

eastgate BUSINESS CENTER

5340-5360 EASTGATE MALL, SAN DIEGO, CA 92121

RECENT PROJECT UPGRADES

- LANDSCAPING
- PARKING LOT
- EXTERIOR BUILDING PAINT
- SPEC SUITES

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REAL ESTATE SERVICES

PROPERTY FEATURES



3 Building Flex/Industrial Project
Totaling $\pm 72,765$ SF



Available Unit Sizes:
 $\pm 3,200$ & $5,280$ SF



Central San Diego Location in
Miramar



Easy Access to I-5, I-805
Freeways and Hwy-52



16 - 22'
Clear Height (Varies by Building)



Dock and Grade Level Loading



Monument Signage



2.5/1,000 SF
Parking Ratio



IL-2-1 Zoning

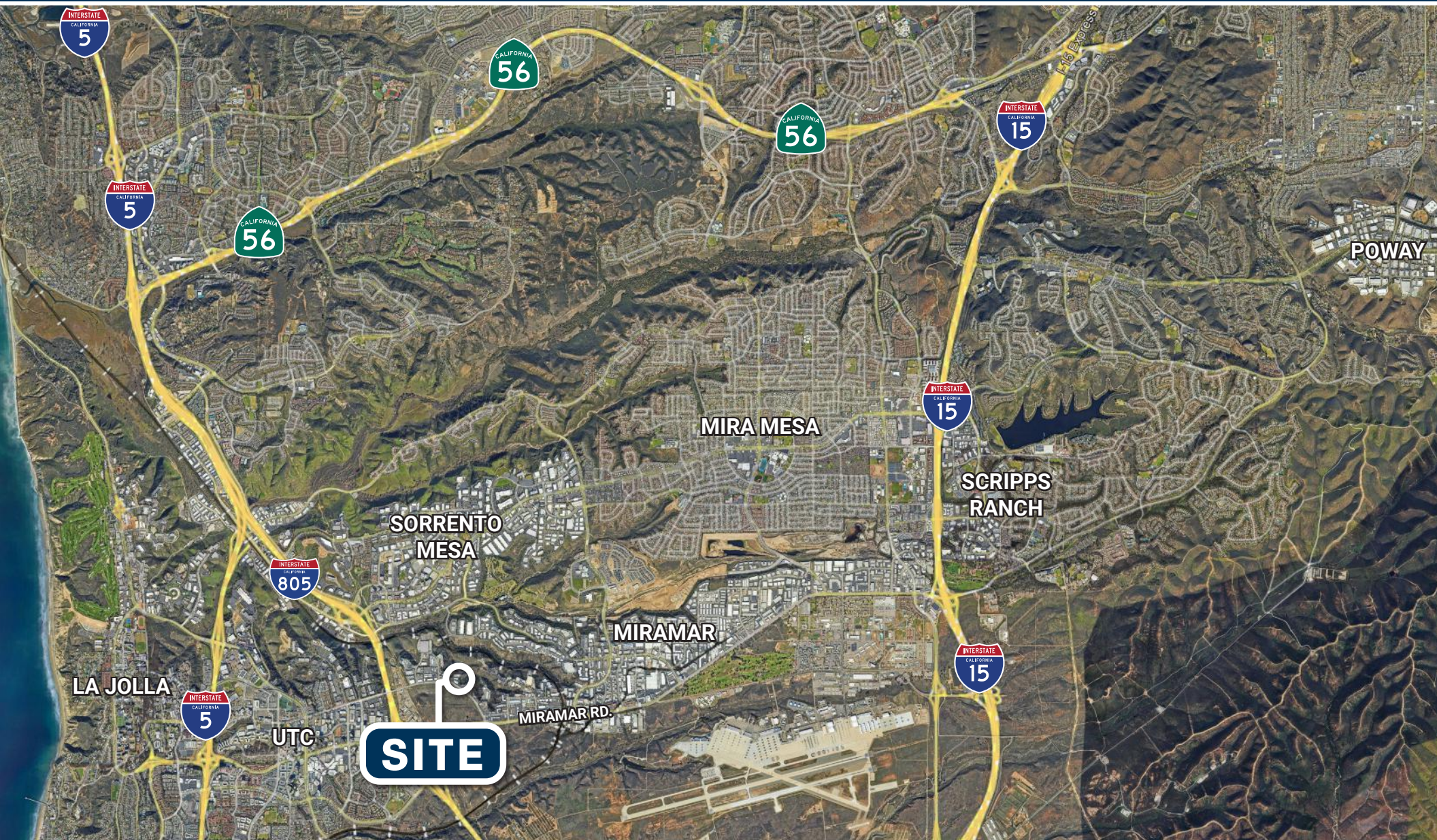


Sprinklers (5360 Building)



EASTGATE BUSINESS CENTER is a three building flex/industrial project totaling approximately 72,765 square feet located in the central San Diego submarket of Miramar. The property offers a variety of unit sizes, along with abundant parking and ample truck access. The western Miramar location provides extremely close access to the UTC area and easy freeway access to the I-5, 805 and 52 freeways.

