

FOR SALE OR FOR LEASE

± 7,564 SF OFFICE BUILDING
17085 VIA DEL CAMPO | SAN DIEGO, CA 92127



**Newmark
Knight Frank**

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Please contact:

JUSTIN MAIOLA

858.875.3615

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CA RE Lic. #01910958



PROPERTY HIGHLIGHTS

- ± 7,564 SF **FREESTANDING OFFICE BUILDING**
- **±4/1,000** PARKING RATIO
- OPERABLE WINDOWS W/ **EXTENSIVE GLASS LINE**
- **BREATHTAKING** VIEWS
- EASILY **DIVISIBLE BUILDING**
- CORNER **MADERA PLAZA** LOCATION
- PROXIMITY TO **HOTEL, RETAIL & RESTAURANT** AMENITIES
- CENTRALLY LOCATED W/ EXCELLENT **FREEWAY ACCESS**
- **EXCELLENT OWNER/USER** INVESTMENT OPPORTUNITY

SALE PRICE: \$2,999,950

LEASE RATE: SEE BROKER FOR DETAILS

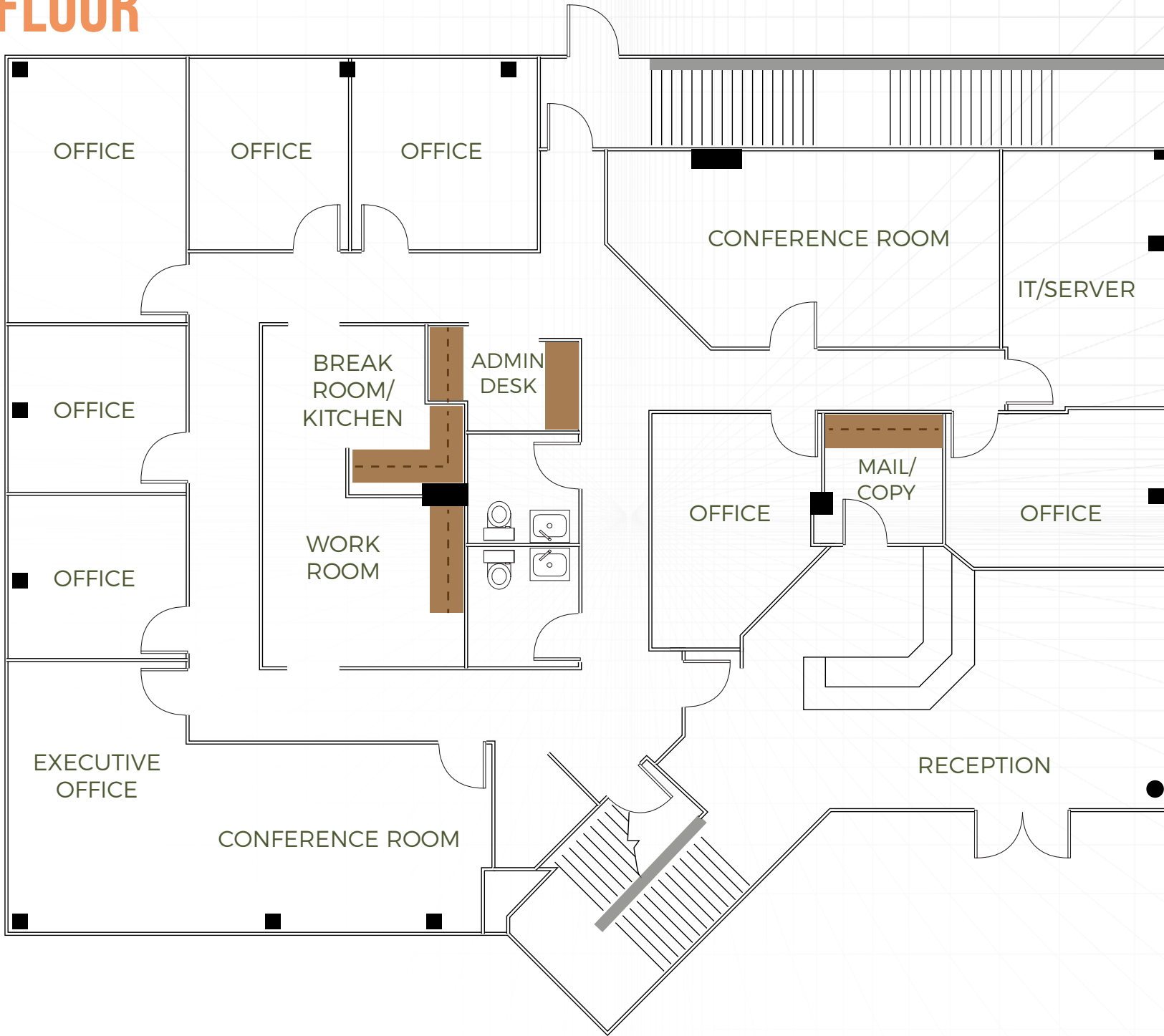




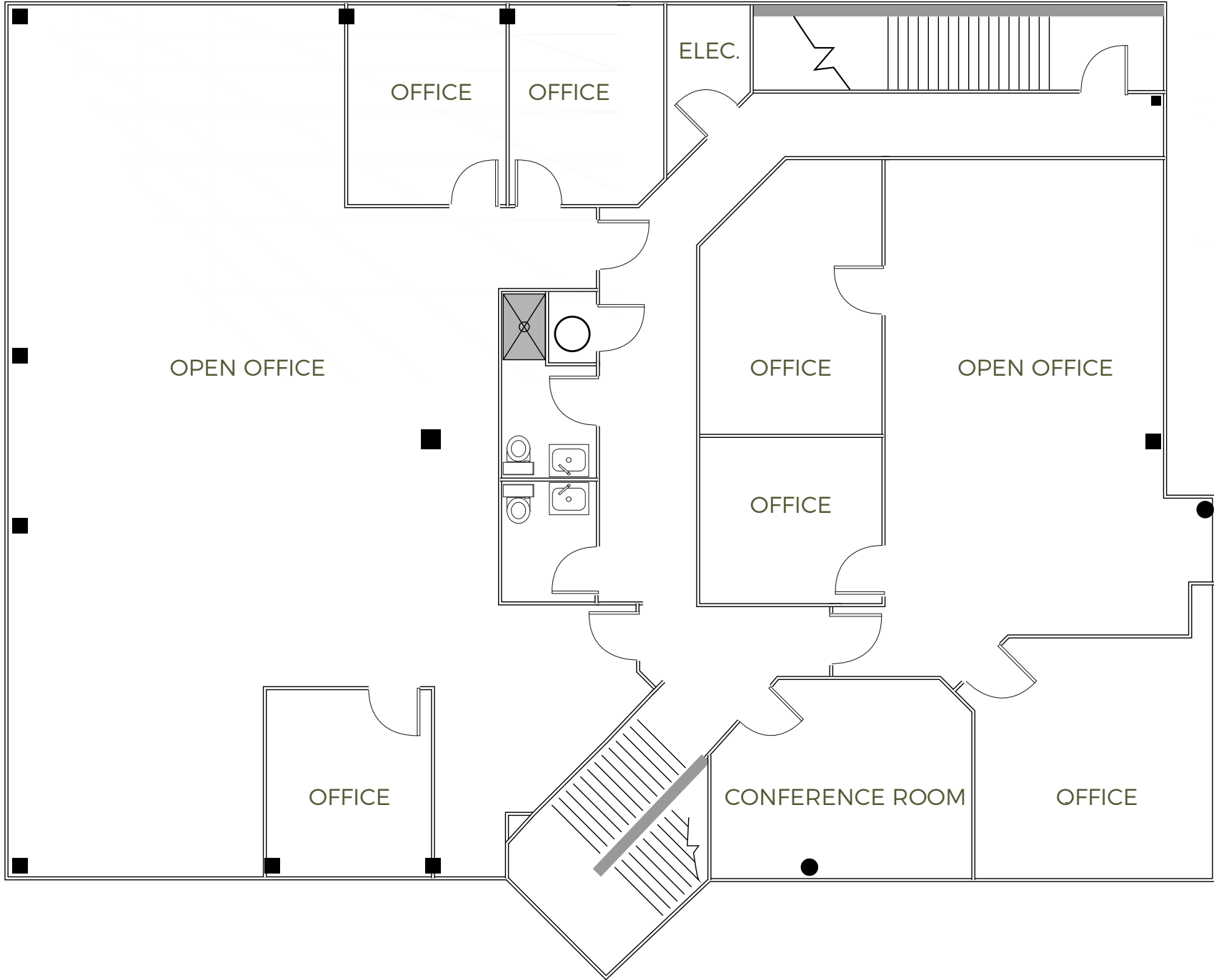
1ST FLOOR FEATURES:

- SEVEN (7) PRIVATE OFFICES
- TWO (2) LARGE CONFERENCE ROOMS
- RECEPTION AREA W/ **DOUBLE DOOR** ENTRY
- DEDICATED **IT/SERVER** ROOM
- **BREAK ROOM**
- TWO (2) RESTROOMS

1ST FLOOR



2ND FLOOR



2ND FLOOR FEATURES:

- SIX **(6)** PRIVATE OFFICES
- **LARGE** CONFERENCE ROOM
 - TWO (2) LARGE **OPEN OFFICE** AREAS
 - TWO **(2)** RESTROOMS
 - ONE **(1)** SHOWER

17085



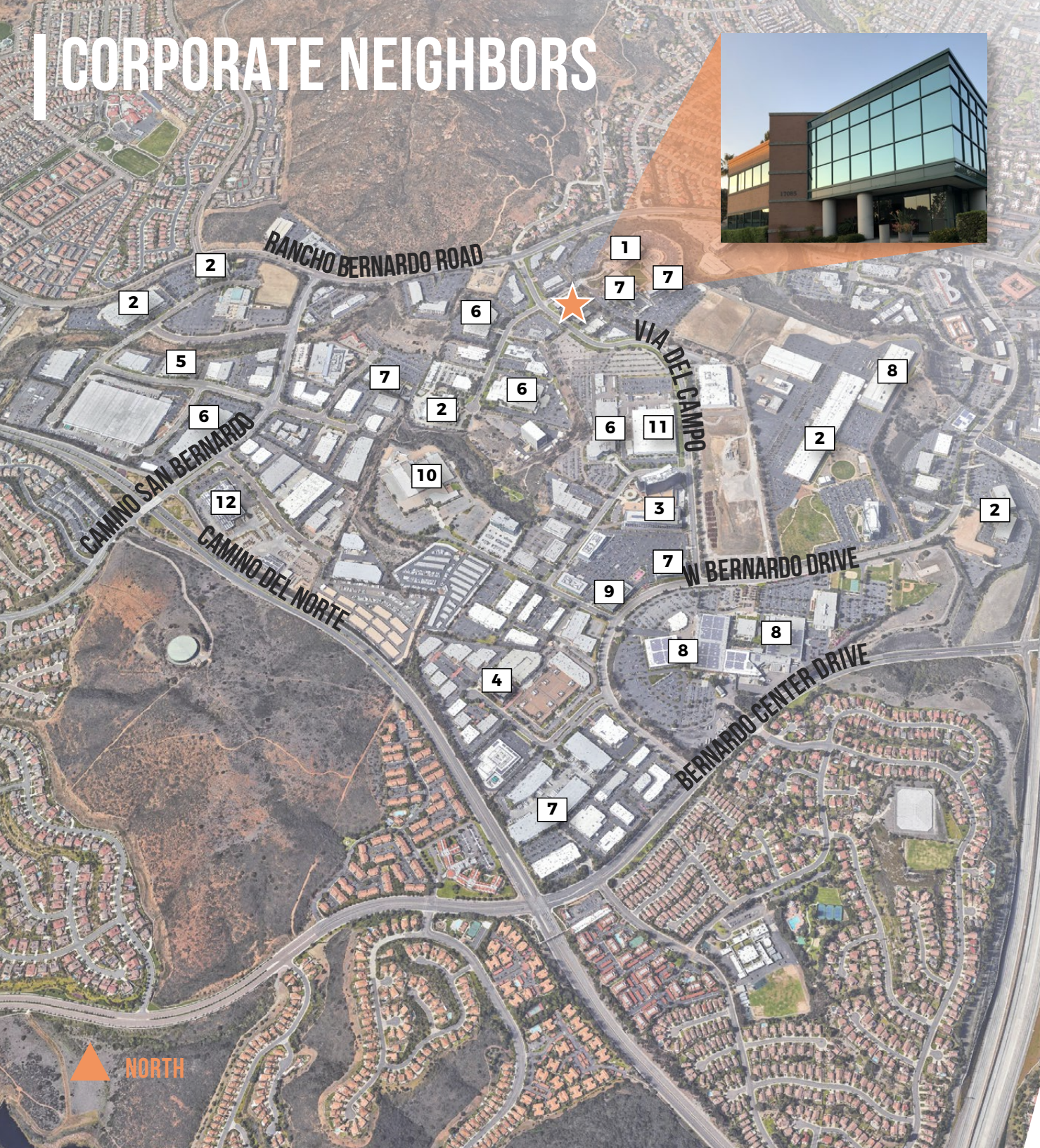
MADERA PLAZA FEATURES:

- ± 38,500 SF CLASS B OFFICE PARK
- BUILT IN **1991**
- BUILDING SIGNAGE
- **4/1,000** PARKING RATIO
- PARK LIKE SETTING

SITE PLAN



CORPORATE NEIGHBORS



1



2



3



4



5



6



7



8



9



10



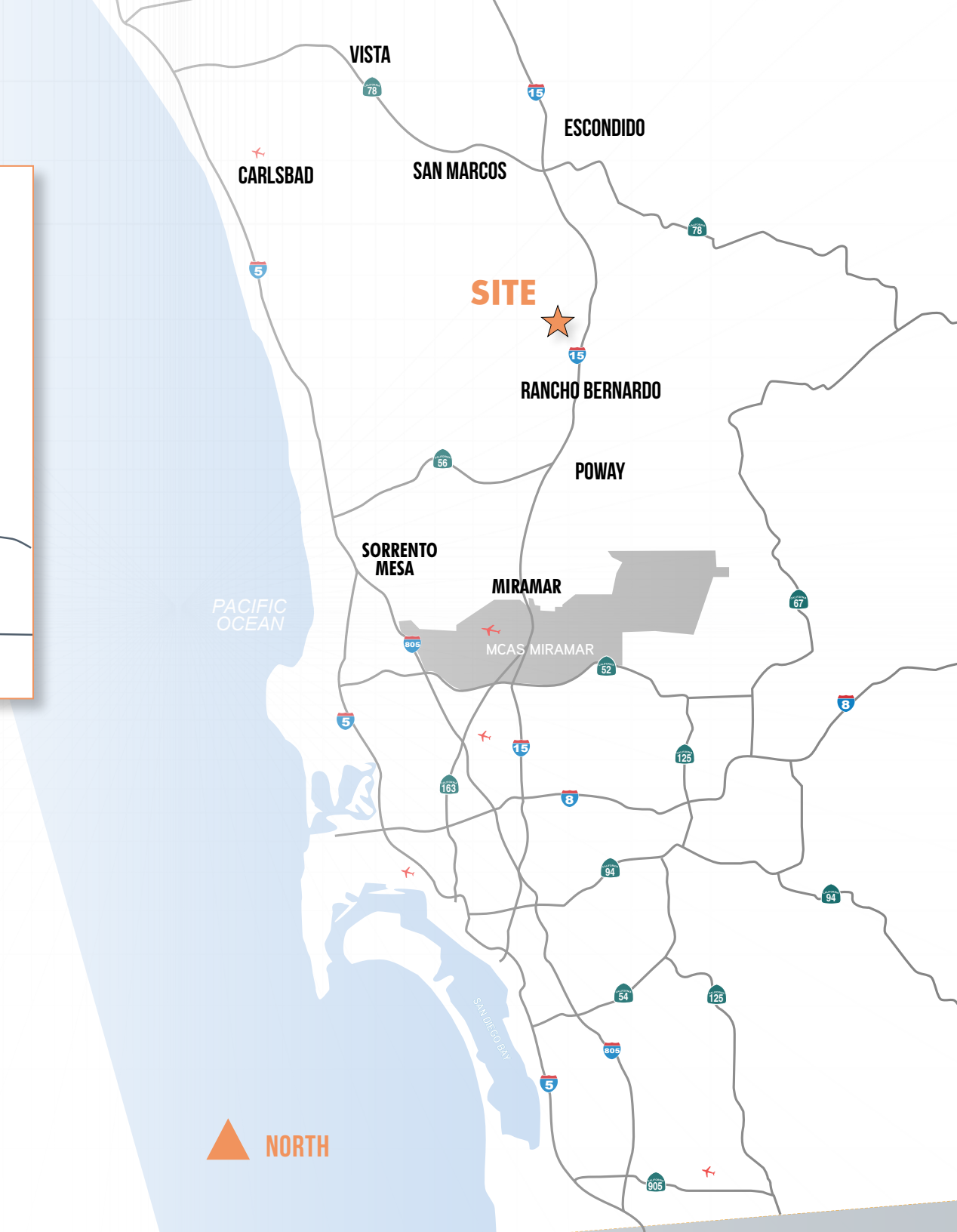
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LOCATION



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.