

# MT SOLEDAD BUSINESS PARK



2621-2665 ARIANE DRIVE  
SAN DIEGO, CA 92117



IDEAL  
LOCATION



GRADE LEVEL  
LOADING



DESIRABLE  
BUILDOUT



STRONG  
DEMOGRAPHICS



NEARBY  
AMENITIES



# MT SOLEDAD BUSINESS PARK

ADDRESS: 2621-2665 Ariane Drive

SUBMARKET: Morena

LOADING: Grade Level Loading

PARKING: 3.15/1,000 RSF

ZONING: IP-2-1

WAREHOUSE CLEAR HEIGHT: 11'

WATER & SEWERAGE SERVICE: San Diego Water District

ELECTRICAL SERVICE: San Diego Gas & Electric

# MT SOLEDAD BUSINESS PARK

## SUITES FOR LEASE

### 2639-2657 ARIANE DRIVE

<b>SUITE 2655</b>	1,655 SF \$1.65 + E PSF/Month	Office/warehouse suite with 1 grade level loading door.
<b>SUITE 2657</b>	3,150 SF \$1.65 + E PSF/Month	Office/warehouse suite with 1 grade level loading door.

### 2621-2637 ARIANE DRIVE, 2665 ARIANE DRIVE

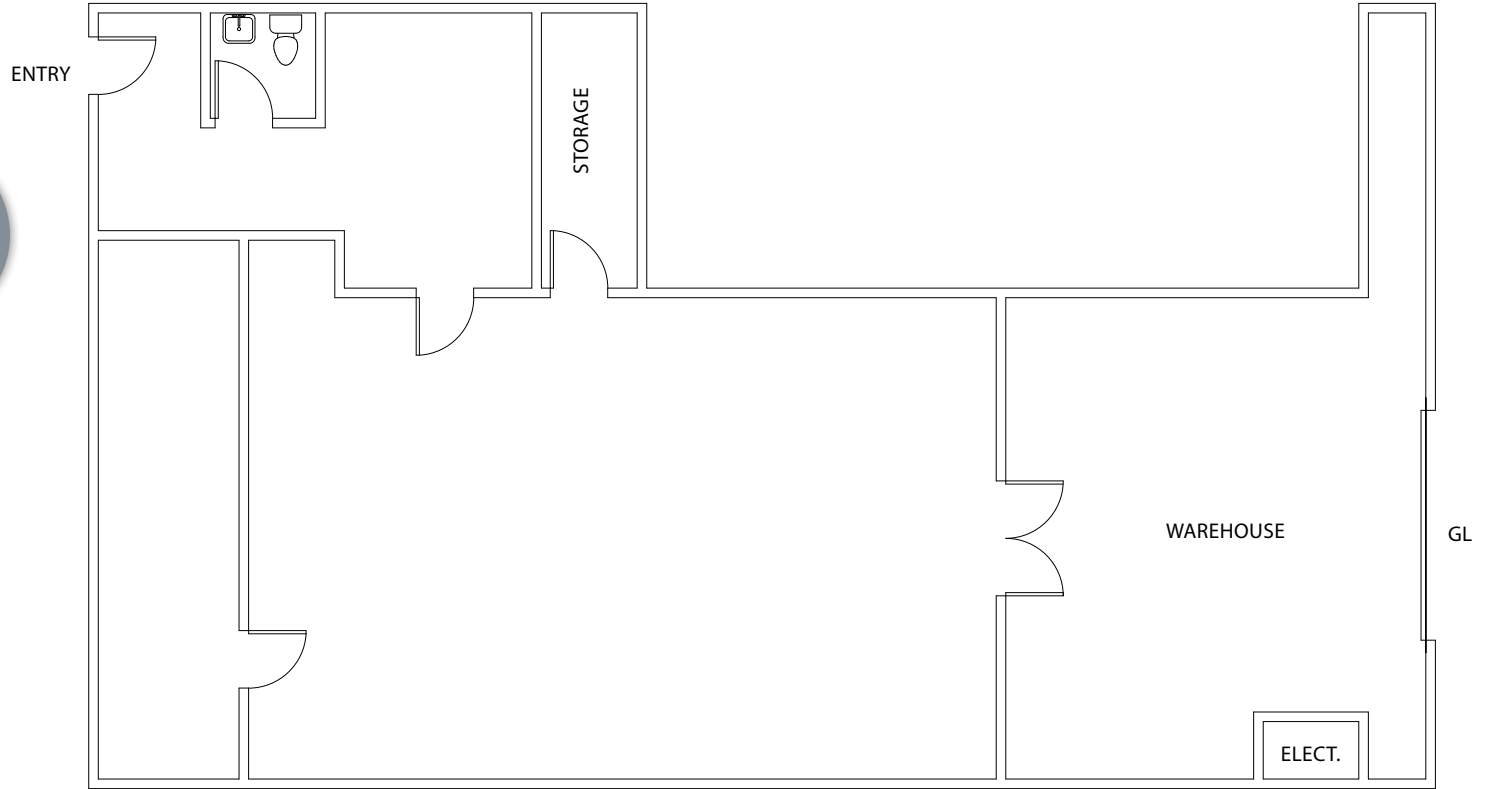
<b>SUITE 202</b>	1,750 SF \$1.50 + E PSF/Month	2 <sup>nd</sup> floor office suite with common restrooms
<b>SUITE 207</b>	1,614 SF \$1.50 + E PSF/Month	2 <sup>nd</sup> floor office suite with common restrooms
<b>SUITE 208</b>	2,478 SF \$1.50 + E PSF/Month	2 <sup>nd</sup> floor office suite with common restrooms



