

3511 CAMINO DEL RIO SOUTH
San Diego, CA 92108

Lease Special
Suite 204



**OFFICE SPACE
FOR LEASE**

Available: Suite 204 \pm 1,638 SF
Suite 103 \pm 232 SF

CONTACT: (619) 215-1988
leasing@uwventures.com

www.uwventures.com

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AVAILABLE FOR LEASE

Suite: 204

Size: ±1,638 SF

Lease Special: \$2,866.50/ month + electric **(6 months)**
\$3,685.5/ month + electric **(thereafter)**

Parking: 100+ Surface Parking Spaces

Bathroom: Common Area Bathrooms

Zoning: Office Commercial

Allowed Uses: Professional Offices, Medical & Health Services, Educational / Training Facilities, Creative / Tech Spaces, Showroom / Light Sales Offices

PROPERTY FEATURES

- Move-in ready Office Suites enhanced with modern building systems and high-quality finishes.
- Surface Parking + Easy Access make Commuting & Guest Visits Easier.
- Outdoor Patio and Weekly Food-Truck Service for Tenants.
- Elevator-served building: adds convenience for staff & visitors.
- Excellent freeway access to I-8, I-805, I-5, I-15 & Hwy 163
- Newly Upgraded Common Area designed for meetings, collaboration, and relaxation.

