

For Lease

4875

Viewridge Avenue

San Diego, CA 92123



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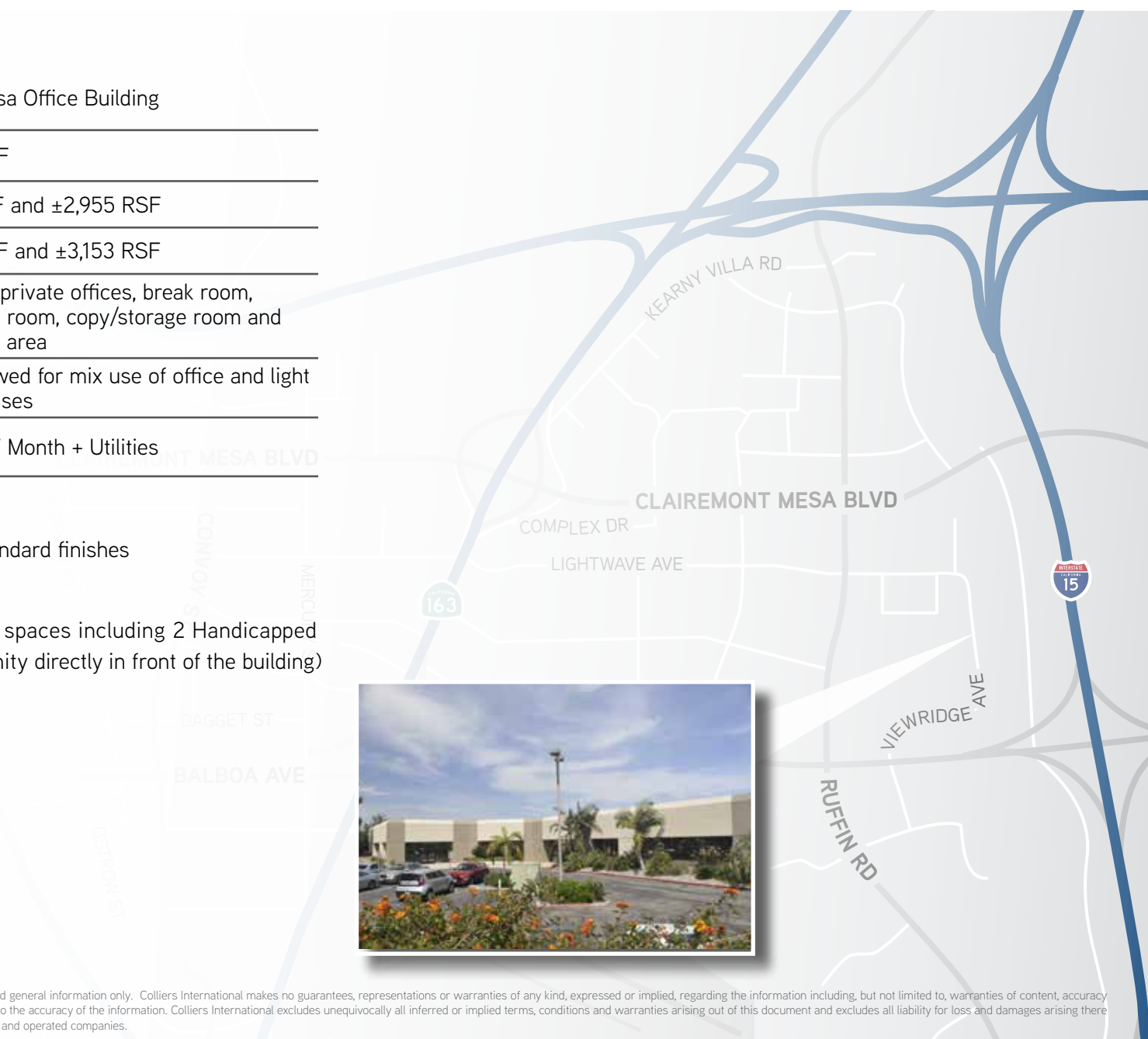
**For Lease** > **Ideal Kearny Mesa Location**

