

# FOR SALE

## MORENA

4455 MORENA BOULEVARD  
SUITE 209

SAN DIEGO, CA 92110



**GARRETT FENA, SIOR**  
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**Voit**  
REAL ESTATE SERVICES

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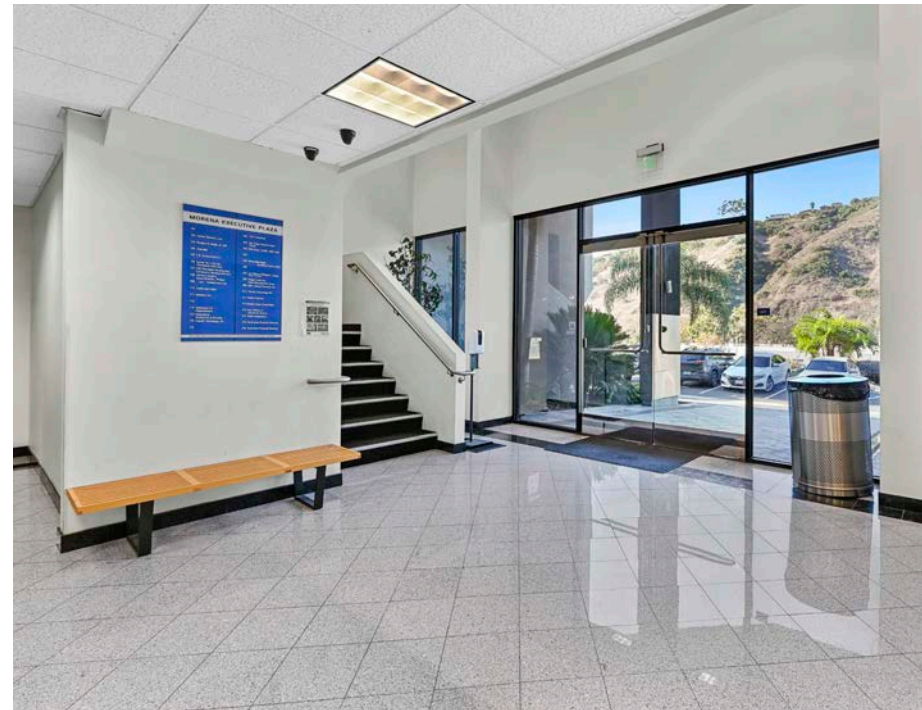
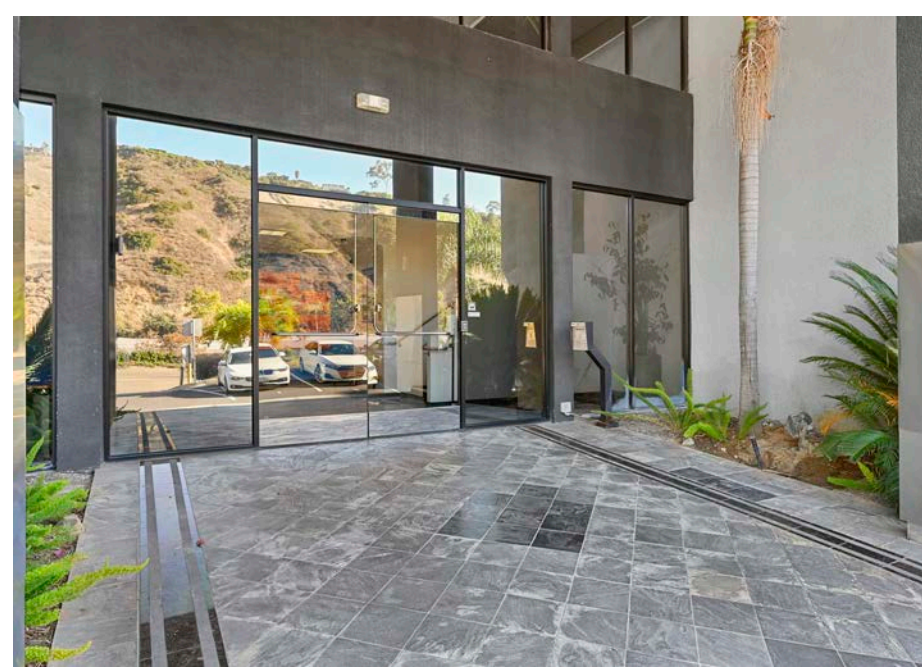
**SALE PRICE**  
**\$399,000**

**\*SELLER FINANCING AVAILABLE**

**4455 Morena Boulevard**, is an approximate 825 square foot office condominium space for sale in the highly desirable Morena submarket. These units are a rare owner/user opportunity in a quiet and well maintained office building.

