

4141
Jutland Drive
San Diego, CA 92117

FOR LEASE



JUTLAND OFFICE PARK

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39,207 Square Foot Corporate Office Center
Centrally Located with Great Freeway Visibility & Accessibility

4141 Jutland Drive San Diego, CA 92117

FOR LEASE

PROPERTY INFO:

Building Size -	39,207 SF	Location -	Rose Canyon/Morena Blvd
Stories -	3	Use Type -	Office
Elevator -	Accessess all floors	Parking -	1 st & 2 nd floor parking lots
Restrooms -	Common area women's & men's on each floor	Guest Parking -	Plentiful free onsite parking

Jutland Office Park is a three-story Corporate Office Building, located near Pacific Beach and La Jolla, with lush and well maintained landscaping. Building has freeway visibility to the 5 North and South, providing signage opportunities. Building is elevator served to all three floors with common area men's and women's restrooms located on each floor. Parking lots on both the first and second floor provide plenty of unassigned parking options for employees and guests; all building related expenses are included in leasing rate, NO CAM's; tenant to pay pro-rata share of electricity.

Jutland Office Park is located near numerous retail amenities such as Costco Wholesale & Gasoline and Harley Davidson which are less than a quarter mile away, Karl Strauss Brewing, coffee shops, Pilates studios and fitness centers, pet daycare, and under construction Pacific Beach Trolley Station with an estimated completion in 2021, are all less than two miles away.

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average Age	42.95	39.65	38.00
Consumer Spending	\$187,532	\$2,210,235	\$3,548,079
Population Growth 2010-2018	5.63%	9.08%	9.88%
Population Growth 2018-2023	3.92%	4.46%	4.47%

*SOURCE: WWW.COSTAR.COM

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WWW.MCKEECOMMERCIALREALESTATE.COM

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4141 Jutland Drive

SAN DIEGO, CA 92117

SUITE 110

RENT AMOUNT

\$1.75 SF per month

TERM

2+ years minimum

SIZE

± 2,475 SF

PARKING

On site parking lots located on 1st & 2nd floor, plentiful free unassigned parking for employees and guests

DETAILS

First floor location, open reception area with built-in reception desk, 7 spacious offices, 1 large open work area, built-in cabinetry, kitchenette/breakroom/storage room, and motion censored lights throughout