## Property Details

<b>Building Description:</b>	Kearny Mesa Office Building
<b>Option A:</b>	±8,406 RSF
<b>Option B:</b>	±5,451 RSF and ±2,955 RSF
<b>Option C:</b>	±5,253 RSF and ±3,153 RSF
<b>Comments:</b>	Reception, private offices, break room, conference room, copy/storage room and open office area
<b>Zoning:</b>	IL-2-1, allowed for mix use of office and light industrial uses
<b>Lease Rate:</b>	\$2.05 / SF Month + Utilities

## Features

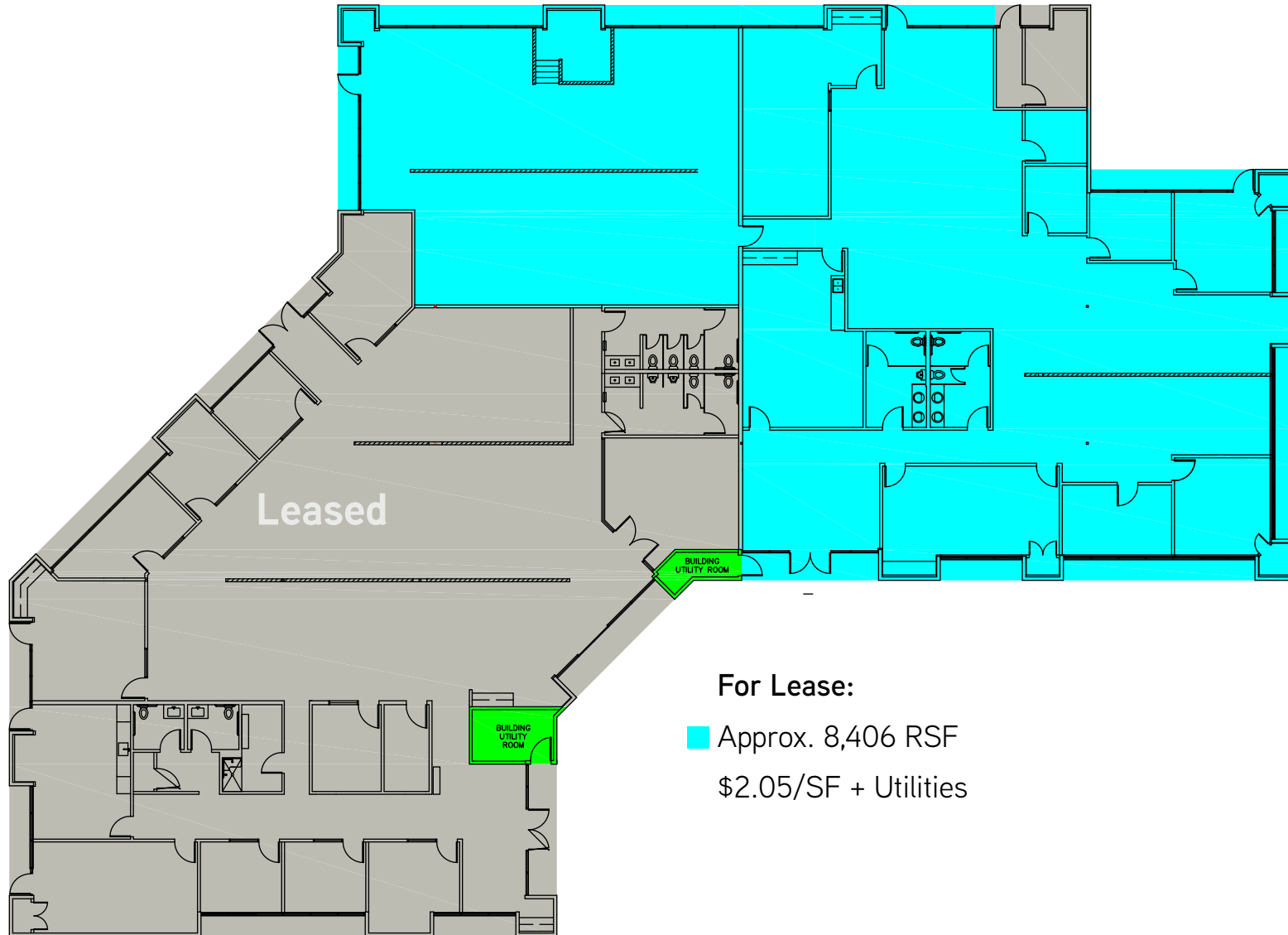
- » Highly improved suites with above standard finishes
- » 24/7 HVAC access (parking units)
- » 3.25/1,000 parking ratio, 54 parking spaces including 2 Handicapped (tremendous street parking opportunity directly in front of the building)
- » 6 electric meters
- » Freeway visible signage from I-15
-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



