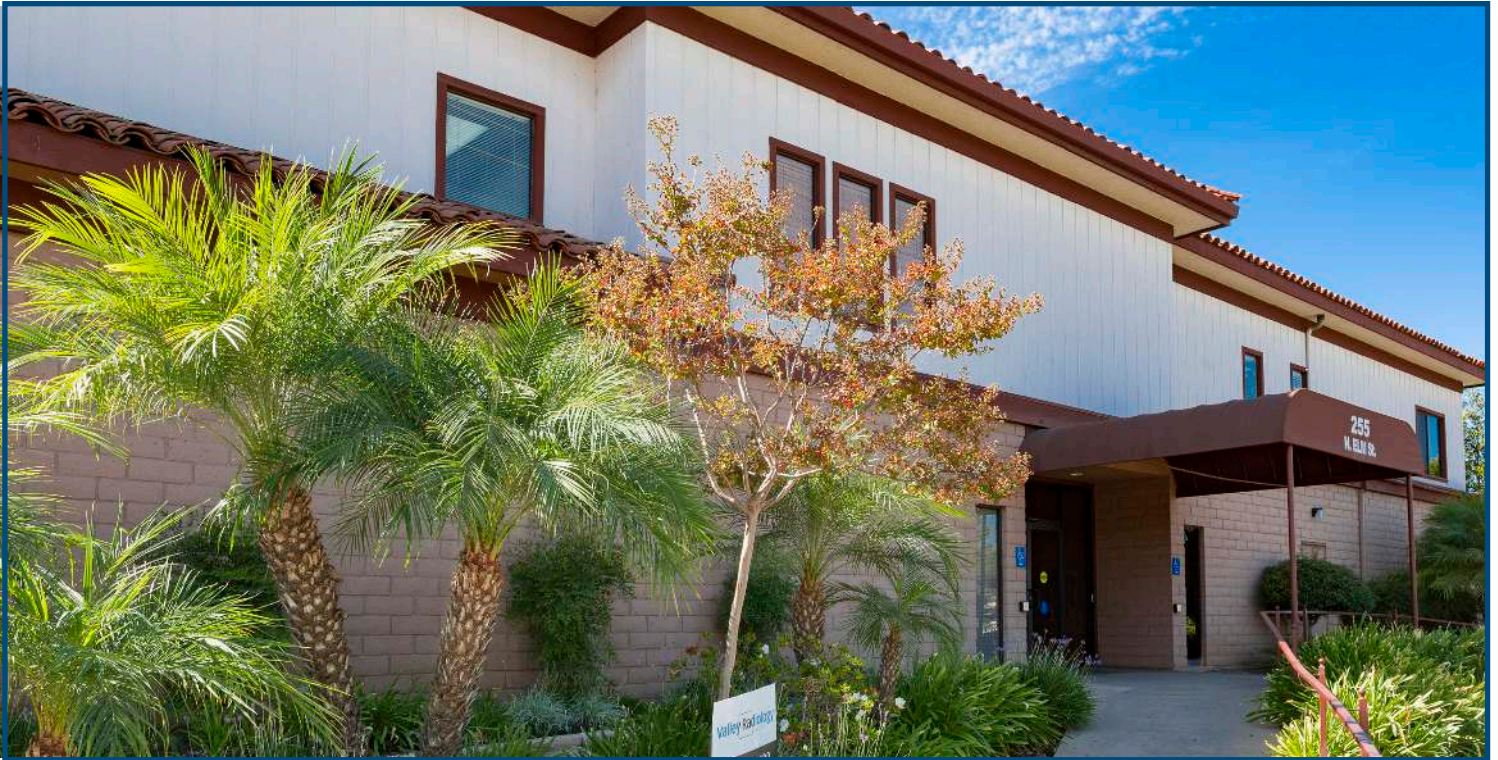


For Lease

2,870<sup>±</sup> Sq. Ft. Suite (expandable to 5,161 Sq. Ft.)

