

CLASS A OFFICE BUILDING

2275 RIO BONITO WAY | SAN DIEGO, CA | 92108

RIO

SAN DIEGO

PLAZA II

\$2.00/SF BROKER BONUS!*

*For a minimum 3 year lease term signed for the spec suite in "as-is" condition



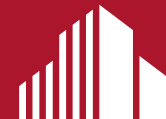
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Deutsche
Asset Management



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

Cushman & Wakefield is pleased to offer for lease Rio San Diego Plaza II, located at 2275 Rio Bonito Way. Rio San Diego Plaza II is a 74,947 SF, 3-story class A office building in the heart of Mission Valley.

- **Parking ratio of 4/1000 SF+**
- **Easy and convenient access to I-8, I-15 and Hwy 163**
- **Outdoor amenity areas with seating**
- **On-site showers and lockers**
- **On-site security**
- **Walking distance to Fenton trolley stop**
- **Close proximity to several retail amenities**
- **Energy Star Certified building**
- **Abundant natural light with floor-to-ceiling windows**
- **New spec suites available**





PROPERTY DESCRIPTION

Building Size:	74,947 SF
Number of Stories:	3
Floor Plate Size:	Approximately 25,000 SF
Year Built:	2005
Parking:	Abundant surface parking 4/1000 SF+
Elevators:	2 Hydraulic
HVAC:	High-performance, energy efficient water source heat pumps
Building Hours of Operation:	M-F: 7:00 a.m. - 6:00 p.m. Sat: 9:00 a.m. - 1:00 p.m.
High-speed data:	Fiber Optics and high speed cable
Zoning:	MV-CO - Zoning allows for a multitude of office, medical and educational uses.





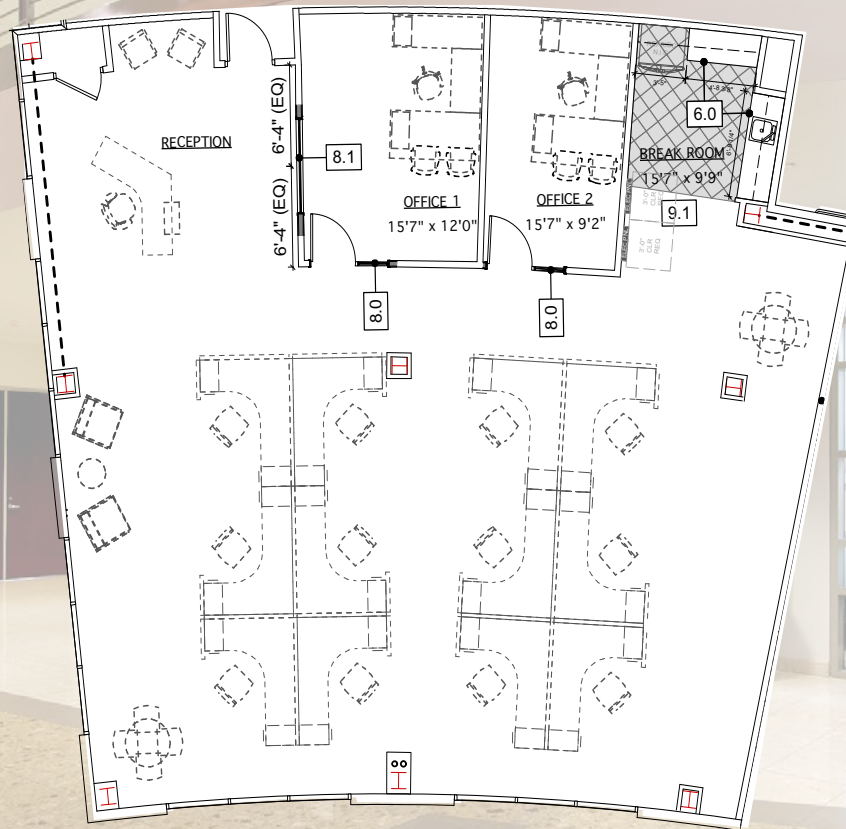
AVAILABILITY

SUITE	SF AVAILABLE	RATE	COMMENTS
185	2,803	\$2.80 + Electric	Spec suite! Open floor plan with two offices and open break room with new cabinetry. Corner suite with extensive glass line and abundant natural light.

SUITE 185

\$2.00/SF BROKER BONUS!*

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SUITE	SF AVAILABLE	RATE	COMMENTS
185	2,803	\$2.80 + Electric	Spec suite! Open floor plan with two offices and open break room with new cabinetry. Corner suite with extensive glass line and abundant natural light.

AMENITIES



TROLLEY LINE
 TROLLEY STOPS
 BUS STOPS

- H Hotels**
 - 1 - San Diego Marriot
 - 2 - Marriott Springhill Suites
 - 3 - Sheraton
 - 4 - Extended Stay America
- 1 Qualcomm Stadium**
- 2 Fenton Marketplace**
 560,000 sf of retail and restaurants:
 - Costco
 - IKEA
 - Lowe's
 - McDonalds
 - Subway
 - Islands Restaurant
 - Cold Stone Creamery
 - Luna Grill
 - IHOP
 - Oggi's Pizza
 - Dragon Inn
- 3 Civita**
 240+ acre planned mixed-use residential, shopping and commercial development
- 4 Rio Vista Plaza**
 - Office Depot
 - Sports Authority
 - Wendy's
 - O's American Kitchen
 - Sombrero Mexican Food
 - Daphne's California Greek
 - Living Spaces
 - Jersey Mikes
 - Party City
- 5 Mission Valley East**
 - Rubio's
 - Pick Up Stix
 - In-N-Out
 - Taco Bell
 - AT&T
 - El Pollo Loco
- 6 Park in the Valley**
 - Best Buy
 - Off 5th
 - Pier 1 Imports
 - Staples
 - Thomasville
 - Hooters
 - Starbucks
 - On the Border Mexican Grill
 - Sammy's Woodfired Pizza
 - Capriotti's Sub
- 7 Westfield Mission Valley Center**
 Over 100 stores and restaurants:
 - Bed Bath & Beyond
 - Macy's
 - Nordstrom Rack
 - Target
 - Michael's
 - AMC Theatres
 - Buffalo Wild Wings
 - Outback Steakhouse
 - Ruby's Diner
 - Tilted Kilt
 - Tender Greens
 - Chipotle Mexican Grill
 - Corner Bakery Cafe
 - Pei Wei
- 8 Hazard Center**
 - Barnes & Noble
 - Ultra Star Cinemas
 - Starbucks
 - Joe's Crab Shack
 - Applebees
 - Smash Burger
 - Yogurt Land
 - Whichwich
 - Wood Ranch BBQ
- 9 Westfield Mission Valley Center West**
 - DSW
 - Golfsmith
 - Marshalls
 - Old Navy
 - King's Fish House
 - Fuddrucker's
 - Coffee Bean and Tea Leaf
 - Gordon Biersch
 - Trader Joe's
 - The Habit
- 10 Fashion Valley Mall**
 - Bloomingdales
 - Macy's
 - Neiman Marcus
 - Nordstrom
 - AMC Theatres
 - Boudin Sourdough Bakery
 - Starbucks
 - Rubio's Fresh Mexican Grill
 - Cheesecake Factory
 - PF Chang's China Bistro



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