

Chula Vista Medical Arts II

450 4th Avenue, Chula Vista, CA 91910

Now Leasing



Bryan McKenney
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Owned and Operated by:
welltower

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FEATURES:

- 4 story medical office building
- 36,586 SF of total building size
- Dual elevator served
- Covered tenant parking
- Strong demographics
- On Campus of Scripps Mercy Hospital
Chula Vista
- Professionally managed
- Walking distance to retail amenities



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AERIAL VIEW:

CVMA II



SCRIPPS MERCY HOSPITAL
CHULA VISTA



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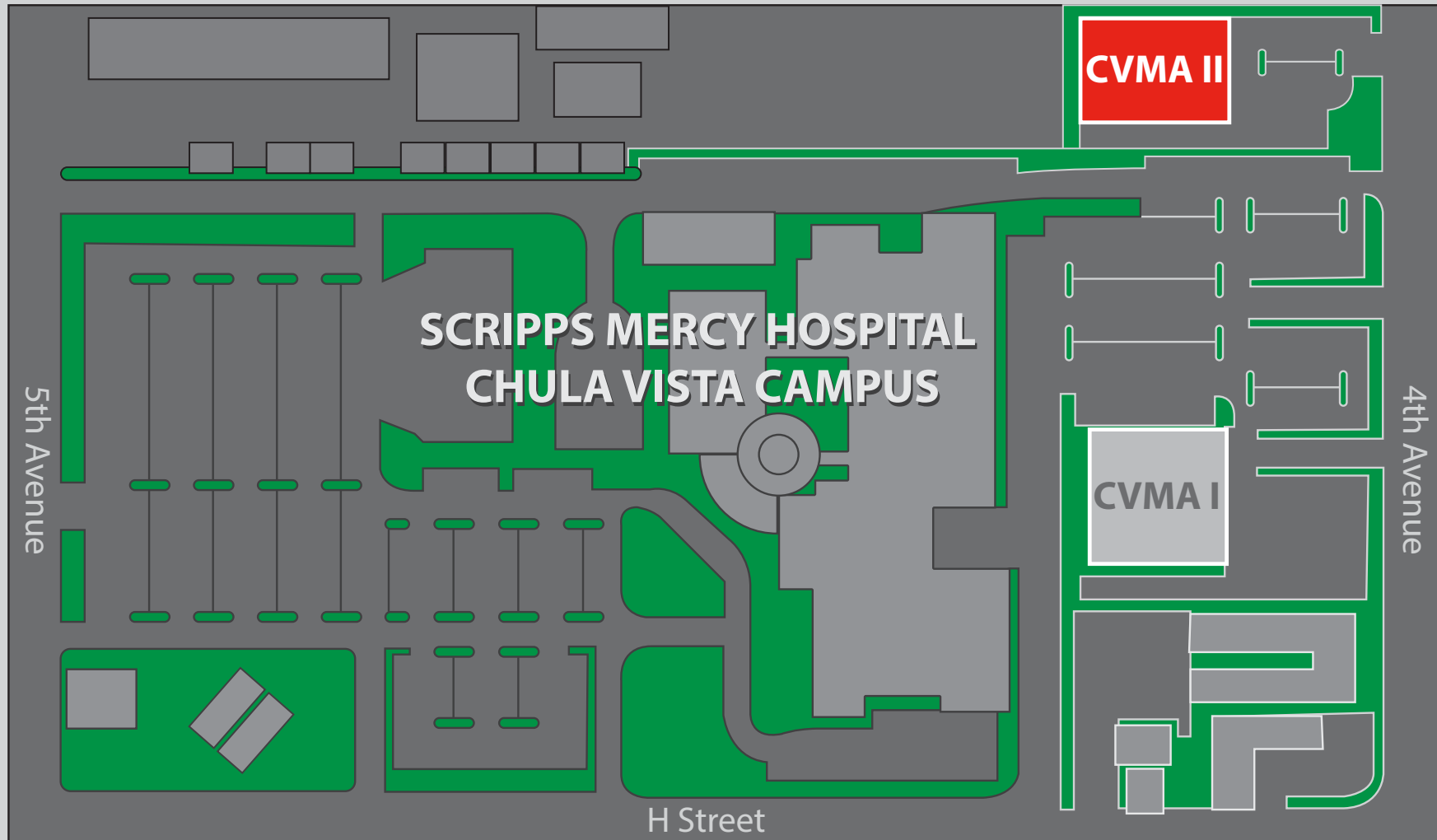
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SITE PLAN:



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FLOOR PLAN

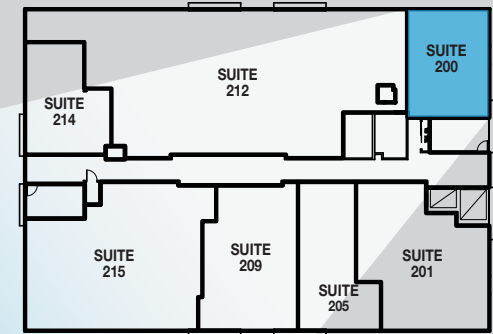
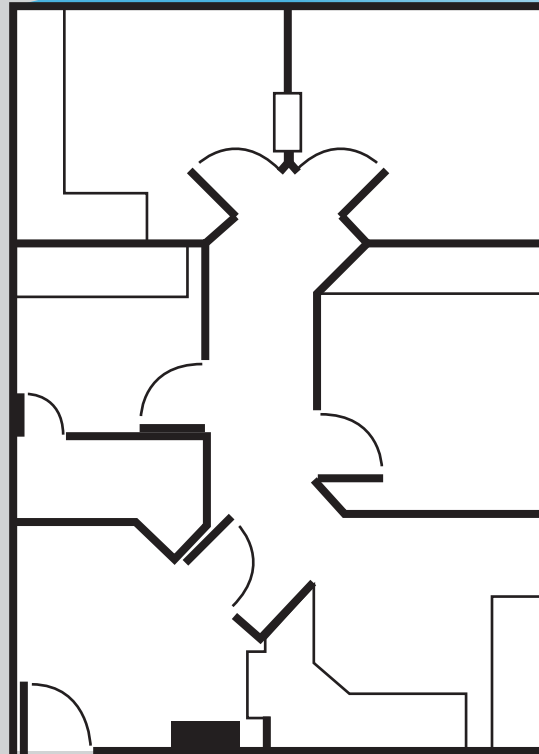
AVAILABLE SUITE:
SUITE 200 - 844 RSF

SUITE DESCRIPTION:

2 Exam rooms, Lab,
Reception / Admin,
Doctor's office

LEASE RATE:

\$2.25 NNN



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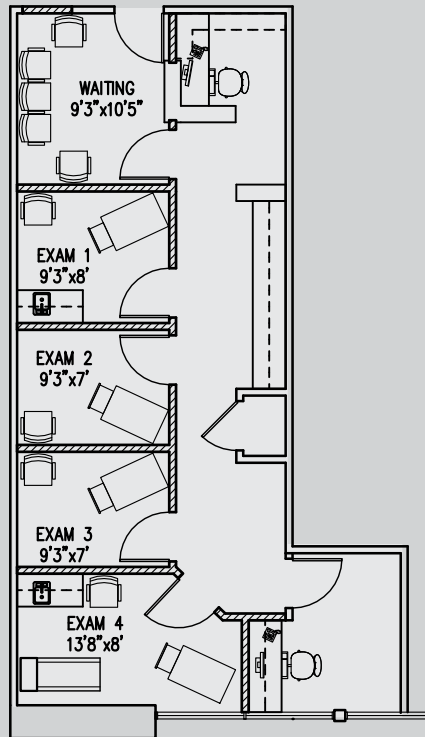
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FLOOR PLAN

