FOR SALE or LEASE | LEASE with PURCHASE OPTION

7,900 SF MISSION VALLEY MEDICAL/OFFICE/FLEX BLDG

PRICE REDUCED

4686 MISSION GORGE PLACE | SAN DIEGO, CA 92120

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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INTEGRITY - KNOWLEDGE - EXPERIENCE
www.cpgsd.com

PROPERTY DETAILS & FEATURES

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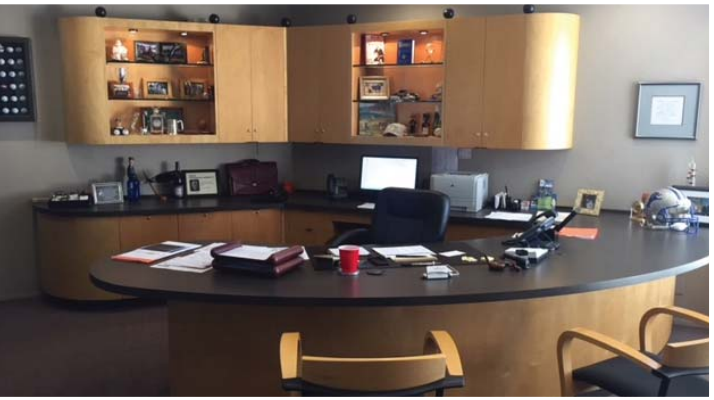

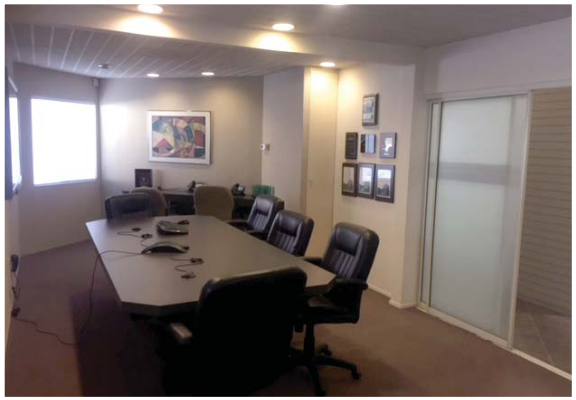

PROPERTY DETAILS

- 7,900 SF - Freestanding Office/Flex Building
- Impressive interior upgrades with high end office finishes.
- Built in 1984
- Zone: CC-3-8 (Commercial - Community) permits for a wide range of uses including medical/dental use, professional office, retail uses, community-serving commercial services, and limited industrial uses.

PROPERTY FEATURES

- Open reception area, large private offices, conference room, kitchenette / breakroom, bull pen areas, climate controlled storage.
- Bonus 2nd floor storage area (Not included in the building SF)
- 4 Restrooms and a shower
- Cat 5 wiring with AT&T and Cox service
- Numerous window-lined offices

- Newer roof and A/C units
- Built in cabinetry
- Ability to add grade-level loading doors connecting to climate controlled work area

- Immediate access to Interstate I-8 Freeway
- Amenity rich Mission Valley location
- Close to the Grantville Trolley stop