Hidden Valley Medical Building

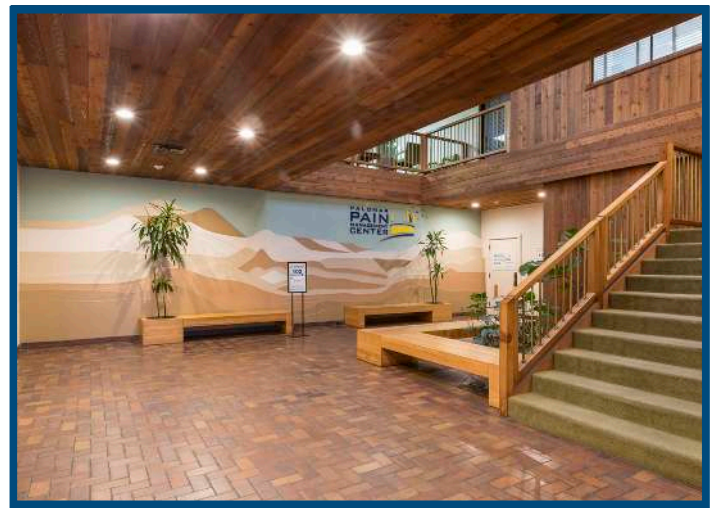
255 N. Elm Street, Suite 204, Escondido, CA



## PRICE & TERMS NEGOTIABLE

### PROPERTY HIGHLIGHTS

- Multi tenant medical building in the heart of Escondido
- Excellent parking
- Join imaging, orthopedics, physical therapy, pain management & other practices
- Elevator served beautiful 2nd floor suite with large waiting area
- Ideally designed for 2-3 physicians with 7 exam rooms employee lounge, nurses' station, business office and reception.



Hidden Valley Medical Lobby

**Horizon Resources, Inc.**  
2260 Rutherford Road, Suite 111  
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**HORIZON**  
RESOURCES, INC.  
COMMERCIAL REAL ESTATE

For Lease

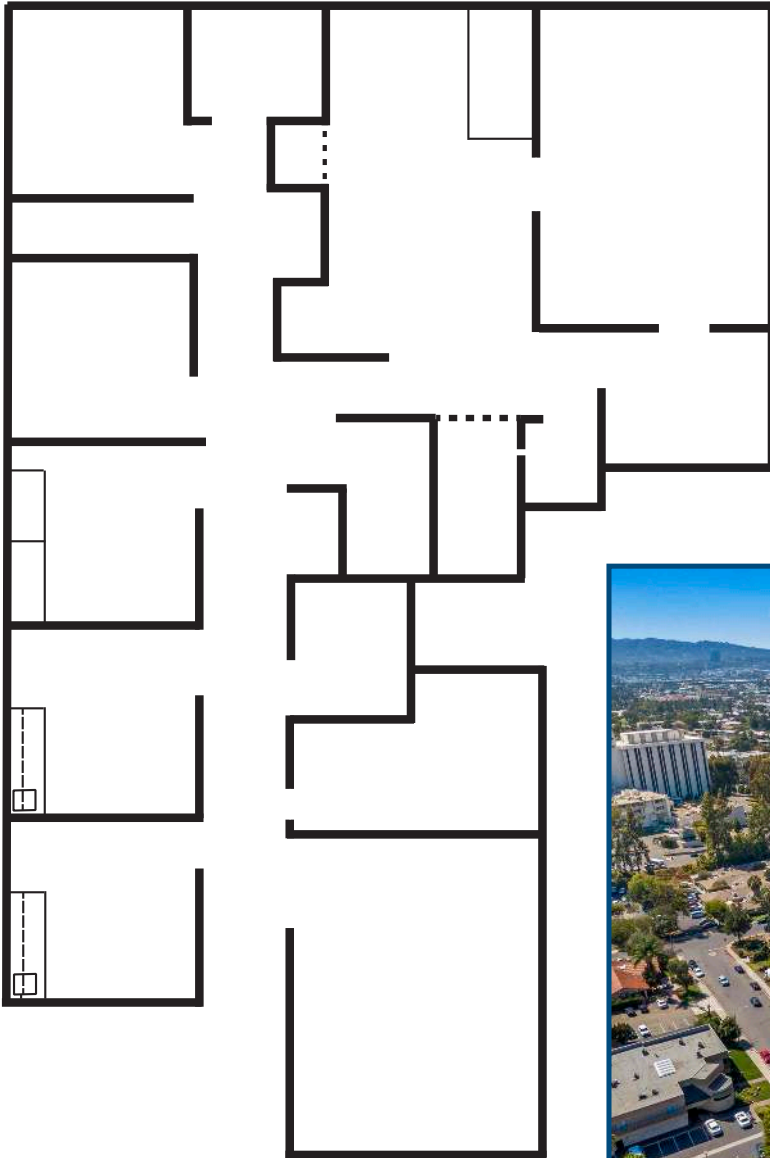
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Entrance to Suite  
& Waiting Area



Floor Plan



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