FOR SALE: 52,881 SF 2-STORY MULTI-TENANT OFFICE BUILDING ON A 2.79 ACRE PARCEL
(FENCED, SECURED PARKING)

2297 NIELS BOHR COURT, SAN DIEGO, CA 92154

MICHAEL MOSSMER, SIOR
Senior Vice President/Partner
858.458.3347 | Lic #00998326
mmossmer@voitco.com

TRACY CLARK
Senior Vice President/Partner
858.458.3339 | Lic #00641800
tclark@voitco.com

KIMBERLY CLARK, ESQ.
Vice President
858.458.3343 | Lic #01439305
kclark@voitco.com

Easterly
Government Properties Inc.

Voit
REAL ESTATE SERVICES

Voit Real Estate Services, as exclusive advisor, is pleased to present to qualified investors, a unique San Diego investment opportunity to purchase Pacific Rim Professional Plaza, located at 2297 Niels Bohr Court, San Diego, CA 92154.

PACIFIC RIM PROFESSIONAL PLAZA is a multi-tenant office building located less than a half mile from the Otay Mesa Land Port of Entry. Out of all the Land Port of Entries in California, this border crossing is second in terms of total volume in the country and is the busiest truck crossing on the California/Mexico border. The building is well-appointed and is uniquely fitted with specialized security features for federal tenants executing highly important national security functions.

AT A GLANCE

52,881 SF	2001	646-230-27	93.5%	2.79 ACRES
SQUARE FEET	YEAR BUILT	PARCEL NUMBER	LEASED TO GSA TENANTS	LOT SIZE

EXCELLENT LOCATION

The building is located within one mile south of Amazon's new 3.4 million square foot distribution facility and within the master-planned commercial/industrial development of Otay International Center of Otay Mesa. The building is well-positioned to capture a labor pool and workforce from Mexico that can walk across the border (two blocks away) and is also located in close driving distance of the master planned residential communities of Otay Ranch and Eastlake, which is home to the highest concentration of Technology, Mathematics, Engineering, & Architecture labor south of Interstate 8.

TIME SAVING REVERSE COMMUTE

An Otay Mesa location offers an extreme advantage with a time-saving reverse commute. Compared to Central San Diego submarkets, there is an average savings of up to 45 minutes, each way, per day.

IMMEDIATE FREEWAY ACCESS

Immediate access to Highway 905, as the on/off ramp is located within yards of the building and within 1 mile to the South Bay Expressway/SR-125, which gives Otay Mesa tenants quick and easy access to the Central and East County areas of San Diego.

FLEXIBLE FLOOR PLANS

Originally developed as a speculative, multi-tenant office building, this 52,881 SF 2-story building has two elevators and is designed to accommodate a variety of users. It provides excellent function, flexibility, and a prominent corporate identity (currently demised with suites ranging in size from ±3,500 SF, 7,500 SF, 40,000 SF, up to 52,891 SF).

ABOVE STANDARD PARKING

The building provides 185 parking spaces currently dedicated to the office building (3.5/1,000 parking ratio) that may be expanded.

LOCATED LESS THAN ONE HALF MILE FROM THE OTAY MESA PORT OF ENTRY

52,881 SF
BUILDING SIZE

TWO
TOTAL STORIES

26,440 SF
FLOOR SIZES

2.79 ACRES
LOT SIZE

3.5/1,000
PARKING RATIO
(185 SPACES)

