

4141  
Jutland Drive  
San Diego, CA 92117

FOR LEASE



## JUTLAND OFFICE PARK - MORENA BLVD



Keith Herbert  
kherbert@mckeecompany.com  
619-642-2711 xt. 205  
Lic No. 01892190

39,207 Square Foot Corporate Office Center  
Centrally Located with Great Freeway Visibility & Accessibility

Ashley Cosentino  
acosentino@mckeecompany.com  
619-642-2711 xt. 221  
Lic No. 01977154

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PROPERTY INFO:

Building Size -	39,207 SF	Location -	Rose Canyon/Morena Blvd
Stories -	3	Use Type -	Office
Elevator -	Accessess all floors	Parking -	1 <sup>st</sup> & 2 <sup>nd</sup> floor parking lots
Restrooms -	Common area women's & men's on each floor	Guest Parking -	Plentiful free onsite parking

Jutland Office Park is a three-story Corporate Office Building, located near Pacific Beach and La Jolla, with lush and well maintained landscaping. Building has freeway visibility to the 5 North and South, providing signage opportunities. Building is elevator served to all three floors with common area men's and women's restrooms located on each floor. Parking lots on both the first and second floor provide plenty of unassigned parking options for employees and guests; all building related expenses are included in leasing rate, NO CAM's; tenant to pay pro-rata share of electricity.

Jutland Office Park is located near numerous retail amenities such as Costco Wholesale & Gasoline and Harley Davidson which are less than a quarter mile away, Karl Strauss Brewing, coffee shops, Pilates studios and fitness centers, pet daycare, and under construction Pacific Beach Trolley Station with an estimated completion in 2021, are all less than two miles away.

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average Age	42.95	39.65	38.00
Consumer Spending	\$187,532	\$2,210,235	\$3,548,079
Population Growth 2010-2018	5.63%	9.08%	9.88%
Population Growth 2018-2023	3.92%	4.46%	4.47%

\*SOURCE: WWW.COSTAR.COM

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# 4141 Jutland Drive

SAN DIEGO, CA 92117

## SUITE 210

### RENT AMOUNT

\$9,695 per month

### TERM

3+ years minimum

### SIZE

± 4,715 SF

### PARKING

On site parking lots located on 1<sup>st</sup> & 2<sup>nd</sup> floor, plentiful free unassigned parking for employees and guests

### DETAILS

Second floor location with plentiful light and window exposure, reception area, server & storage rooms, kitchenette, 12 private offices, open work area, and conference room.

### EXPENSES

Tenant pays pro-rata share of utilities, NO Operating Expenses



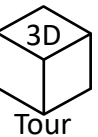
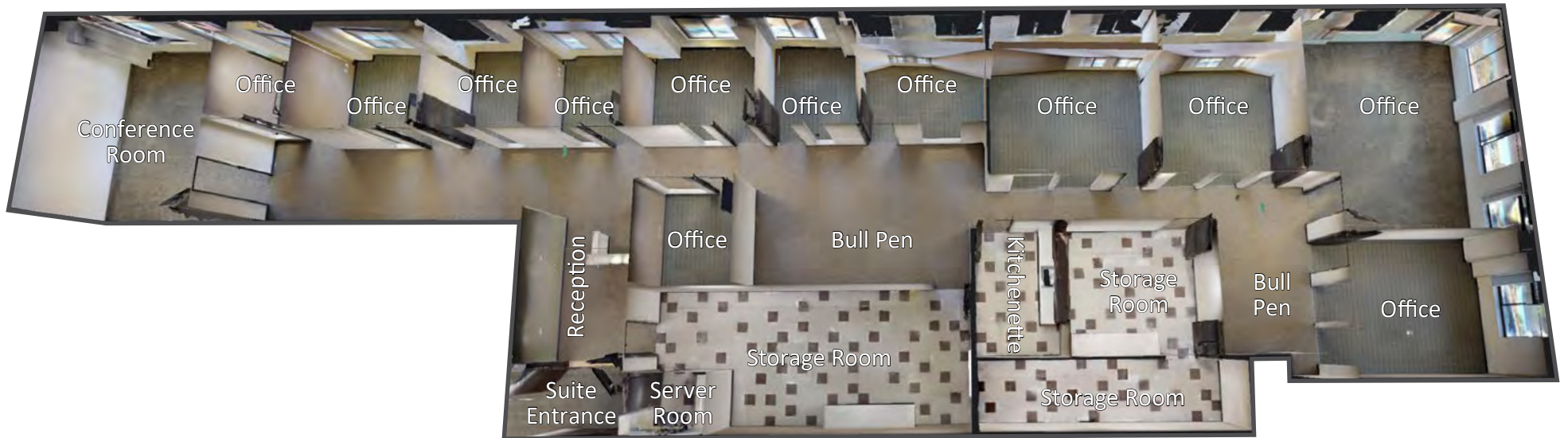
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# 4141

## Jutland Drive

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### SUITE 210 ±4,715 SF



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## SUITE 335

### RENT AMOUNT

\$1,995 per month

### TERM

3+ years minimum

### SIZE

± 1,206 SF

### PARKING

On site parking lots located on 1<sup>st</sup> & 2<sup>nd</sup> floor, plentiful free unassigned parking for employees and guests

### DETAILS

Third/top floor corner location, 1 private office with exterior windows, bull pen/ open work area, and modern wood covered ceilings with skylight

### EXPENSES

Tenant pays pro-rata share of utilities, NO Operating Expenses



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# 4141

Jutland Drive

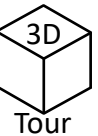
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SUITE 335 ±1,206 SF



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\*All measurements are approximate and for illustrative purposes only



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FOR LEASE

Mission Bay

Pacific Ocean

Pacific Beach

Mount Soledad



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