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Option A



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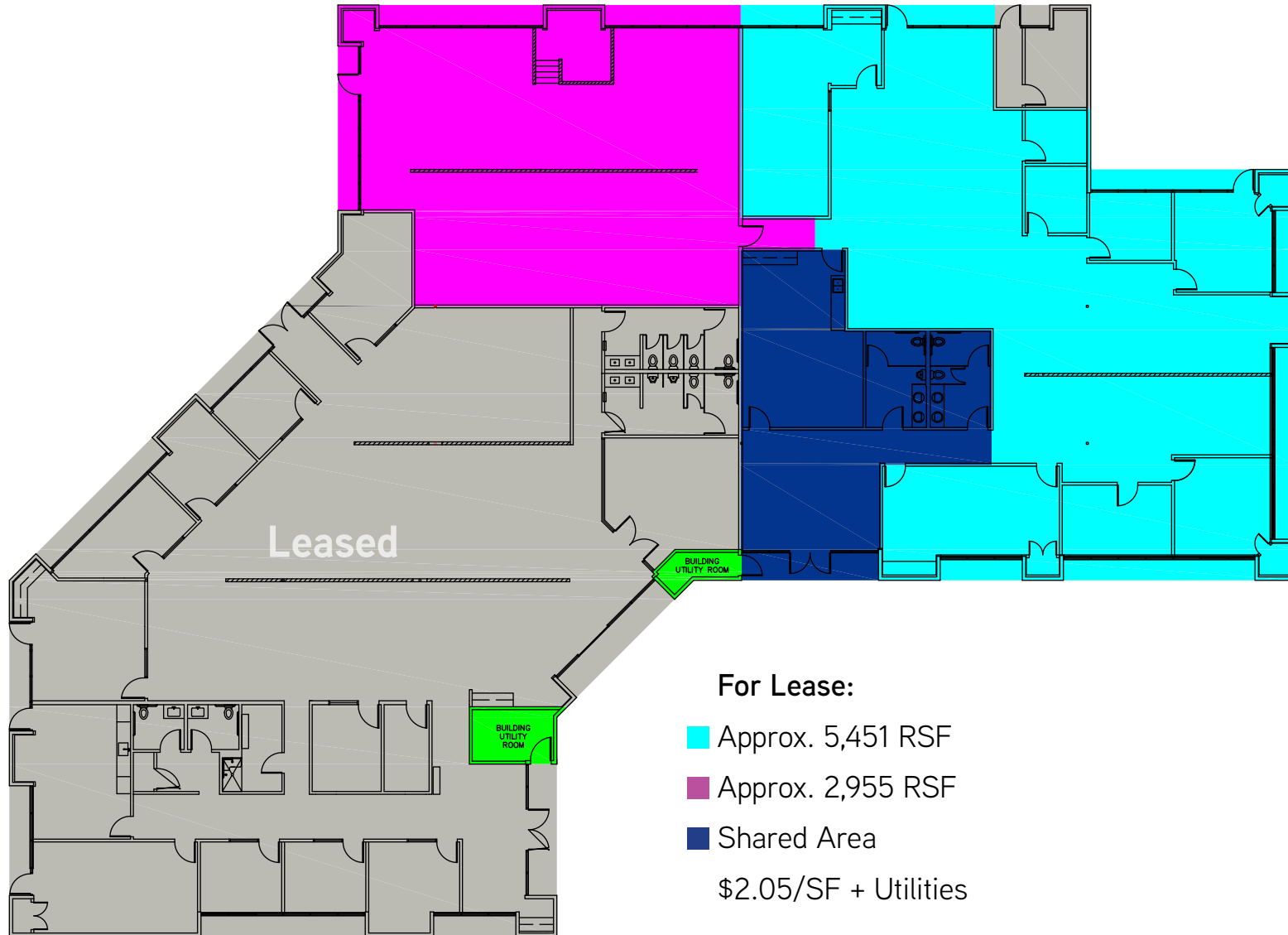
- Approx. 8,406 RSF
- \$2.05/SF + Utilities



