

Maximum Flexibility for Growing and Adapting Businesses

1650

Hotel Circle North
San Diego, CA 92108



\$1.00/SF + Elec

MISSION VALLEY'S BEST DEAL

±2,377 SF to 14,156 SF Office Space in the Heart of Western Mission Valley

COLTON SPEAS

(858) 598-2873

Colton@PacificCoastCommercial.com
Lic. 02062812

TOMMAS GOLIA, CCIM

(858) 598-2891

Tommas@PacificCoastCommercial.com
Lic. 01890744

JASON VIEIRA

(858) 300-0375

Jason@PacificCoastCommercial.com
Lic. 01896589



PACIFIC COAST COMMERCIAL
SALES - MANAGEMENT - LEASING

PROPERTY FEATURES



Approx. 2,377 SF to 14,156 SF professional office suites with golf course views



Approx. 29,045 SF Multi-Tenant Building



Prime Mission Valley location with immediate access to I-8, I-5, I-805, and SR-163



Flexible floor plans suitable for a multitude of office users



Central San Diego location minutes from Downtown, the airport, and major amenities



Close to top retail destinations such as Fashion Valley Mall, Hazard Center, and Mission Valley Mall



± 5/1,000 SF parking ratio with covered parking available



Prominent monument signage opportunity



\$1.00 + Electric

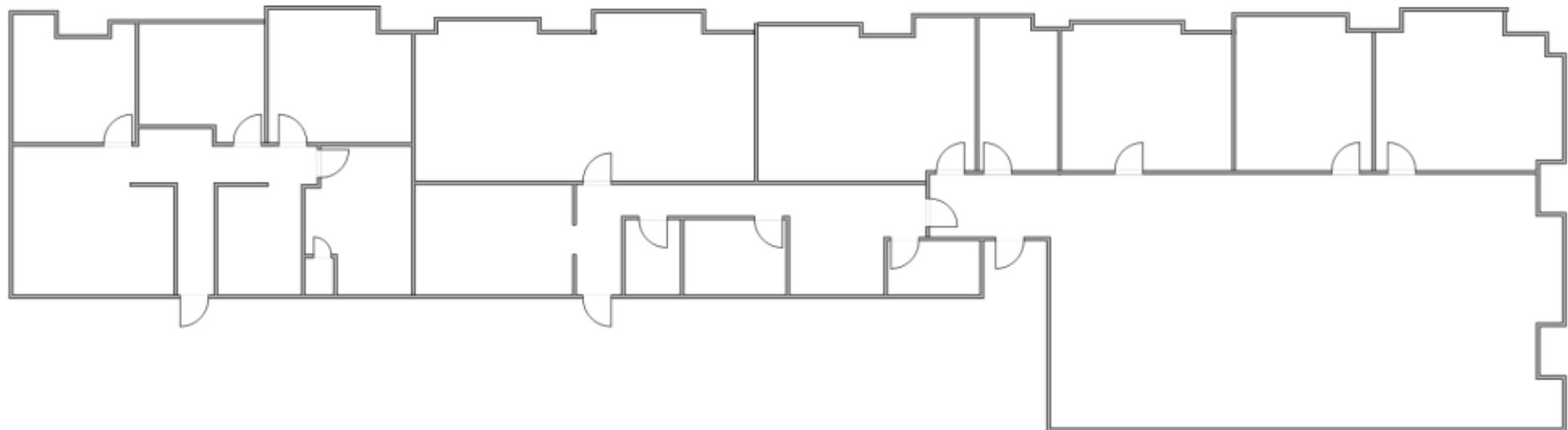
**FLEXIBLE LEASE TERMS AT BEST RATE
IN MISSION VALLEY**



1

Floor

Suite 100-125	± 6,093 SF Contiguous with Suite 110 for ± 14,156 SF
Features	Multiple private offices, conference/huddle rooms, storage, break room, admin areas
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



