

# OFFICE SUITES AVAILABLE FOR LEASE

814 Morena Boulevard, San Diego, CA 92110

# Sun Office Plaza



**Valeria Perez Raban**

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Lic. 02232370

**Jason Vieira**

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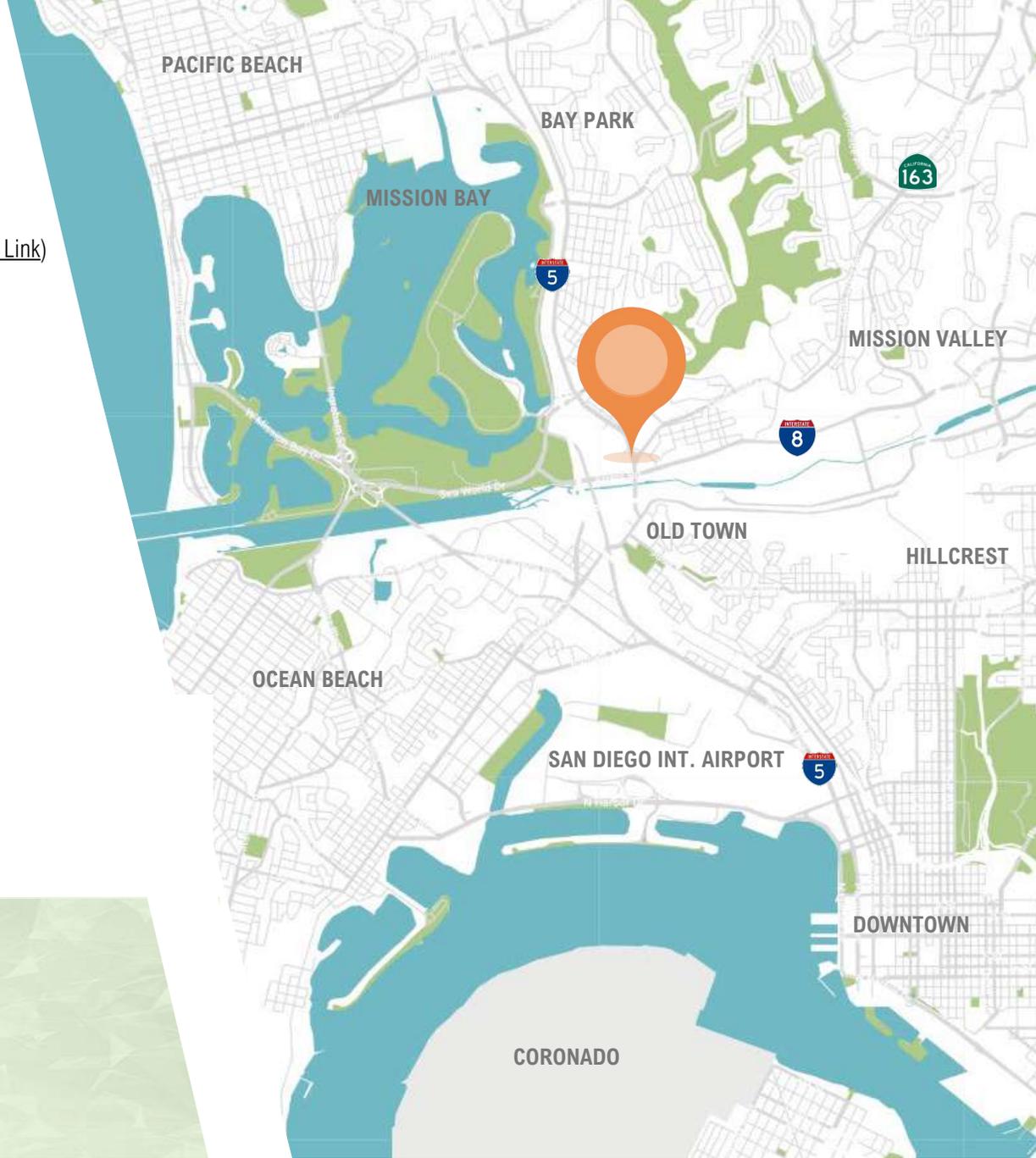
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(619) 469-3600 10721 Trenea Street, Suite 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

# Property Features

- **Availability: Suite 209 - 651 RSF**
- Centrally Located Professional 3-Story Office Building
- Across the Street from Morena/Linda Vista Trolley Station ([View Link](#))
- Close Proximity to New Tecolote Blue Line Trolley to UCSD/UTC ([View Link](#))
- One Minute Access to Interstate 5 & 8 Freeways
- Window-Lined Office with Amazing View of Mission Bay and Sea World
- Elevator Served
- 24/7 Access with Direct SDGE and Individually Controlled HVAC
- Parking Ratio: Up to 3.6/1,000 SF Available
- Garages Available for \$250/Month - Contact Agent for Details
- **Lease Rates Starting At: \$2.25/SF + Separately Metered Utilities**  
*Includes three time per week janitorial*