2639-2657 ARIANE DRIVE

# SUITE 2655

TAKE A TOUR



\*FLOOR PLAN TO BE VERIFIED. NOT TO SCALE

## MT SOLEDAD BUSINESS PARK

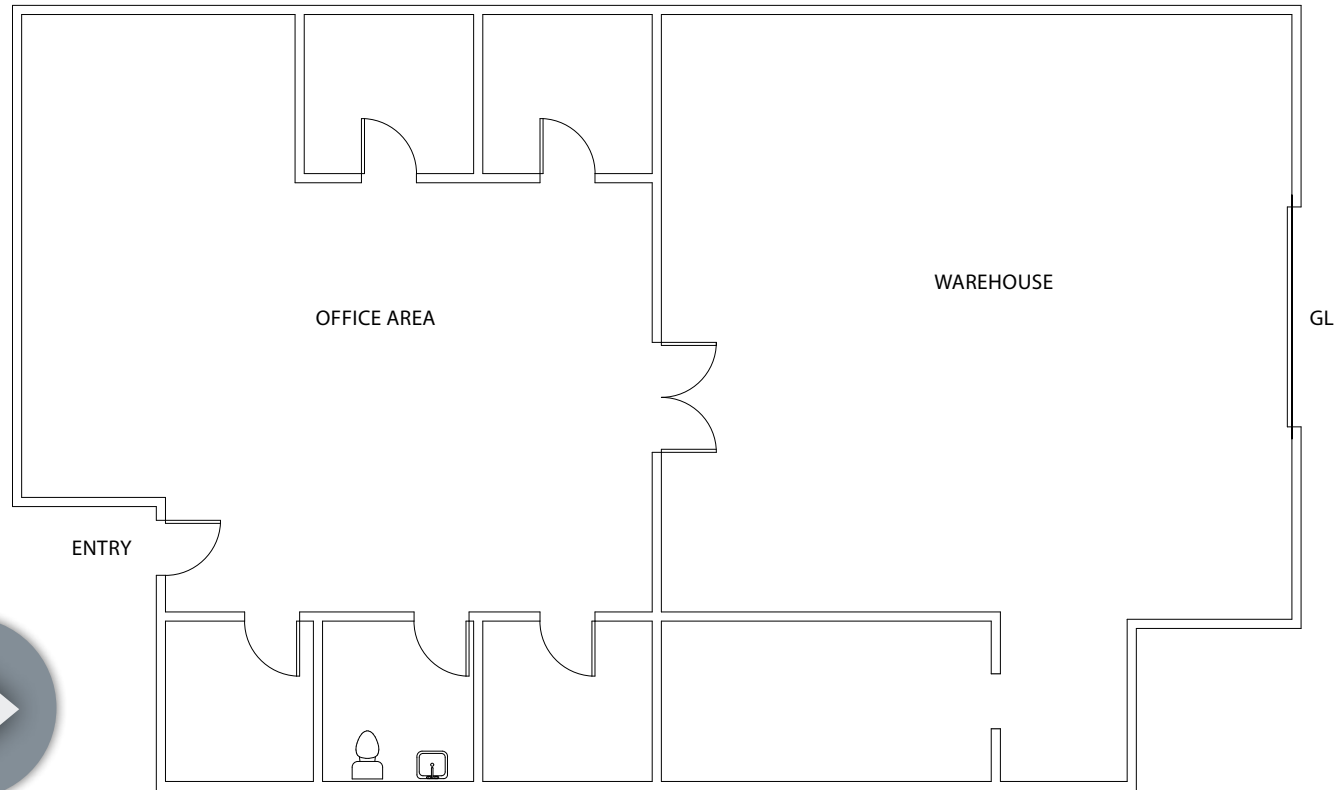
## FEATURES

- » 1,655 SF
- » \$1.65 + Electricity PSF/Month
- » (1) grade level door.