SALE PRICE:
$1,750,000

ASKING LEASE RATE :
$1.49 psf gross

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FLOOR PLANS

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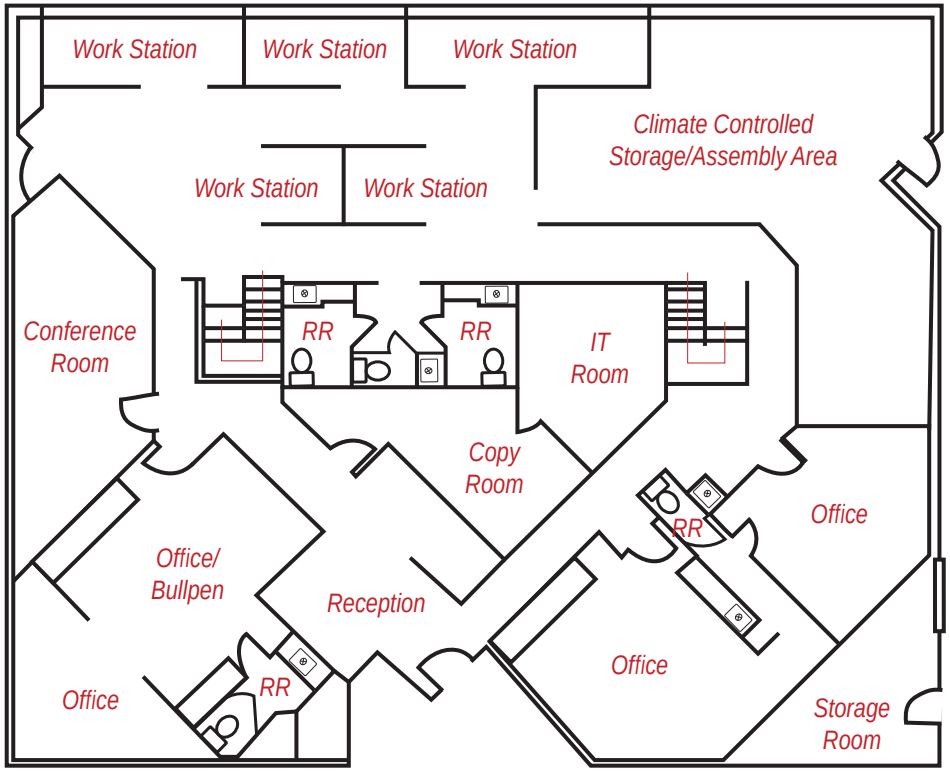
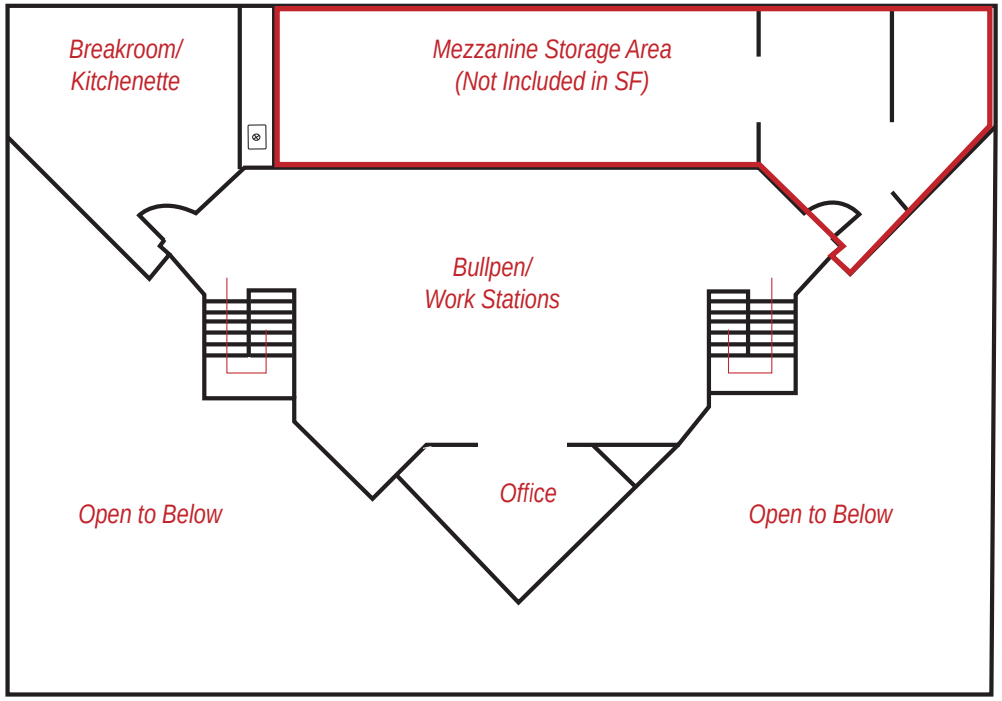
FIRST FLOOR



SECOND FLOOR



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AMENITIES AERIAL

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