

FOR SALE OR LEASE - Eastlake Office / Flex Building
Excellent Owner / User Opportunity

2371 Fenton Street
Chula Vista, CA 91914

Voit

Real People. Real Solutions.™

PRICE REDUCED \$500,000



FOR SALE ~~\$4,750,000~~ \$4,250,000

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Building Features

- +/- 38,368 SF Office/Flex Building Consisting of +/- 27,456 SF of 1st Floor Space and +/- 9,962 SF of Built-Out Mezzanine Space and +/- 950 SF of Basement Space.
- Newer Building Built in 2000 (Concrete Tilt-up Construction). Renovated in 2007 to Multi-Tenant Office Suites.
- Assessor's Parcel #595-231-34.
- Elevator Served (Elevator Installed 2008).
- Sprinklered.
- State of the Art Security Features.
- +/- 4,605 SF Currently Occupied by Owner With Built Out Offices that Include a Luxurious Suite with Upscale Amenities and Features.
(Current owner can lease this space or vacate dependent upon buyer's needs.)
- 117 Parking Spaces Including 5 Handicapped Parking Spaces.
- Eastlake Master Planned Community
- Easy Access Using SR-125 Connecting to I-805, SR-54 to the Border of Mexico.
- Restaurants and Retail Within Walking Distance
- Near Target/Lowe's Center, Kohls' Center and the U.S. Post Office.
- **NEW REDUCED PRICE \$4,250,000 (\$110.77/SF)**

