

**Approx. 699 - 3,399 Sq. Ft.
OFFICE SPACE AVAILABLE FOR LEASE**



2837 Presidio Dr
SAN DIEGO, CA 92110

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES



Approx. 550 Free Parking Spaces
After 5:00 PM at
4198-4100 Rosecrans St Parking



PROPERTY FEATURES



Overview

± 5,683 Sq. Ft. Office Building



Availability

1st Floor: ± 699 Sq. Ft. Office Space
2nd Floor: ± 2,700 Sq. Ft. Office Space
Available Immediately



Lease Rate

\$2.65/Sq. Ft., MG



Parking

Onsite Gated and Street Parking Available



Accessibility

Immediate Access to I-8 with Close Proximity to
I-5 and Hwy 163

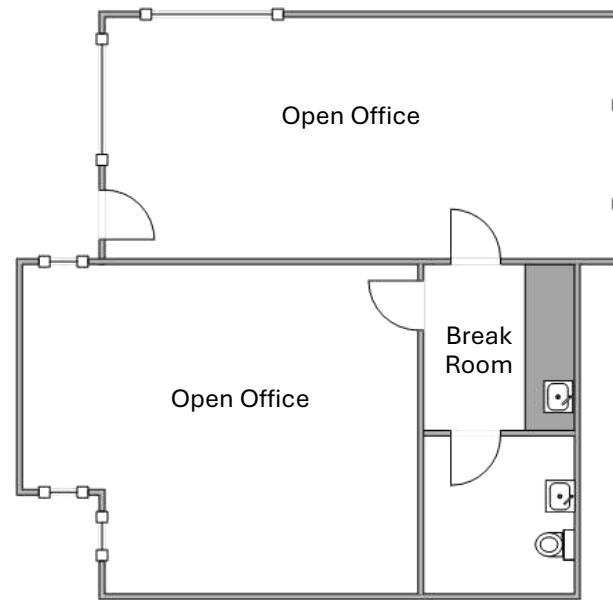


Location

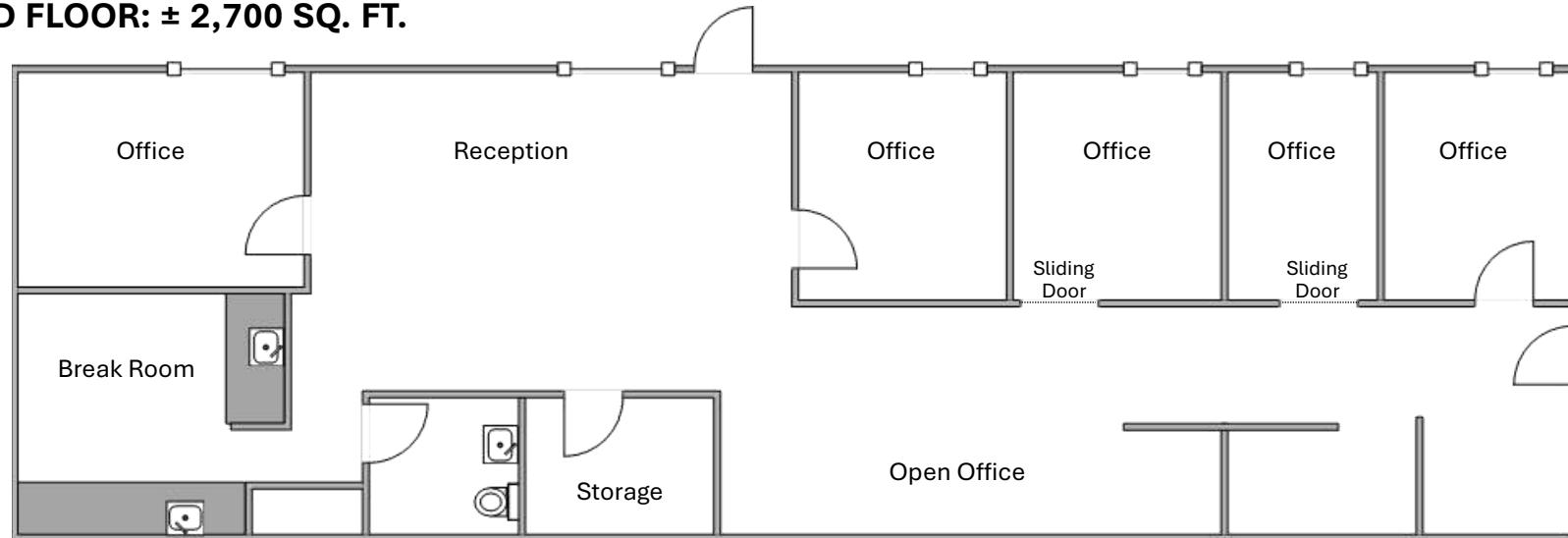
Within walking distance of Old Town Trolley Station and
situated along San Diego city bus line 88. Located in the heart
of San Diego's abundant amenities with a short drive to
Downtown, Mission Valley, & Beaches

FLOOR PLAN

FIRST FLOOR: \pm 699 SQ. FT.

