

3960 3rd Ave

San Diego, CA 92103

7,975 SF Single-Tenant Medical Building
with 14 Parking Spaces

YOUR NAME HERE

**NEW
LOWER
RATE**

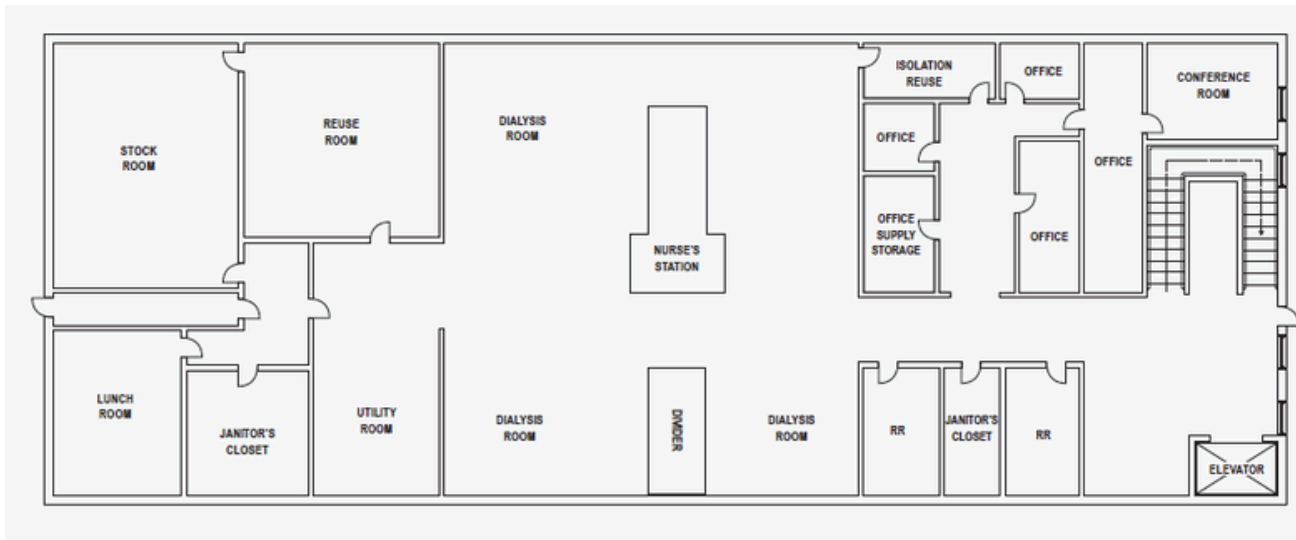
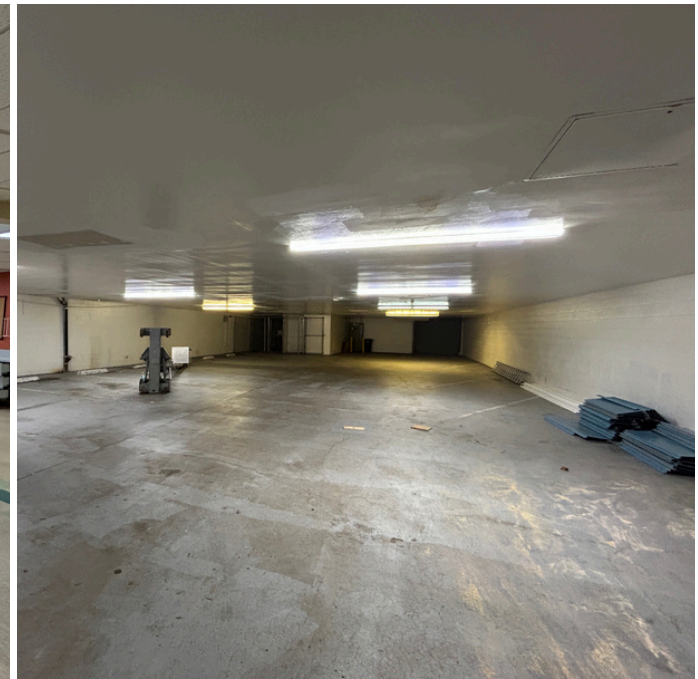
619-243-1244

www.stromcommercial.com



OFFICE HIGHLIGHTS

- Teaser Rate = \$2.50/SF NNN year 1 | \$2.75/SF NNN year 2 | \$3.00/SF NNN year 3 (\$0.50 NNN estimated)
- ±7,975 SF building
- Single-User Medical Opportunity
- Secure onsite parking with 14 spaces + multiple access points
- Signage available
- Elevator + stairwell served
- 1,200 Amps of Power
- 2 roll-up doors, 1 garage door, access from both 3rd Ave & Alley
- Across from Scripps Mercy Hospital



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