

# 2655

Camino Del Rio N  
San Diego, CA 92108

**For Lease**  
Mission Valley

**Colliers**

4350 La Jolla Village Drive, Suite 500  
San Diego, CA 92122  
+1 858 455 1515  
[www.colliers.com](http://www.colliers.com)

**Derek Applbaum**  
Senior Vice President  
Lic. No. 01280412  
+1 858 677 5331  
[derek.applbaum@colliers.com](mailto:derek.applbaum@colliers.com)



# Building Features | Amenities



Contiguous space up to 10,608 RSF



Abundant parking  
- Over 6.0 / per 1000 sq. ft. parking ratio.  
The largest in the submarket.



Onsite Management



Newly remodeled courtyard, furnishings & restrooms



Close proximity to public transportation



Excellent access to I-8, I-805, I-15 and Hwy 163



**Lease Rate \$2.65/SF + Electric**



# Exterior

---

Easy Access



Abundant Parking



# Availabilities

SUITE	RSF	OFFICE RATE	MEDICAL RATE	AVAILABLE	COMMENTS
120	4,496	\$2.65 + E	Negotiable	Now	Ground floor with option for exterior entrance. Reception, breakroom, multiple exam rooms, offices, nurses station, several plumbed areas in the suite and restrooms.
209*	1,803	\$2.65 + E	N/A	Now	 Reception, three window line offices, conference room, open area and counter with cabinetry. Plumbing available for breakroom.
210*	1,120	\$2.65 + E	N/A	Now	 Reception, two window line offices and large open area. Plumbing available for breakroom.
350	2,349	\$2.65 +E	N/A	30 Days Notice	Reception, multiple window line offices, conference room and breakroom.
400*	3,315	\$2.65 +E	N/A	Now	Reception, multiple window line offices, large open area conference room, and breakroom.
450*	7,293	\$2.65 + E	N/A	10/01/2022	Reception, multiple window line offices, two large open areas, conference room, two breakrooms and server room.

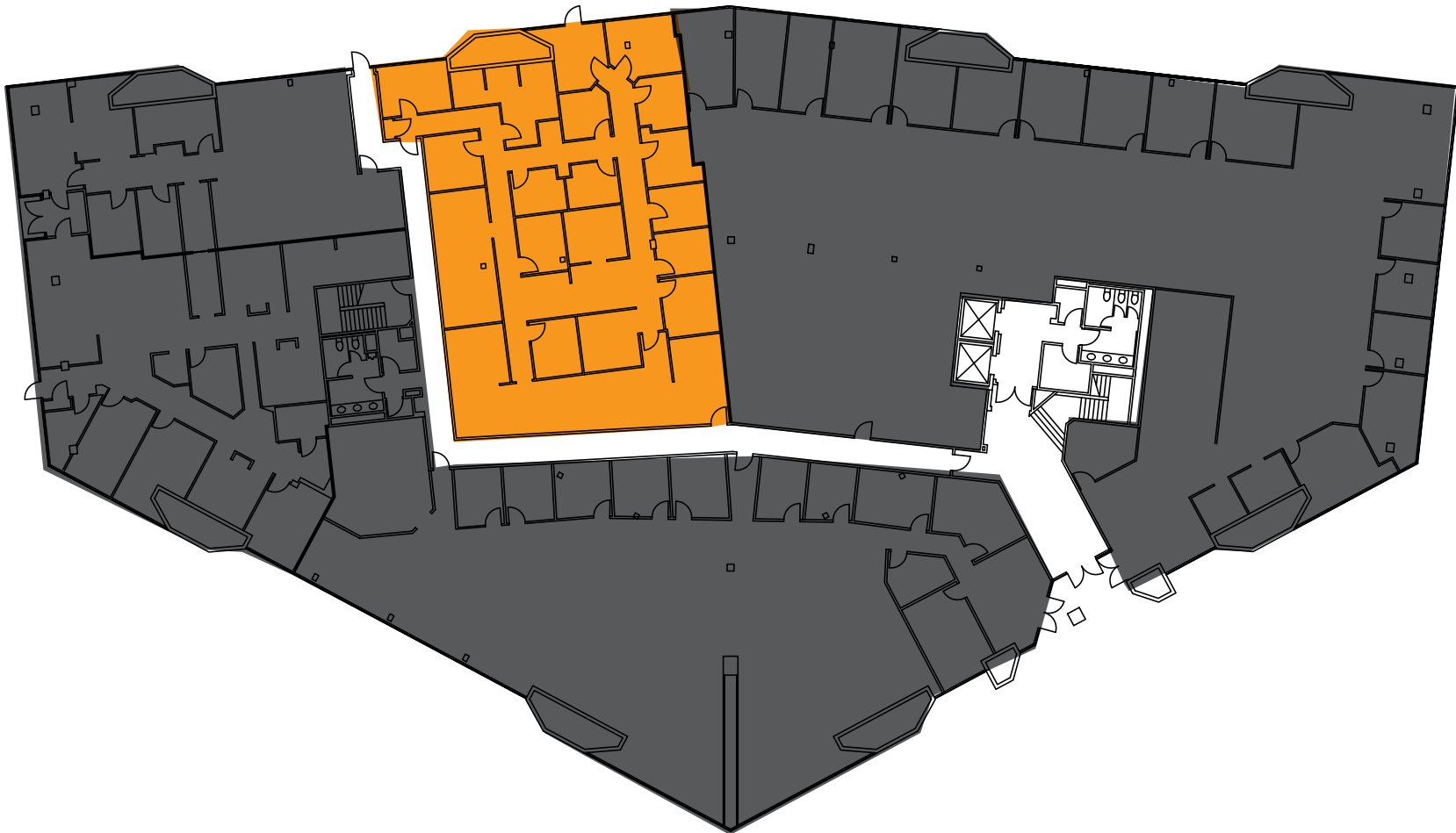
*\*Suites 209 and 210 are contiguous up to 2,923 RSF*