EXPENSES

Tenant pays pro-rata share of utilities, NO CAM charges

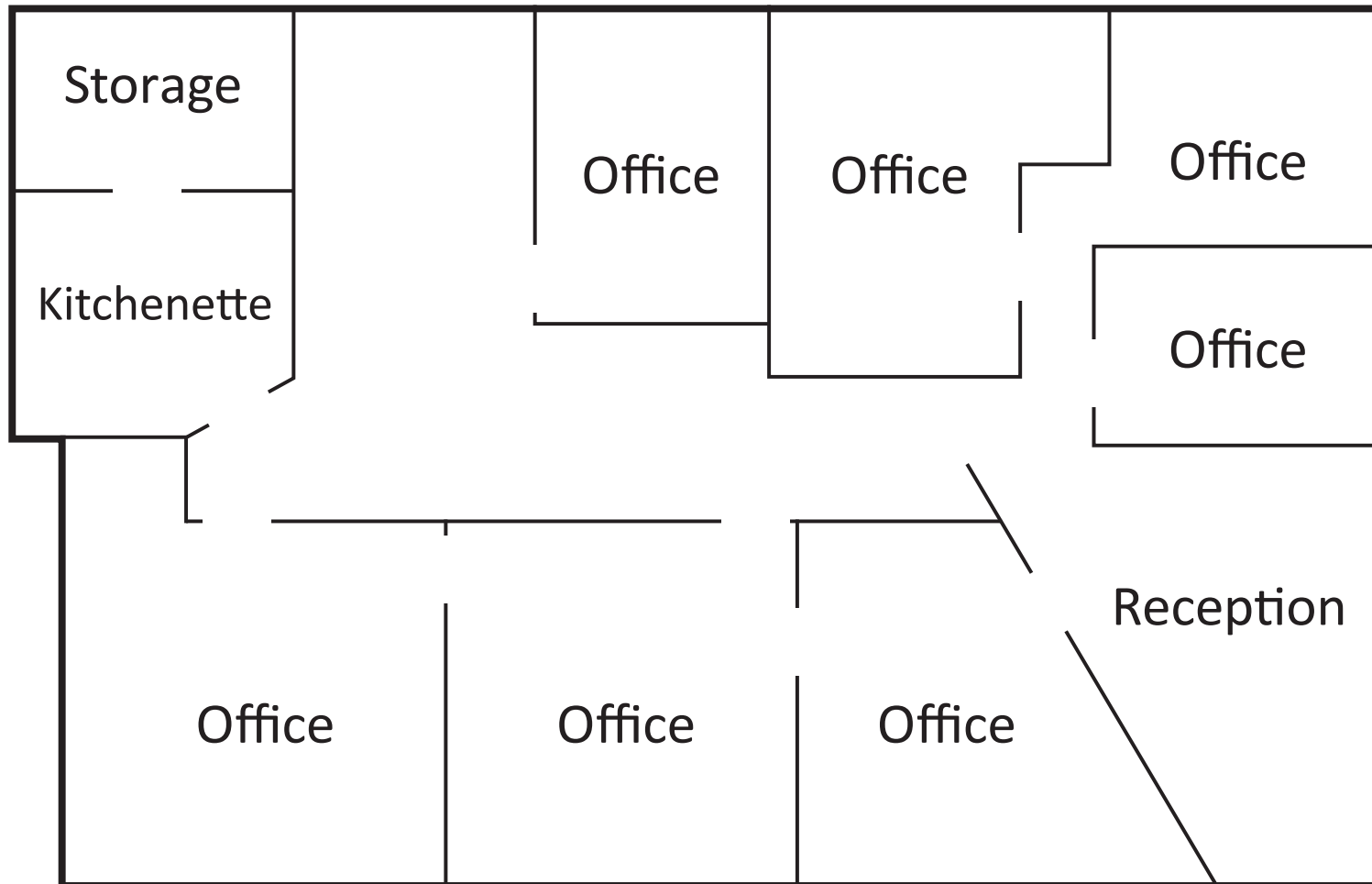


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SUITE 110 ±2,475 SF



4141 Jutland Drive

SAN DIEGO, CA 92117

SUITE 332

RENT AMOUNT

\$2.15 SF per month

TERM

2+ years minimum

SIZE

± 1,113 SF

PARKING

On site parking lots located on 1st & 2nd floor, plentiful free unassigned parking for employees and guests

DETAILS

Third/top floor corner location, 4 private offices with exterior windows, modern wood covered ceiling with skylight in open reception area

EXPENSES

Tenant pays pro-rata share of utilities, NO CAM charges



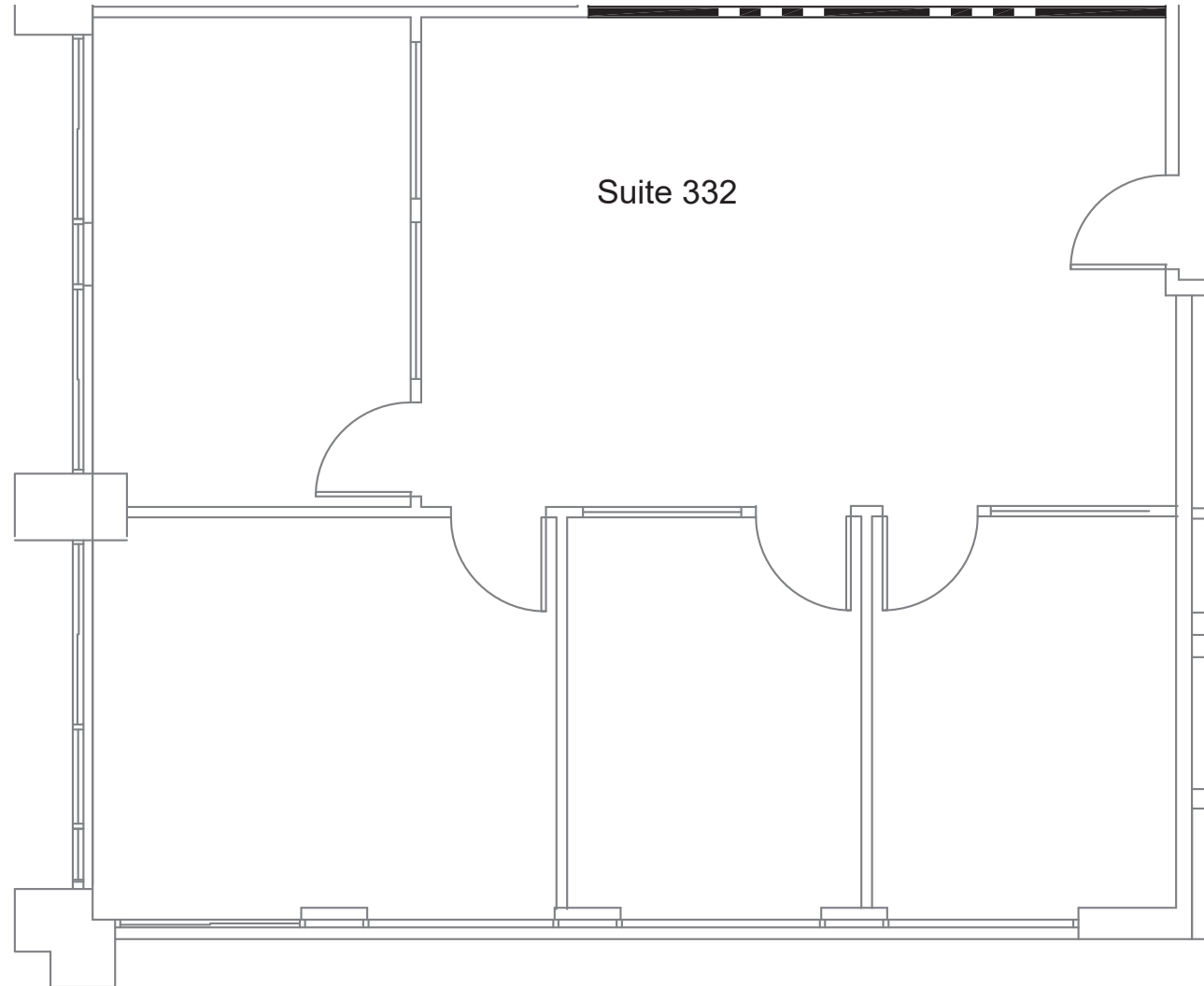
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4141

