

OFFICE SPACE FOR LEASE-COLLEGE AREA / CITY HEIGHTS

# 4275 & 4283 EL CAJON BLVD

SAN DIEGO, CALIFORNIA

**CBRE**



**LEASE RATE** - \$1.80/SF + Electricity

**PARKING RATIO** - 3/1,000 RSF, partially covered

**BUILDING FEATURES:**



Elevator-served



Common area kitchen  
(4283 building)



Operable windows  
(select suites)



Flexible lease term

**AREA FEATURES**

- ▶ Bus stop one block away
- ▶ Walkable retail amenities
- ▶ Direct access to I-15 Freeway

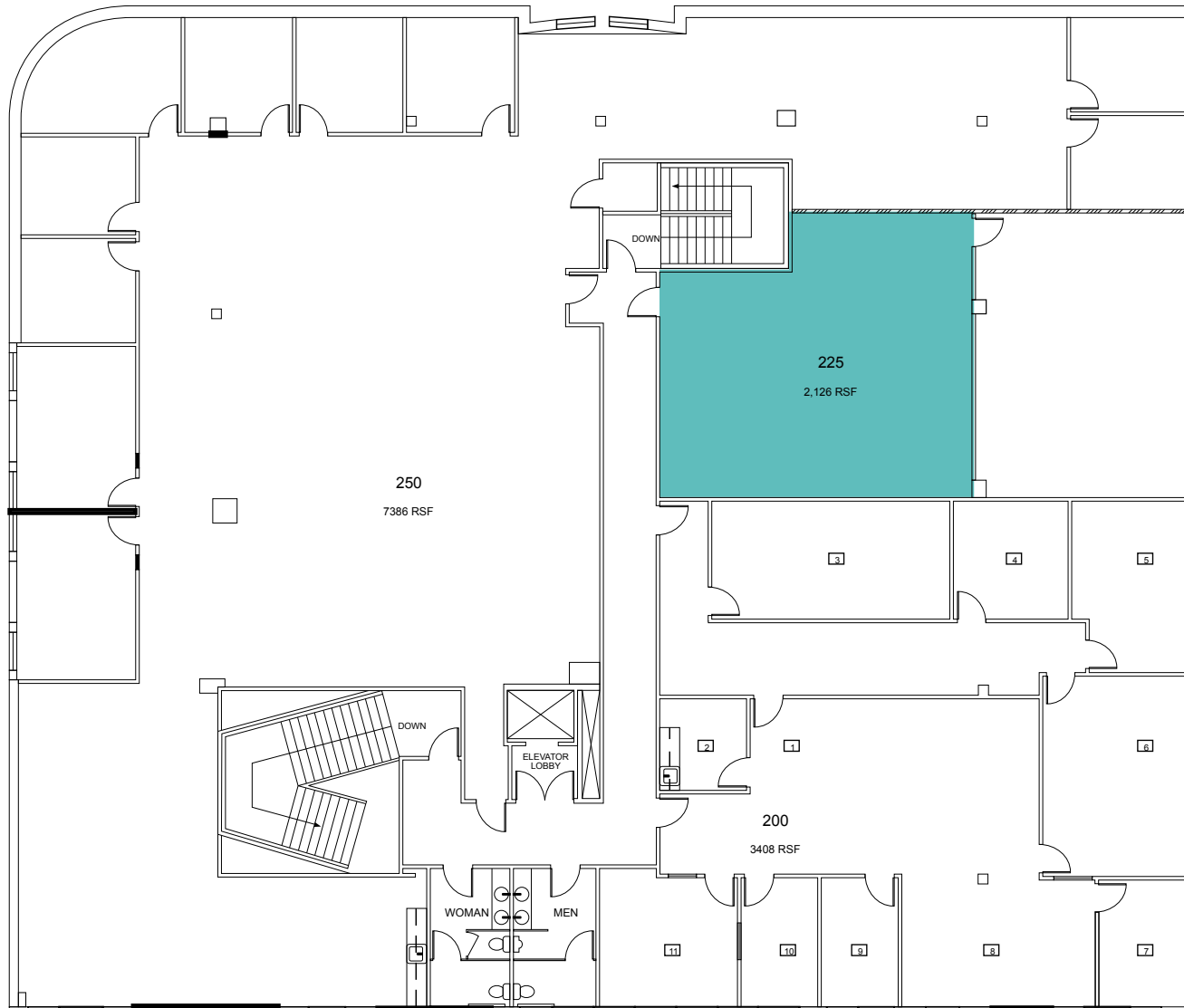


# 4275 EL CAJON BLVD

## SUITE 225

2,126 SF

Available Office Space



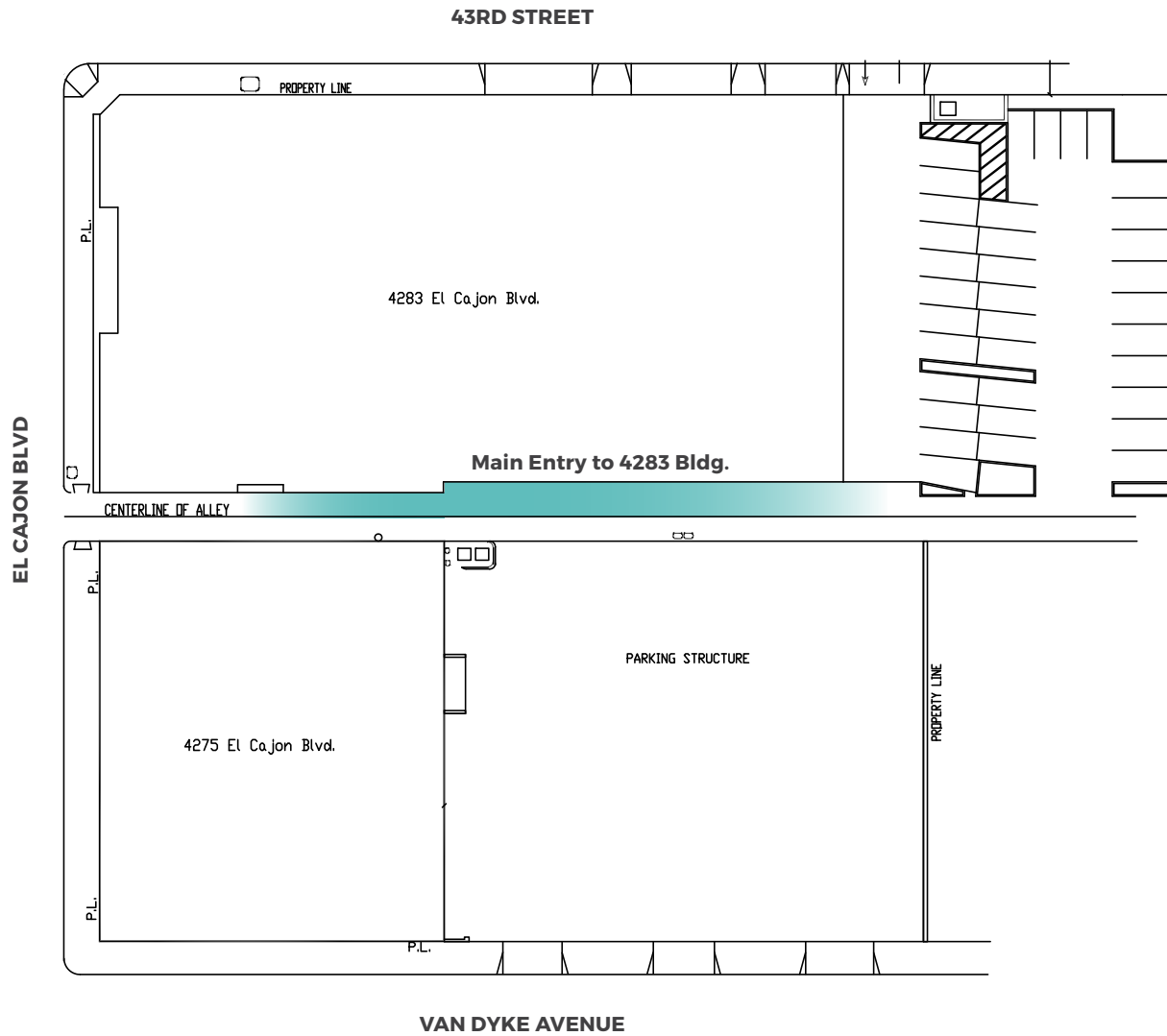
# 4283 EL CAJON BLVD

AVAILABILITY FROM 335 SF TO 6,078 SF ON THE 2ND FLOOR

- Available Office Space
- Common Area Kitchen