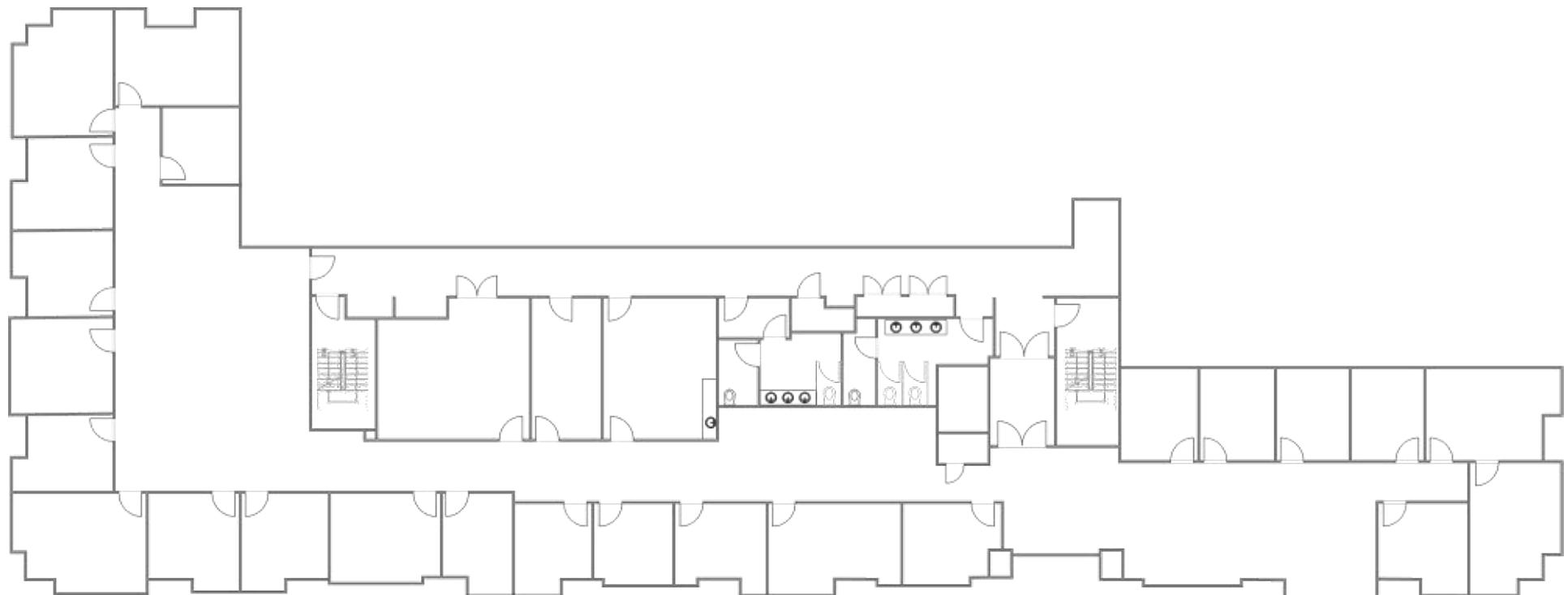
Floor plan not fit to scale; for reference purposes only.



1

Floor

Suite 110	± 8,063 SF Contiguous with Suite 100-125 for ± 14,156 SF
Features	24 private offices, conference room, storage, admin areas, break room
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor

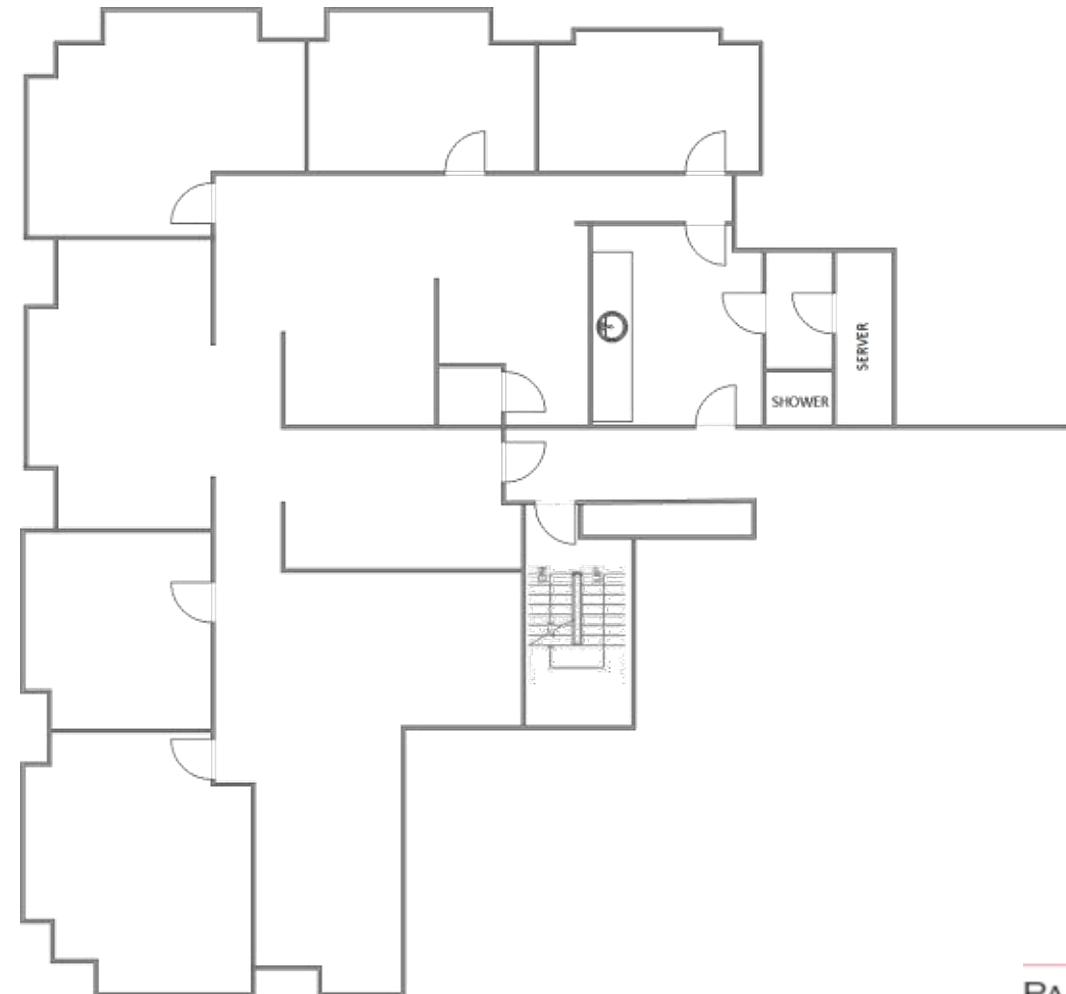


Floor plan not fit to scale; for reference purposes only.



2
Floor

Suite 200	± 4,031 SF
Features	Numerous offices with golf course views, break room, admin areas, shower, storage/IT
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor

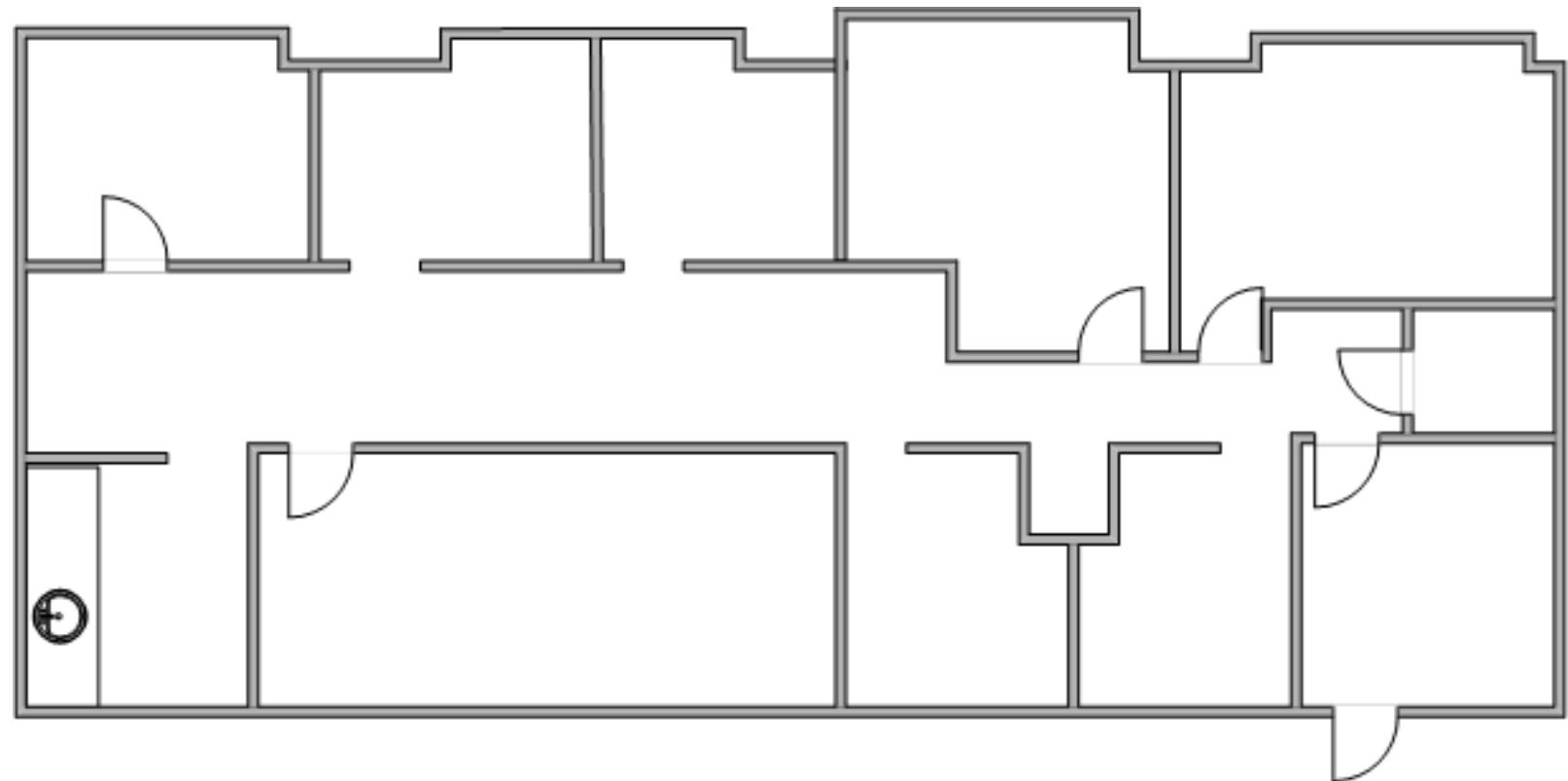


Floor plan not fit to scale; for reference purposes only.