Jutland Drive

San Diego, CA 92117

SUITE 332 ±1,113 SF



4141 Jutland Drive

SAN DIEGO, CA 92117

SUITE 335

RENT AMOUNT

\$2.15 SF per month

TERM

2+ years minimum

SIZE

± 1,206 SF

PARKING

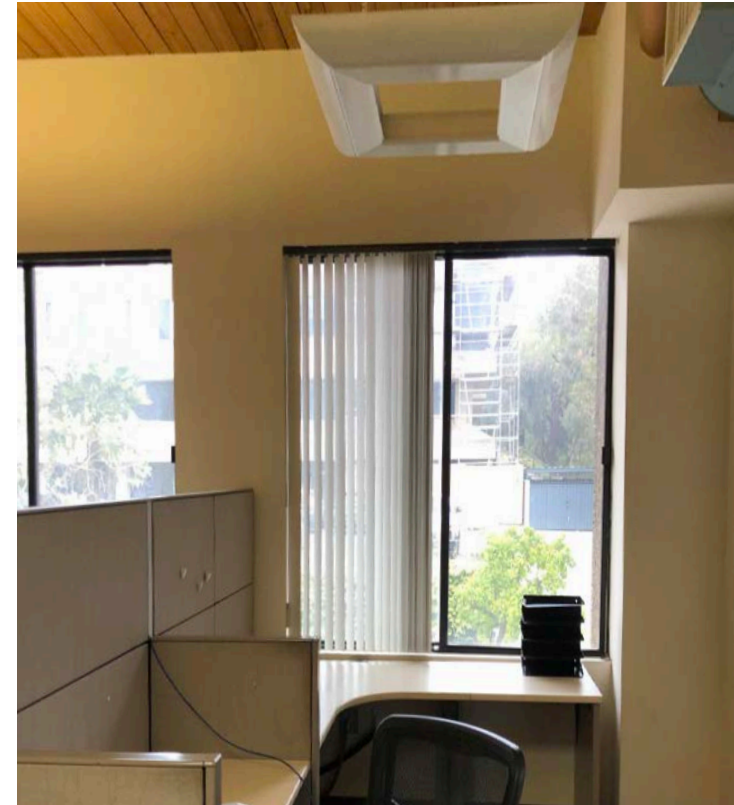
On site parking lots located on 1st & 2nd floor, plentiful free unassigned parking for employees and guests

DETAILS

Third/top floor corner location, 1 private office with exterior windows, modern wood covered ceiling in bull pen/open work area

