

4775 VIEWRIDGE AVE


SAN DIEGO, CALIFORNIA 92123


FOR LEASE : $\pm 20,258$ SF





CBRE


4775 Viewridge Ave


 + Approximately 20,258 SF Freestanding Building


 + Single story building


 + 100% office (can remove office to create warehouse)


 + Extensive window-line throughout


 + Potential grade level loading


 + Securable site - potential fenced property / yard


 + 3.0/1,000 parking ratio with ample street parking

 + Freeway visibility from Interstate 15

 + Excellent freeway access - adjacent to Interstate 15 & Highway 52

 + Prominent building signage available

 + Lease Rate: \$1.30/SF/Mo. NNN
(Taxes & Insurance estimated at \$0.21/SF/Mo.)

 + Available June 1, 2018



4775 VIEWRIDGE AVENUE

LOADING/YARD AREA

Viewridge Avenue

The floor plan illustrates the layout of the second floor, featuring a central corridor and several rooms. On the left side, two arrows point to the exterior walls, labeled "POTENTIAL GRADE LEVEL LOADING DOORS". The plan includes the following rooms and areas:

- Top Section:** A row of four "OFFICE" spaces, followed by a "STORAGE" area, and a vertical stack of four "OFFICE" spaces on the right.
- Upper Middle Section:** A large "OPEN OFFICE" area, a "STORAGE" room, and a vertical stack of four "OFFICE" spaces on the right.
- Center Section:** A "SERVICE ROOM", two "OFFICE" spaces, a "BREAK RM", and a vertical stack of two "OFFICE" spaces.
- Lower Middle Section:** An "ELEC. ROOM", two "OFFICE" spaces, a "STORAGE" room, an "IT" room, and another "OFFICE" space.
- Bottom Section:** A large "OPEN OFFICE" area, a "STORAGE" room, and a row of five "OFFICE" spaces.
- Right Side:** A "CONFERENCE" room, a vertical stack of six "OFFICE" spaces, a "RECEPT" area, and a "LOBBY".
- Entrances:** Three "ENTRY" points are marked: one on the left, one in the center, and one on the right.
- Other Features:** A staircase is located in the center-right area, and a "MAIN ENTRY" is indicated at the bottom right.

* NOT TO EXACT SCALE

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2	Solar Turbines A Caterpillar Company	6	The City of SAN DIEGO	10	KYOCERA	14	COBHAM	18	NATIONAL UNIVERSITY	22	COX
3	Sempra Energy	7	CUBIC	11	Pratt & Whitney A United Technologies Company	15	ups	19	Jack In the Box	23	DEEPSEA Power & Light
4	SHARP	8	NORTHROP GRUMMAN	12	RESMED	16	at&t cricket wireless	20	GSA	24	University of Phoenix



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