

Maximum Flexibility for Growing and Adapting Businesses

1650

Hotel Circle North
San Diego, CA 92108

\$1.00/SF + Elec

MISSION VALLEY'S BEST DEAL

±4,031 SF to 14,156 SF Office Space in the Heart of Western Mission Valley

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PROPERTY FEATURES



Approx. 4,031 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



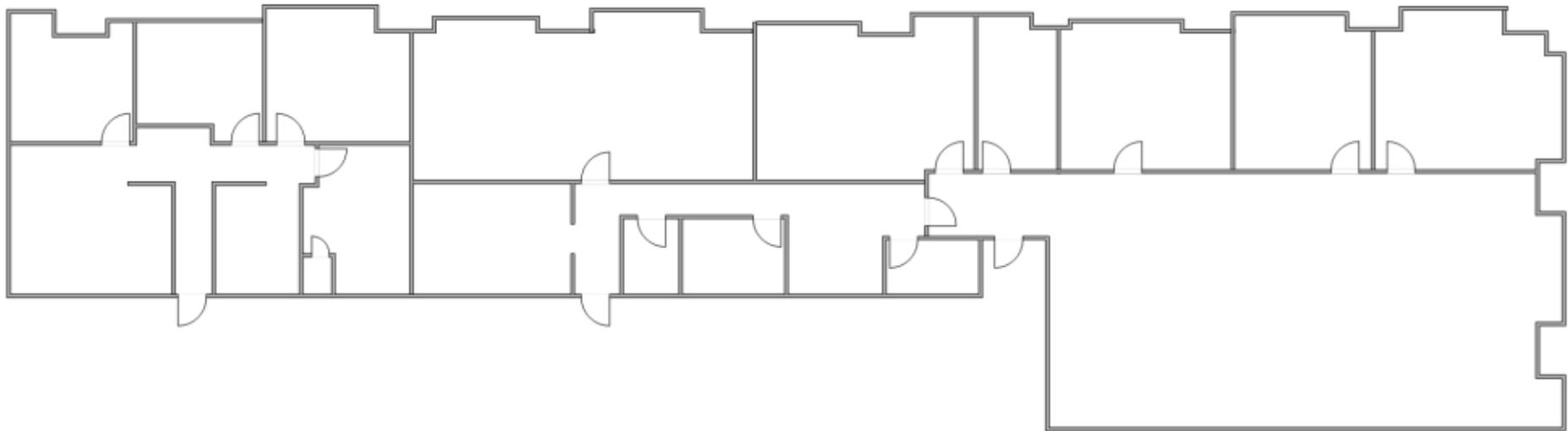
\$1.00 + Electric
FLEXIBLE LEASE TERMS AT BEST RATE
IN MISSION VALLEY



FLOOR PLAN



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



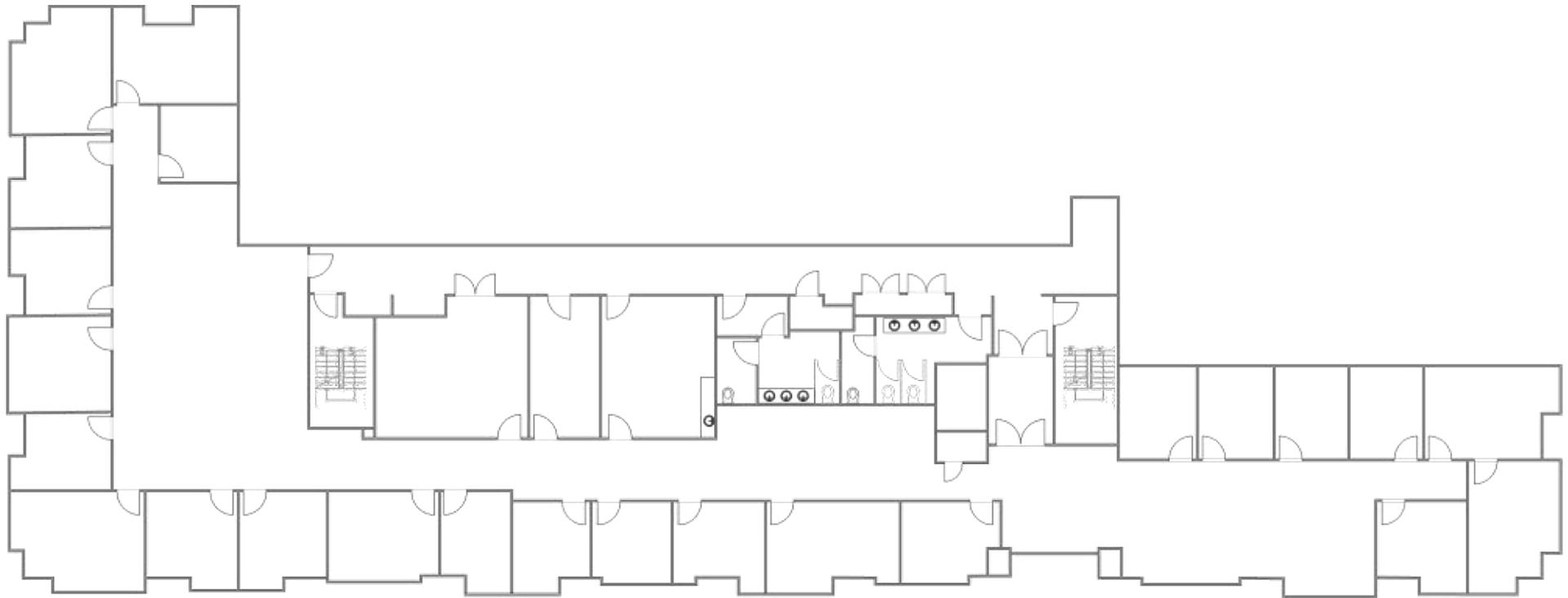
Floor plan not fit to scale; for reference purposes only.