EXPENSES

Tenant pays pro-rata share of utilities, NO CAM charges



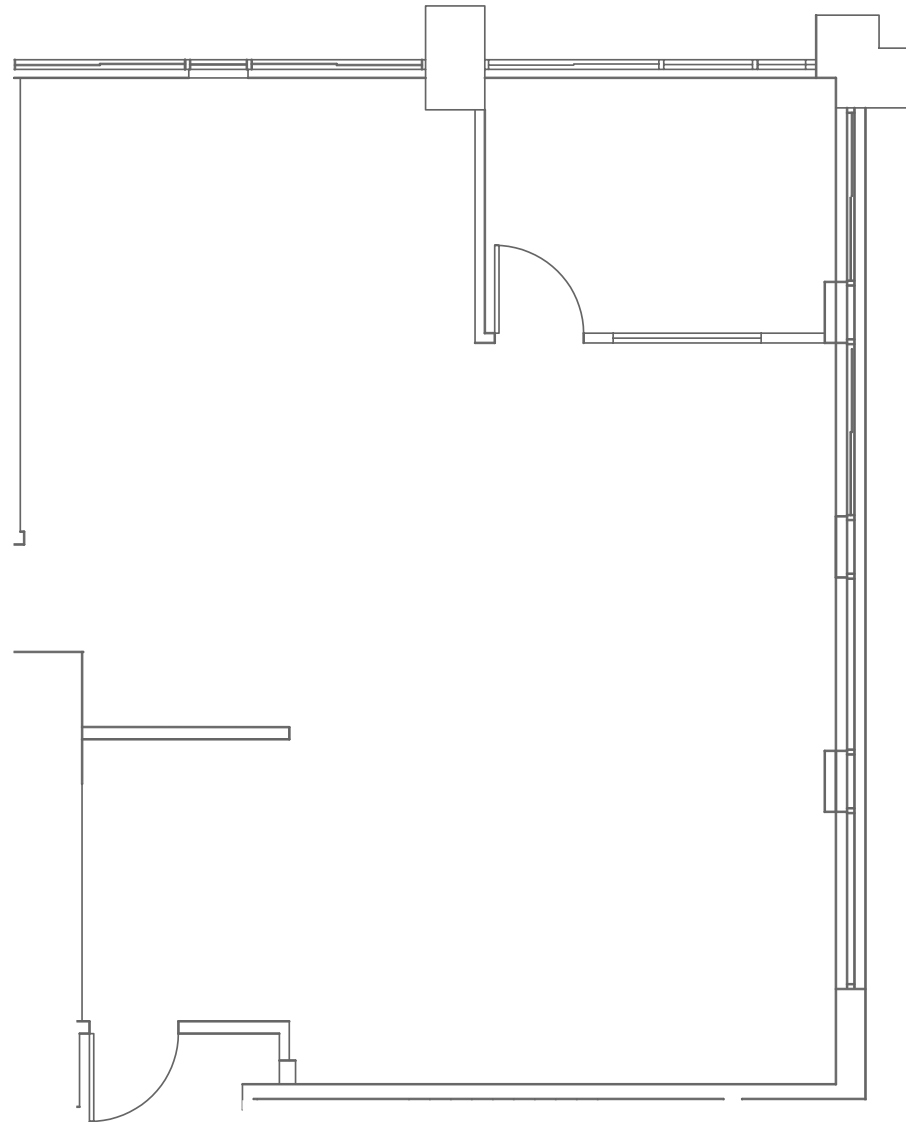
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SUITE 335 ±1,206 SF



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RESTURANTS NEARBY

- * 1.4 miles to In & Out Burger
- 1 - Karl Straus Brewing Company
- 2 - Spice & Soul Kitchen + Tap
- 3 - Bay Ho Liquor & Deli
- 4 - Coffee Quick

BUSINESSES NEARBY

- 5 - Costco Wholesale & Gasoline
- 6 - San Diego Harley Davidson
- 7 - Auto Marketing Strategies
- 8 - Studio Flo Pilates
- 9 - Bitter & Brother Brewing
- 10 - Blue Door Winery
- 11 - Pacific Automotive

FREEWAY ACCESS

- 1.9 miles to I-5 North & South
- 5.1 miles to I-8 East & West
- 2.6 miles to 52 East & West

TRANSPORTATION

- 1.6 miles to under construction Rose Canyon/Pacific Beach Trolley Station, estimated completion 2021