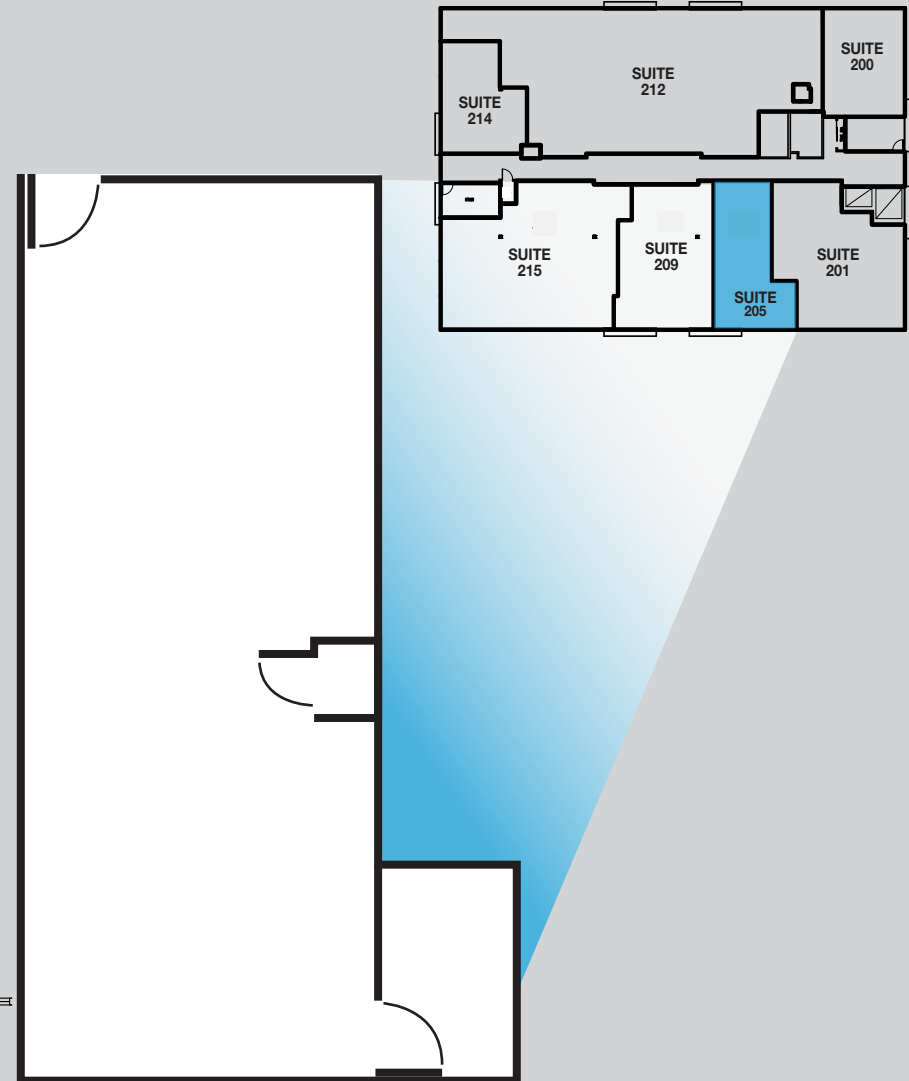
AVAILABLE SUITE:
SUITE 205 - 901 RSF

SUITE DESCRIPTION:
Shell space

LEASE RATE:
\$2.25 NNN



* Hypothetical Floor Plan Layout



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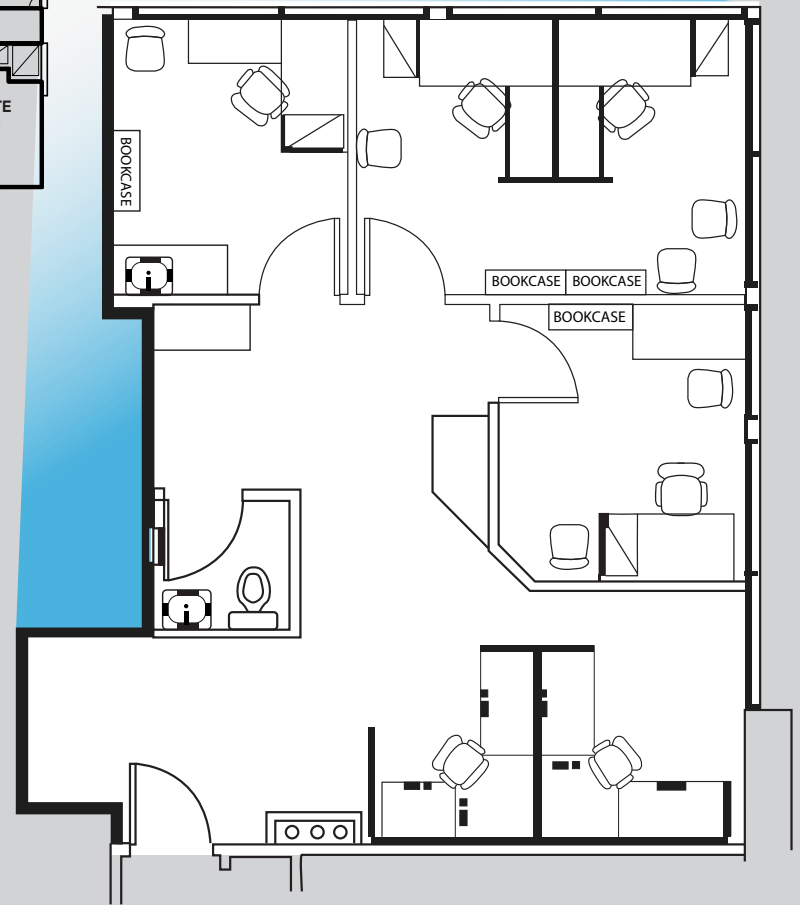
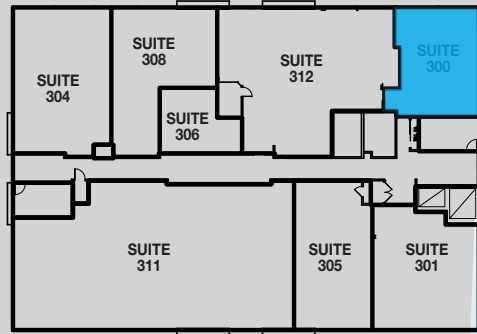
FLOOR PLAN