BUILDING CONDITION:	100% Concrete Tilt-Up; Built Out With Office
FLOOR-TO-FLOOR HEIGHT:	±9' on ground floor, ±9' on 2nd floor
ZONING:	IL-2-1 (Industrial Light Zone) AIA (Airport Influence Overlay) Community Plan Implementation Overlay
POWER:	±1,000 Amps at 277/480 Volt
FIBER PROVIDERS:	Cox Communications
SPRINKLER SYSTEM:	Sprinklered throughout with Light Hazard Rating
BUILDING FLEXIBILITY:	Corporate HQ, Multi-Tenant
ELEVATORS:	Two (2) Otis Elevators with 2,500 Lbs or 15 people Capacity for each
HVAC/MECHANICAL:	59 Units (200 Tons) Heat Pump Split System & Packaged AC Heat Pump Units
ADDITIONAL POWER SOURCE:	Functioning Kohler 100 REOZ & 100 KW Backup Generator to Power Building in a Blackout/Power Outage
ROOF:	Rolled Asphalt Composition; Original roof from 2005 construction with major repairs completed by Landlord in August 2018
AMENITIES:	Six (6) balconies located throughout the 2nd floor office suites; Full gym with men's and women's lockers and showers
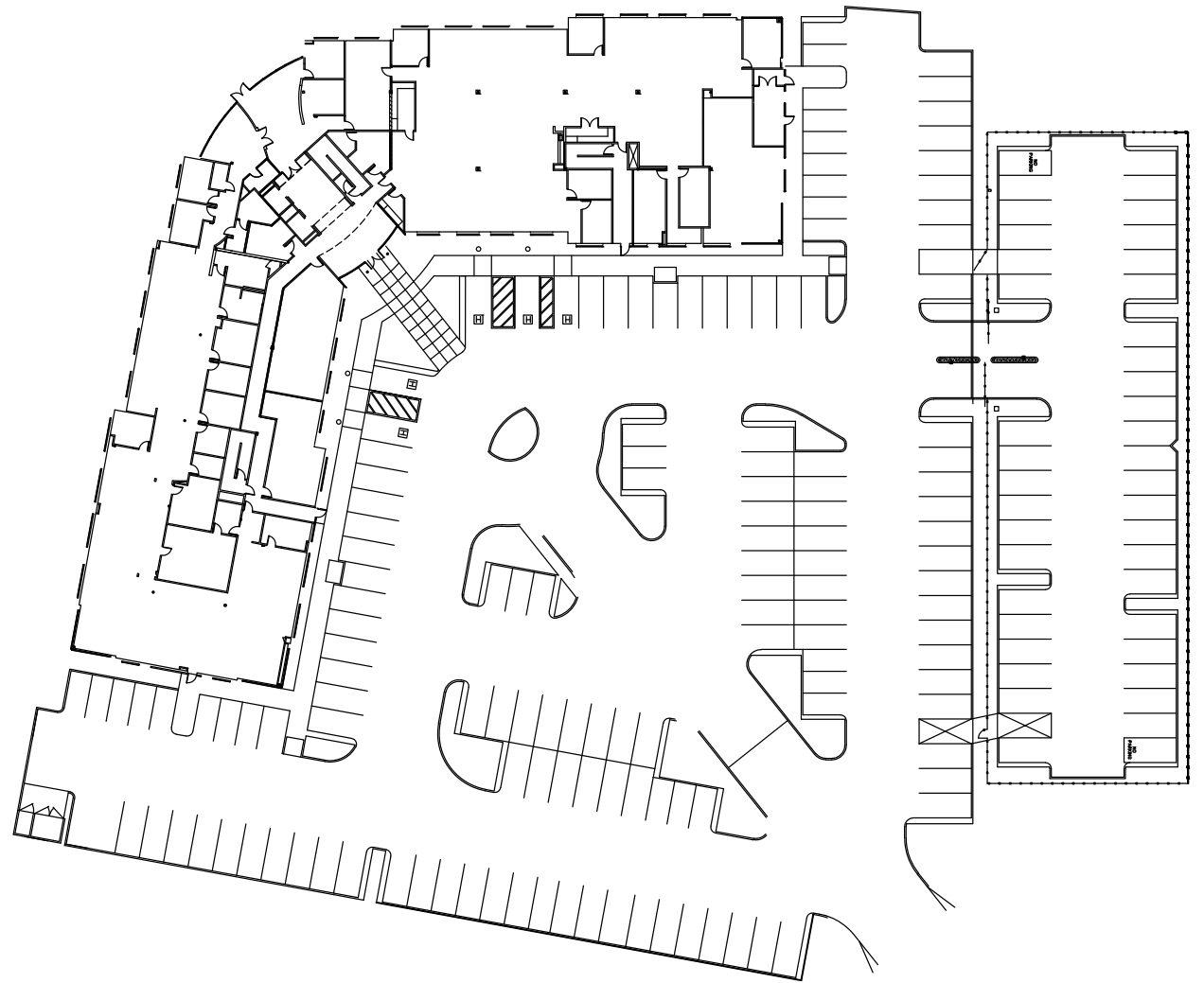
SIEMPRE VIVA ROAD

About Otay Mesa

Otay Mesa is a community in the southern section of the city of San Diego, just north of the U.S.–Mexico border. It is bordered by the Otay River Valley and the city of Chula Vista on the north; Interstate 805 and the neighborhoods of Ocean View Hills and San Ysidro on the west; unincorporated San Diego County on the north and east including East Otay Mesa and the San Ysidro Mountains; and the Otay Centenario borough of Tijuana, Mexico on the south.

