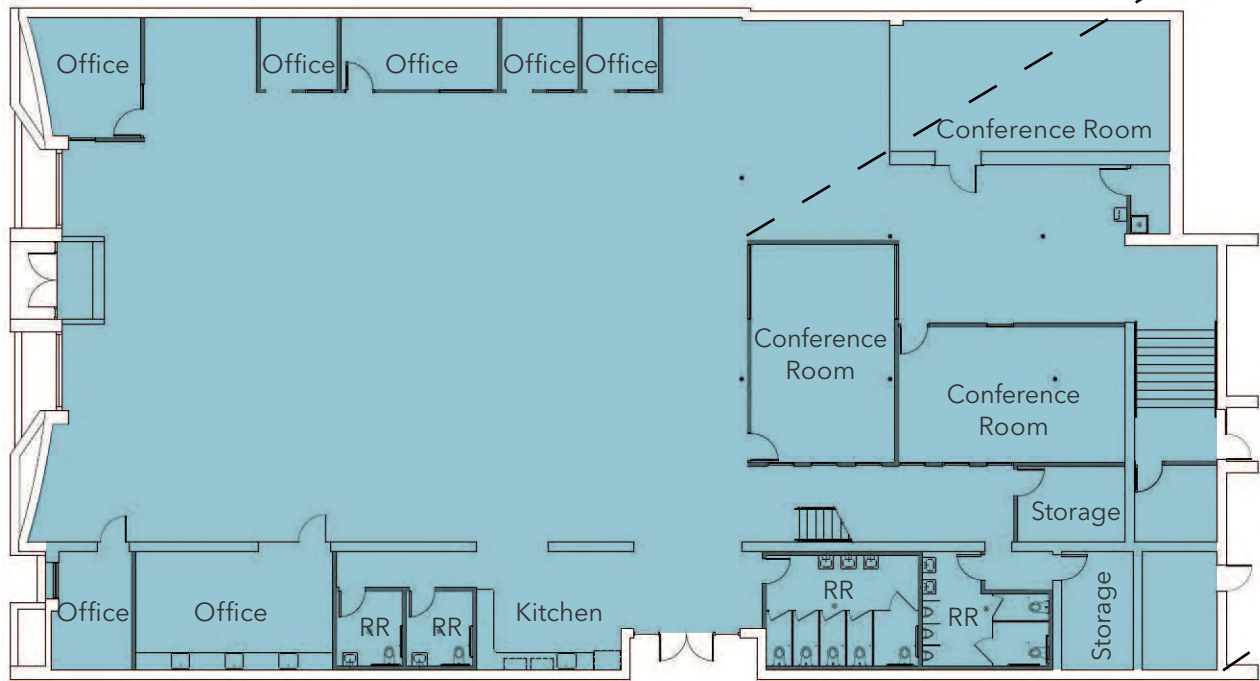
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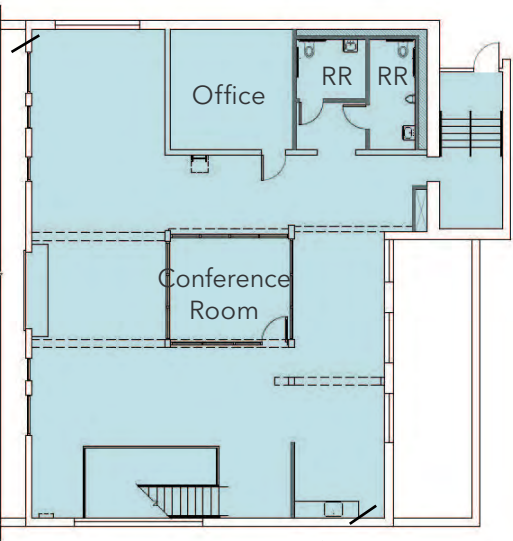


FLOOR PLAN

FIRST FLOOR | 9,745 RSF



SECOND FLOOR | 2,545 RSF



12,290 RSF

TOTAL AVAILABLE

\$2.10 NNN

SUBLEASE RATE (RSF/MO)