AVAILABLE SUITE:
SUITE 300 - 861 RSF

SUITE DESCRIPTION:

Exam Room, 2 Offices,
In-Suite Restroom,
Reception/Admin

LEASE RATE:
\$2.50 NNN



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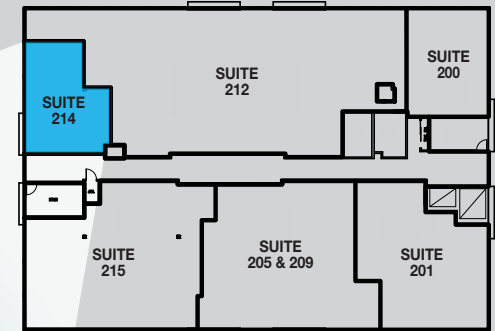
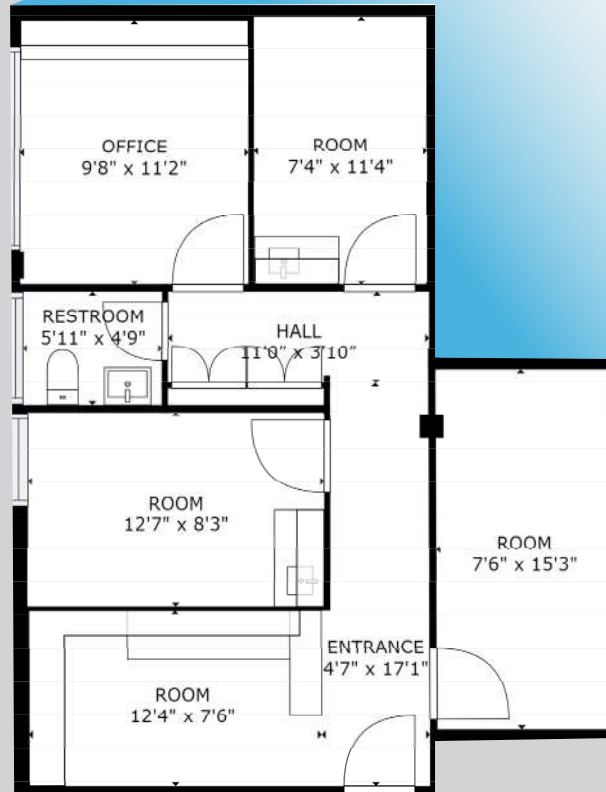
FLOOR PLAN

AVAILABLE SUITE:
SUITE 214 - 763 RSF

SUITE DESCRIPTION:

2 Exam rooms, 1 Consultation,
In-Suite restroom, 1 Office,
Reception / Admin

LEASE RATE:
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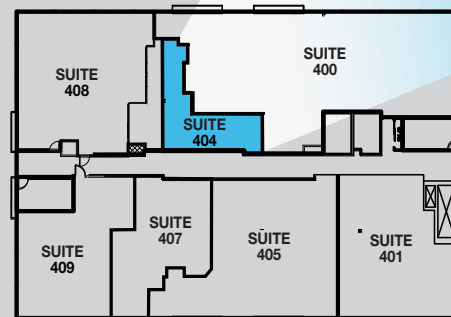
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FLOOR PLAN

