

Viewridge Avenue, San Diego, CA 92123

## For Sale:

## Owner-User can occupy 53%-100%

OPTION A:

Occupy Approx. 8,788 RSF (53%)

OPTION B:

Approx. 10,393 SF (63%)

OPTION C:

Approx. 16,600 SF

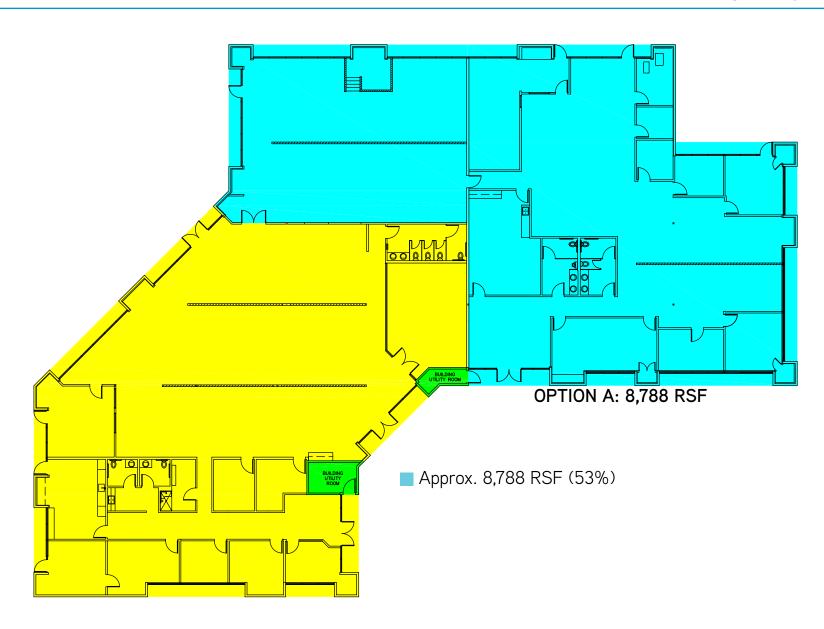
**PURCHASE PRICE** 

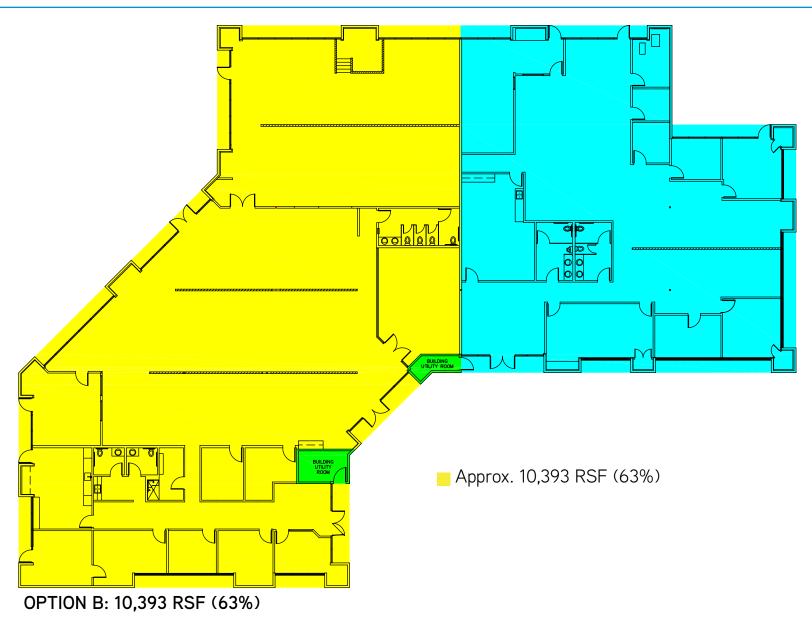
\$4,477,777 (\$269.75/SF)

