

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



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

TCN
WORLDWIDE
REAL ESTATE SERVICES



TAYLOR STREET | 17,402 VPD

**2837
PRESIDIO DR**

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



TAYLOR STREET

Presidio Recreation Center

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

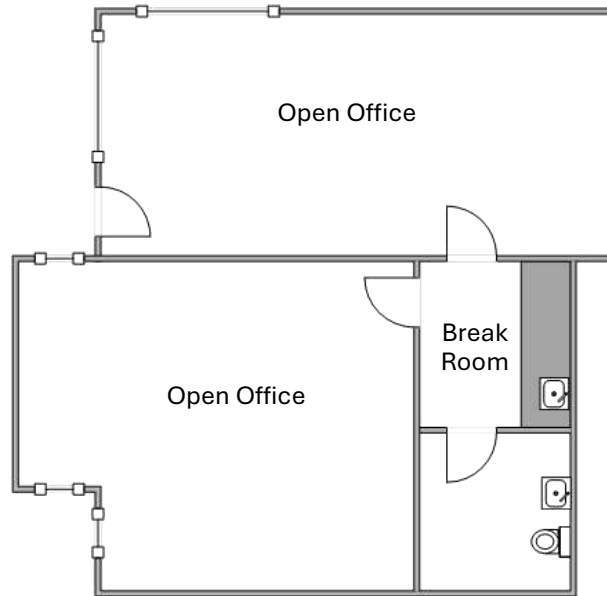


Location

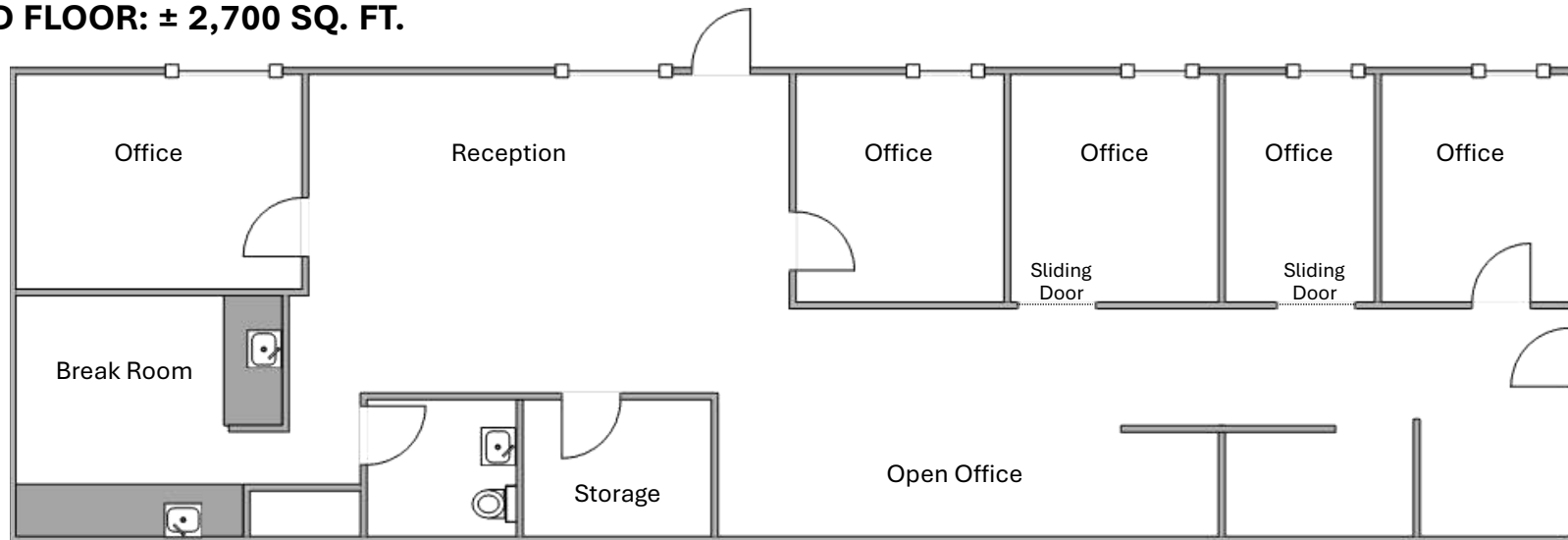
Within walking distance of Old Town Trolley Station and
situated along San Diego city bus line 88. Located in the heart
of San Diego's abundant amenities with a short drive to
Downtown, Mission Valley, & Beaches

FLOOR PLAN

FIRST FLOOR: ± 699 SQ. FT.



SECOND FLOOR: ± 2,700 SQ. FT.



Floor Plan Not Fit to Scale; for Reference Purposes Only

INTERIOR PHOTOS



NEARBY AMENITIES



**2837
PRESIDIO DRIVE**



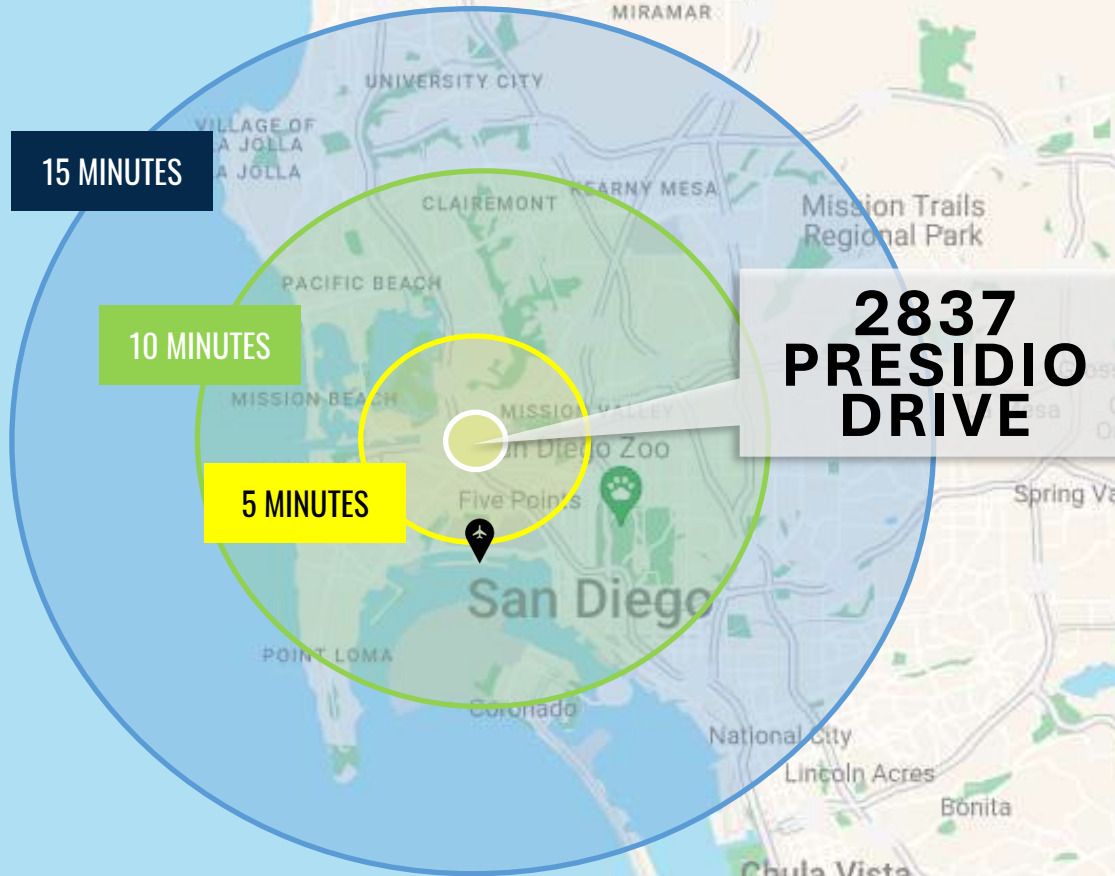
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LOCATION

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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

CONTACT INFORMATION



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