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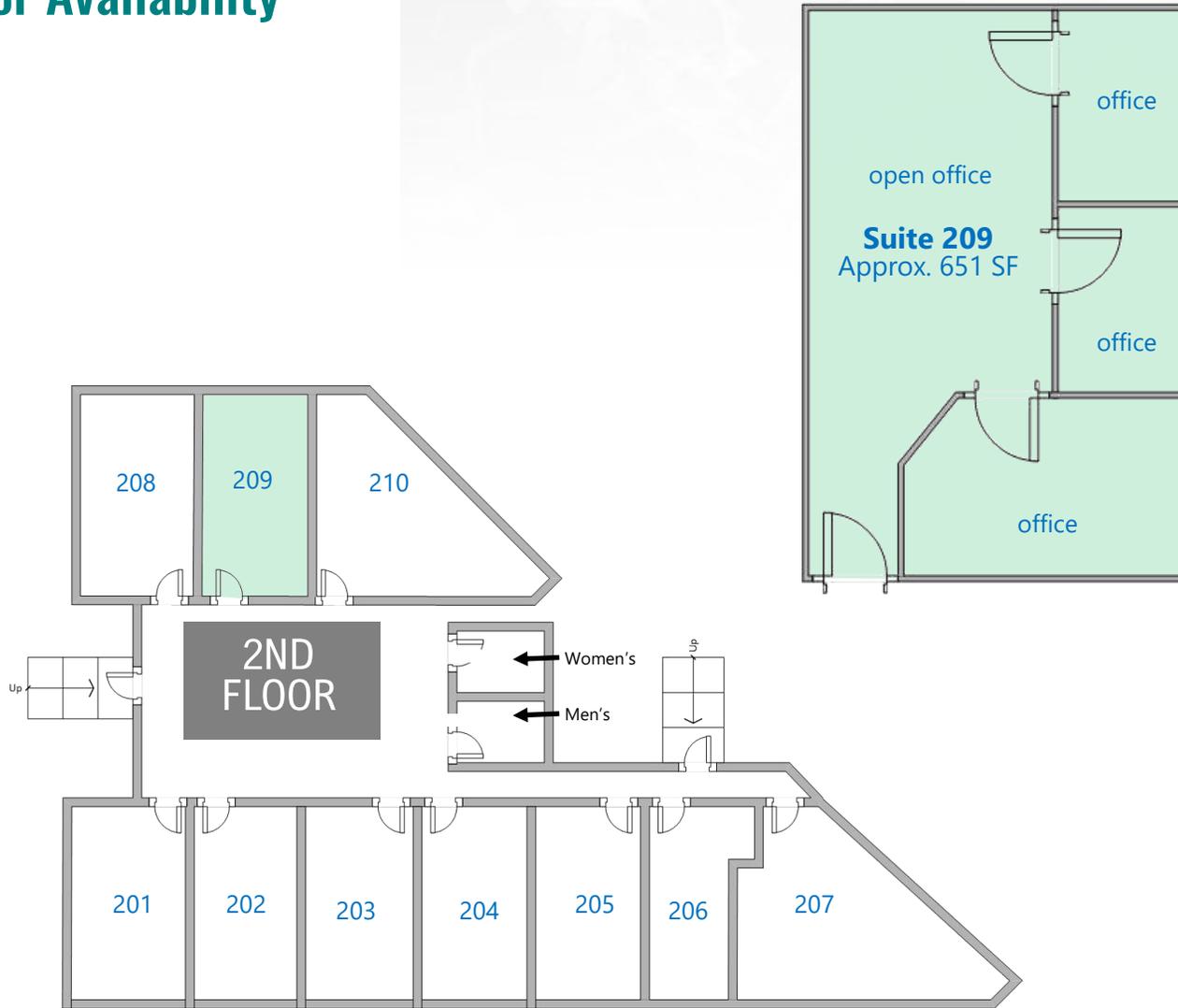
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# Floor Plans

## 2nd Floor Availability



Floor Plan Not Fit to Scale, for Reference Purposes only.





**DOWNTOWN**

**San Diego Intl. Airport**

**Morena Trolley Station**

**814 MORENA BLVD**



Morena Blvd



W Morena Blvd



**Tecolote Trolley Station**



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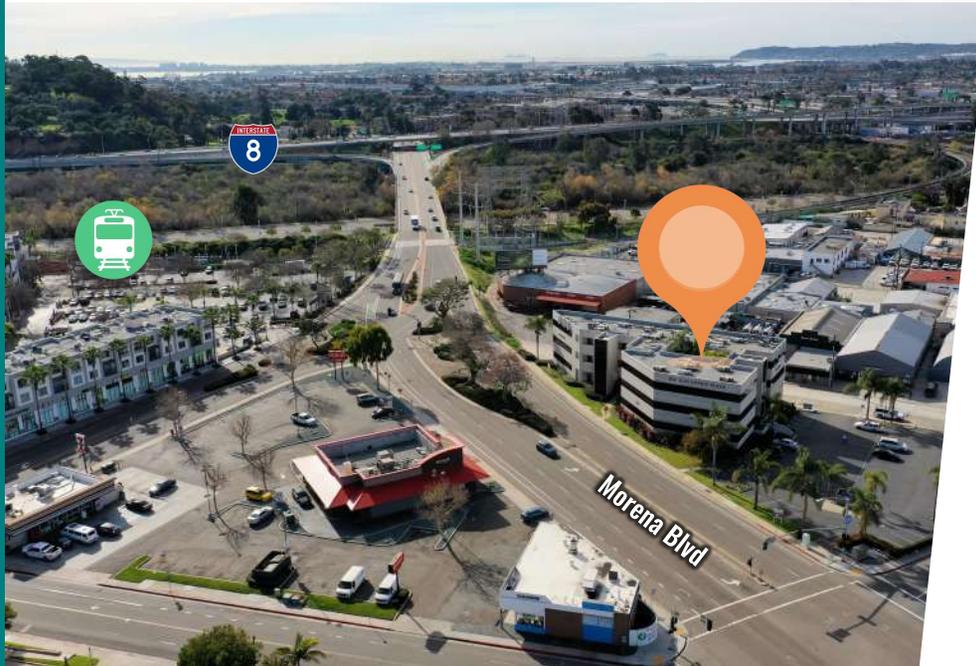
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use should be verified prior to completing a transaction.