



±4,205 SF OFFICE / MEDICAL SPACE FOR LEASE

6310 ALVARADO COURT, SAN DIEGO, CALIFORNIA 92120

CASEY BROWN

LIC. #02132741 | 858.395.2610

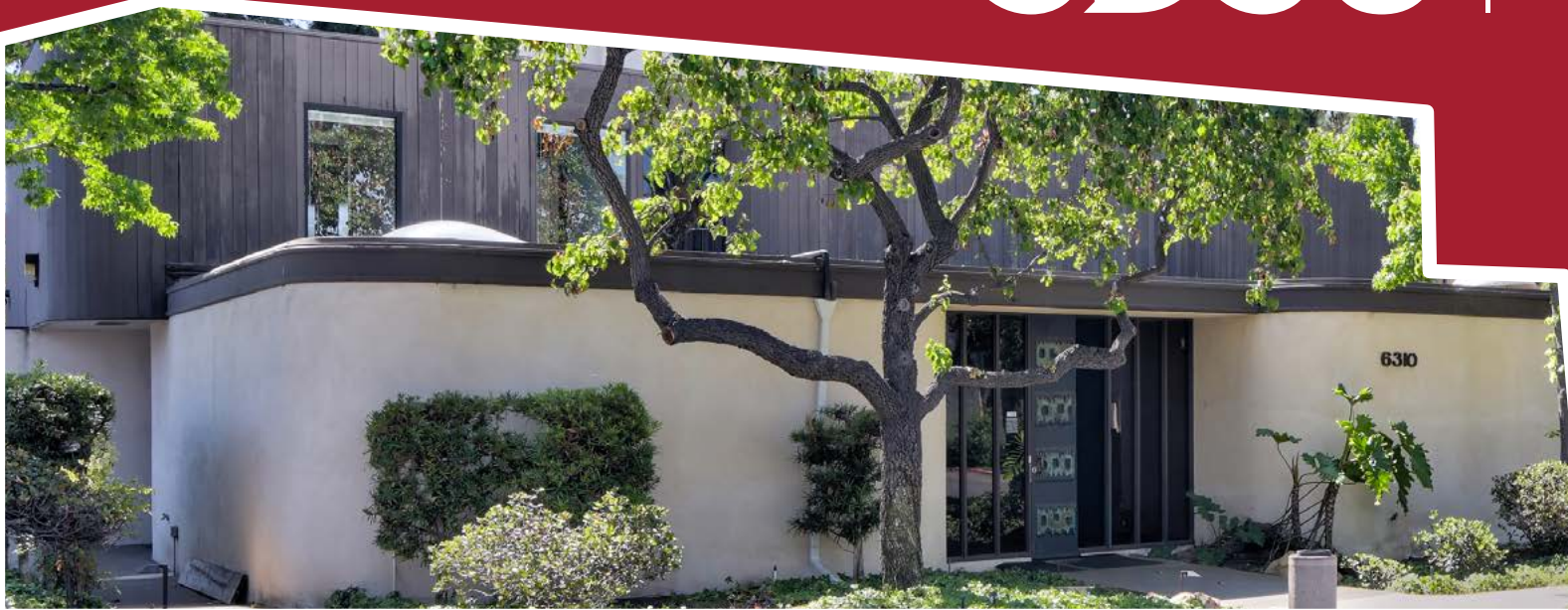
cbrown@voitco.com

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Discover the **SDSU Alvarado Research and Professional Center**. Nestled in the sought-after College Area of San Diego, the SDSU Alvarado Research and Professional Center offers an impressive 217,525 square feet of building space on a sprawling 620,080 square foot lot (14.24 acres). This premium property features eight office buildings, creating a dynamic, multi-tenant environment ideal for both office and medical use. Take advantage of this exceptional opportunity to establish your business in a thriving professional and medical hub.

PROPERTY HIGHLIGHTS

- » Ideal location near SDSU and I-8, offering excellent accessibility and visibility.
- » Close proximity to numerous retail shops, restaurants, and essential services.
- » Surrounded by dense residential neighborhoods, ensuring a steady flow of potential clients and employees.
- » Abundant parking options for both staff and clients, ensuring convenient access.