Tracy Clark
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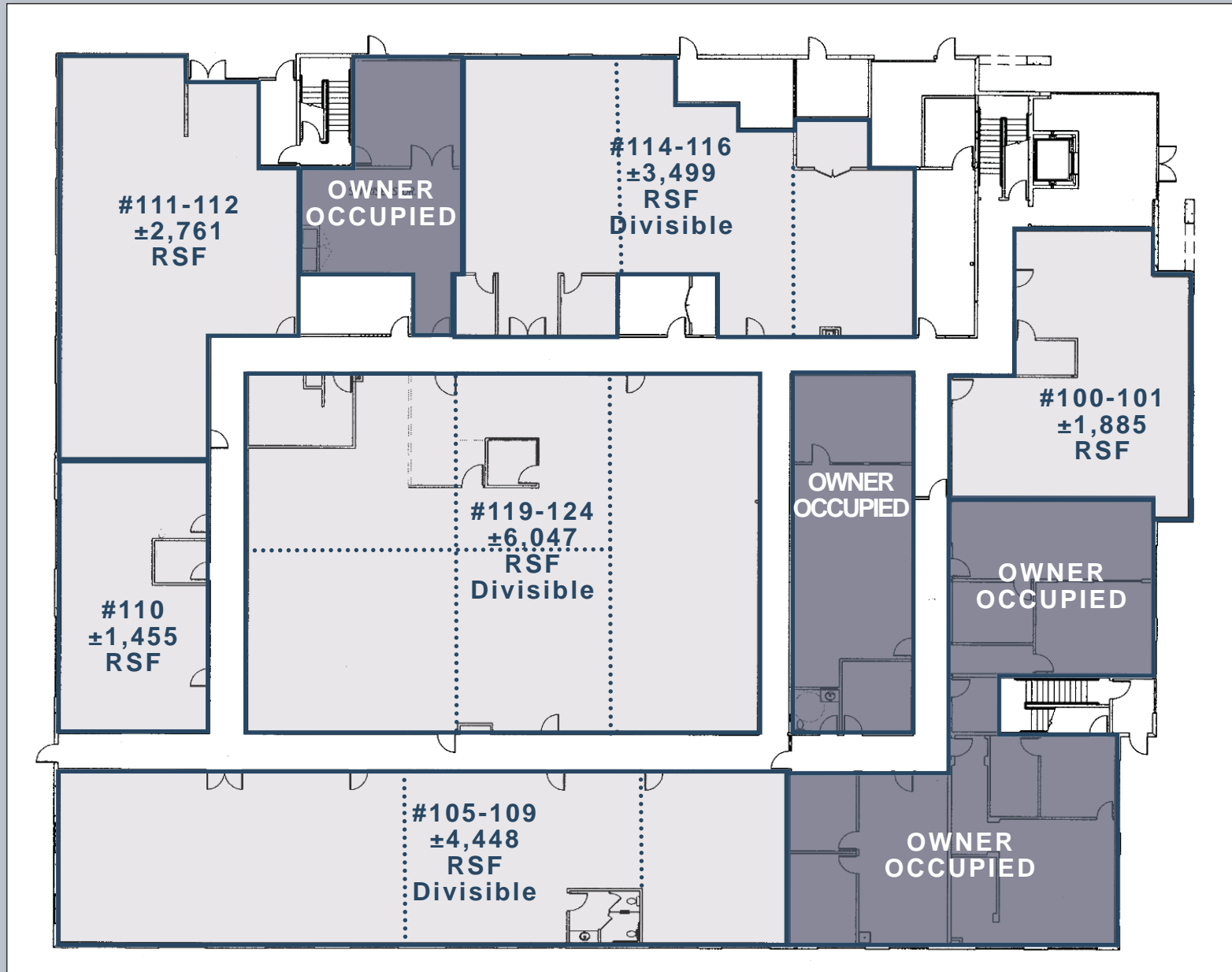
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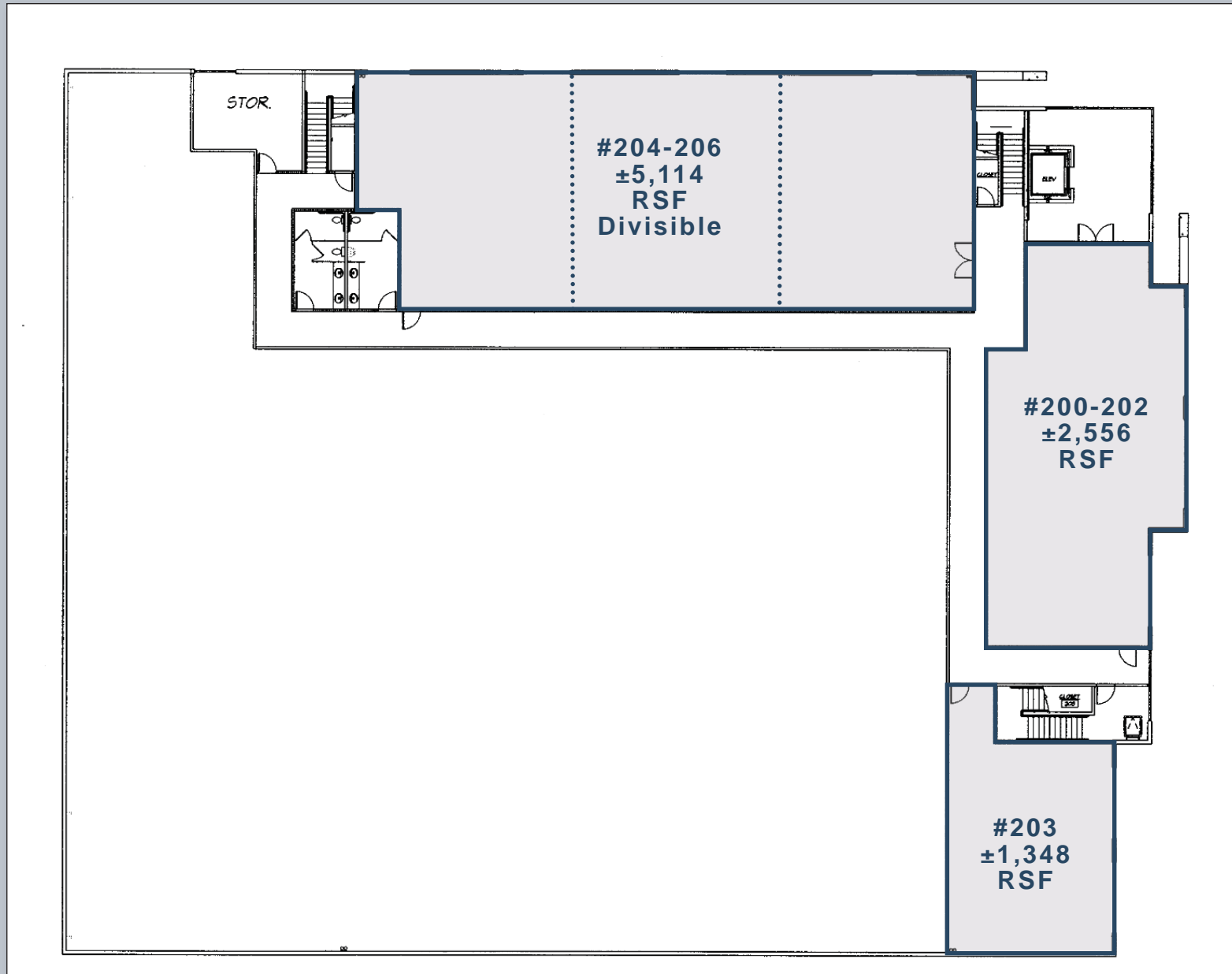
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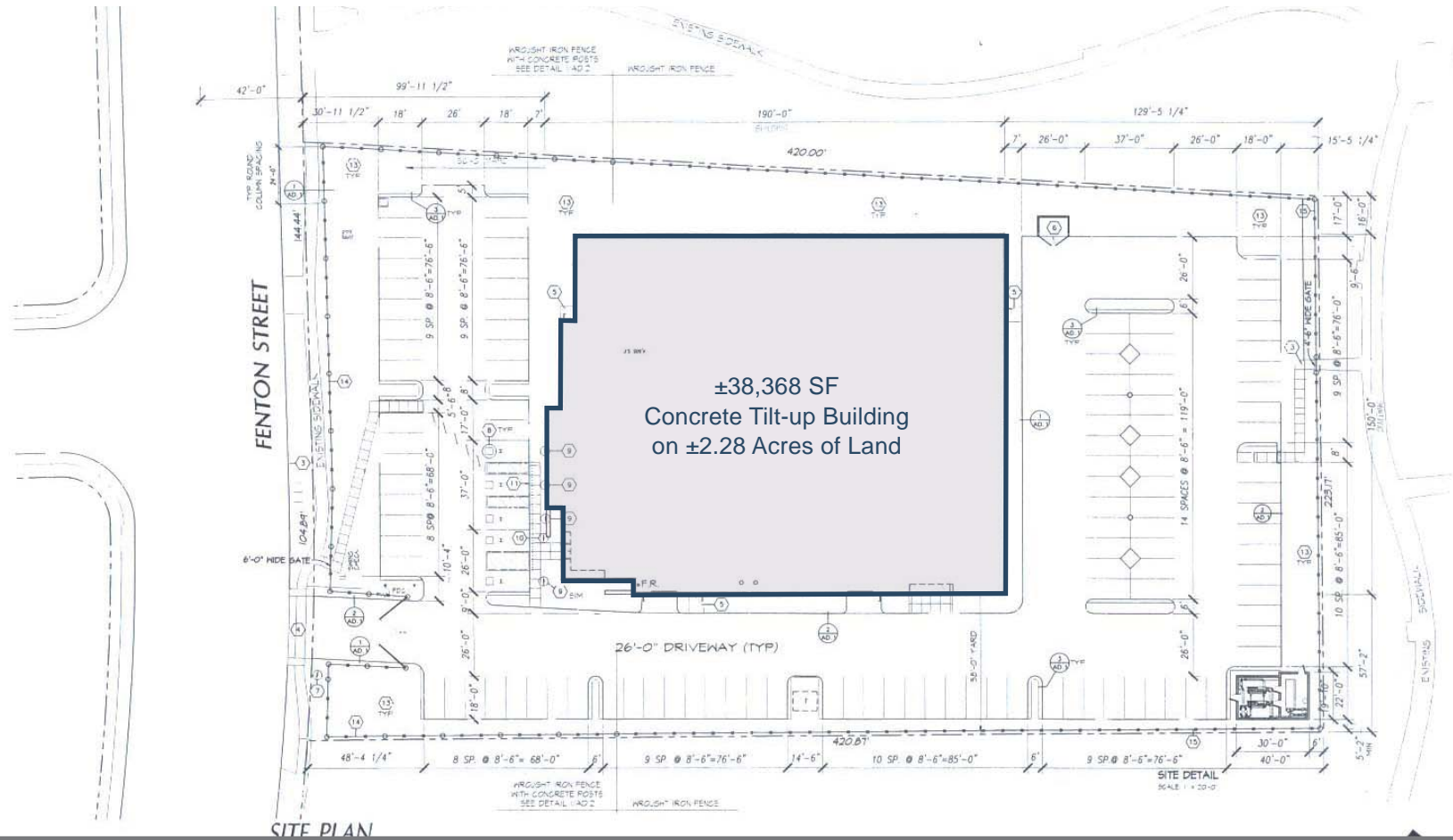