2639-2657 ARIANE DRIVE

# SUITE 2657

TAKE A TOUR



\*FLOOR PLAN TO BE VERIFIED. NOT TO SCALE

## MT SOLEDAD BUSINESS PARK

## FEATURES

- » 3,150 SF
- » \$1.65 + Electricity PSF/Month
- » (1) grade level door.

2621-2637 ARIANE DRIVE

# SUITE 202

## MT SOLEDAD BUSINESS PARK



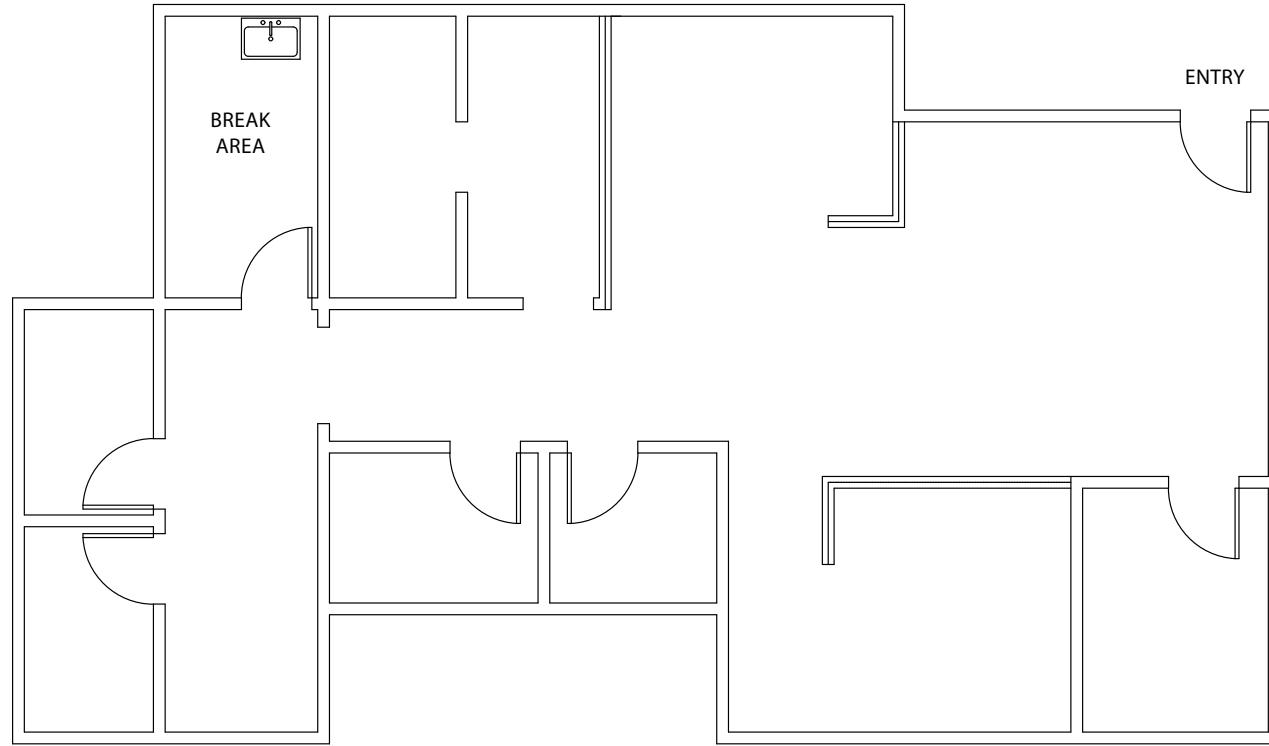
\*FLOOR PLAN TO BE VERIFIED. NOT TO SCALE

## FEATURES

- » 1,750 SF
- » \$1.50 + Electricity PSF/Month
- » 2nd floor office suite with creative elements. 3 private offices, conference room and small kitchenette.
- » Common restrooms