*\*Suites 400 and 450 are contiguous up to 10,608 RSF*





# Availabilities

SUITE	RSF	OFFICE RATE	MEDICAL RATE	AVAILABLE	COMMENTS
120	4,496	\$2.65 + E	Negotiable	Now	Ground floor with option for exterior entrance. Reception, breakroom, multiple exam rooms, offices, nurses station, several plumbed areas in the suite and restrooms.



# Availabilities

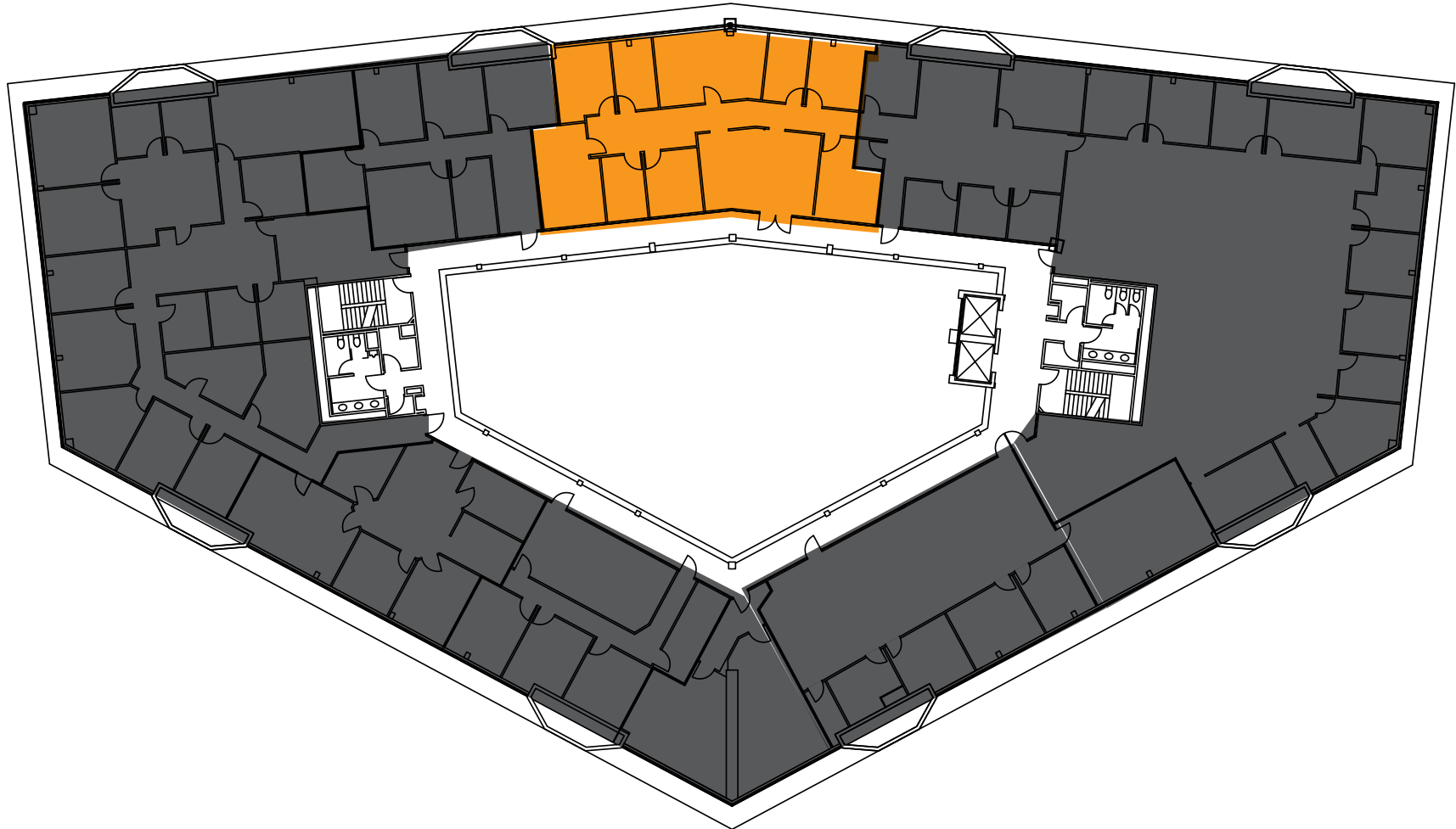
SUITE	RSF	OFFICE RATE	MEDICAL RATE	AVAILABLE		COMMENTS
209*	1,803	\$2.65 +E	N/A	Now		Reception, three window line offices, conference room, open area and counter with cabinetry. Plumbing available for breakroom.
210*	1,120	\$2.65 +E	N/A	Now		Reception, two window line offices and large open area. Plumbing available for breakroom.