FLOOR PLAN



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

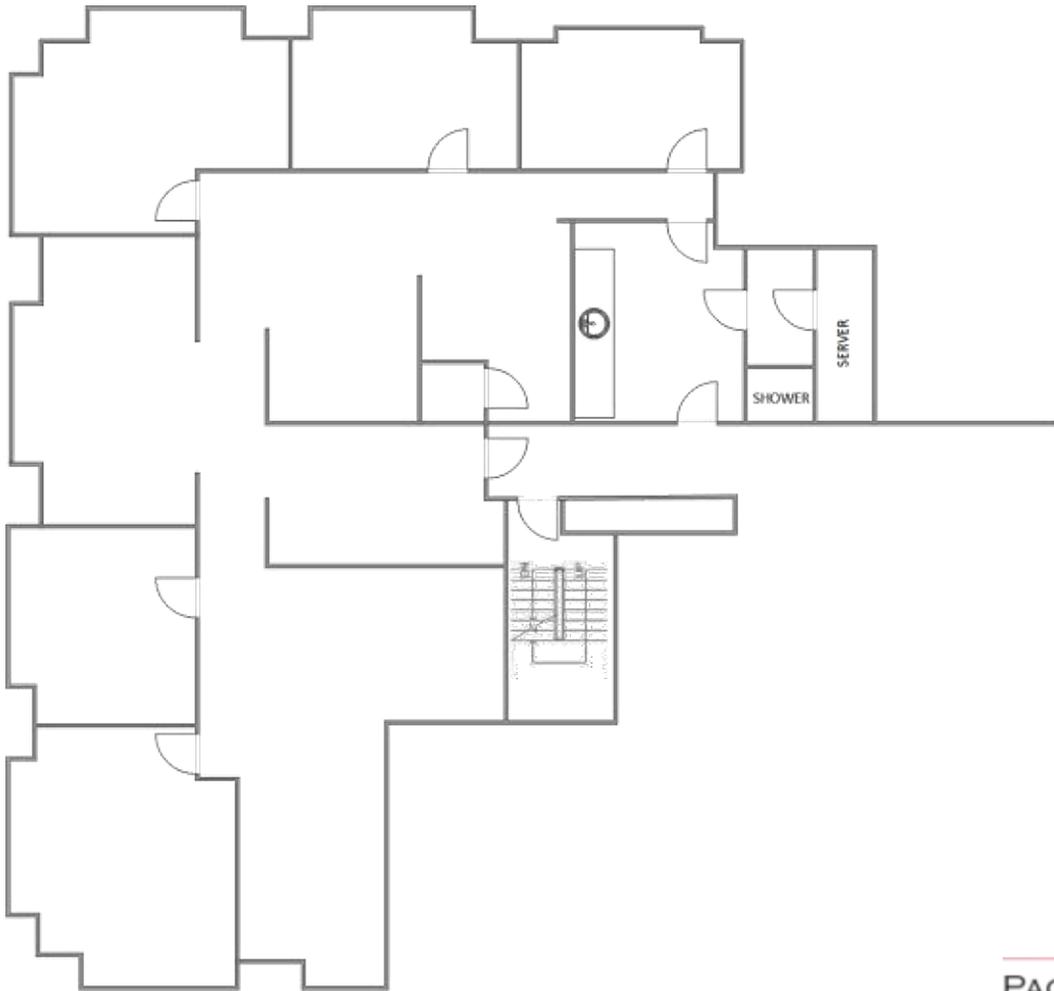


Floor plan not fit to scale; for reference purposes only.



