

# FOR SALE OR LEASE

## Excellent Owner / User Opportunity

**Voit**  
REAL ESTATE SERVICES

THE  
CLARK  
TEAM

EASTLAKE OFFICE / FLEX BUILDING  
2371 Fenton Street | Chula Vista, CA 91914

**PRICE REDUCED \$4,000,000**



### Building Features

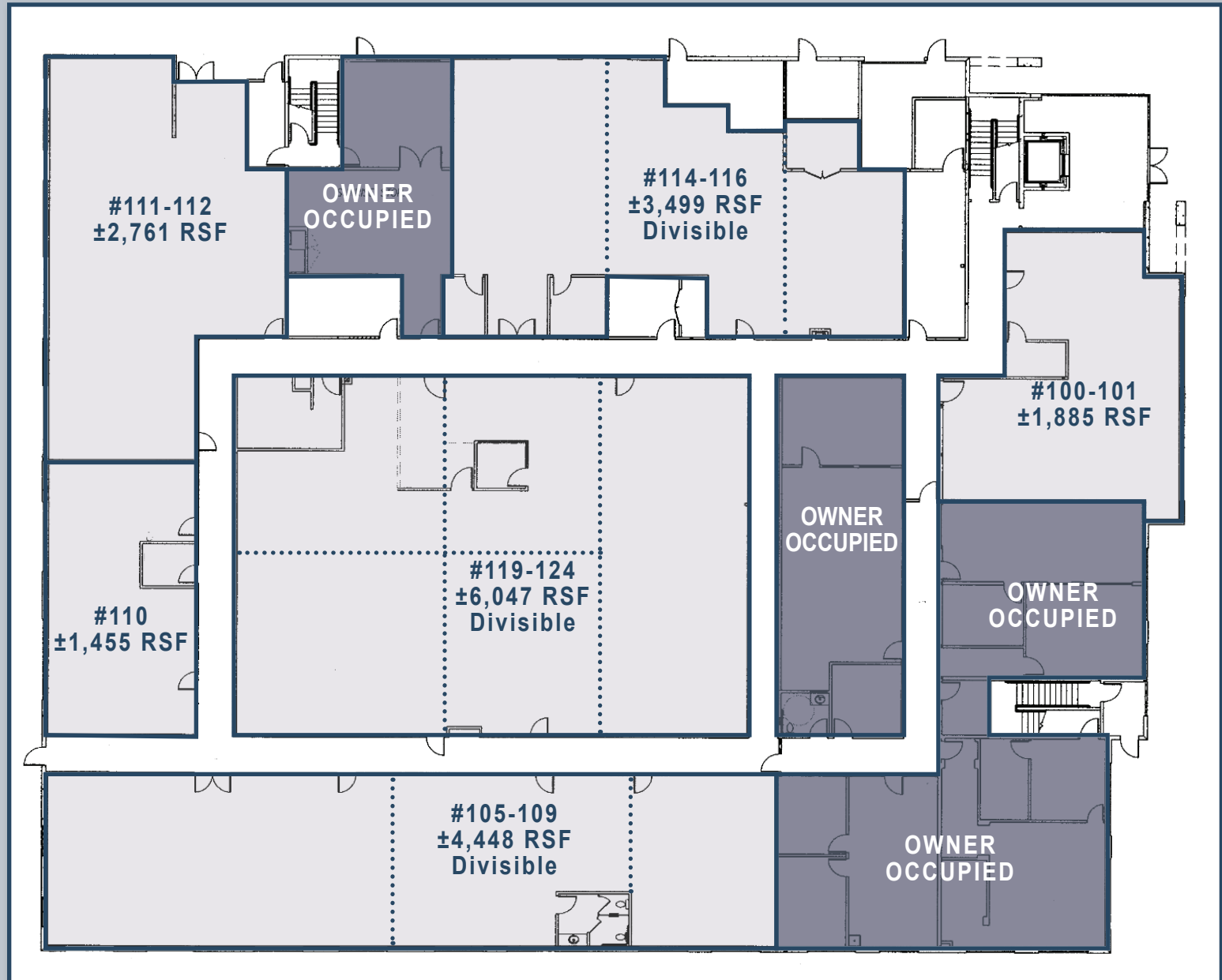
- ±38,368 SF Office/Flex Building Consisting of ±27,456 SF of 1st Floor Space and ±9,962 SF of Built-Out Mezzanine Space and ±950 SF of Basement Space.
- Newer Building Built in 2000 (Concrete Tilt-up Construction). Renovated in 2007 to Multi-Tenant Office Suites.
- Assessor's Parcel #595-231-34
- Elevator Served (Elevator Installed 2008)
- Sprinklered
- State of the Art Security Features
- ±4,605 SF Currently Occupied by Owner With Built-Out Offices that Include a Luxurious Suite with Upscale Amenities and Features (Current Owner Can Lease This Space Or Vacate Dependent Upon Buyer's Needs).
- 117 Parking Spaces Including 5 Handicapped Parking Spaces
- Eastlake Master Planned Community
- Easy Access Using Hwy-125 Connecting to I-805, Hwy-54 to the Border of Mexico
- Restaurants and Retail Within Walking Distance
- Near Target/Lowe's Center, Kohls' Center and the U.S. Post Office
- Enterprise Zone Incentives
- **NEW REDUCED PRICE \$4,000,000 (\$110.77/SF)**