2
Floor

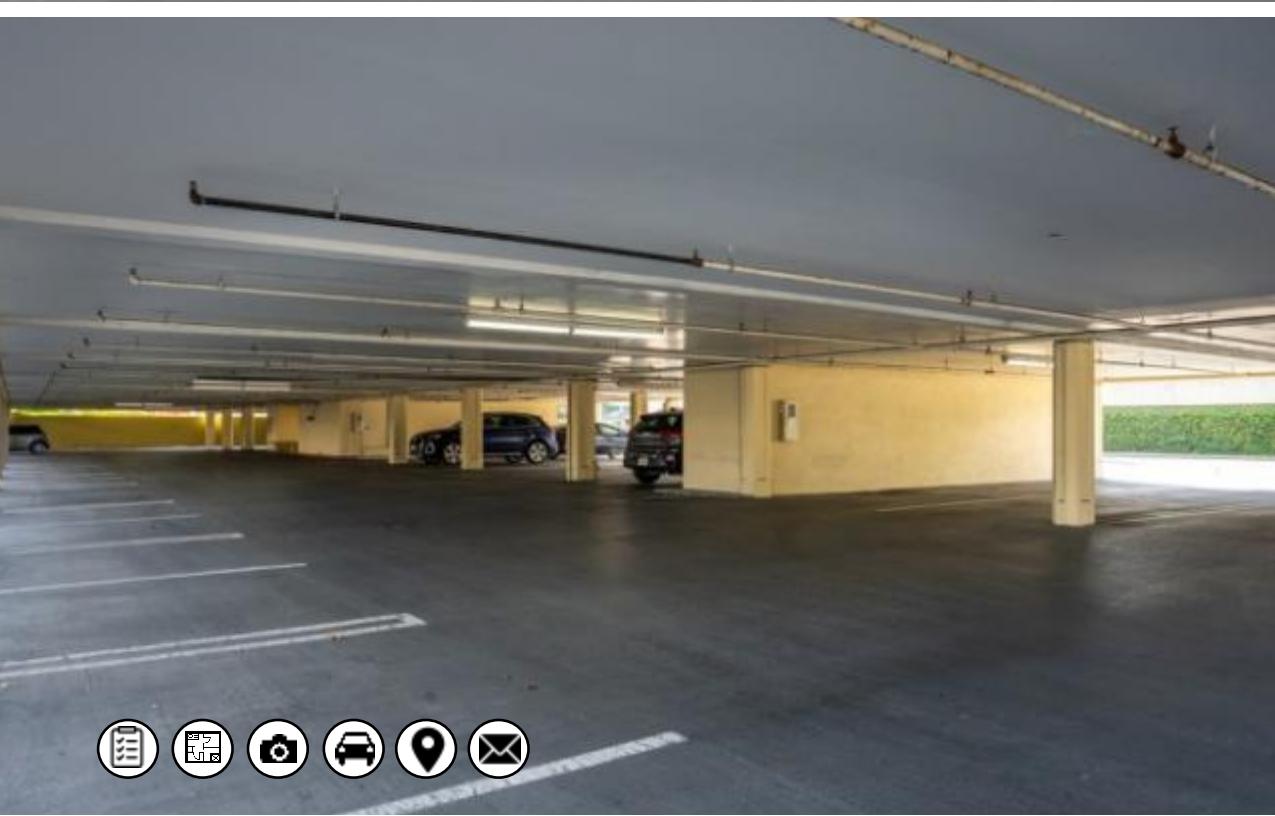
Suite 230	± 2,377 SF
Features	3 private offices, reception, conference room, storage, admin work stations
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



Floor plan not fit to scale; for reference purposes only.