Major thoroughfares include Otay Mesa Road/California State Route 905, Otay Valley Road/Heritage Road, Siempre Viva Road, and California State Route 125.

The Otay Mesa Port of Entry is one of two border crossings within the city of San Diego, the other being the San Ysidro Port of Entry six miles to the west. Trucks are generally instructed to use the border crossing in Otay Mesa instead of the San Ysidro one.

Two miles east of the Otay Mesa border crossing in the unincorporated area of East Otay Mesa, the new Otay Mesa East Port of Entry is planned to be in service as early as 2023.

The Cross Border Xpress (CBX) is a terminal serving and a pedestrian bridge crossing to the main terminal of Tijuana International Airport. This crossing has a 45,000-square-foot facility in Otay Mesa. It was established by Otay-Tijuana Ventures LLC and had a cost of $78 million and opened in 2015. CBX makes Tijuana Airport the world's first geographically bi-national airport, because unlike the bi-national airports serving the Swiss cities of Basel (entirely on French territory) and Geneva (entirely on Swiss territory), the CBX terminal is physically located in the United States but serves an airport whose main terminal and runways are in Mexico.

OTAY II PORT OF ENTRY

OTAY MESA PORT OF ENTRY

CROSS BORDER XPRESS

CALIFORNIA 905

CALIFORNIA 905

BROWN FIELD

OTAY MESA PORT OF ENTRY EXPANSION

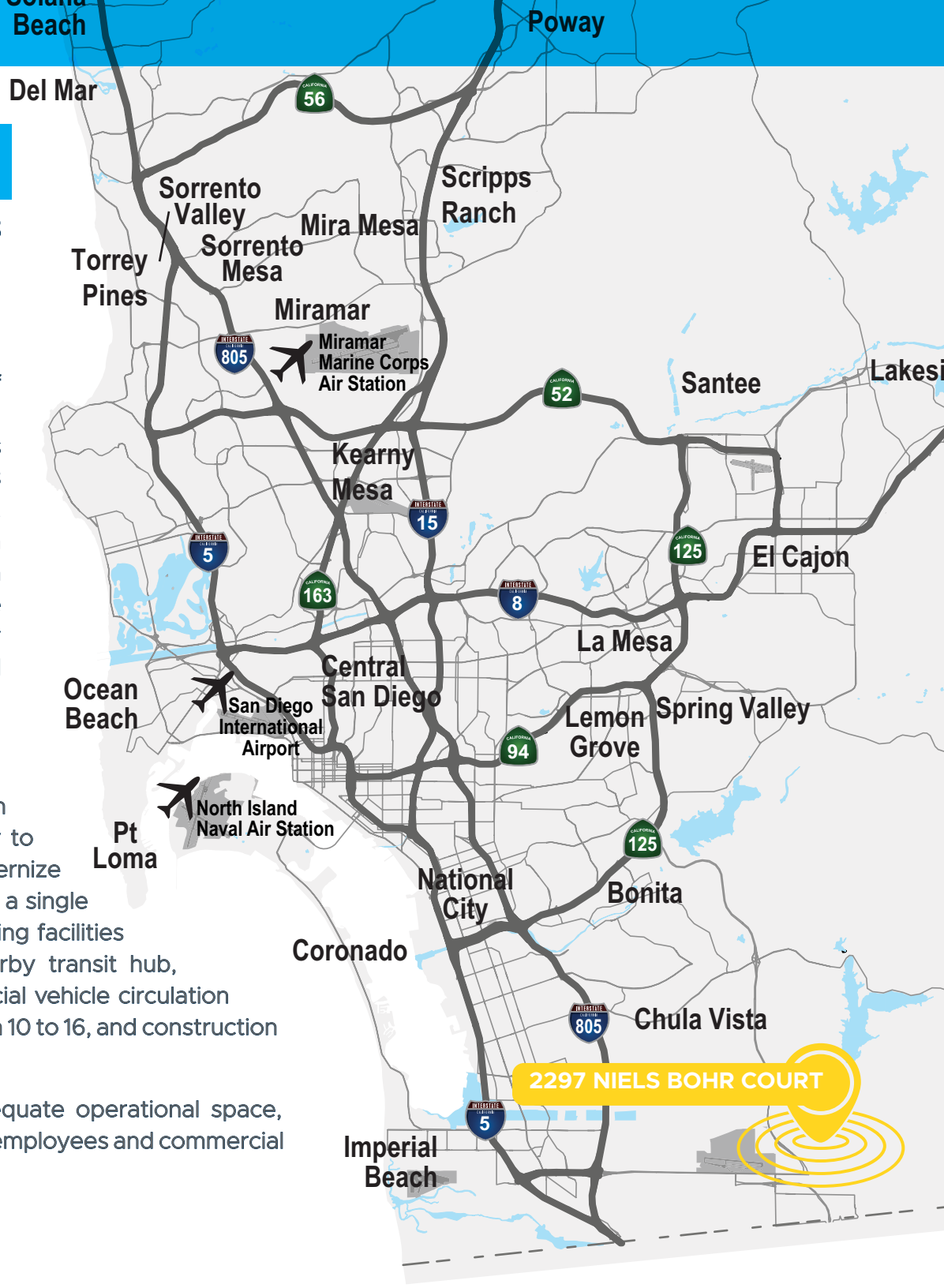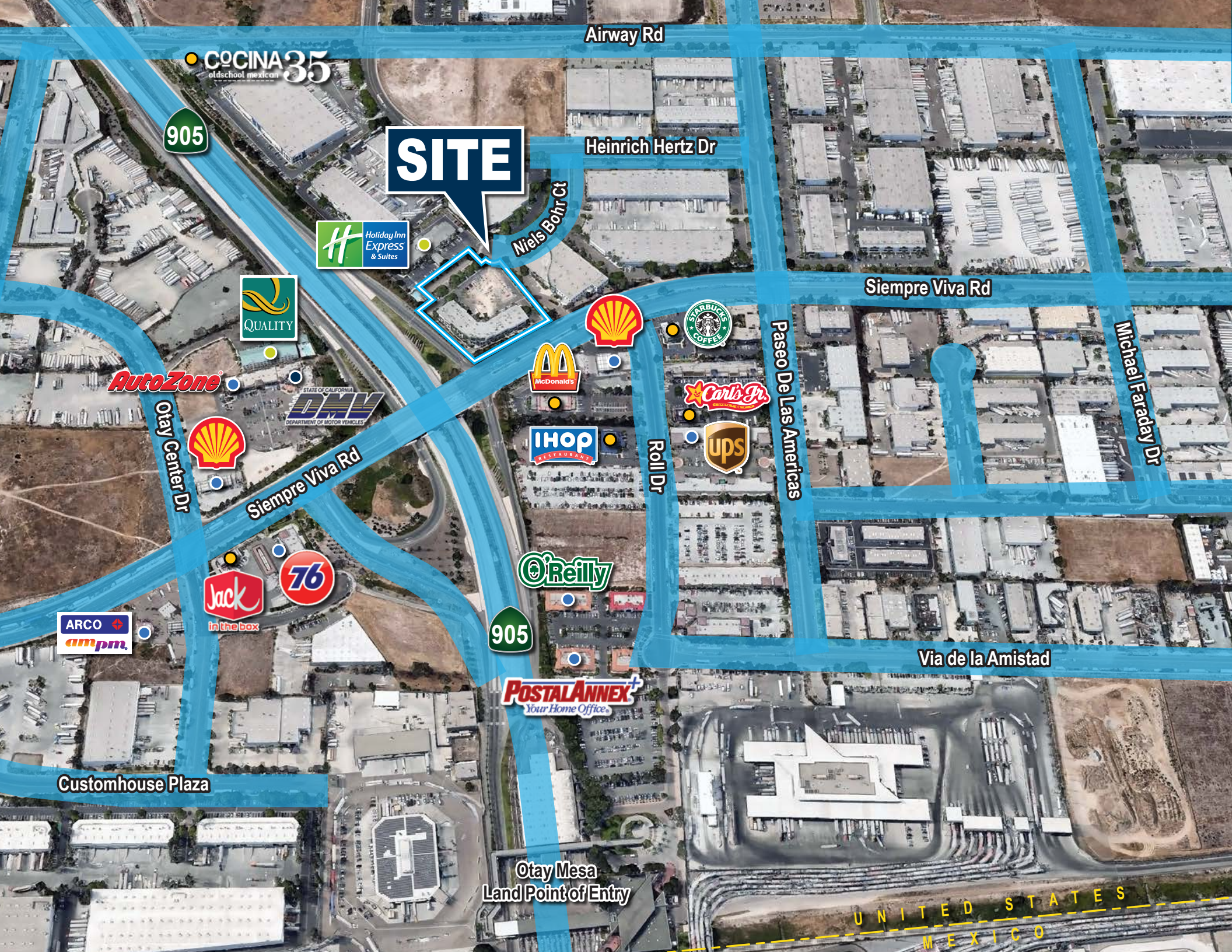| 404,026 SF	51 ACRES	SPRING 2023
FACILITY SIZE	PROJECT AREA	COMPLETION

