

FOR LEASE
OFFICE SPACE | KEARNY MESA
RETAIL VISIBILITY

**CONVOY
GATEWAY
PLAZA**



Signage

Aero
Drive



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Last Suite Remaining!

Convoy
Street

THE PROPERTY

3709 Convoy Street, San Diego, CA 92111

Ideal Size
Configuration

Excellent
Central Location

Near Numerous
Retail & Restaurants

- » 2nd Floor office suite ±997 RSF
 - Spec upgrades recently completed!
- » 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

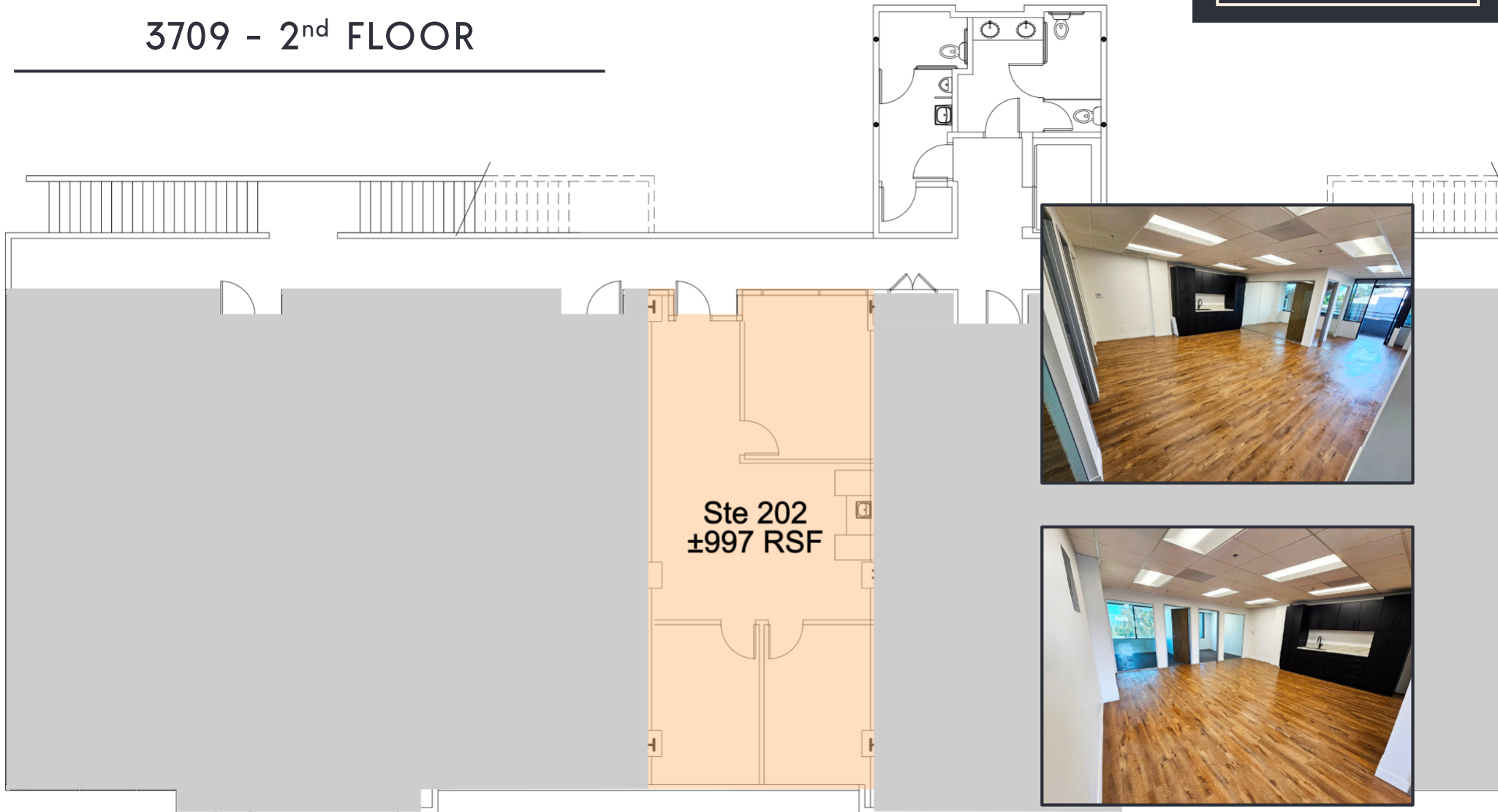
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AVAILABILITIES

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3709 - 2nd FLOOR



*Example finishes of
spec suite interior