PROPERTY PHOTOS

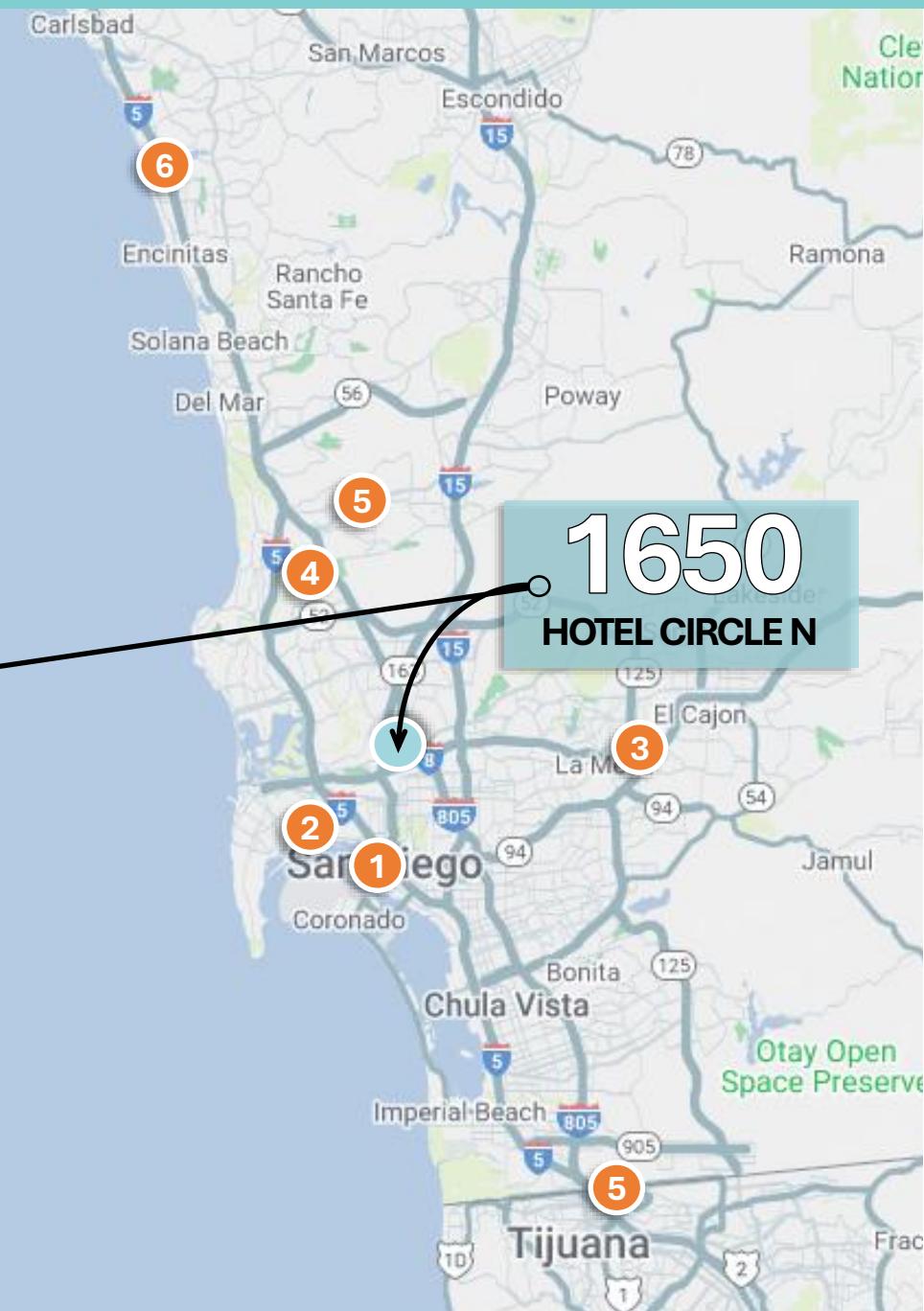


DRIVE TIMES

- 1 9 MIN DOWNTOWN
- 2 12 MIN SD INTL. AIRPORT
- 3 14 MIN EAST COUNTY
- 4 14 MIN LA JOLLA UTC
- 5 24 MIN U.S.—MEXICO BORDER
- 6 30 MIN NORTH COUNTY



HIGHLY VISIBLE OFFICE FROM THE I-8 WITH 206,500 VEHICLES PER DAY



NEARBY AMENITIES

FASHION VALLEY A SIMON MALL



RIVERWALK



LOMA SQUARE



1650
HOTEL CIRCLE N



MISSION VALLEY



**COLTON SPEAS**

(858) 598-2873

Colton@PacificCoastCommercial.com
Lic. 02062812**TOMMAS GOLIA, CCIM**

(858) 598-2891

Tommas@PacificCoastCommercial.com
Lic. 01890744**JASON VIEIRA**

(858) 300-0375

Jason@PacificCoastCommercial.com
Lic. 01896589OFFICE (619) 469-3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.