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

AVAILABLE FOR LEASE

Suite: 103

Size: ±232 SF

Lease Rate: \$800/month + electric

Parking: 100+ Surface Parking Spaces

Bathroom: Common Area Bathrooms

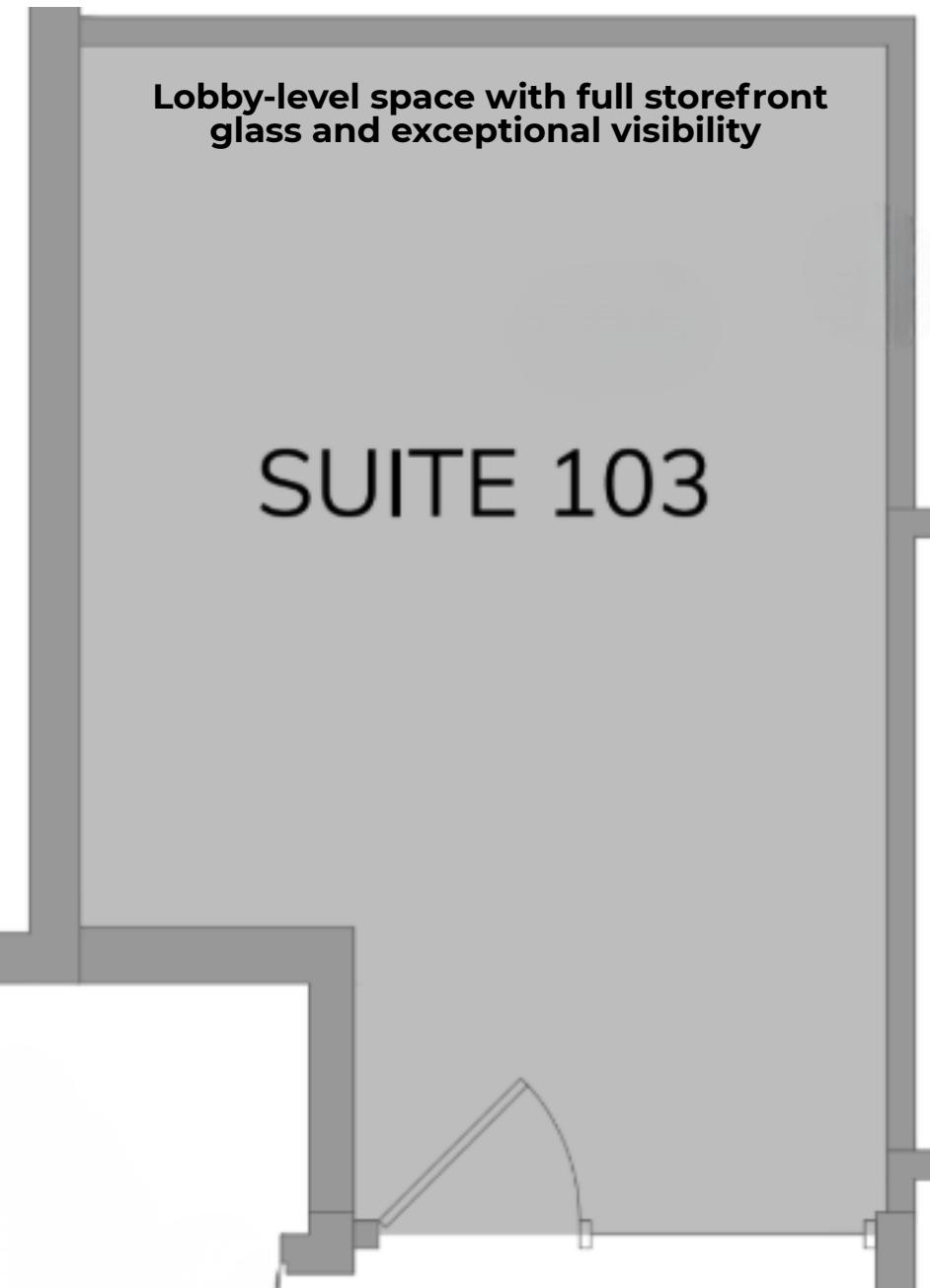
Zoning: Office Commercial

Allowed Uses: Professional Offices, Medical & Health Services, Educational / Training Facilities, Creative / Tech Spaces, Showroom / Light Sales Offices