Real People. Real Solutions.®

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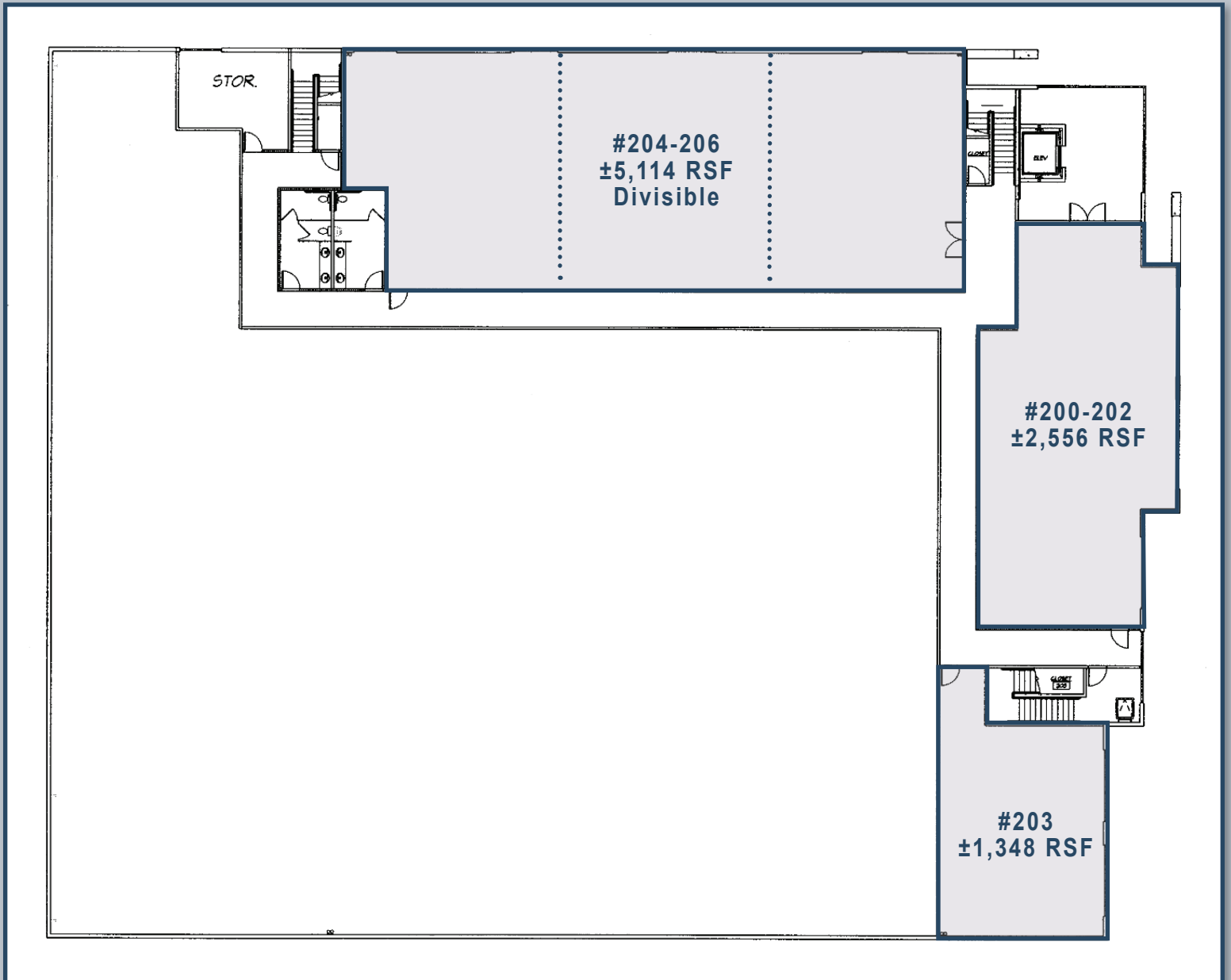
### FIRST FLOOR



