

2300
BOSWELL ROAD
CHULA VISTA, CA 91914



±1,709 - ±26,277 SF OFFICE SPACE AVAILABLE

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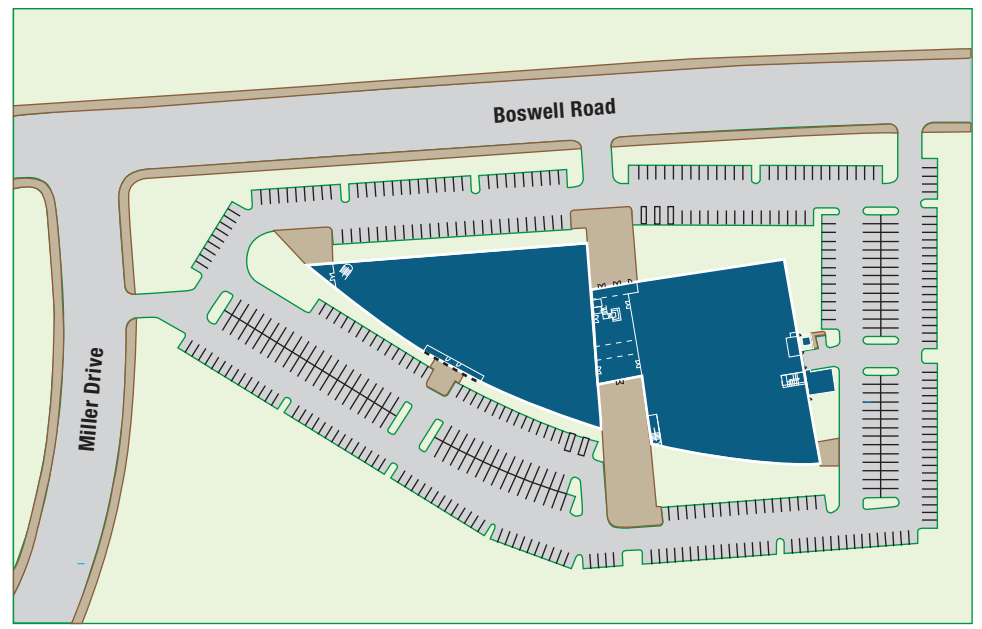
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Voit
REAL ESTATE SERVICES



PROPERTY SPECIFICATIONS

BUILDING TYPE:	Class A Multi-Tenant Office
SQUARE FEET:	132,656 Rentable Square Feet
STORIES:	Two
CONSTRUCTION:	Concrete Tilt-Up
CORE FACTOR:	17%
LAND:	6.96 Acres (303,178 SF)
PARCEL NUMBER:	595-231-35
ELEVATORS:	One
YEAR BUILT:	1992 With Major Renovation in 2013
SPRINKLERS:	Yes
ZONING:	BC-2, City of Chula Vista
CEILING HEIGHT:	9-10'
CABLE SERVICE:	AT&T, Uverse, Cox
INTERNET SERVICE:	T5 Available- up to 1 Gbps Speeds Available



PROPERTY DESCRIPTION

THE PLAZA @ EASTLAKE

The Plaza At Eastlake is located within Eastlake's master-planned community (voted #1 master planned community in San Diego County 10 years running), that features over 1,000,000 square feet of recently developed retail, restaurants and other amenities. It is located just two blocks from the South Bay Expressway.

The Plaza At Eastlake is adjacent to a 7 acre private park and recreation area. Scobee Park is an exclusive amenity for the Eastlake Business Park which includes volleyball, basketball and tennis courts, soccer and softball fields and picnic areas.



CONFERENCE ROOM

The Plaza At Eastlake has a Conference Room as an amenity for its tenants. It is the only building in the Eastlake area that has this amenity. It can be reserved with the property management company and used for tenants' meetings and trainings. The conference room has glass walls on both sides, with abundant natural light and views of the mountains. The furniture has flexible configuration and there is a TV and multimedia console at the front of the conference room.