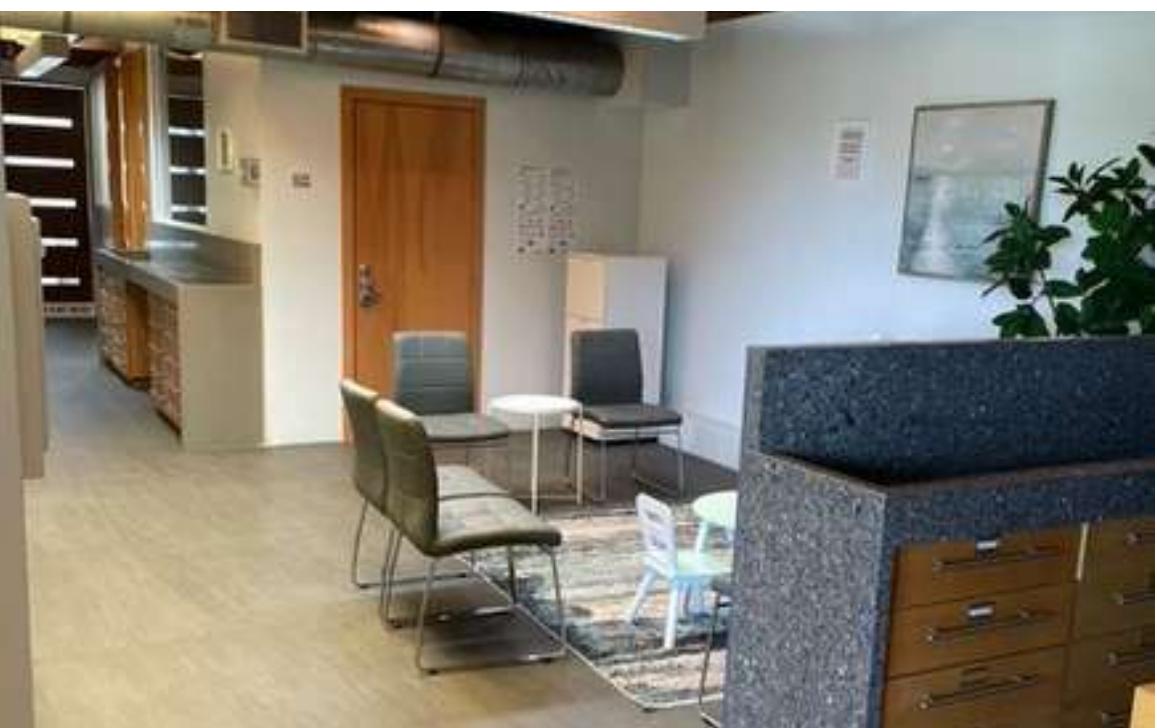


SECOND FLOOR: \pm 2,700 SQ. FT.



Floor Plan Not Fit to Scale; for Reference Purposes Only

INTERIOR PHOTOS



NEARBY AMENITIES



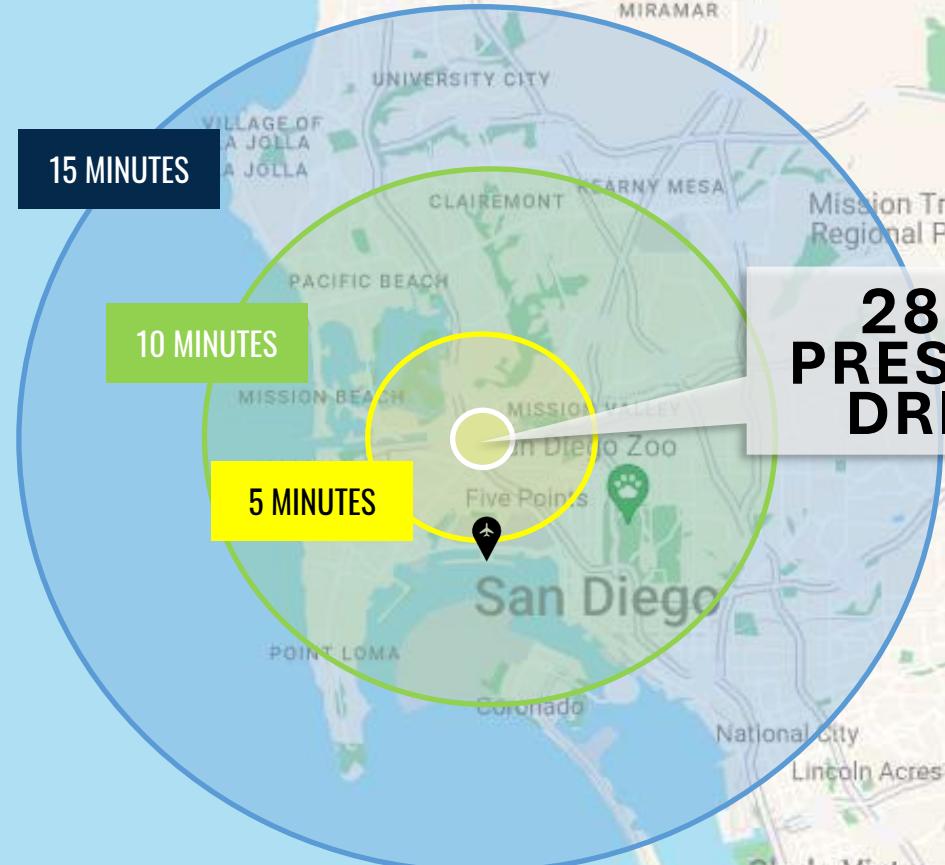
**2837
PRESIDIO DRIVE**



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LOCATION



**2837
PRESIDIO
DRIVE**

DRIVE TIMES

5

MINUTES
Mission Valley

7

MINUTES
Downtown San Diego

10

MINUTES
Kearny Mesa

16

MINUTES
UTC - La Jolla

28

MINUTES
U.S. - Mexico Border

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CONTACT INFORMATION



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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, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.


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