

7,182 SF CREATIVE OFFICE SPACE | AVAILABLE FOR LEASE

# VANGUARD PLAZA

1441 MONTIEL ROAD, ESCONDIDO, CA 92026



# property specifications

Property Name	Vanguard Plaza
Property Address	1441 Montiel Road, Escondido, CA 92026
Property Type	Two-Story, Office/R&D Building
Property Square Feet	49,990 SF
Construction Type	Reinforced Concrete
Year Built	Built in 2002
Current Zoning	PDC, Escondido
Parking Ratio	Flexible, can accommodate up to 6/1,000 SF
Shared Lot Size	Land Acres (4.93 AC) / Land SF (214,750 SF) (for both bldgs)

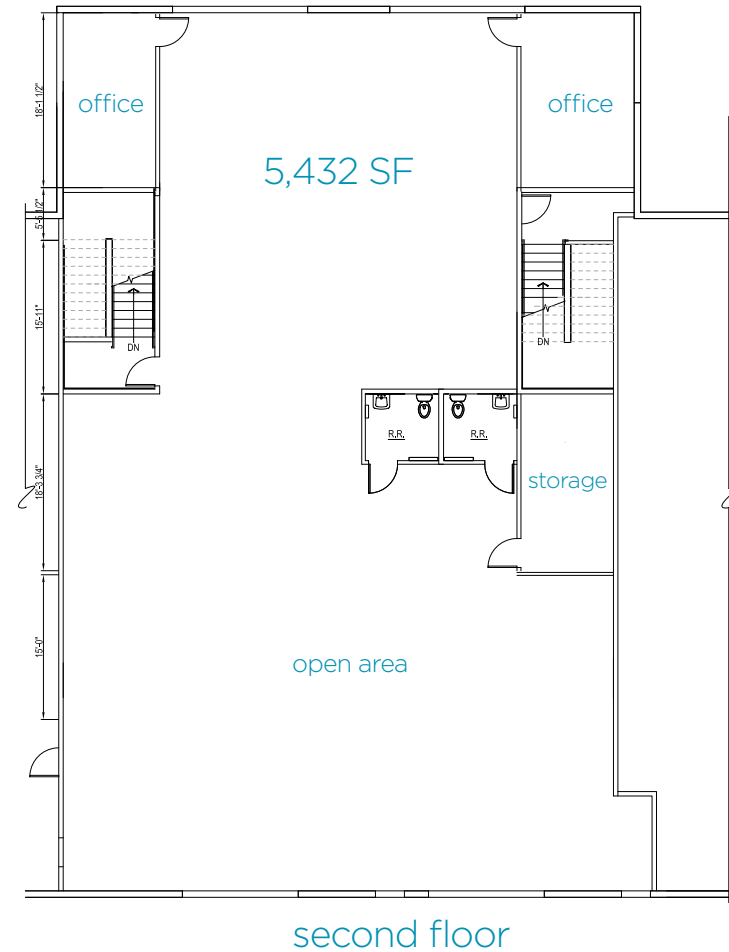
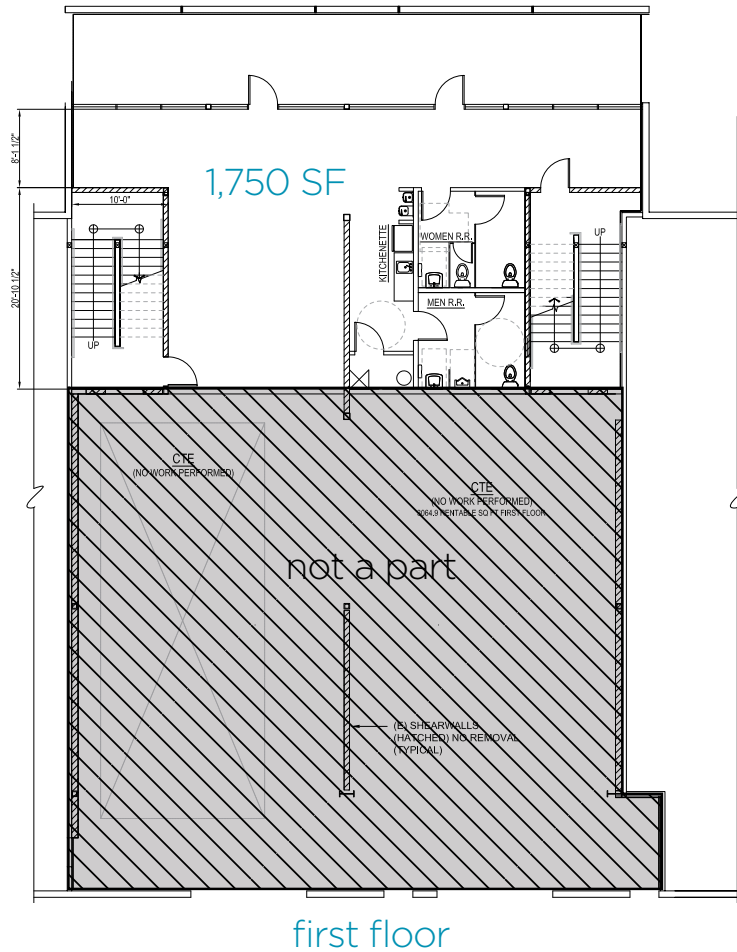


# availability

Suite #	147
Total SF	7,182 SF Creative Office
Asking Rate	\$1.35/SF NNN
NNN	\$0.24/SF

# floor plan

7,182 SF CREATIVE OFFICE SPACE | \$1.35/SF NNN (\$.24/SF NNN)



*\*Flexible floor plan, please contact listing broker for conceptual plans. Tenant Improvements available.*

# location