### AVAILABLE FOR LEASE

Suite(s)	Size (RSF)	Comments
100-101	1,885	
105-109	4,448	Divisible
110	1,455	
111-112	2,761	
114-116	3,449	Divisible
119-124	6,047	Divisible

## SECOND FLOOR



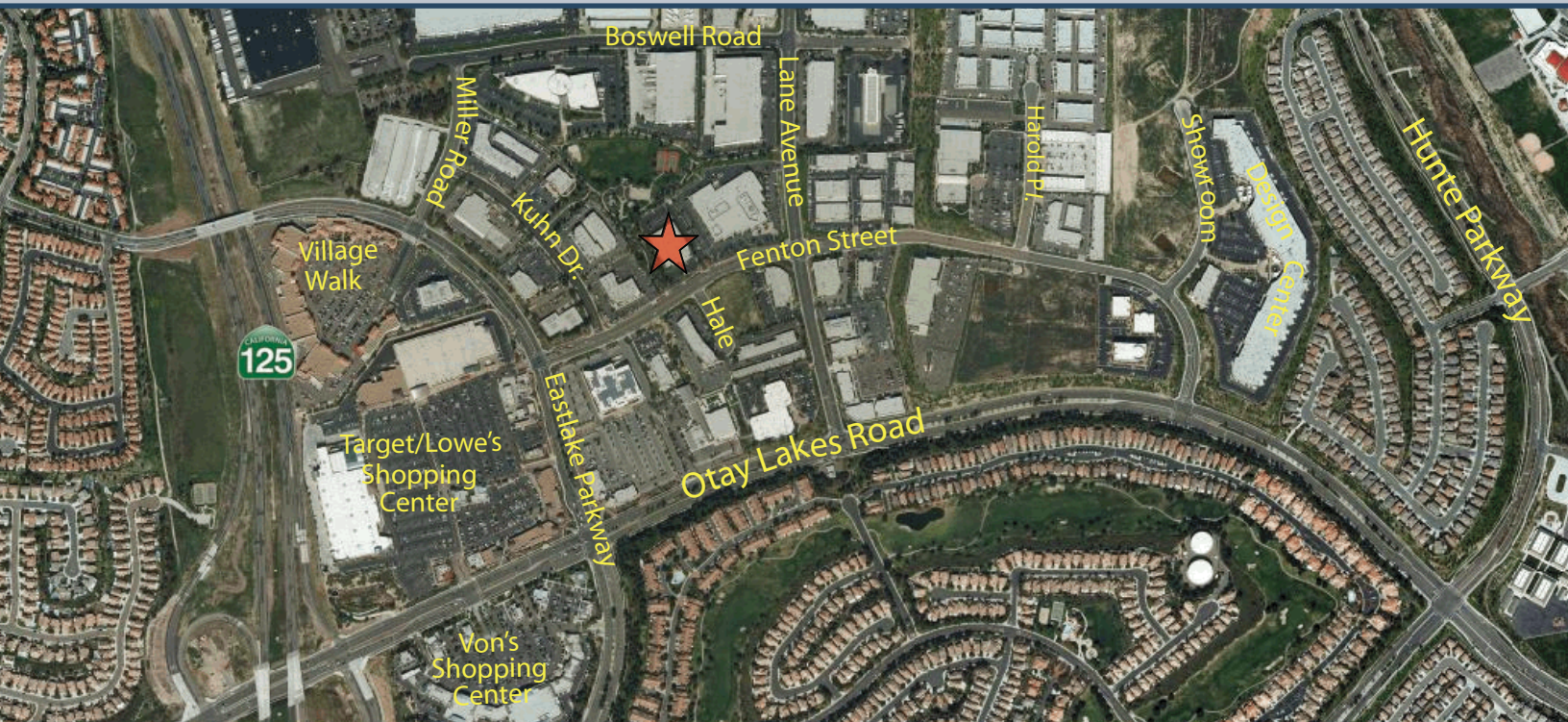
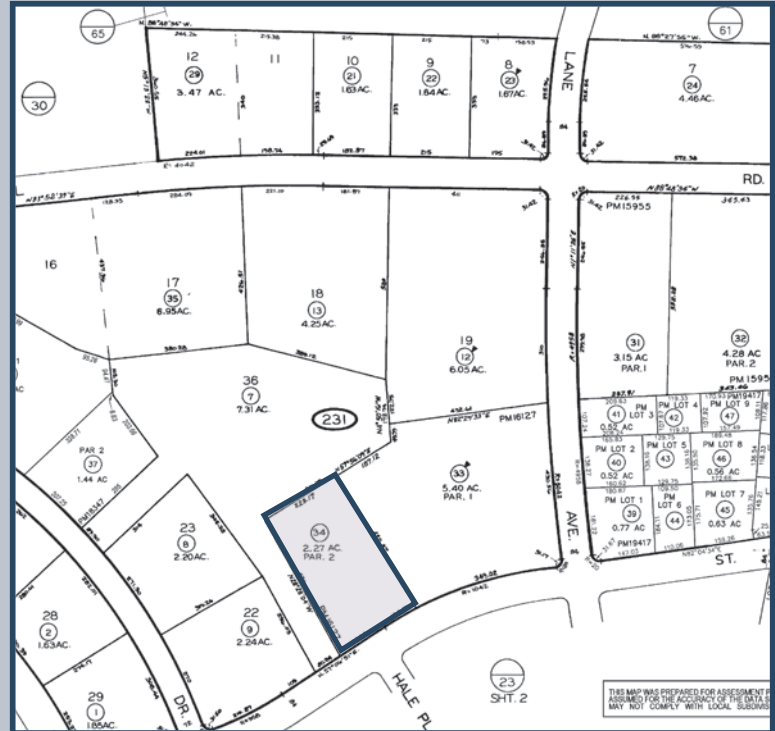