2621-2637 ARIANE DRIVE

# SUITE 207



\*FLOOR PLAN TO BE VERIFIED. NOT TO SCALE

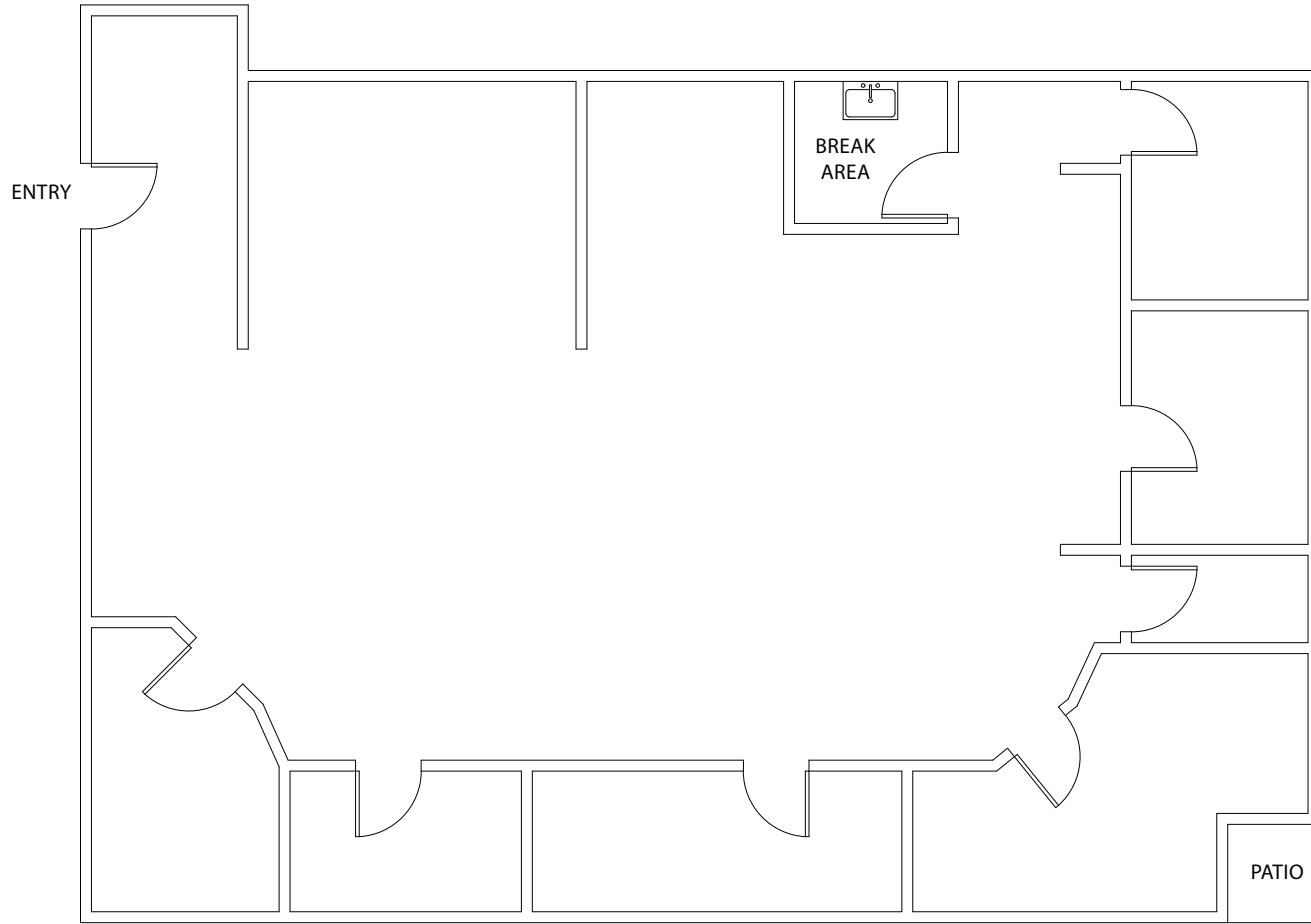
## MT SOLEDAD BUSINESS PARK

## FEATURES

- » 1,614 SF
- » \$1.50 + Electricity PSF/Month
- » Open ceiling with exposed ducting, new flooring
- » 5 private offices, 3 built-in desk positions, break room
- » Corner unit
- » Common restrooms

2621-2637 ARIANE DRIVE

# SUITE 208



\*FLOOR PLAN TO BE VERIFIED. NOT TO SCALE

## MT SOLEDAD BUSINESS PARK

## FEATURES

- » 2,478 SF
- » \$1.50 + Electricity PSF/Month
- » 100% office space with common restrooms



# MT SOLEDAD BUSINESS PARK



SUBJECT

ARIANE DR

FINANCIAL CT

MORENA BLVD

SANTA FE ST

JUTLAND DR





# MIT SOLEDAD BUSINESS PARK

# MT SOLEDAD BUSINESS PARK

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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