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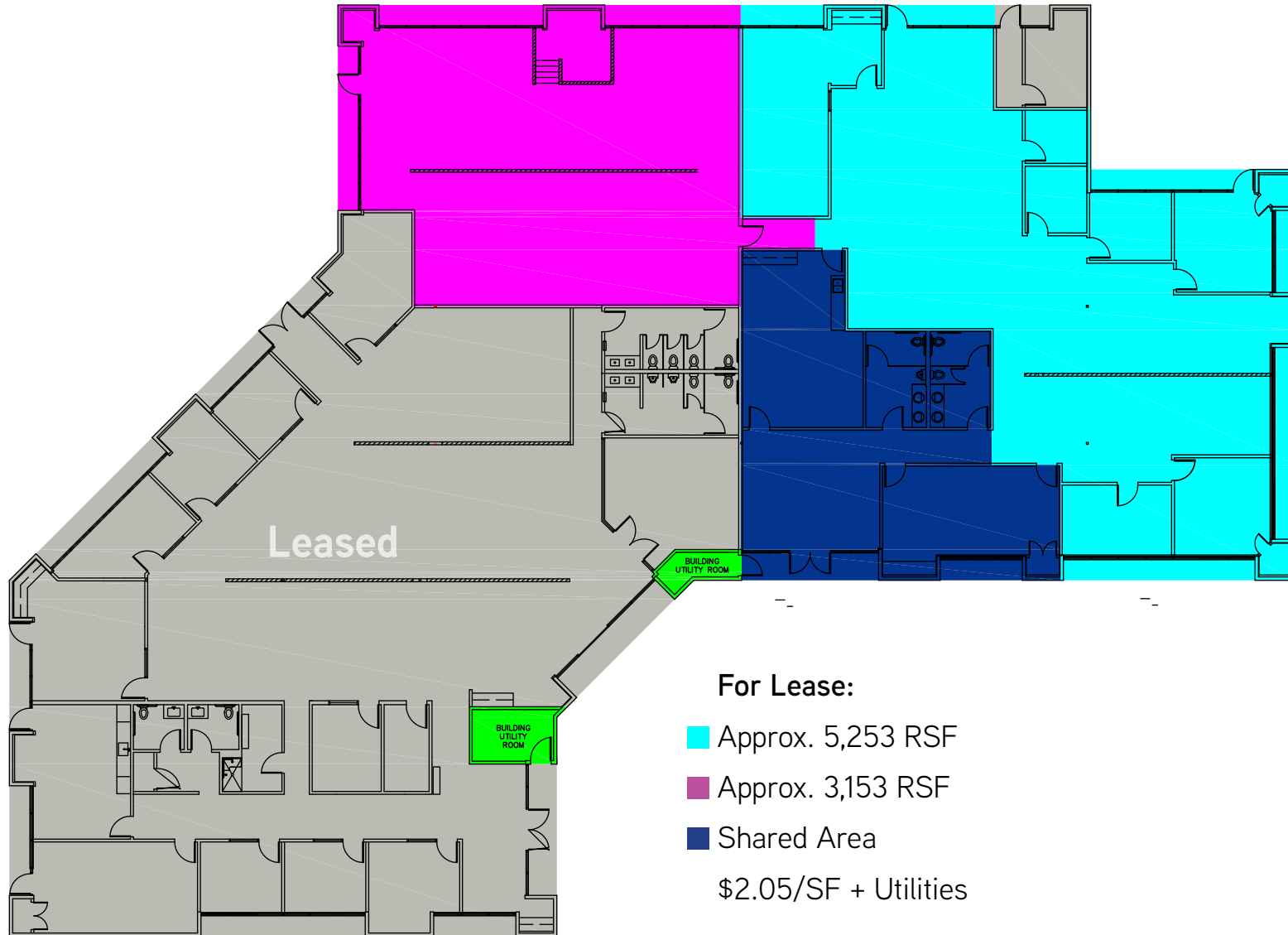
Option B