PROJECT BACKGROUND

The San Diego metropolitan area is home to two land ports of entry (LPOE), San Ysidro LPOE, a non-commercial port, and Otay Mesa LPOE, 9 miles to the east. The Otay Mesa LPOE is the busiest commercial port in California, processing over $18 billion in exports and $34 billion in imports in fiscal year 2019. Additionally, the Otay Mesa LPOE processes nearly 1 million commercial trucks, 3.6 million pedestrians and 6.6 million privately owned vehicles annually. The existing infrastructure cannot adequately accommodate tenant agency security requirements nor support current northbound commercial and pedestrian traffic loads.

PROJECT OVERVIEW

In order to increase commercial vehicle and pedestrian processing capacity to support the tenant agencies' ability to conduct their respective missions, GSA is planning to modernize and expand the existing port. The project, which consists of a single phase, involves doubling the number of pedestrian processing facilities from 6 to 12 lanes to better connect travelers to a nearby transit hub, construction of a new commercial annex building, commercial vehicle circulation improvements, an increase of commercial import booths from 10 to 16, and construction of visitor parking and an employee parking structure.

Once complete the project will provide the port with adequate operational space, reduced traffic congestion, and a safer environment for port employees and commercial vehicles.

Drive Time Map

Drive Times

- 50 - 60 minutes
- 40 - 50 minutes
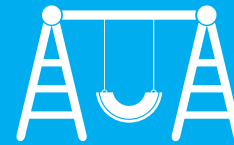- 30 - 40 minutes
- 20 - 30 minutes
- 10 - 20 minutes
- 0 - 10 minutes
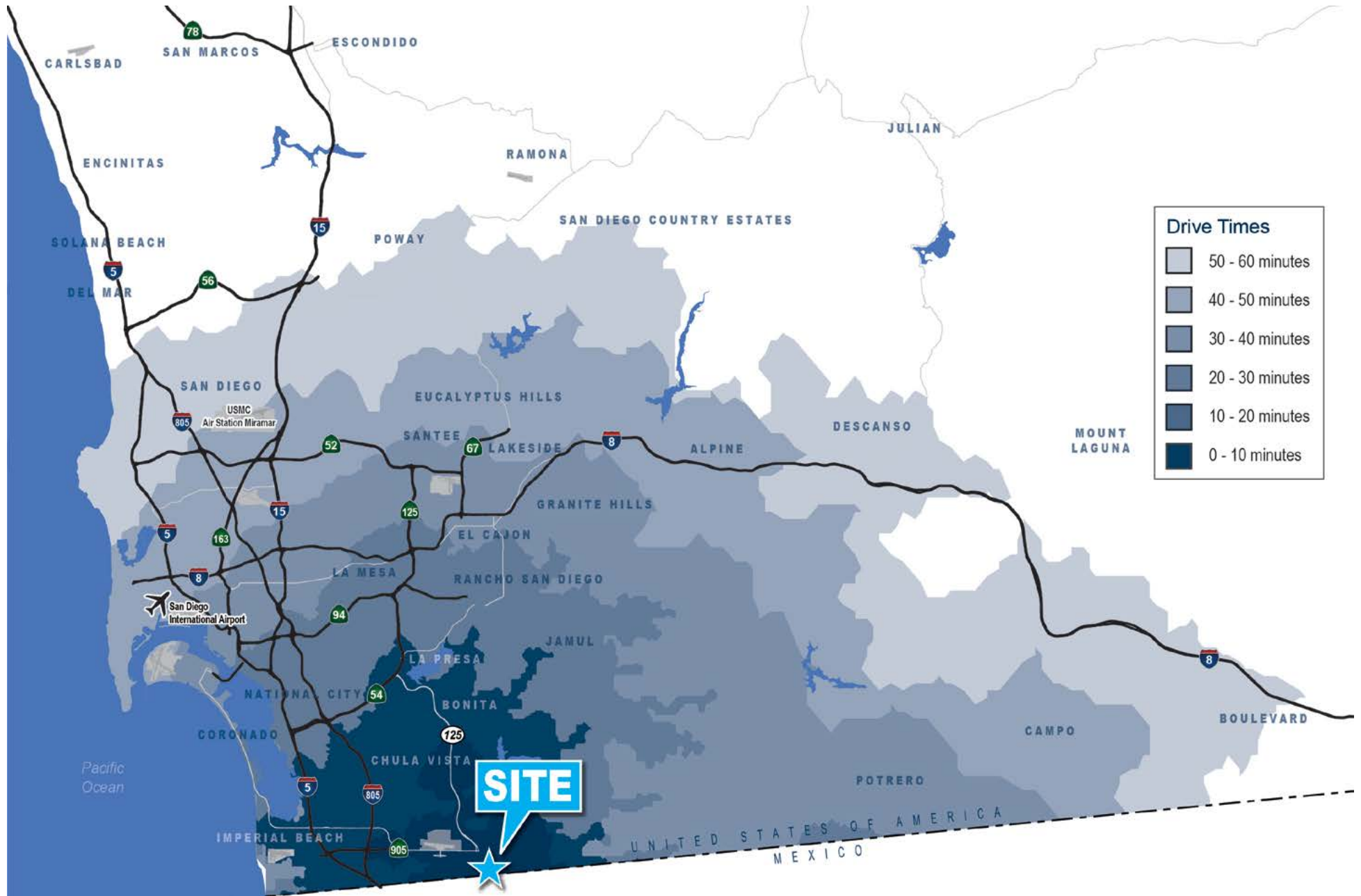
2297 Niels Bohr is just minutes from Las Americas Premium Outlets, a 560,000 SF outlet mall in San Ysidro, located directly on the Mexico–US border, just west of the San Ysidro Port of Entry at the new PedWest crossing from Tijuana to Virginia Avenue on the U.S. side.

LAS AMERICAS PREMIUM OUTLETS®
A SIMON CENTER

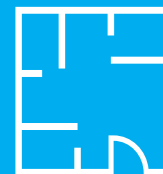**1**
CHILDREN'S PLAY AREA

15
DINING OPTIONS

120+
RETAIL STORES

560,000 SF
OUTLET SIZE

AVERAGE HOUSEHOLD INCOME

3 MILE $103,196

5 MILE $121,904

DAYTIME EMPLOYMENT

3 MILE 11,867

5 MILE 18,041

35,922
SR-905 +
SIEMPRE VIVA ROAD

21,415
SIEMPRE VIVA ROAD +
PASEO DE LAS AMERICAS

35,922
NIELS BOHR COURT +
HEINRICH HERTZ DRIVE

POPULATION

3 MILE 5,218

5 MILE 29,065

NUMBER OF HOUSEHOLDS

3 MILE 200

5 MILE 6,688

MICHAEL MOSSMER, SIOR
Senior Vice President/Partner
858.458.3347 | Lic #00998326
mmossmer@voitco.com

TRACY CLARK
Senior Vice President/Partner
858.458.3339 | Lic #00641800
tclark@voitco.com

KIMBERLY CLARK, ESQ.
Vice President
858.458.3343 | Lic #01439305
kclark@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com