



For Lease

101-109 State Place, Escondido, CA

±1,620 Office Suite Available



For Lease

101-109 State Place
Escondido, CA 92029

* Office/Flex Building in Escondido's Research & Technology Center

SUITE F

AVAILABLE

±1,620 SF

NOW

LEASE RATE

LEASE TYPE

\$1.20

NNN

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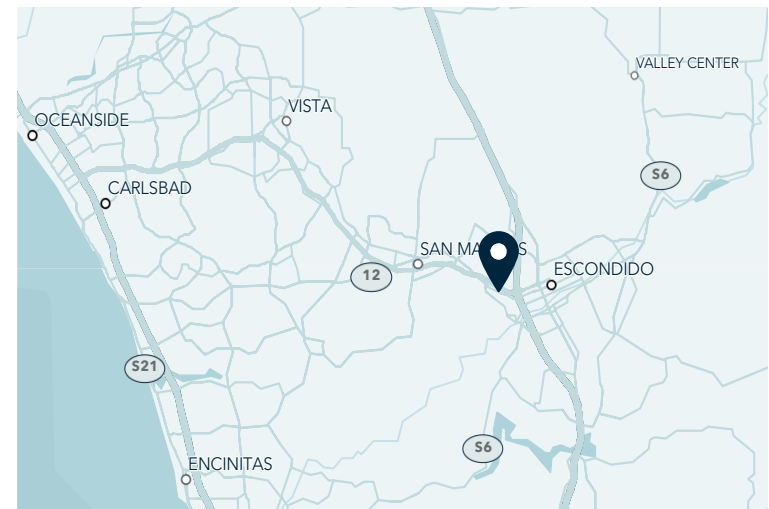
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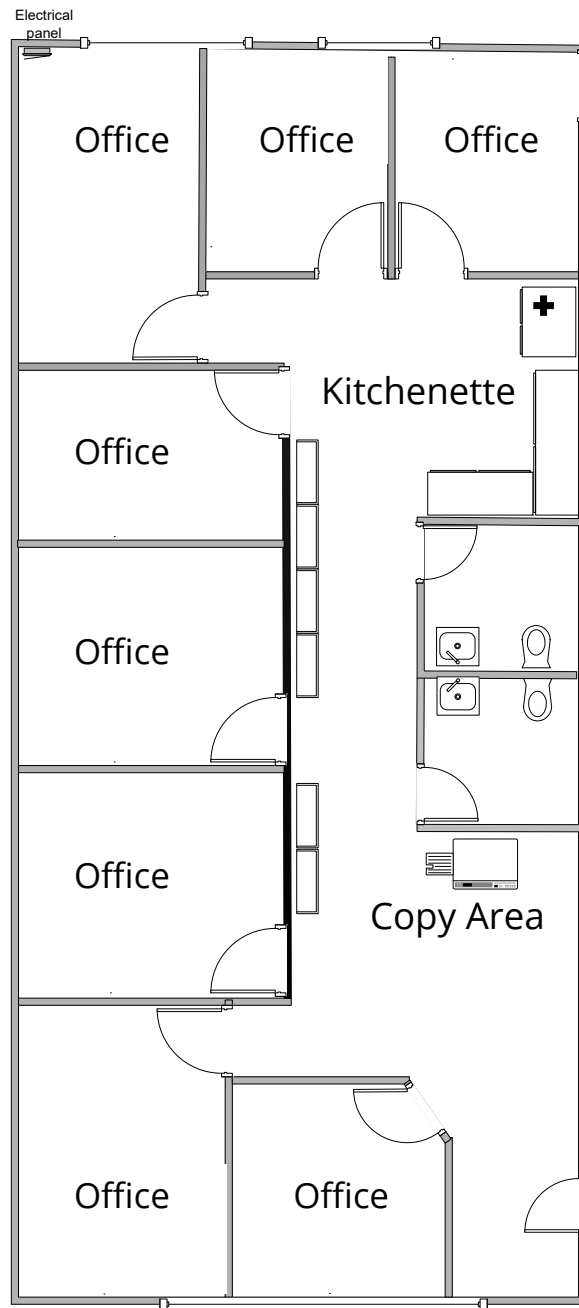


About the Property

- ±1,620 SF Available
- 32,368 SF Office/Flex Business Center
- 3.00/1,000 SF Parking Ratio
- M-1 Zoning
- Excellent Location in Escondido's Research Technology Center
- Easy Access to Highway 78 and I-15