2
Floor

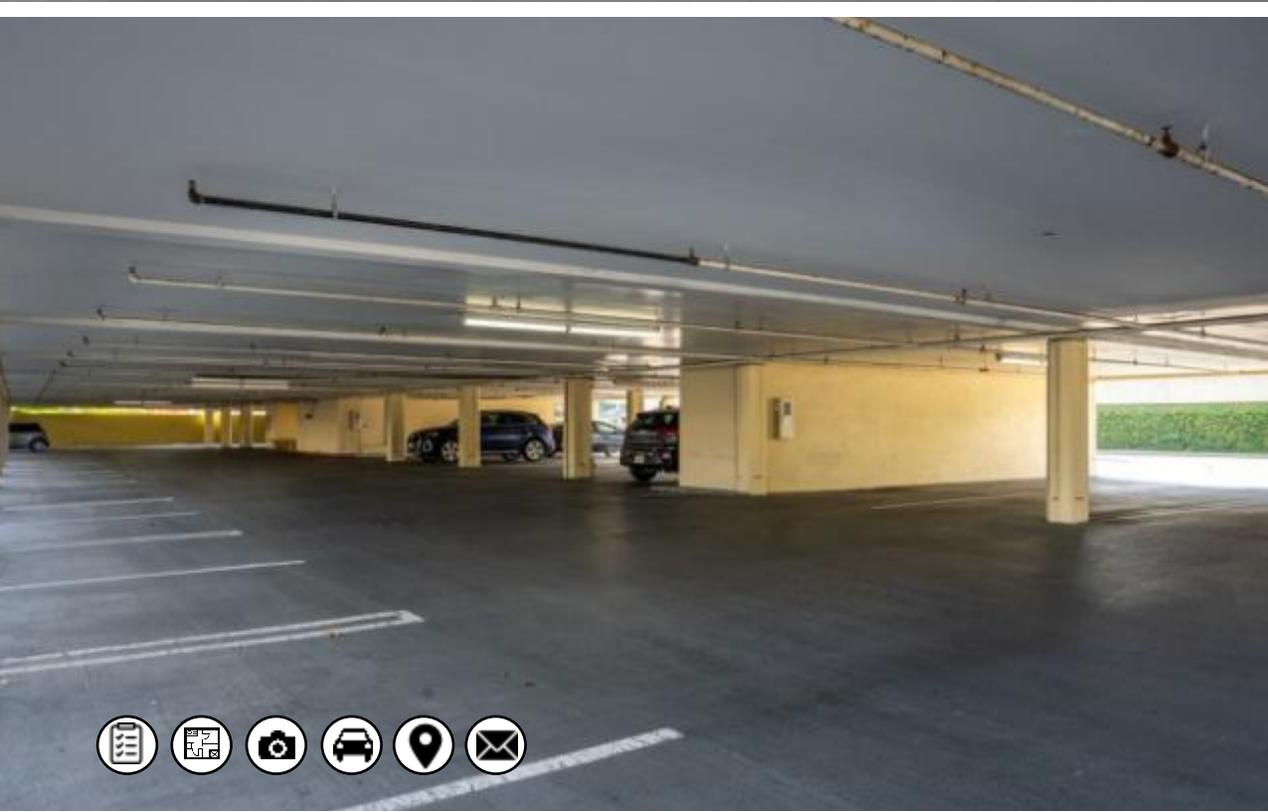
Suite 200	± 4,031 SF
Features	Numerous offices with golf course views, break room, admin areas, shower, storage/IT
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and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