# SITE PLAN





**15** Trolley Entrance

San Diego State University  
→

Hoover High School  
↓

Copley-Price Family YMCA  
↓

4275 Building  
↓

4283 Building  
↓

Parking Garage  
↓

Main entrance to 4283 building  
↗

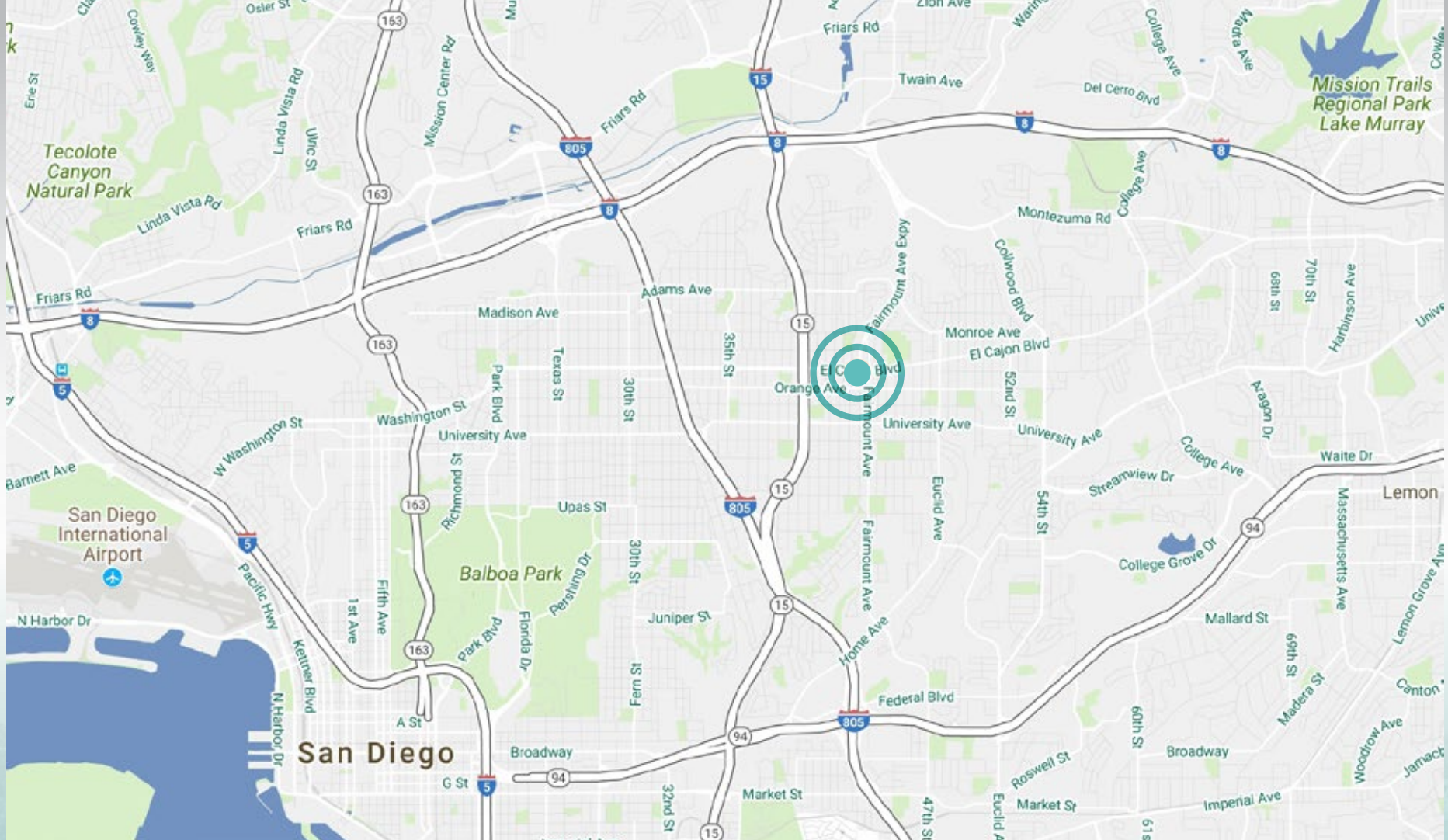
Surface Parking Lot  
↓

EL CAJON BLVD

MTS Bus Stop  
↑

VAN DYKE AVE

43RD ST



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