PROPERTY FEATURES

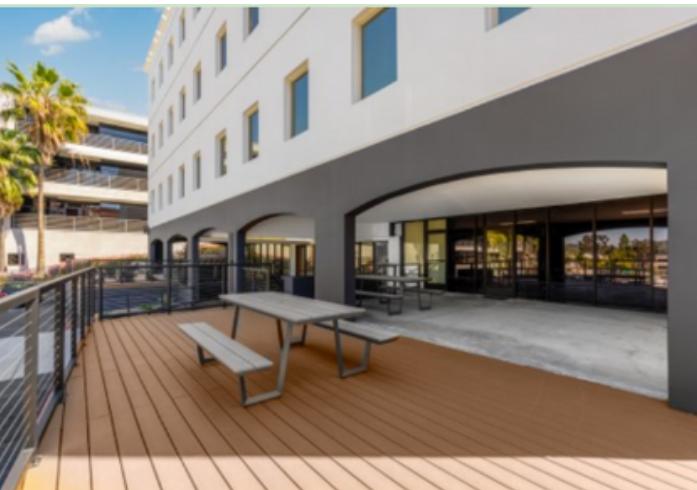
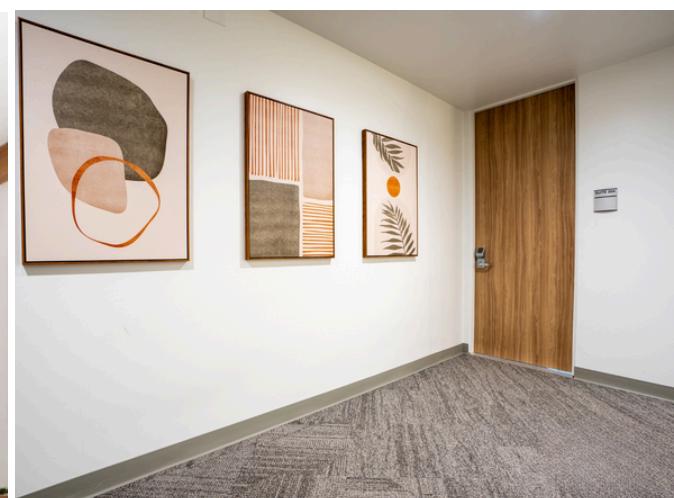
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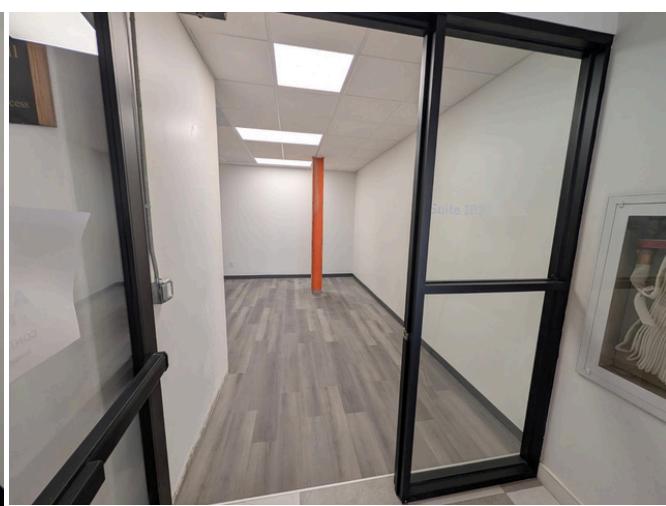
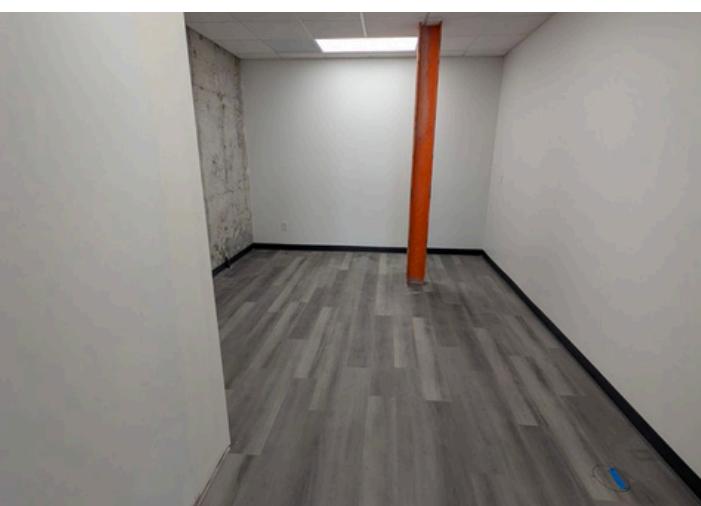
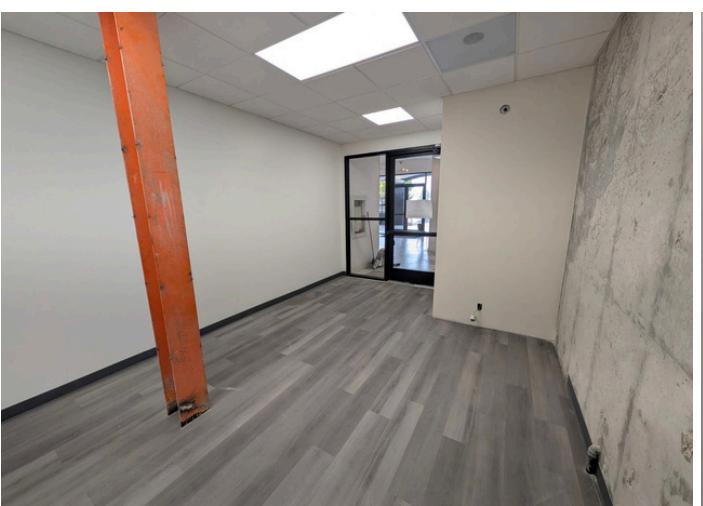


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PROPERTY PHOTOS



SPACE PHOTOS 103



SPACE PHOTOS 204