AERIAL MAP OVERVIEW



AVAILABILITY



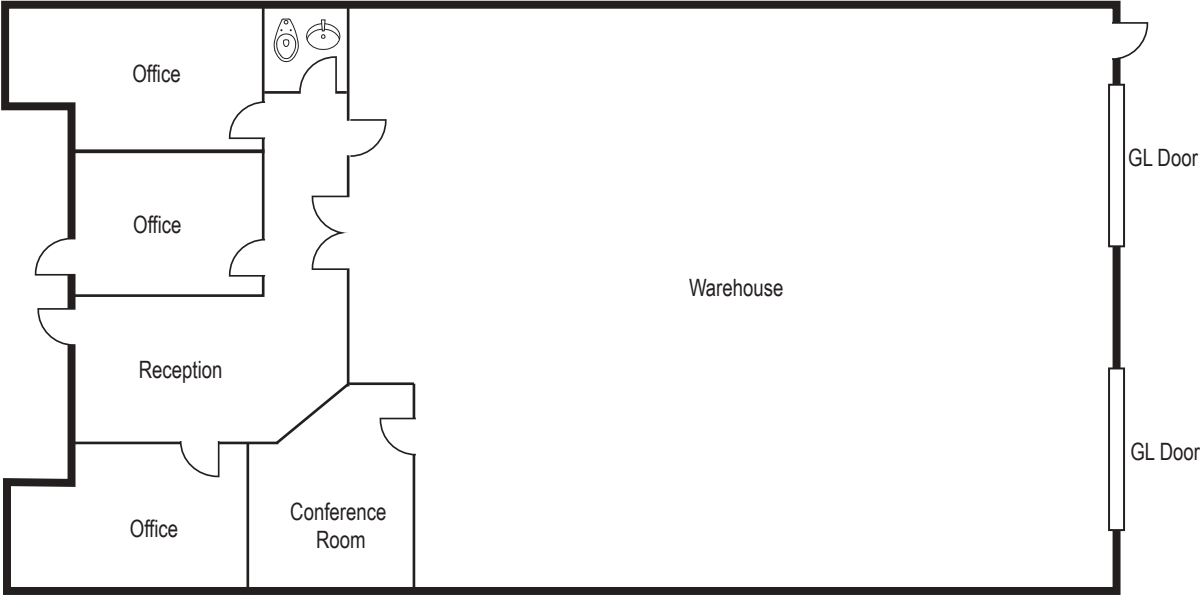
ADDRESS	SUITE	SIZE	LEASE RATE	FEATURES
5350 Eastgate Mall	E & F	3,200 SF	\$1.65 NNN	2 Grade Level Doors. 20% Office/80% Warehouse.
5360 Eastgate Mall	C	5,280 SF	\$1.75 NNN	30% Office/70% HVAC Warehouse, Grade Level Loading, Restrooms, Kitchenette, Bonus Mezzanine.

NNN's= \$0.34/SF



FLOOR PLAN

5350 Eastgate Mall
Suites E & F



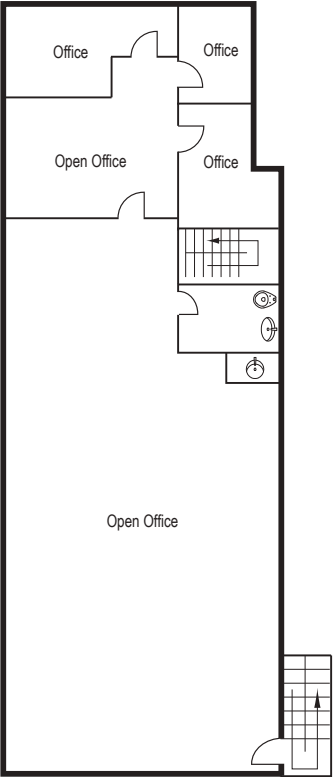
Total SF	3,200 SF
Buildout	20% Office/80% Warehouse
Loading	2 (10' x 12') Grade Level Doors
Warehouse Clear Height	14' - 16'
Additional Features	Warehouse Drains, New Office Improvements
Lease Rate	\$1.65 NNN (NNN=\$0.34)



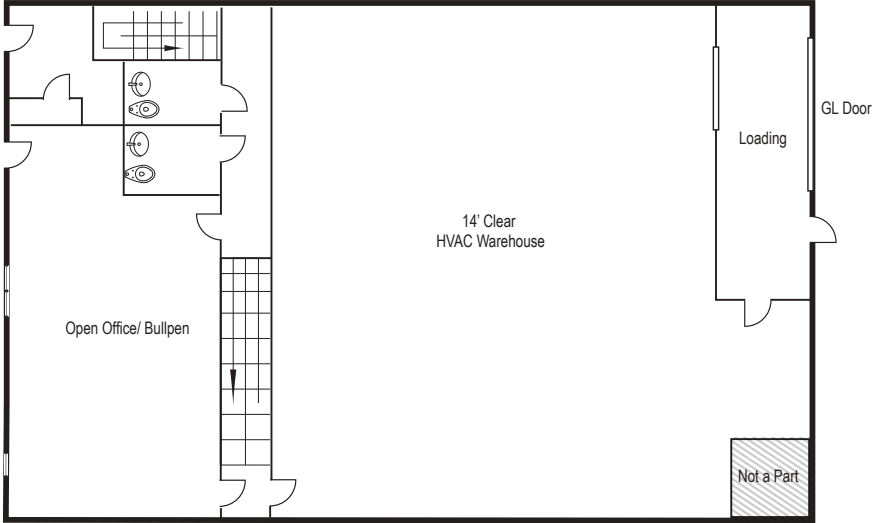
FLOOR PLAN

5360 Eastgate Mall
Suite C

APPROXIMATELY
2,000 SF OF QUALITY
BONUS MEZZANINE



2nd Floor
(Free Bonus Mezzanine)



1st Floor

Total SF	5,280 SF (Ground Floor)
Buildout	30% Office/70% Warehouse, 100% HVAC
Loading	1 Grade Level Door
Warehouse Clear Height	14'
Sprinklers	Yes
Lease Rate	\$1.75 NNN (NNN=\$0.34)

[VIEW 100% HVAC
BROCHURE](#)



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