

EASTLAKE MEDICAL & PROFESSIONAL CENTER

BUILDINGS FOR SALE OR LEASE

2080-2090 Otay Lakes Road | Chula Vista, CA 91915

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REAL ESTATE SERVICES

THE
CLARK
TEAM



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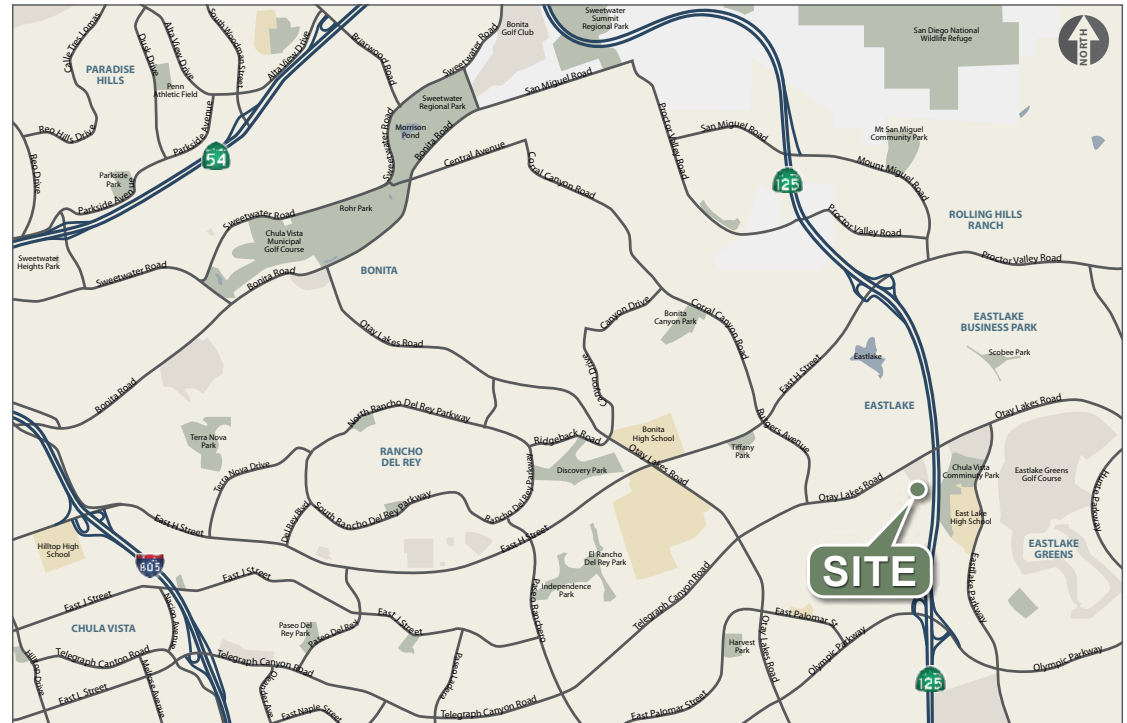
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PROPERTY FEATURES

- Ten building, $\pm 67,903$ square foot medical/office condominium project with a contemporary, professional urban design
- $\pm 2,551$ to $\pm 10,716$ square feet spaces available for medical or professional office uses
- Located in the heart of Chula Vista's Eastlake and Otay Ranch commercial districts with SR-125 visibility
- Parking ratio up to 5 spaces per 1,000 SF to accommodate both medical and professional businesses
- Monument signage available on Otay Lakes Road
- Exterior building signage is available with freeway visibility
- Lease with Option to Purchase available



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MEDICAL BUILDINGS*

Building	Floor(s)	Size	Lease Rate	Sale Price
2080	1 st & 2 nd	7,776 SF	\$2.30 PSF	\$1,236,384
2082-A1**	1 st	2,578 SF	LEASED INVESTMENT	
2082-A2	2 nd	2,550 SF	\$2.30 PSF	\$443,874
2082-B1	1 st	2,744 SF	\$2.30 PSF	\$477,456
2082-B2	2 nd	2,879 SF	\$2.30 PSF	\$500,946
2084-A**	1 st	5,216 SF	LEASED INVESTMENT	
2084-B	1 st & 2 nd	10,716 SF	\$2.30 PSF	\$1,596,684

*Both medical & professional uses allowed.

*Buildings can be divided and floors sold or leased separately. Ask agent for pricing.

*Lease rate includes \$40 PSF Tenant Improvement Allowance | Sale Price does not include Tenant Improvement Allowance.

**2084-A and 2082-A1 are available for sale, as leased investments.

Lease rates are Modified Gross plus janitorial and electric.

Contact Tracy Clark at 858.458.3339 or Kimberly Clark at 858.458.3343 for details.



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PROFESSIONAL OFFICE BUILDINGS*

Building	Floor(s)	Size	Lease Rate	Sale Price
2086	1 st & 2 nd	8,191 SF	\$1.95 PSF	\$1,187,695
2088-A	1 st & 2 nd	6,919 SF	\$1.95 PSF	\$982,498
2088-B	1 st & 2 nd	5,771 SF	\$1.95 PSF	\$802,169
2090-A	1 st & 2 nd	6,638 SF	\$1.95 PSF	\$922,682
2090-B	1 st & 2 nd	5,925 SF	\$1.95 PSF	\$859,125

**Medical uses also allowed; pricing will differ.*

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**Lease rate includes \$40 PSF Tenant Improvement Allowance | Sale Price does not include Tenant Improvement Allowance.*

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