AVAILABILITY

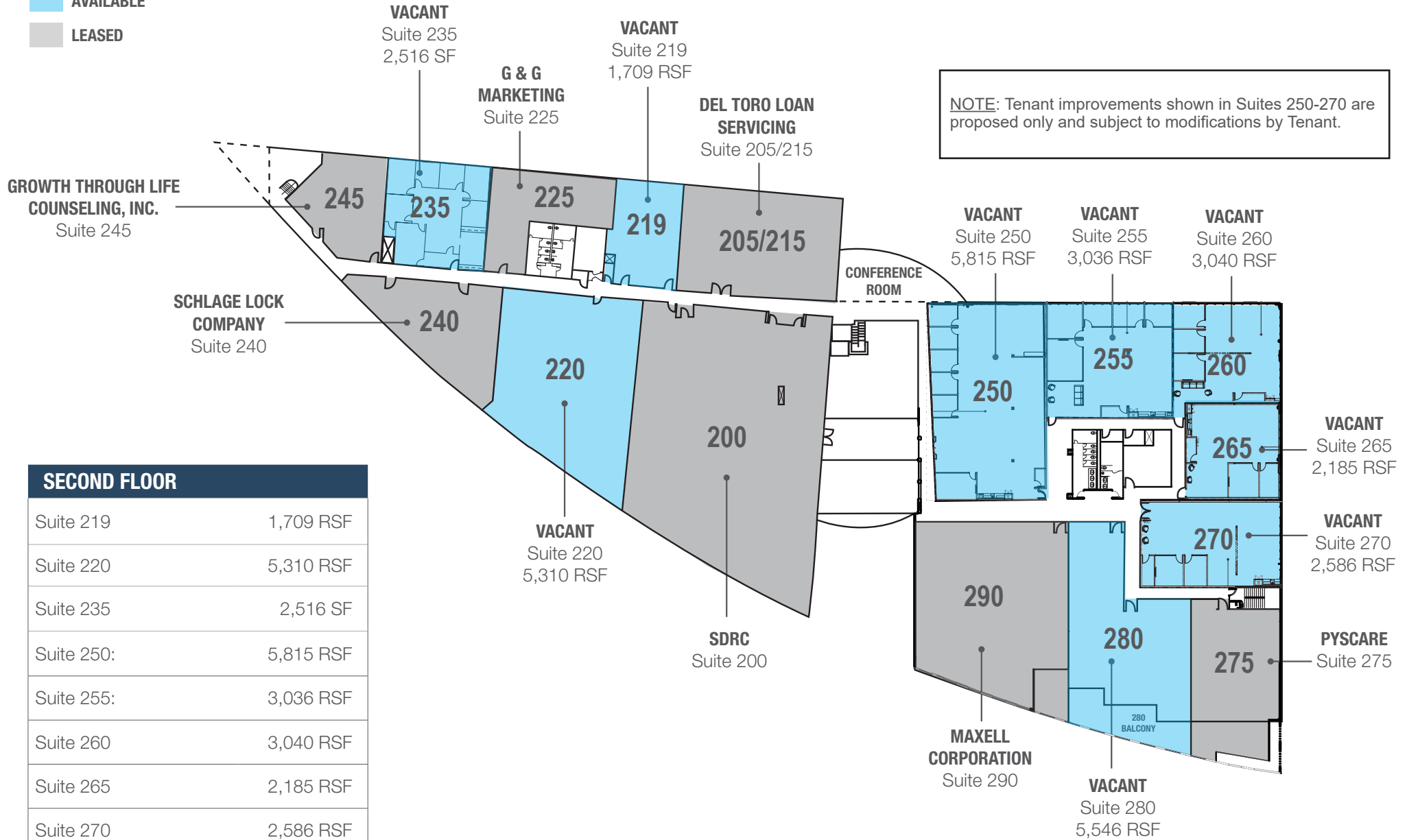
■ AVAILABLE
■ LEASED



FIRST FLOOR	
Suite 130:	8,651 RSF
Suite 170:	14,691 RSF

AVAILABILITY

■ AVAILABLE
■ LEASED



SECOND FLOOR	
Suite 219	1,709 RSF
Suite 220	5,310 RSF
Suite 235	2,516 SF
Suite 250:	5,815 RSF
Suite 255:	3,036 RSF
Suite 260	3,040 RSF
Suite 265	2,185 RSF
Suite 270	2,586 RSF
Suite 280	5,546 RSF

AREA AMENITIES

- Estimated 935,355 population within 10-mile radius
- Estimated population of 194,931 within a 5-mile radius
- Estimated average household income of \$97,468 within a 5-mile radius
- Easy access to South Bay Expressway (Hwy-125)
- Located in the Eastlake Business Center
- Four retail centers within walking distance, including stores like Target, Vons, Sprouts, & Trader Joe's and restaurants like Miguel's Mexican Cocina
- U.S. Post Office and UPS are one block away
- Private 7-acre park with tennis, basketball courts, baseball diamond, volleyball court, showers, lockers
- Eastlake Country Club is just a few blocks away
- Otay Ranch Town Center regional mall is within a 5 minute drive
- Chula Vista attractions include: harbor and marina, US Olympic Training Center, Sleeptrain Amphitheater, SeaWorld Aquatica, Goodrich Aerospace Aerostructures, and Southwestern College
- Otay Mesa border crossing is a 7 minute drive on Hwy-125
- 25 minutes from San Diego International Airport (Lindbergh Field)