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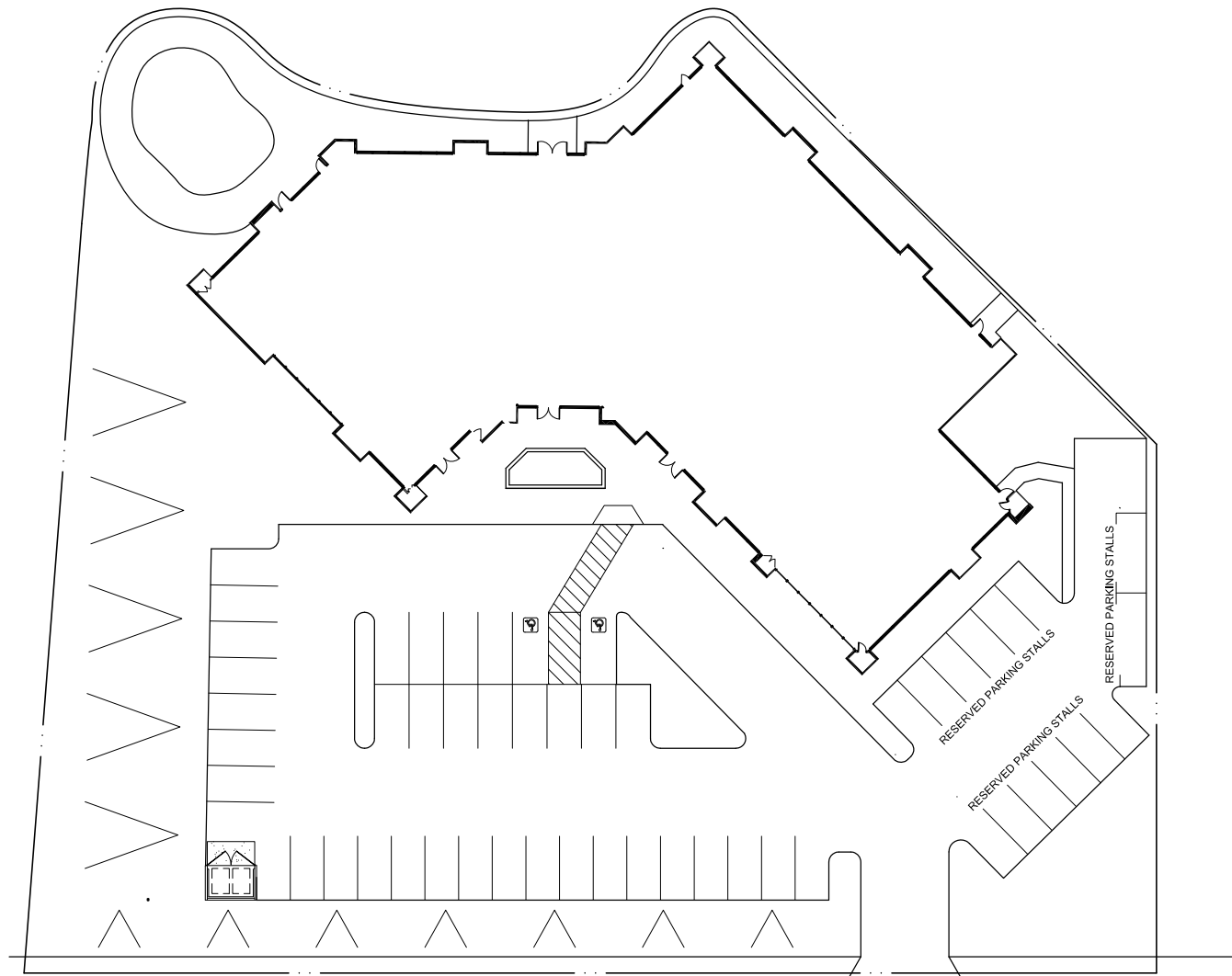
Option C



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## SITE PLAN



VIEWRIDGE AVENUE

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS





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LOCATION



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