AVAILABLE SUITE:
SUITE 401B - 396 RSF

SUITE DESCRIPTION:
Shell space

LEASE RATE:
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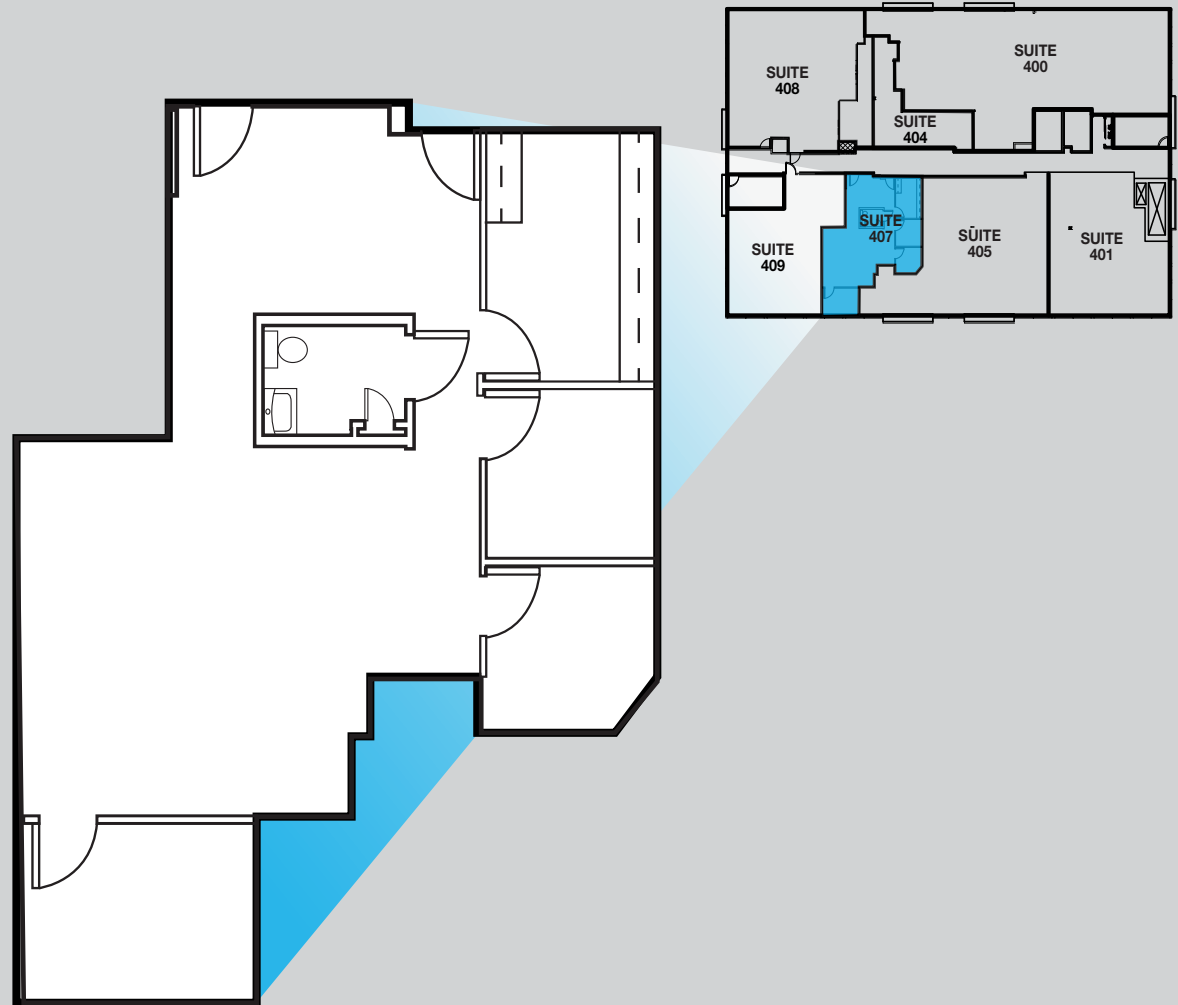
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FLOOR PLAN

AVAILABLE SUITE:
SUITE 407 - 1,073 RSF

SUITE DESCRIPTION:
3 Offices, Supply Room,
In-Suite Restroom and
Open Area

LEASE RATE:
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VICINITY MAP:

