

# Colliers

Accelerating success.

## For Lease

### The Grand Professional Building

300 W Grand Avenue  
Escondido, California 92025

### Prime Bank Suite Available

Up to full ground floor - 6,670 SF

Asking Rate: \$2.35/SF NNN

#### David Harper

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#### Hank Jenkins

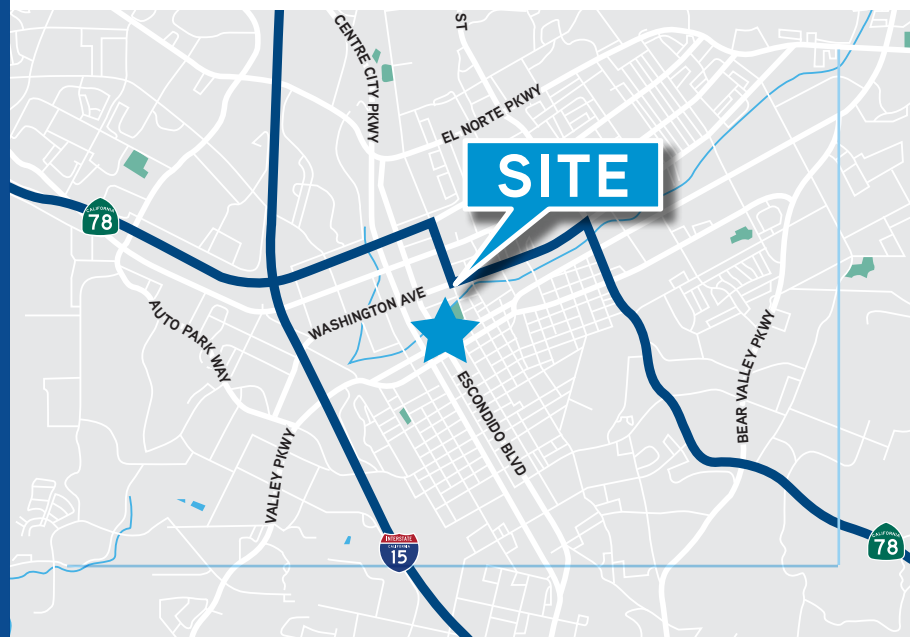
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## Property Highlights

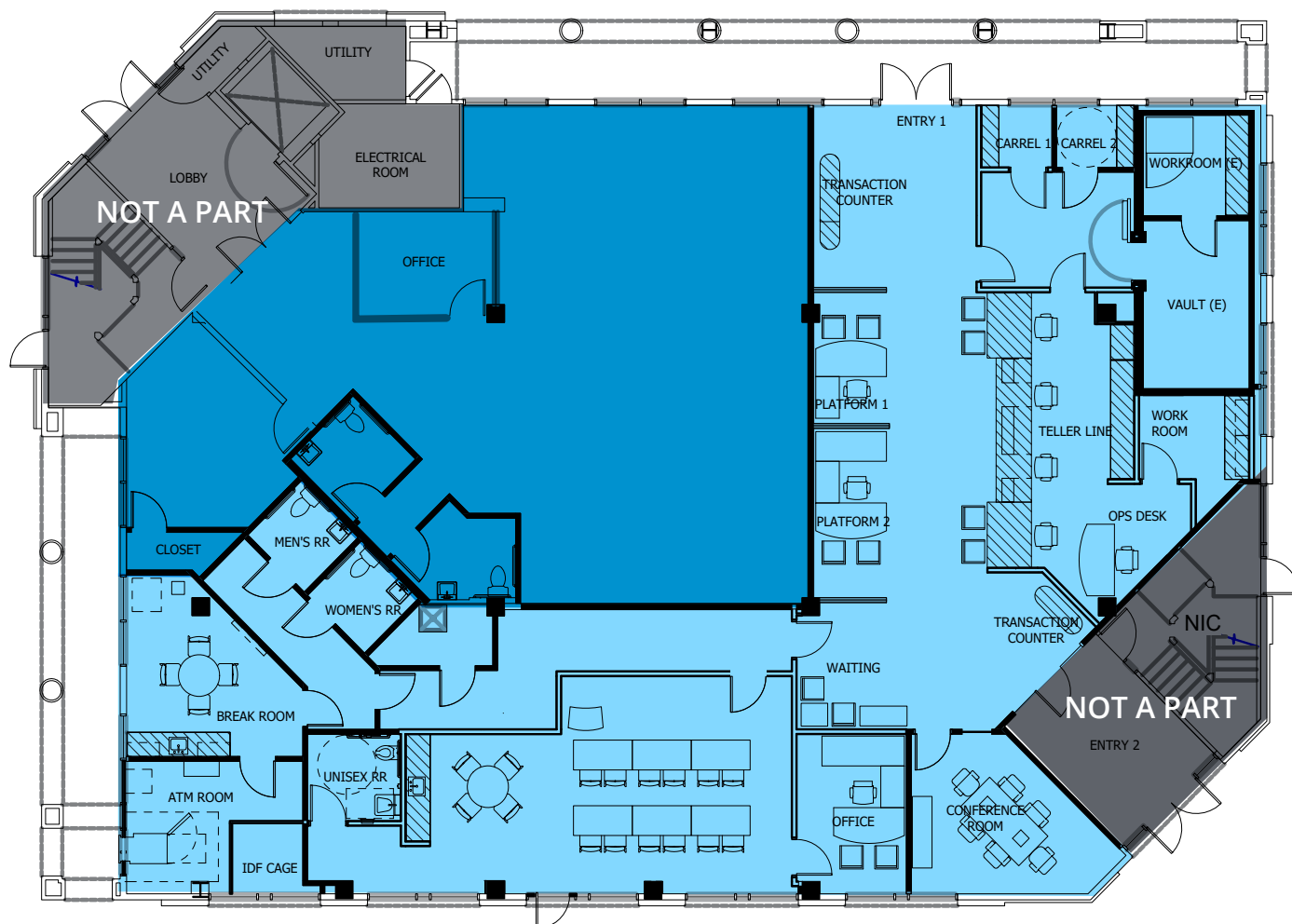
- Prime turnkey bank space for lease
- Conveniently located in the center of Escondido's downtown financial district
- Walking distance to restaurants, city's public offices and shopping/retail amenities
- Highly visible building signage available
- Shared conference room available
- Quick access to I-15 and Hwy 78



# The Grand Professional Building

300 W Grand Avenue, Escondido, California 92025

| SUITE                       | SIZE (RSF) | RATE/SF       | COMMENTS  |
|-----------------------------|------------|---------------|---|
| 100A                        | 4,402 SF   | \$2.35/SF NNN | High quality existing bank space including covered exterior ATM, vault, teller counter. 3 restrooms |
| 100B                        | 2,368 SF   | \$2.35/SF/NNN | Double door entry off main lobby, 2 restroom, 2 offices and open office with abundant natural light |
| 100A/100B<br>Full 1st Floor | 6,770 SF   | \$2.35/SF/NNN | Entire ground floor with building top signage   |





# Ground Floor Interior Photos



SUITE 100A



SUITE 100A



SUITE 100A



SUITE 100B



SUITE 100B





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