Otay Ranch Town Center



Chula Vista Marina



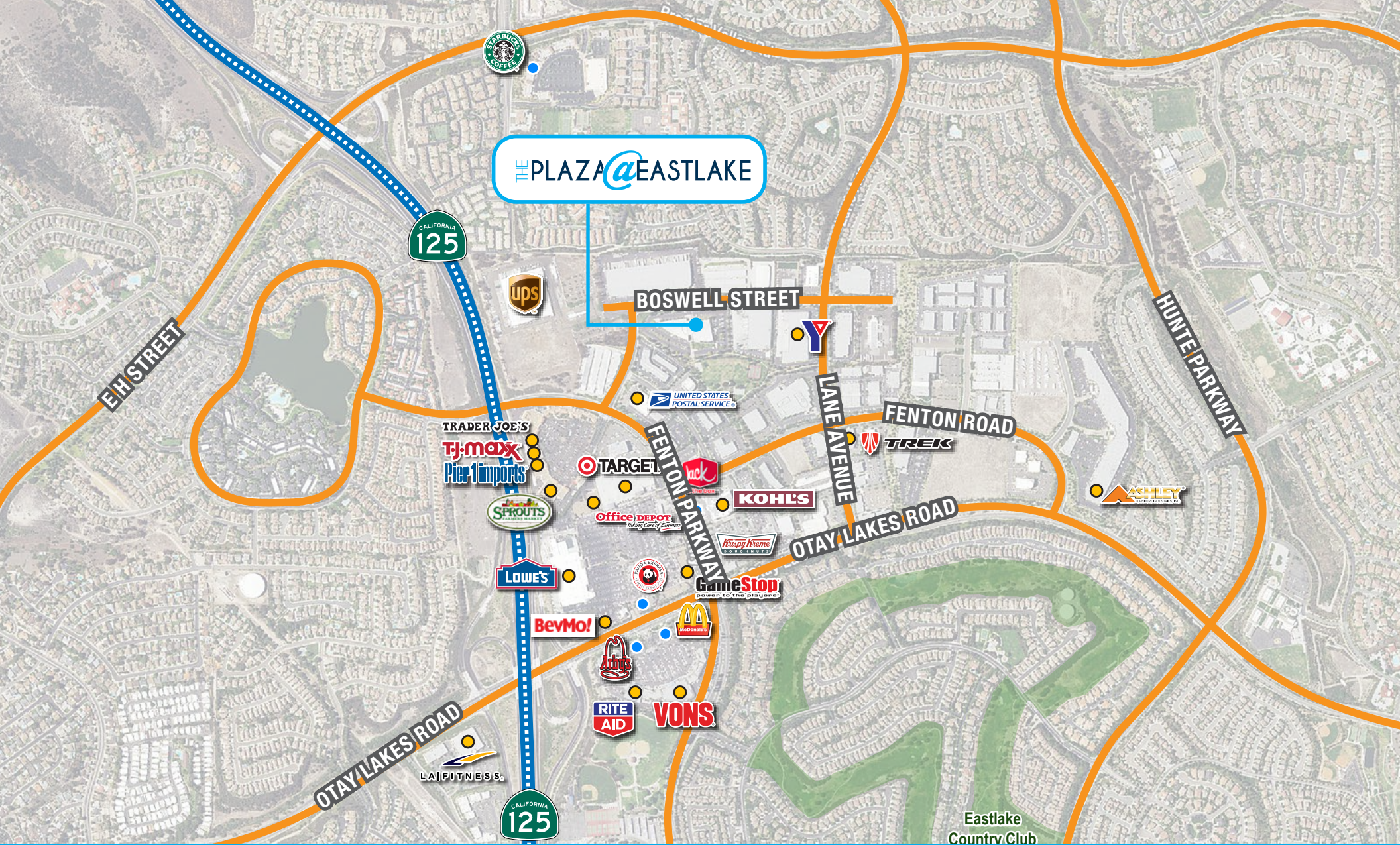
Eastlake Country Club



Olympic Training Center



Scobee Park



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