



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management

CENTERPARK



CENTERPARK PLAZA

6815 FLANDERS DRIVE, SAN DIEGO, CALIFORNIA 92121 | SORRENTO MESA



46,510 sf building
located in a
204,143 sf park



On-site
Cafe



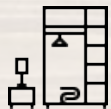
PROPERTY HIGHLIGHTS



Strong
institutional
ownership



Excellent image
with corner
visibility



On-site shower
and
locker facilities

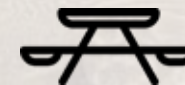


Recently renovated
common areas and
restrooms

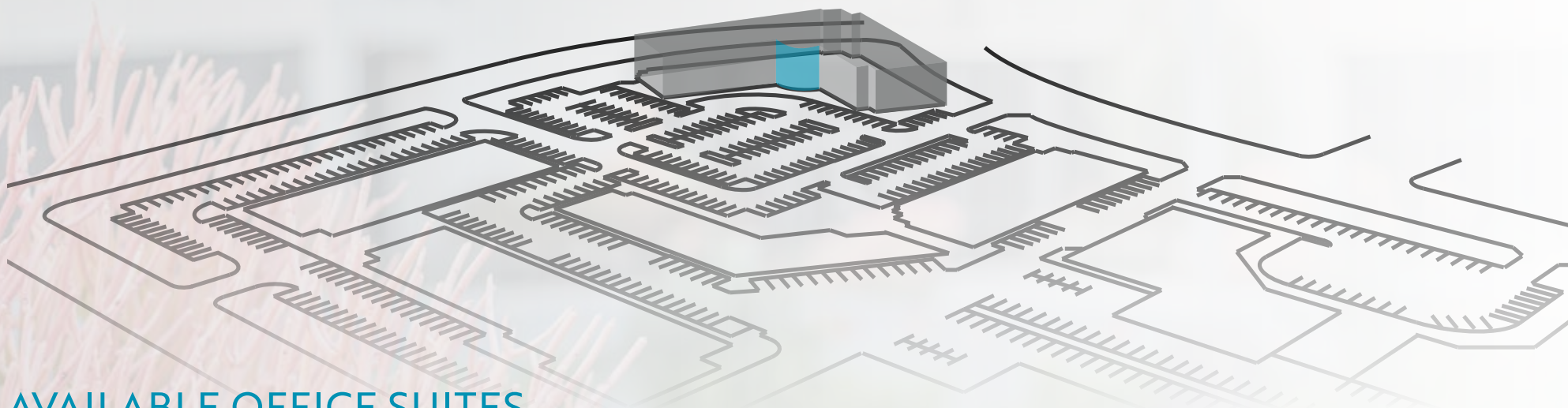
- » Easy access to I-805, Mira Mesa Blvd, and Camino Santa Fe
- » Many amenities nearby (walking distance to Green Flash Brewery)
- » 4.0 per 1,000 rentable square feet parking ratio
- » T1 throughout the project. Fiber provided by AT&T



Updated
landscaping

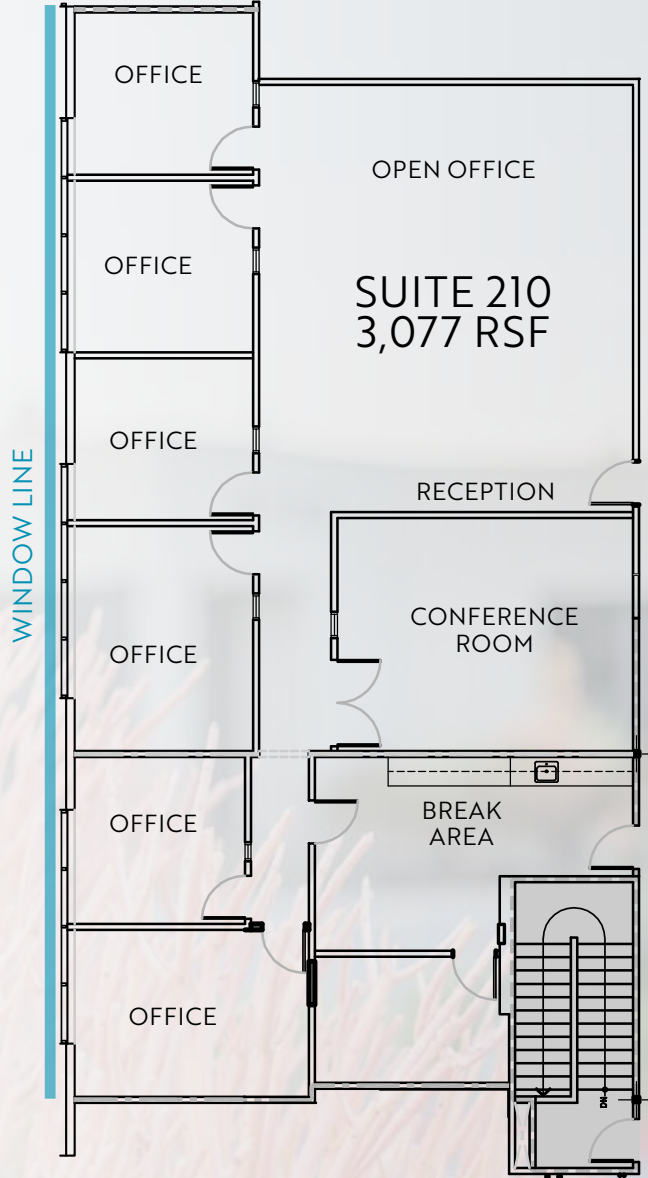


Revamped
common
seating areas

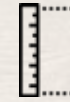


AVAILABLE OFFICE SUITES

SUITE	SF	RENT	COMMENTS
Suite 210	3,077	\$2.15 +U	Six (6) private offices, one (1) conference room, reception area, open office area, and breakroom.



SUITE 210



3,077 Square Feet



Asking Rate:
\$2.15 +U



One (1) Conference
Room



Reception
Area



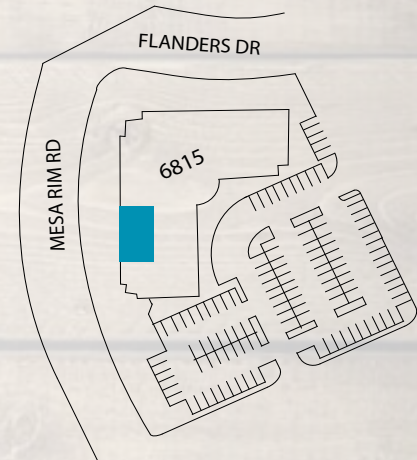
Six (6)
private offices



Break
Room



Open area /
bull pen





1

On-site Cafe



2

Upgraded Outdoor Areas



3

Refreshed Landscaping



ON-SITE

AMENITIES

2

3

1

NEARBY AMENITIES

PACIFIC
OCEAN

UTC



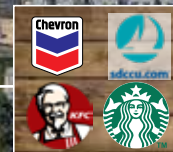
Angeli's Cafe

MIRA MESA BLVD

CAMINO SANTA FE

Plaza Sorrento

- Urbane Cafe
- Waba Grill
- Spices cafe
- Habaneros
- Sports Clips
- Navy Federal
- Verizon
- Subway



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