

FOR LEASE
OFFICE SPACE | KEARNY MESA
RETAIL VISIBILITY

**CONVOY
GATEWAY
PLAZA**



Your Signage Here

Aero Drive



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Convoy Street

THE PROPERTY

3709 Convoy Street, San Diego, CA 92111

Flexible Size Configurations	Excellent Central Location	Near Numerous Retail & Restaurants
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- » 2nd Floor office suites from ±997 RSF up to ±4,907 RSF
- » Spec upgrades underway!
- » Central location with immediate access to I-805 and Hwy 163
- » Excellent window lines with incredible views
- » Elevator served
- » Monument signage available (facing Convoy Street)
- » Numerous cosmetic upgrades recently completed
- » ±4/1,000 RSF parking (parking garage below 3709 building)
- » Medical and traditional office uses allowed
- » Lease Rate: \$2.35/SF + Elec.

Call for more details!

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LOCATION



- » High visibility corner along southern gateway to the heavily trafficked Convoy District
- » Traffic Counts:
 - Highway 163 - 163,100 VPD
 - Convoy Street - 30,000 VPD
- » Zoning - CC-2-5



AVAILABILITIES

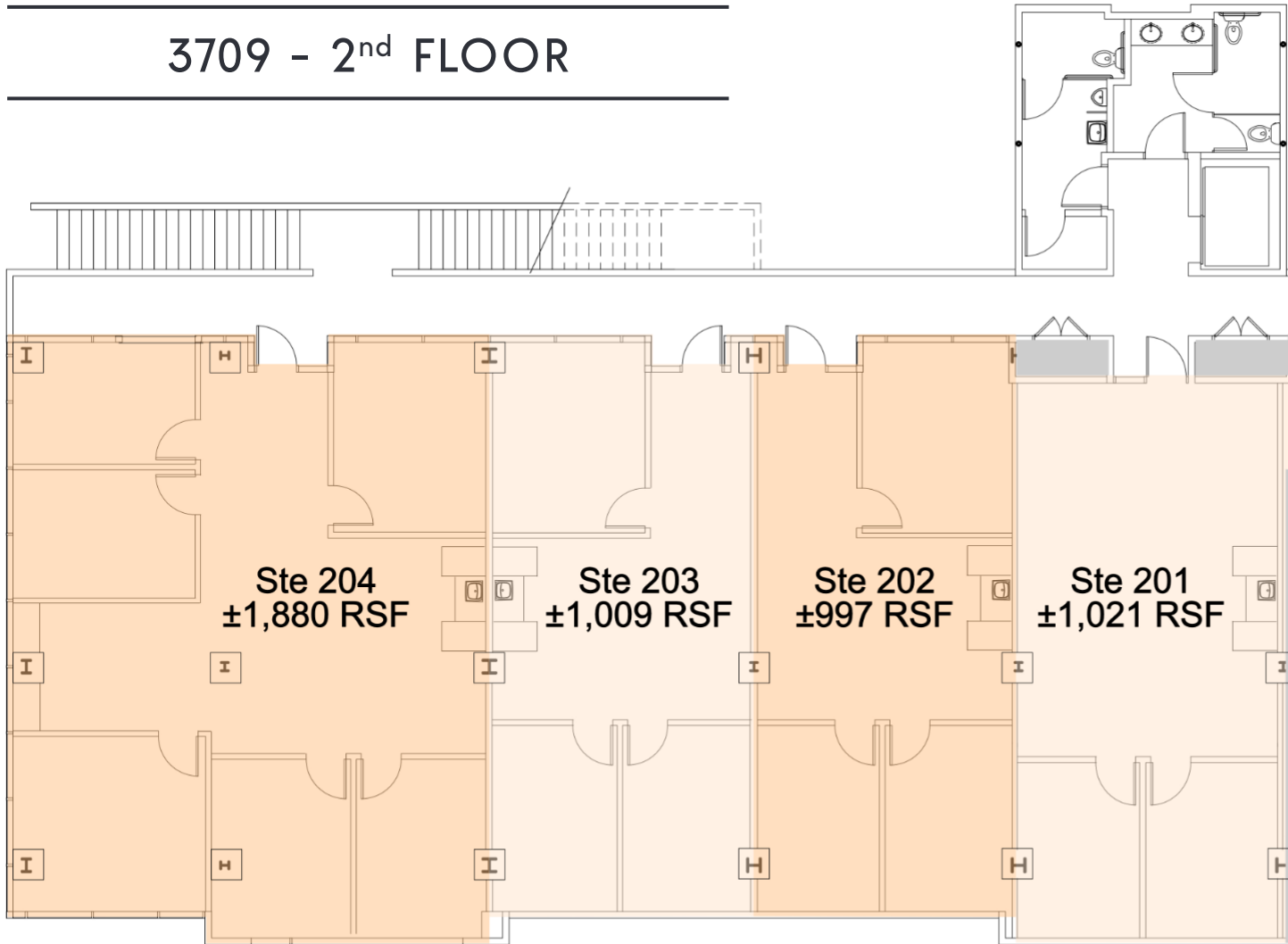
CONVOY
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AVAILABILITIES

CONVOY GATEWAY PLAZA

3709 - 2nd FLOOR



*Stes 201-204 potentially contiguous to ±4,907 RSF

*Example finishes of spec suite interiors