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



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

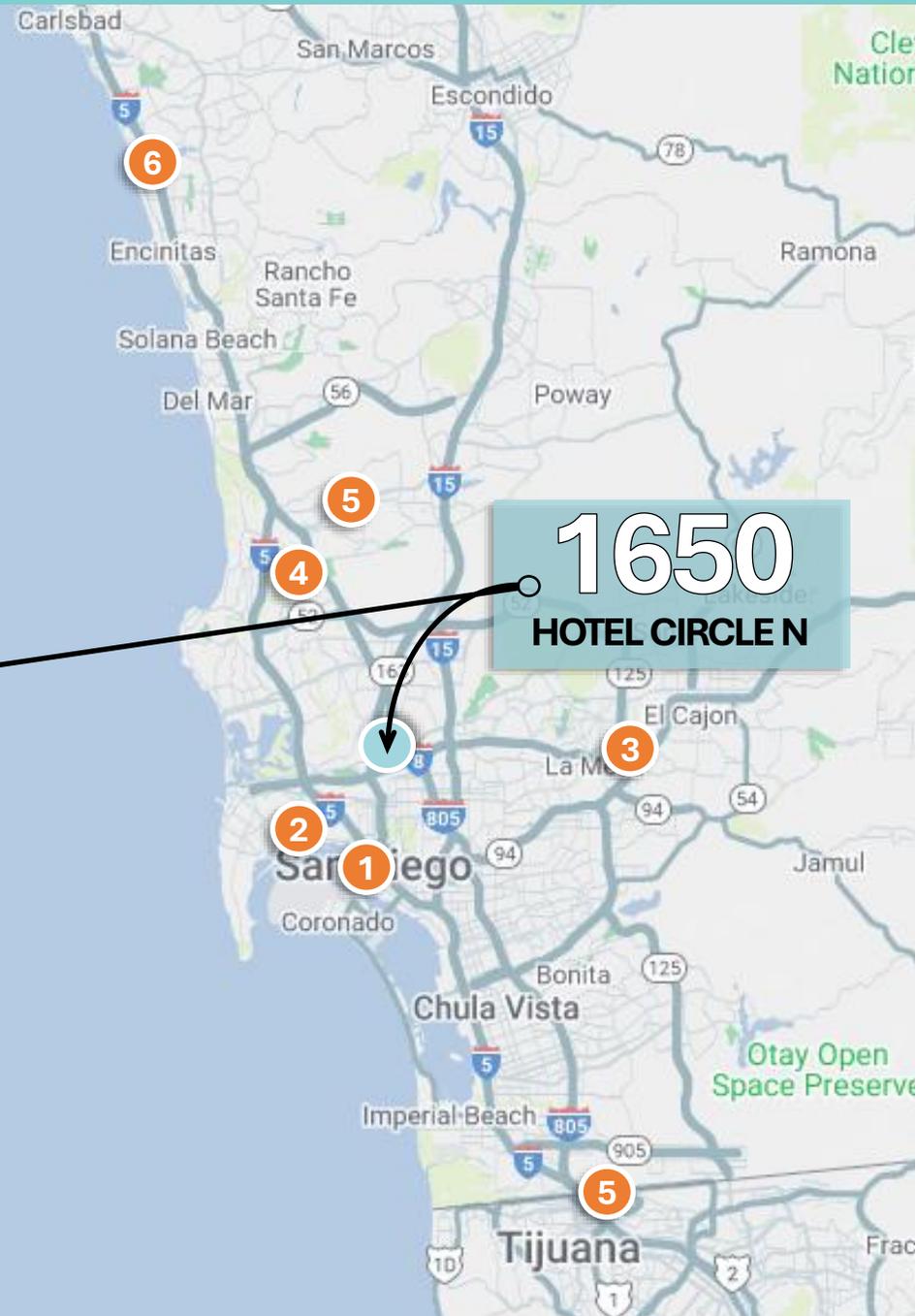
24 MIN
U.S.—MEXICO BORDER

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

blueringdales FOREVER 21
BANANA REPUBLIC. MK Neiman Marcus
NORDSTROM
PF. CHANG'S WHITE HOUSE BLACK MARKET The Cheesecake Factory
VICTORIA'S SECRET WILLIAMS SONOMA GUCUCCI
JCPenney ZARA GUCCI macy's

HAZARD CENTER
WOOD RANCH
WHICH WICH? YAKIMOTO RESTAURANT
Yogurtland car. rect.
BARNES & NOBLE

SDSU CAMPUS WEST

sears outlet petco
Jerome's Furniture ELEVEN Samba Juice
FedEx Pita Pit

SeaWorld PECHANGA ARENA

SPORTS ARENA SHOPPING CENTER

Round Table Ralph's DICK'S SPORTS & HOMEWARES petco DRESS FOR LESS
CVS Health Walgreens THE HOME DEPOT TARGET TACO BELL

Westfield
SHOPPING TOWN MISSION VALLEY

TRADER JOE'S Lazy DOG KING'S GOLF GALAXY
Marshalls BevMo! west elm DSW

MISSION VALLEY

Buffalo Wild Wings ZALES OUTBACK
Papa John's Michaels
GameStop Yard House TILLYS
VICTORIA'S SECRET rack macy's TARGET

1650
HOTEL CIRCLE N

LOMA SQUARE

SPROUTS & Smart & Final Michaels TJ-maxx
CVS Health DOLLAR TREE ULTA corepower YOGA
HomeGoods GameStop

SAN DIEGO INTERNATIONAL AIRPORT

WHOLE FOODS MARKET GREAT MAPLE
SAM BILLY'S SPROUTS

SAN DIEGO 20





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