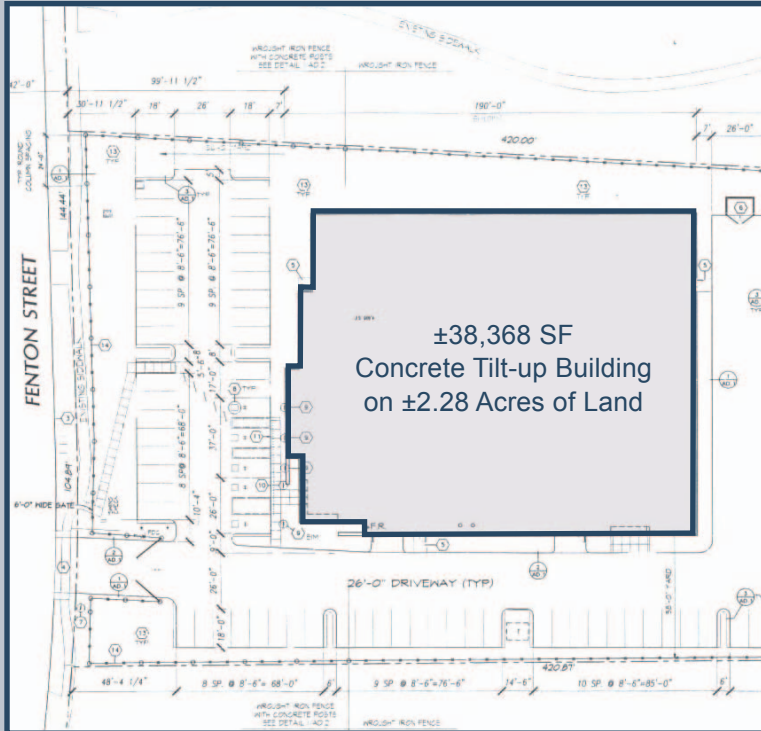
## AVAILABLE FOR LEASE

Suite(s)	Size (RSF)	Comments
202	2,556	
203	1,348	
204-206	5,114	Divisible



# FOR LEASE: Eastlake Office / Flex Building

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