

# FOR LEASE • RANCHO SAN DIEGO PROFESSIONAL CENTER

2ND GENERATION MEDICAL OFFICE AND EXECUTIVE SUITES | VARIETY OF SIZE OPTIONS AVAILABLE  
3835 - 3855 AVOCADO BLVD • LA MESA CA 91941

**100 - 6,136 SF AVAILABLE**



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## HIGHLIGHTS

- Excellent Location in Rancho San Diego
- 2nd Generation Medical/Clinic Space
- Within Close Proximity to Kaiser, Scripps and Sharp Clinics
- Walking Distance to Many Great Amenities and Restaurants
- Ample Parking in a Well Maintained Project
- Located within Close Proximity to Highways 94 and 125
- Great Co Tenants include Mission Federal Credit Union
- Negotiable Lease Rate

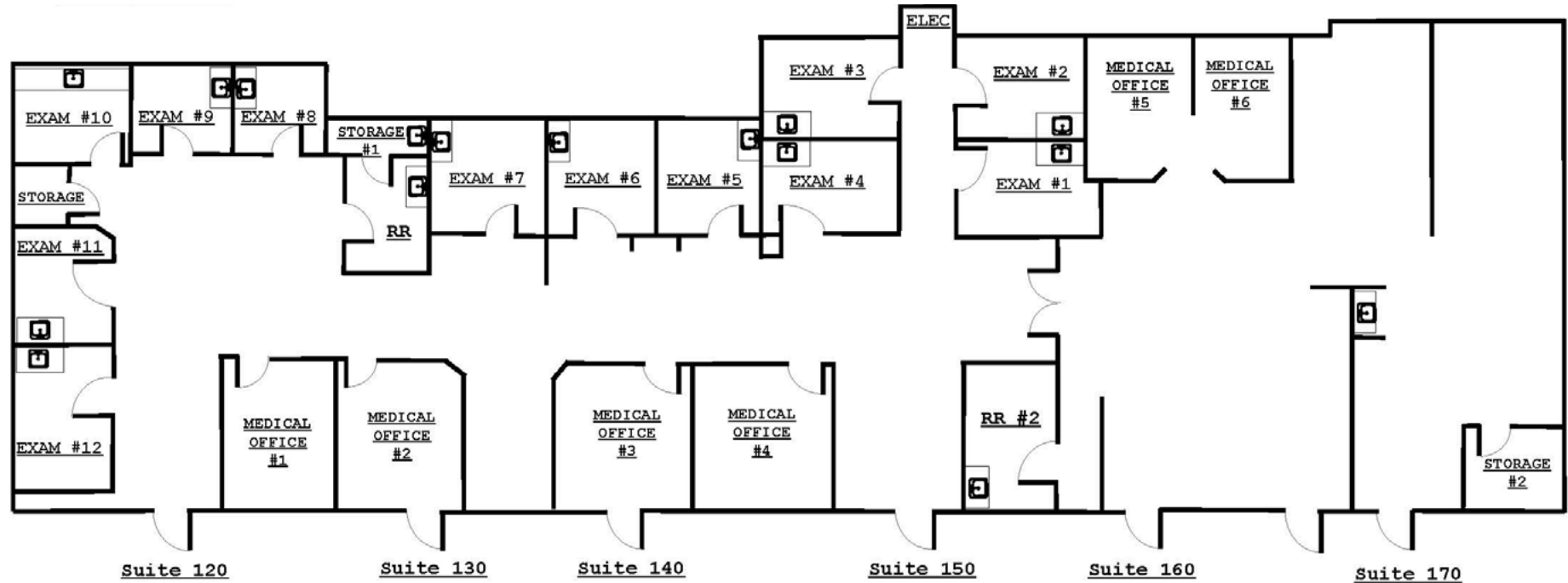
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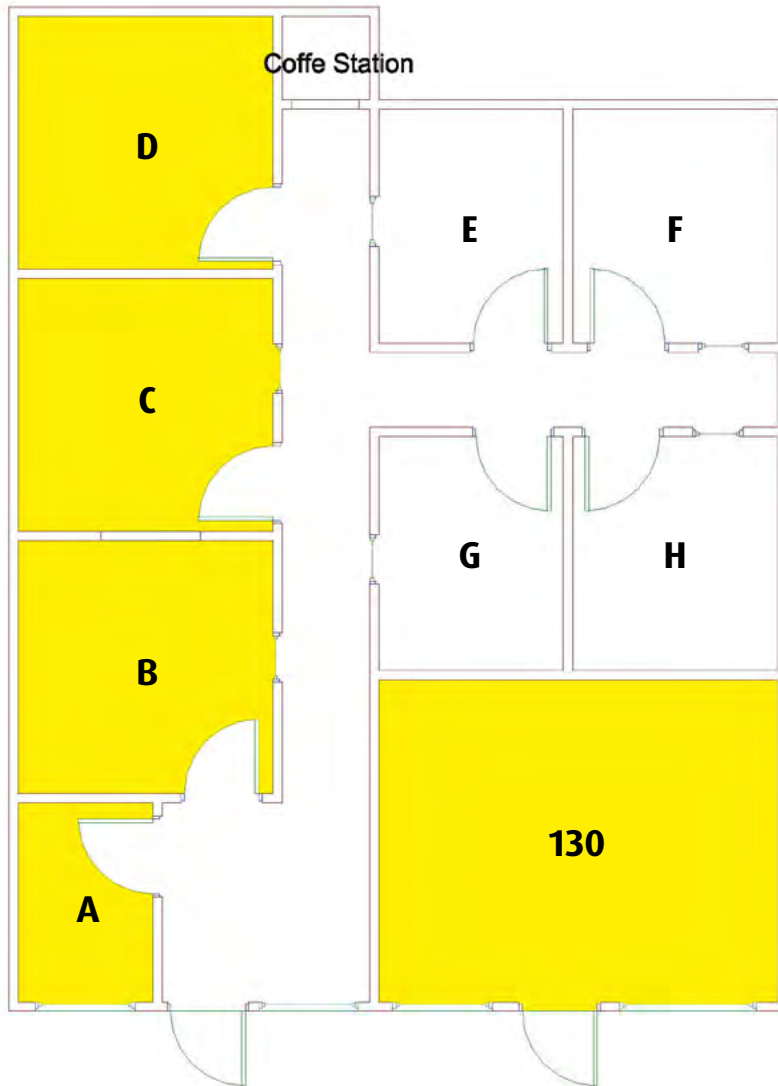


### 2ND GENERATION MEDICAL OFFICE SUITE 3835 | 120-170

- ± 6,136 SF Available (Potentially Divisible)
- Multiple Exam Rooms with Sinks installed in most
- Former Scripps Health Clinic
- Move-In Ready Space for a Medical User
- First Floor Access
- In-Suite Restrooms (ADA Compliant)
- Lease Rate: Negotiable

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Not to Scale, for Illustrative Purpose Only.

## OFFICE & EXECUTIVE SUITES 1ST FLOOR | 3855

- ± 100 - 200 SF Available
- Turn Key Office Suites
- Shared Reception and Waiting Area
- First Floor Access
- Common Area Restrooms
- Short Term Leases Available
- Executive Suites: \$500 Per Month
- Suite 130: \$1,000 Per Month
- All Inclusive Lease Rate: Utilities and Wireless Internet Included
- Potentially able to combine to Suites 120-170

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