LEASE RATE: \$1.20/SF NNN





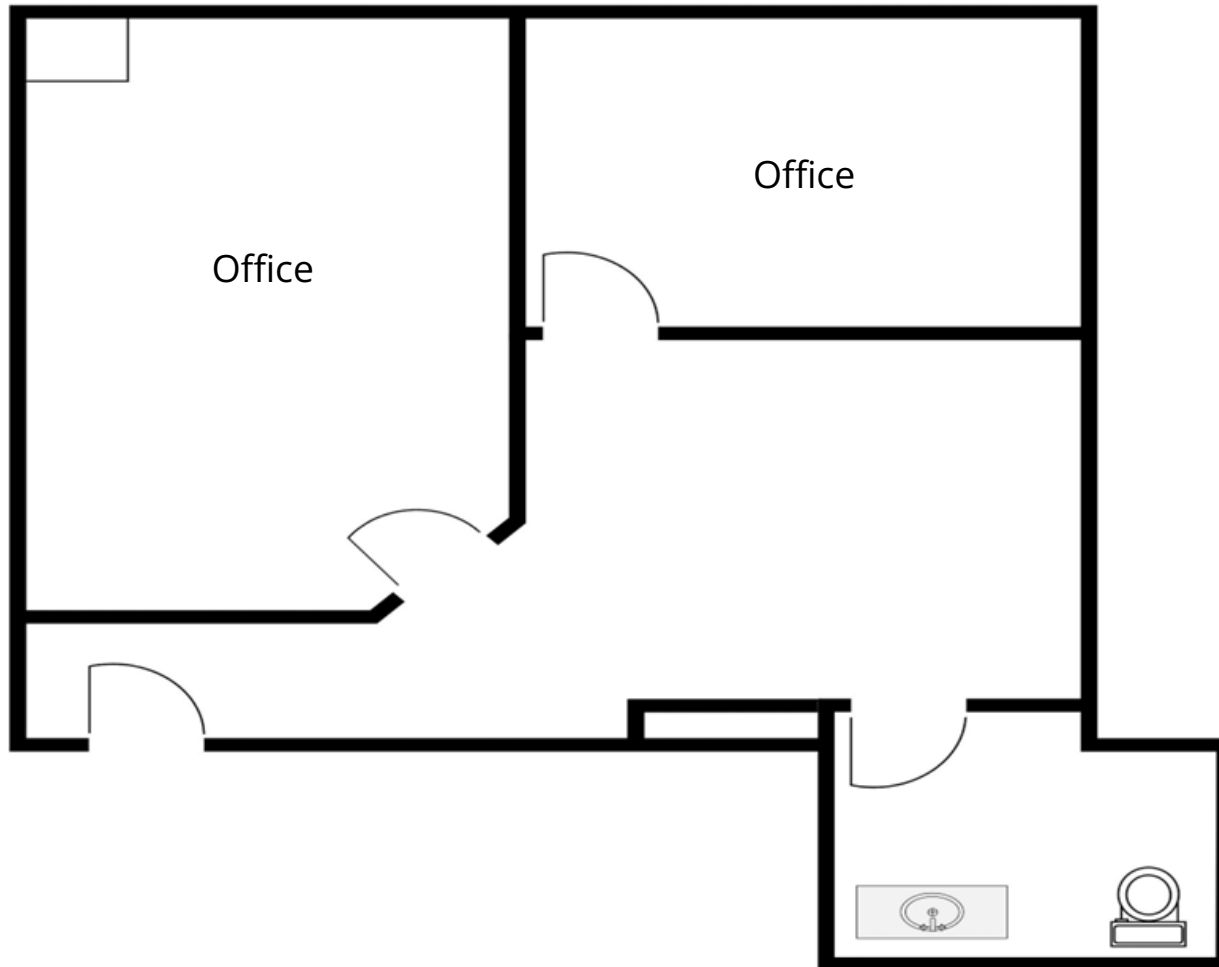
Suite F

- ±1,620 SF
- 8 private offices
- Restroom
- Kitchenette



Suite A

- 600 SF
- 2 private offices
- Restroom







**PALOMAR MEDICAL CENTER, RECOGNIZED AMONG THE
WORLD'S MOST ADVANCED HOSPITALS.**



**CALIFORNIA STATE UNIVERSITY SAN MARCOS
LEADING PUBLIC UNIVERSITY
STRONG PRODUCER OF STEM GRADUATES**

THE 78 CORRIDOR

The 78 Corridor—encompassing Carlsbad, Escondido, Oceanside, San Marcos, and Vista—is one of San Diego County's most dynamic innovation hubs. With more than 850 technology firms across biotechnology, information and communications technology, and defense-related manufacturing, the Corridor generates over \$36 billion in annual gross regional product and supports a diverse, export-oriented economy.

HEALTHCARE

Healthcare and life sciences are foundational strengths of the 78 Corridor's technology ecosystem. The region specializes in biotechnology and biomedical device manufacturing, with high concentrations in surgical appliances, diagnostic equipment, pharmaceutical preparation, and irradiation apparatus manufacturing. Anchoring this ecosystem is Palomar Medical Center which is one of the most technologically advanced hospitals in the world.

HIGHER EDUCATION

Higher education institutions along the 78 Corridor play a critical role in sustaining its skilled workforce and long-term competitiveness. Local colleges and universities collectively confer more than 1,300 tech-related degrees and certificates annually across 50+ programs, supplying talent to engineering, life sciences, manufacturing, and information technology fields. San Marcos is home to California State University San Marcos, the Corridor's only public university and a key producer of STEM graduates.

By the Numbers

636K	\$144K	225K
TOTAL POPULATION	AVERAGE HH INCOME	NO. OF HOUSEHOLDS



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