\*Suites 209 and 210 are contiguous up to 2,923 RSF



# Availabilities

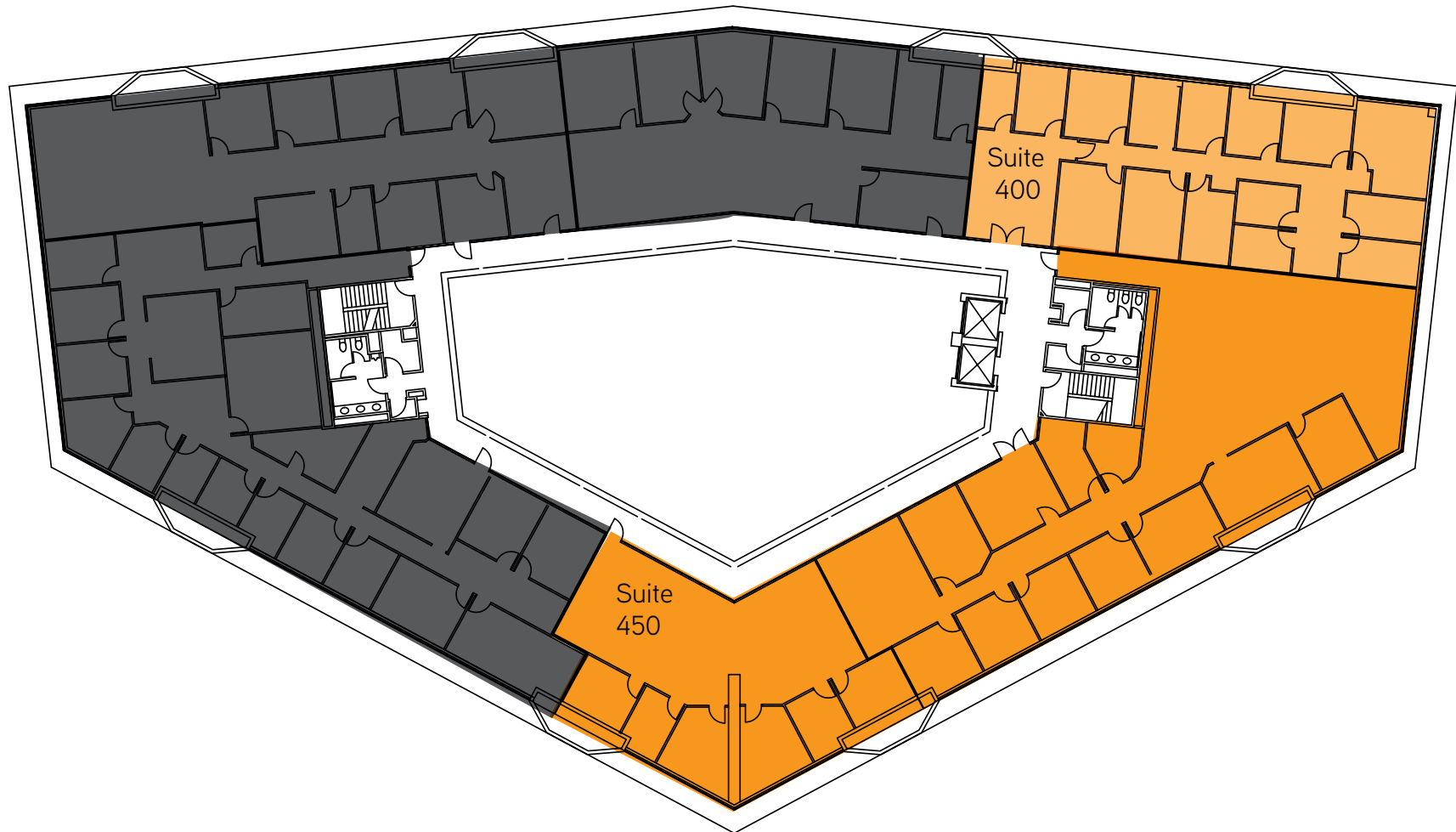
SUITE	RSF	OFFICE RATE	MEDICAL RATE	AVAILABLE	COMMENTS
350	2,349	\$2.65 +E	N/A	30 Days Notice	Reception, multiple window line offices, conference room and breakroom.



# Availabilities

SUITE	RSF	OFFICE RATE	MEDICAL RATE	AVAILABLE	COMMENTS
*400	3,315	\$2.65 +E	N/A	Now	Reception, multiple window line offices, large open area conference room, and breakroom.
*450	7,293	\$2.65 +E	N/A	10/01/2022	Reception, multiple window line offices, two large open areas, conference room, two breakrooms and server room.

*\*Suites 400 and 450 are contiguous up to 10,608 RSF*







# MISSION VALLEY



**Interstate 8**  
3 min.



**State Route 163**  
9 min.



**Interstate 805**  
5 min.



**Interstate 15**  
6 min.



**Fashion Valley Mall**  
7 min.



**Mission Valley Mall**  
3 min.



**San Diego Airport**  
16 min.



# 2655

Camino Del Rio N  
San Diego, CA 92108

**For Lease**  
**Mission Valley**



4350 La Jolla Village Drive, Suite 500  
San Diego, CA 92122  
+1 858 455 1515  
[www.colliers.com](http://www.colliers.com)

**Derek Applbaum**  
Senior Vice President  
Lic. No. 01280412  
+1 858 677 5331

[derek.applbaum@colliers.com](mailto:derek.applbaum@colliers.com)