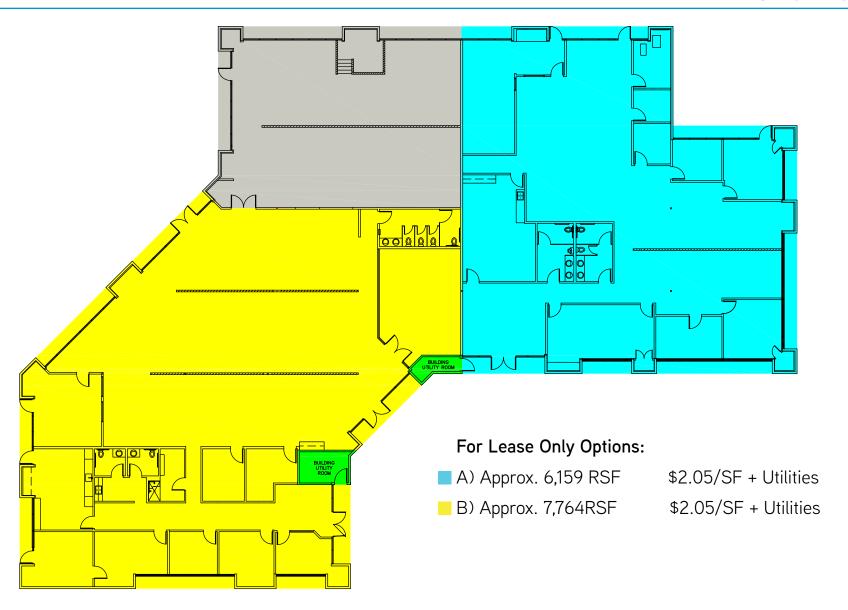
## For Lease

SQUARE FEET	ASKING RATE	COMMENTS
OPTION A: 6,159 RSF	\$2.05/SF/ Month + Utilities	Reception, private offices, break room, conference room, copy/storage room and open office area
OPTION B: 7,764 RSF	\$2.05/SF/ Month + Utilities	Private offices, open office area and locker room/shower









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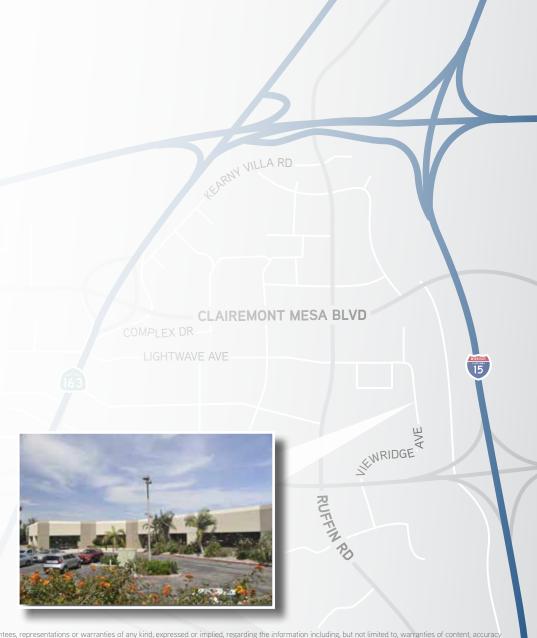
#### FOR SALE OR LEASE > IDEAL KEARNY MESA LOCATION

## **Property Details**

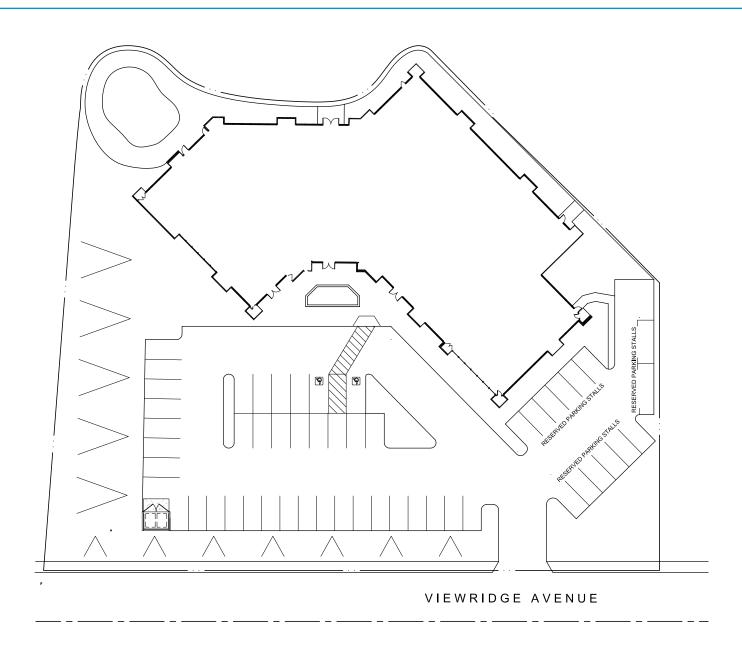
Building Description:	Kearny Mesa Office Building
SF:	±16,600 Gross SF ±16,552 Rentable SF ±16,383 Usable SF
Land Area:	±2.28 acres
Year Built:	1978
Construction:	Concrete tilt-up
Zoning:	IL-2-1, allowed for mix use of office and light industrial uses
APN:	369-202-14-00 MESA BLVD

#### **Features**

- » Opportunity for user to occupy with rental income to offset expenses
- » Highly improved suites with above standard finishes
- » 24/7 HVAC access (parking units)
- 3.25/1,000 parking ratio, 54 parking spaces including 2 Handicapped (tremendous street parking opportunity directly in front of the building)
- » 6 electric meters.
- » Freeway visible signage from I-15
- » Easy access to all major freeways
- » Attractive views to the East



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#### **INTERIOR PHOTOS**









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#### **EXTERIOR PHOTOS**







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## **LOCATION**





# **4875-4879** VIEWRIDGE AVENUE

SAN DIEGO, CA 92123

## **DAVID HARPER**

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