

\$2.25/SF - COVID RELIEF INTRODUCTORY LEASE RATE

- FIRST 12 MONTHS AT INTRODUCTORY LEASE RATE
- MOST COMPETITIVE LEASE RATE IN THE MARKET!

2300
BOSWELL ROAD
CHULA VISTA, CA 91914



±1,570 - ±26,277 SF OFFICE SPACE AVAILABLE

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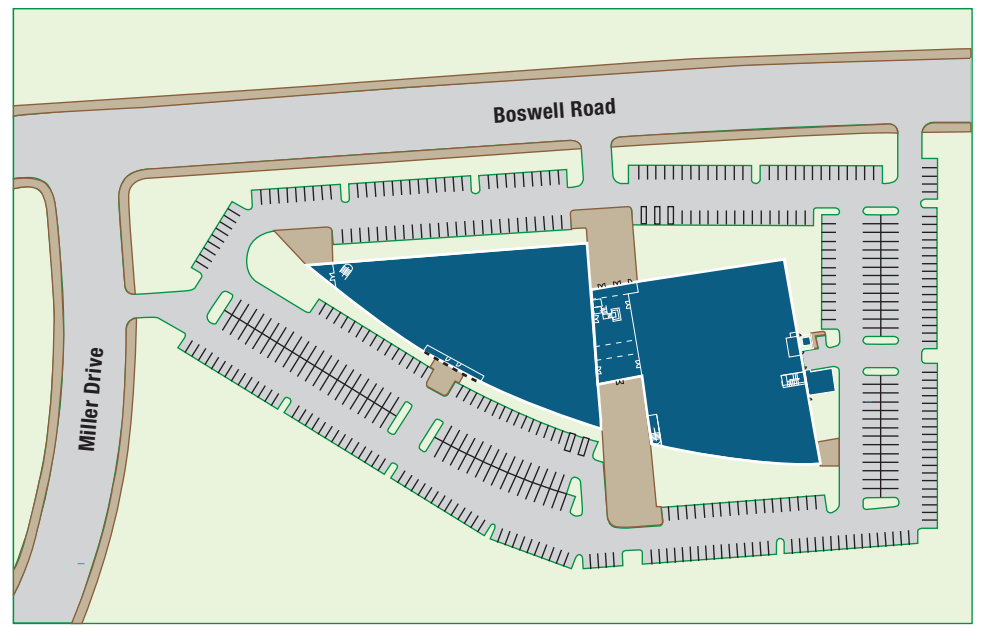
Voit

REAL ESTATE SERVICES



PROPERTY SPECIFICATIONS

BUILDING TYPE:	Class A Multi-Tenant Office
SQUARE FEET:	132,656 Rentable Square Feet
STORIES:	Two
CONSTRUCTION:	Concrete Tilt-Up
CORE FACTOR:	17%
LAND:	6.96 Acres (303,178 SF)
PARCEL NUMBER:	595-231-35
ELEVATORS:	One
YEAR BUILT:	1992 With Major Renovation in 2013
SPRINKLERS:	Yes
ZONING:	BC-2, City of Chula Vista
CEILING HEIGHT:	9-10'
CABLE SERVICE:	AT&T, Uverse, Cox
INTERNET SERVICE:	T5 Available- up to 1 Gbps Speeds Available



PROPERTY DESCRIPTION

THE PLAZA @ EASTLAKE

The Plaza At Eastlake is located within Eastlake's master-planned community (voted #1 master planned community in San Diego County 10 years running), that features over 1,000,000 square feet of recently developed retail, restaurants and other amenities. It is located just two blocks from the South Bay Expressway.

The Plaza At Eastlake is adjacent to a 7 acre private park and recreation area. Scobee Park is an exclusive amenity for the Eastlake Business Park which includes volleyball, basketball and tennis courts, soccer and softball fields and picnic areas.



CONFERENCE ROOM

The Plaza At Eastlake has a Conference Room as an amenity for its tenants. It is the only building in the Eastlake area that has this amenity. It can be reserved with the property management company and used for tenants' meetings and trainings. The conference room has glass walls on both sides, with abundant natural light and views of the mountains. The furniture has flexible configuration and there is a TV and multimedia console at the front of the conference room.



AVAILABILITY

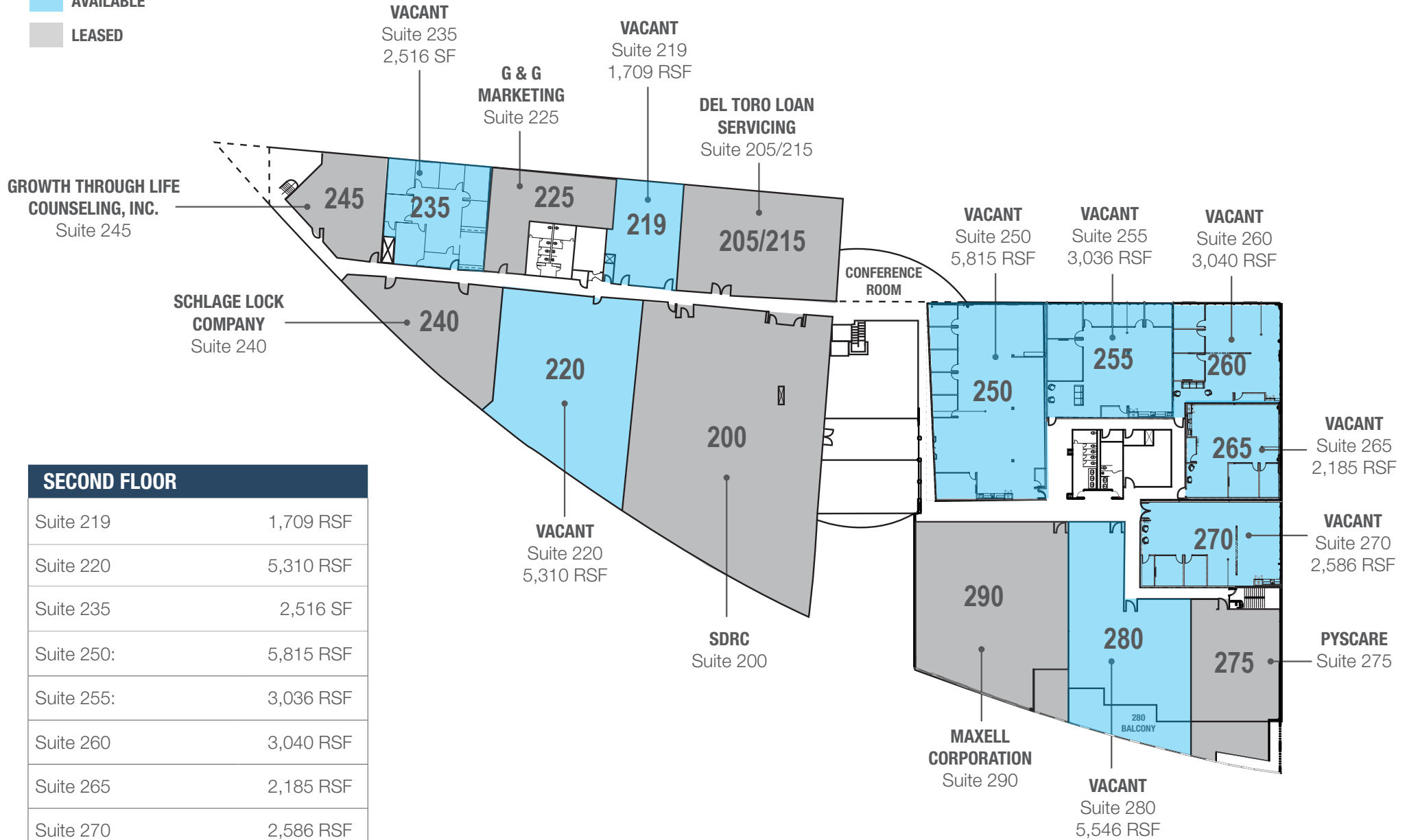
AVAILABLE
LEASED



FIRST FLOOR	
Suite 105	1,570 RSF
Suite 130:	8,651 RSF
Suite 150	7,197 RSF
Suite 170:	14,691 RSF

AVAILABILITY

■ AVAILABLE
■ LEASED



SECOND FLOOR	
Suite 219	1,709 RSF
Suite 220	5,310 RSF
Suite 235	2,516 SF
Suite 250:	5,815 RSF
Suite 255:	3,036 RSF
Suite 260	3,040 RSF
Suite 265	2,185 RSF
Suite 270	2,586 RSF
Suite 280	5,546 RSF

AREA AMENITIES

- Estimated 935,355 population within 10-mile radius
- Estimated population of 194,931 within a 5-mile radius
- Estimated average household income of \$97,468 within a 5-mile radius
- Easy access to South Bay Expressway (Hwy-125)
- Located in the Eastlake Business Center
- Four retail centers within walking distance, including stores like Target, Vons, Sprouts, & Trader Joe's and restaurants like Miguel's Mexican Cocina
- U.S. Post Office and UPS are one block away
- Private 7-acre park with tennis, basketball courts, baseball diamond, volleyball court, showers, lockers
- Eastlake Country Club is just a few blocks away
- Otay Ranch Town Center regional mall is within a 5 minute drive
- Chula Vista attractions include: harbor and marina, US Olympic Training Center, Sleeptrain Amphitheater, SeaWorld Aquatica, Goodrich Aerospace Aerostructures, and Southwestern College
- Otay Mesa border crossing is a 7 minute drive on Hwy-125
- 25 minutes from San Diego International Airport (Lindbergh Field)



Otay Ranch Town Center



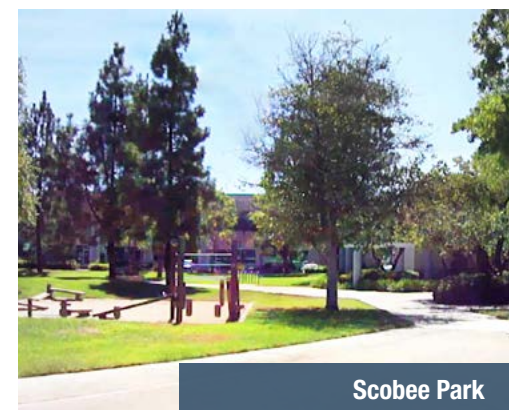
Chula Vista Marina



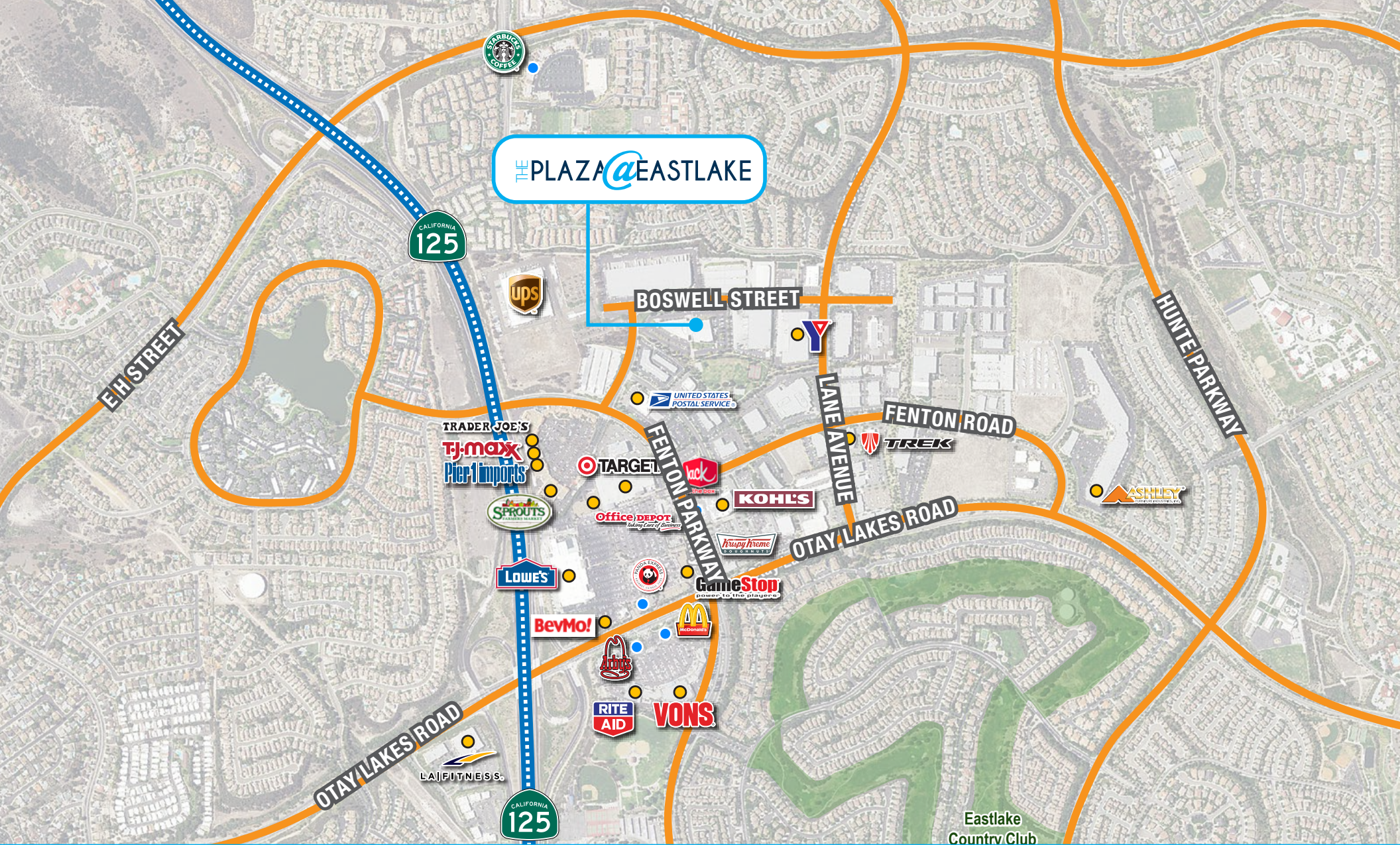
Eastlake Country Club



Olympic Training Center



Scobee Park



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COVID-19 PROPERTY TOURING PLAN

Voit Real Estate Services is committed to following the guidelines and protocols issued by Department of Real Estate, the Centers for Disease Control and Prevention (CDC), Federal, State, County and/or City Governments. The following guidelines will be adhered to when interacting with our clients and conducting tours.

Safety Protocols

MONITORING AND REPORTING

Brokers and Clients will be responsible to closely monitor their health, which will include daily temperature checks.



Brokers and Clients are required to avoid tours if:

- ✓ You have tested positive for COVID-19 and/or have been told by a medical professional to self-quarantine, due to illness or exposure to COVID-19
- ✓ You have recently traveled to any high-risk countries
- ✓ You are currently experiencing any flu-like signs or symptoms of COVID-19 including:
 - Cough
 - Shortness of breath or difficulty breathing
 - Fever (temperature of 100° F or higher)
 - Chills
 - Repeated shaking
 - Muscle pain
 - Headache
 - Sore throat
 - Loss of taste or smell

CLEANING PROTOCOLS

- Each space will be cleaned prior to a showing, with commonly used surfaces and high-touch items disinfected before and after
- All people entering the space must wash hands with soap and water, or use hand sanitizer immediately upon entry, before touring or inspecting the property
- Each site will be equipped with necessary products, including hand sanitizer and disinfecting wipes
- All parties involved in the tour will avoid touching surfaces whenever possible
- Fresh air will be introduced, by opening doors and windows, weather permitting

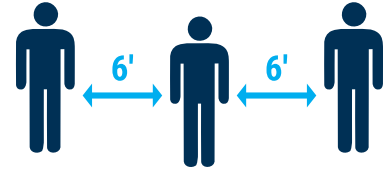


SOCIAL DISTANCING

Voit Real Estate Services will respect fellow Brokers and Clients by maintaining social distancing guidelines.

Voit will promote social distancing as follows:

- Utilize virtual tours when possible
- Maintain a distance of at least 6 feet or more between people
- Use appointment times to limit the number of people on a tour
- Avoid handshakes and similar greetings that break social distancing
- Avoid passing transaction materials such as pens, paper and keys
- Complete all transactions digitally when feasible
- Refrain from and discourage shared vehicle trips



FACE COVERINGS

The use of face coverings is required under the following circumstances:

- When touring in close proximity with others, especially in hallways, stairways, elevators and parking facilities
- In any room or enclosed area where other people are unable to socially distance
- Wherever required by the DRE, Federal, State, County and/or City guideline

Voit asks that you follow standard protocols to use your face covering effectively:

- Do not share face coverings
- Face covering should cover both the nose and the mouth
- Replace or wash your face covering daily



Enforcement

Voit will be doing everything possible to follow the guidelines and protocols issued by The Centers for Disease Control and Prevention (CDC), Federal, State, County and City Governments. While we understand that not all will agree with these new guidelines, they must be adhered to for the safety of all involved and for legal compliance.

**If you have questions or concerns about these guidelines,
please contact your Broker immediately, or feel free to contact
Human Resources at (714) 935-2316.**