4775 VIEWRIDGE AVE

SAN DIEGO, CALIFORNIA 92123

FOR LEASE: ±20,258 SF



4775 Viewridge Ave





+ 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.)

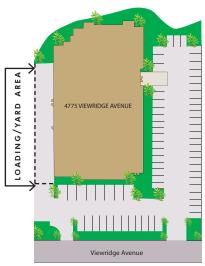
+ Available June 1, 2018







Existing Floor Plan



* NOT TO EXACT SCALE



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