## PROPERTY HIGHLIGHTS

- ±825 Square Foot Office Space
- Great Location in the Pacific Beach/Rose Canyon/Morena Submarket
- Excellent Access Along the I-5 Corridor & 52-Freeway
- 4/1000 SF Parking Ratio
- Close Proximity to Retail Amenities
- Direct Access to Costco
- Beautiful Lobby & Common Areas
- Building Wired For High Speed Fiber
- Plenty of Free Parking for Visitors & Special Guests



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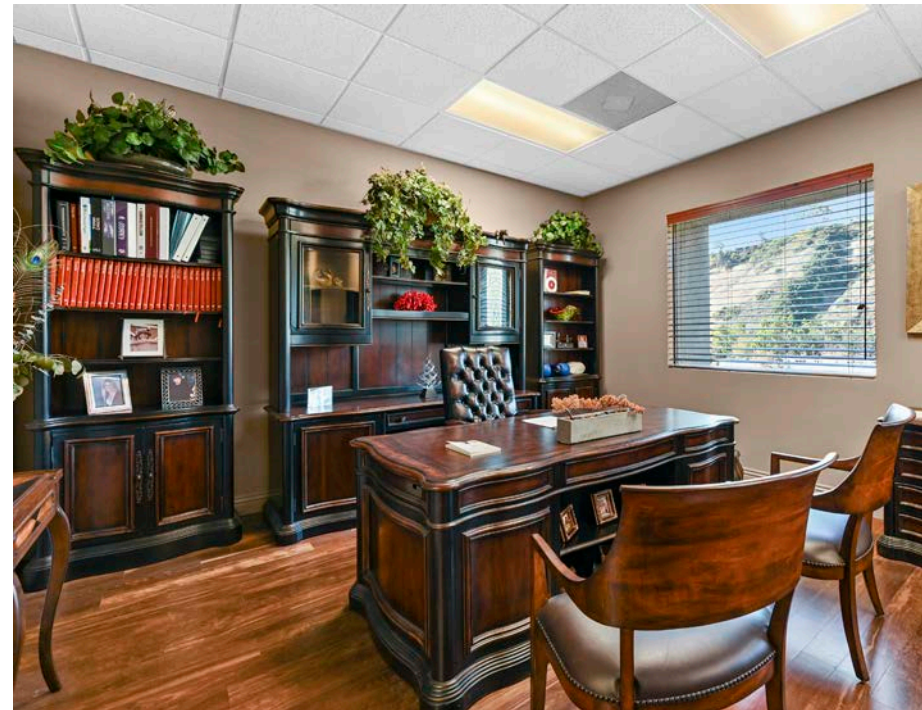
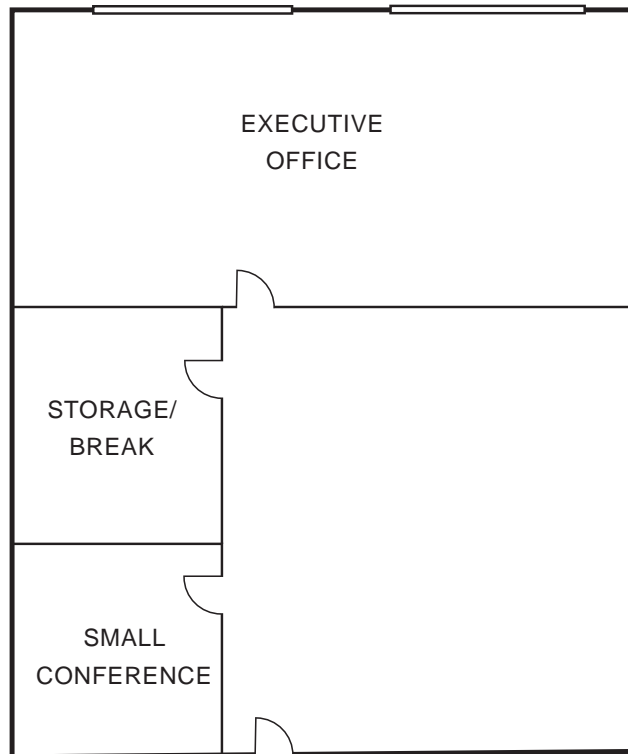
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## SUITE 209

- ±825 SF Office Space
- One (1) Executive Office
- Storage/Break Room
- One (1) Private Office/Small Conference
- Open Area/Reception
- High End Modern Improvements
- Excellent Views



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