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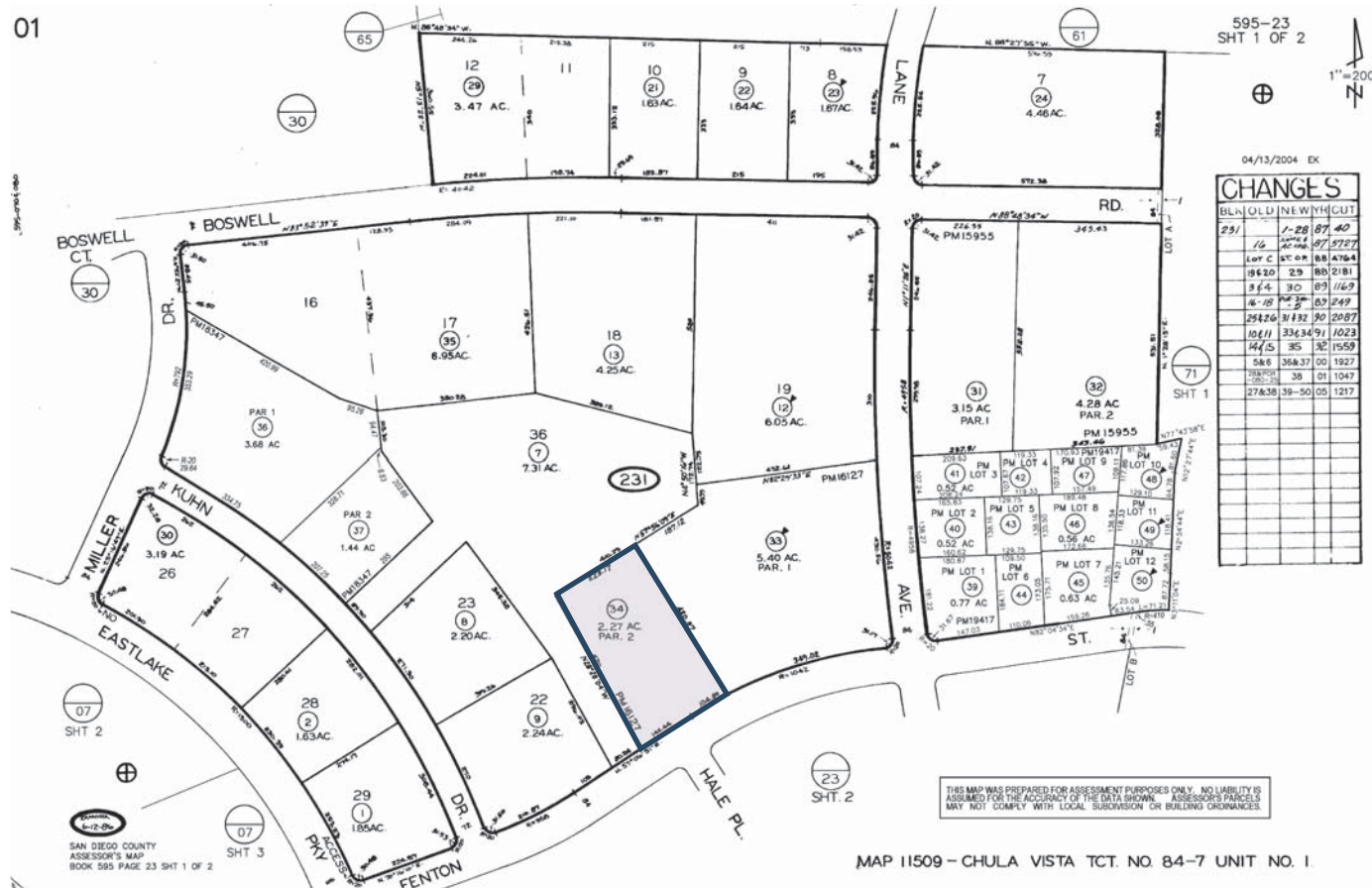
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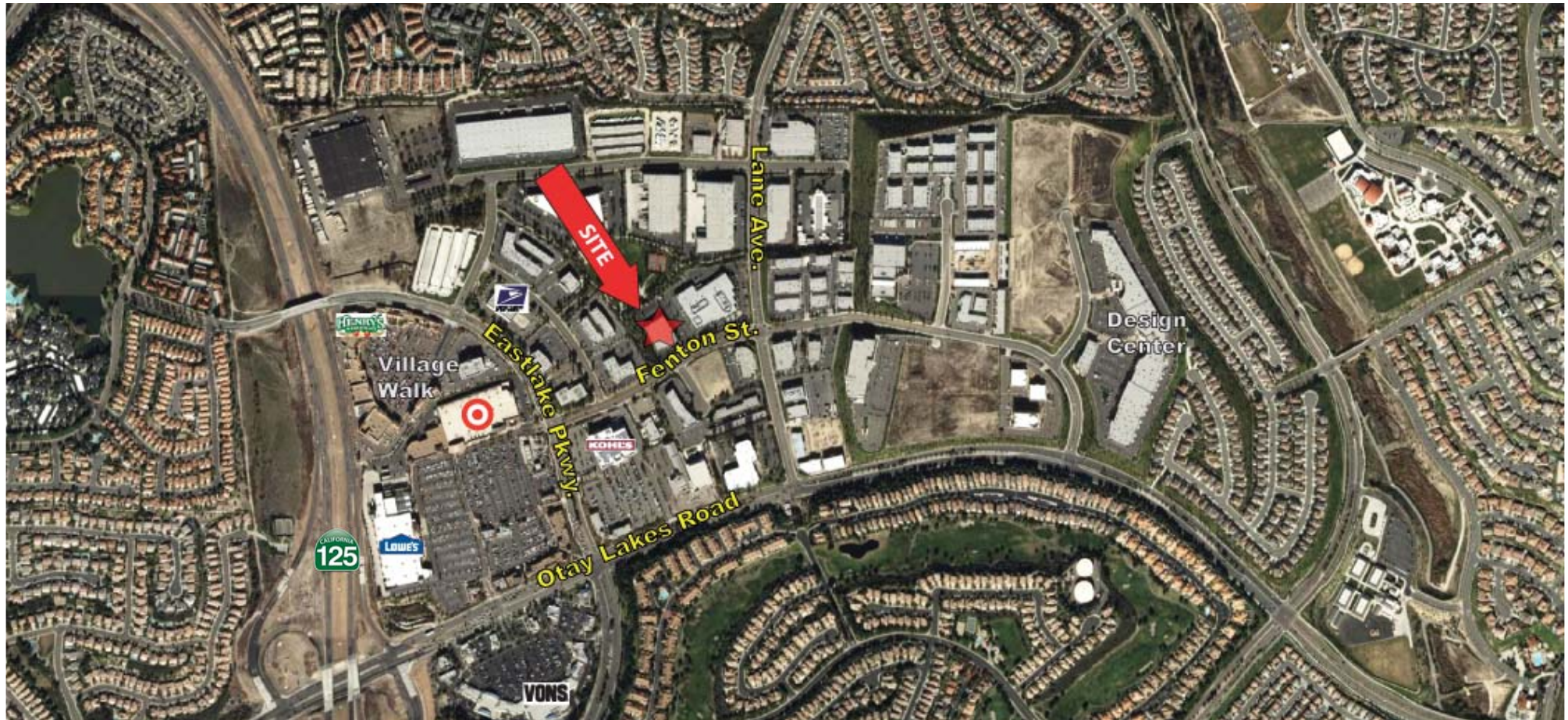
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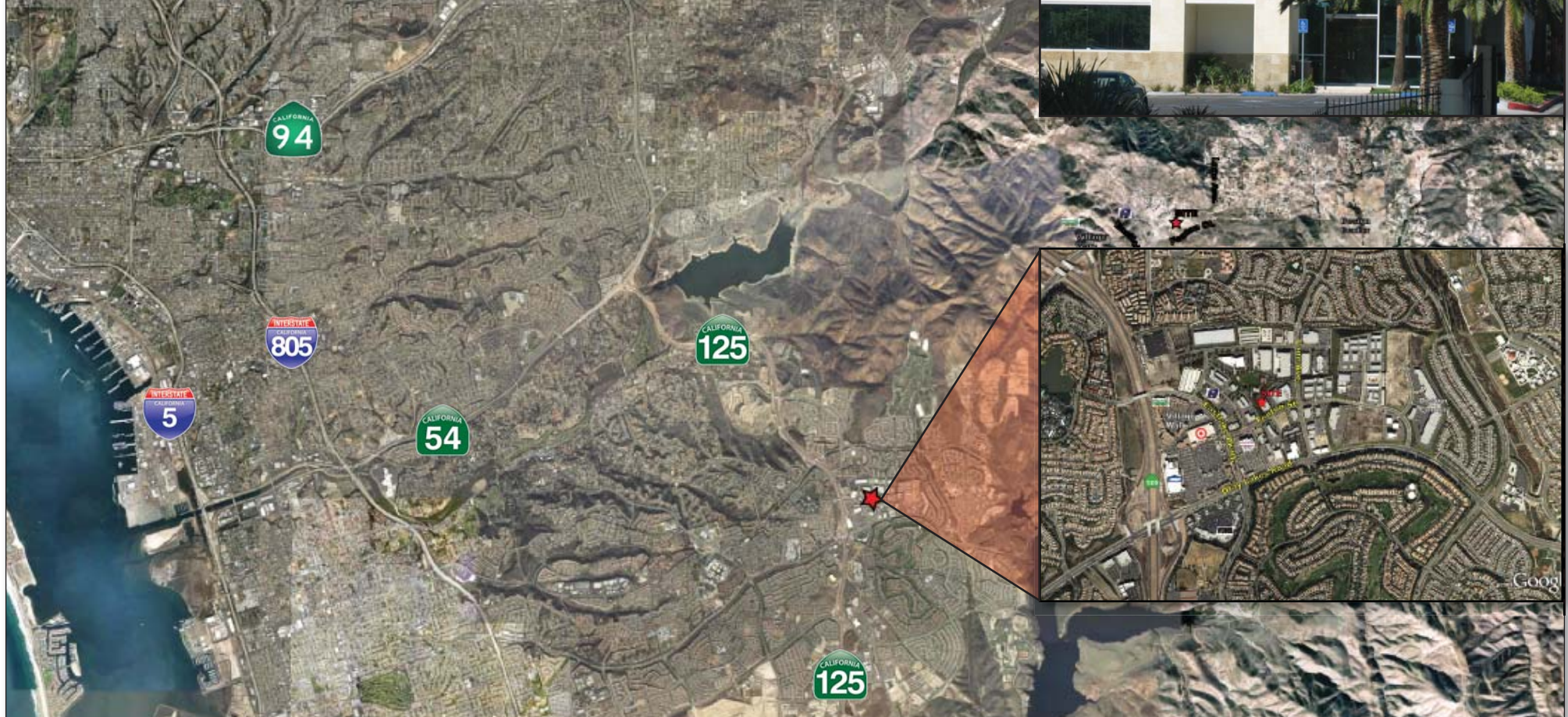
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