6/30/2027

SUBLEASE EXPIRATION DATE

NOW

AVAILABLE

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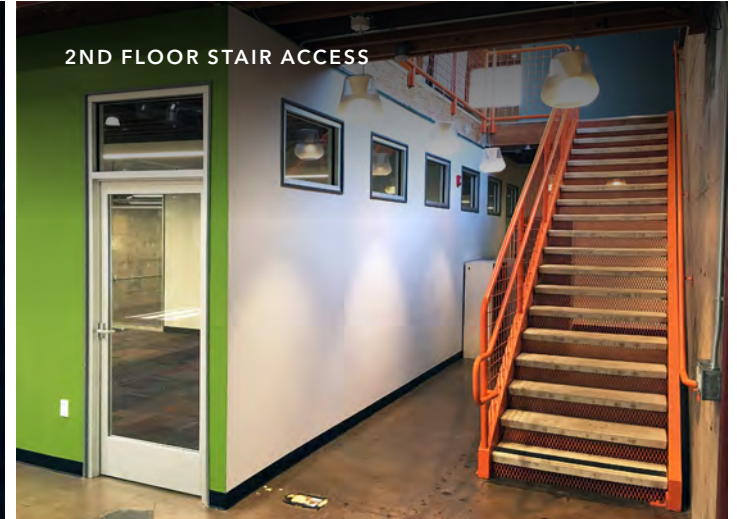
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2ND FLOOR AREA



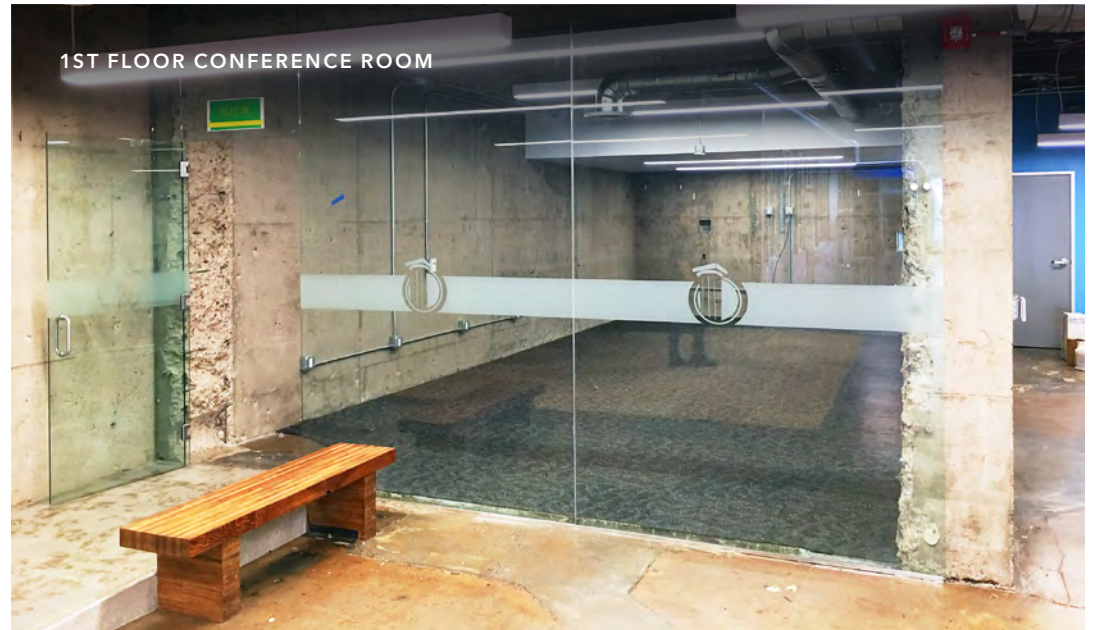
2ND FLOOR STAIR ACCESS



1ST FLOOR OPEN AREA



1ST FLOOR CONFERENCE ROOM



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355 East Grand Ave benefits from a highly connected locale, with easy access to multiple nearby highways via Washington Ave.

Close to Lake Hodges, Harmony Grove, Escondido Creek, and Grape Day Park

Conveniently located near major confluences Interstate 15 and Highway 78

Easy for visitors to locate

Surrounded in the center of Escondido

Near several nationally and locally known amenities, restaurants, and services

Adjacent to Palomar Heights, an upcoming 510-home, 13.8 acre urban infill development

3 MIN

CA-78 VIA
WASHINGTON AVE

7 MIN

I-15 VIA
E VALLEY PKWY



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