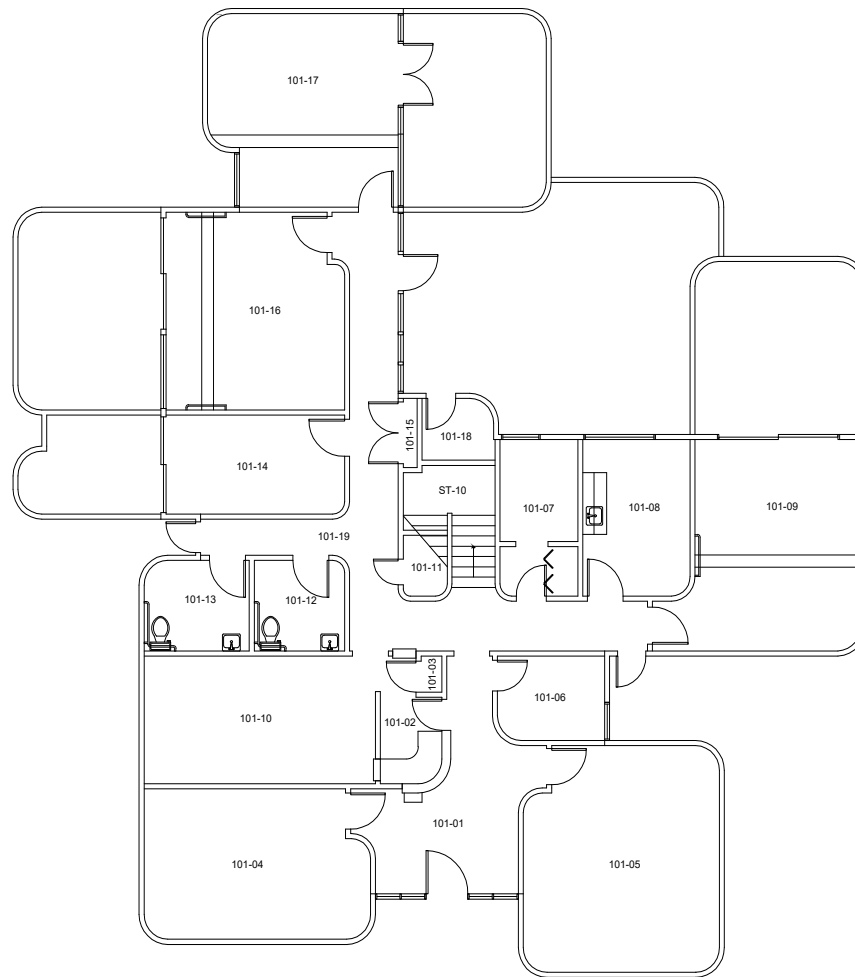
FLOOR PLANS ENTIRE BLDG.

6310 ALVARADO COURT

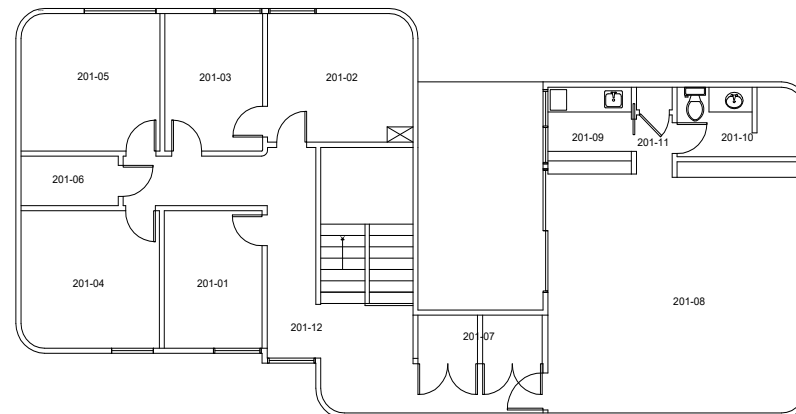
SUITE	SIZE	LEASE RATE
BLDG	4,205 SF	OFFICE: \$2.35/SF NNN MEDICAL: Contact Broker

FEATURES

- » 2-Story building with private balcony
- » Multiple in-suite restrooms
- » Unique, full building opportunity
- » Ample parking and immediate access
- » Doors swing open to a private outdoor patio.



1ST FLOOR



2ND FLOOR



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