

FOR LEASE - 9,120 SQ. Ft. - All or Part



VIA DEL CAMPO - 17065 Via Del Campo, San Diego, CA 92127

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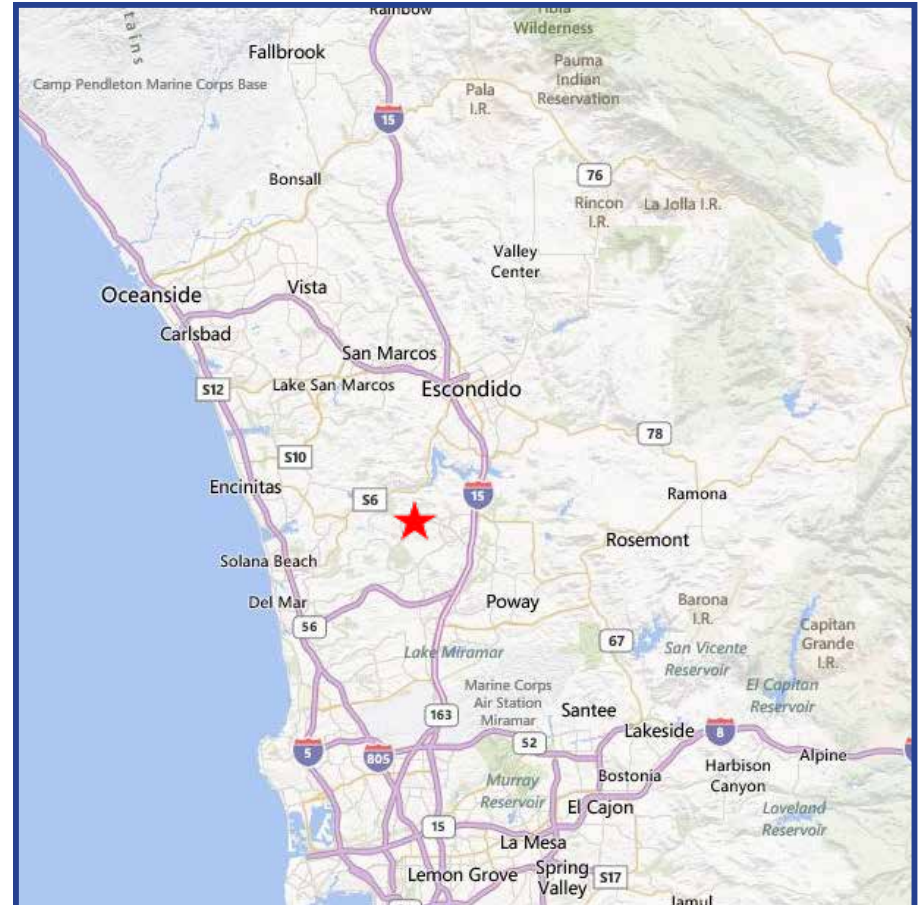




PROPERTY DESCRIPTION

Beautiful free standing building in the highly desirable Four S Ranch / Rancho Bernardo area. The property offers spacious open floor plans, and a large employee lounge with a roll up glass door that opens up to an expansive private patio.

- + 9,120 sq. ft. Class A two story office building
- + 16,117 sq. ft. land
- 32 surface parking spaces, 3.5/1,000 sq. ft.
- Built in 1991; completely renovated in 2016
- Construction masonry
- Five large meeting / conference rooms
- Four ADA compliant restrooms
- First floor employee lounge & second floor breakroom
- Glasslined offices open to large open work stations
- Security acces to building & security cameras throughout
- Zoning: IP-2-1
- Parcel #: 678-271-25
- Close proximity to numerouos retail amenities
- Easy access to Interstate 5
- Potential to lease or purchase all office futniture



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LOBBY



OPEN WORK AREA



OPEN WORK AREA



PRIVATE OFFICE



PRIVATE OFFICES



PRIVATE OFFICE



CONFERENCE ROOM



KITCHEN

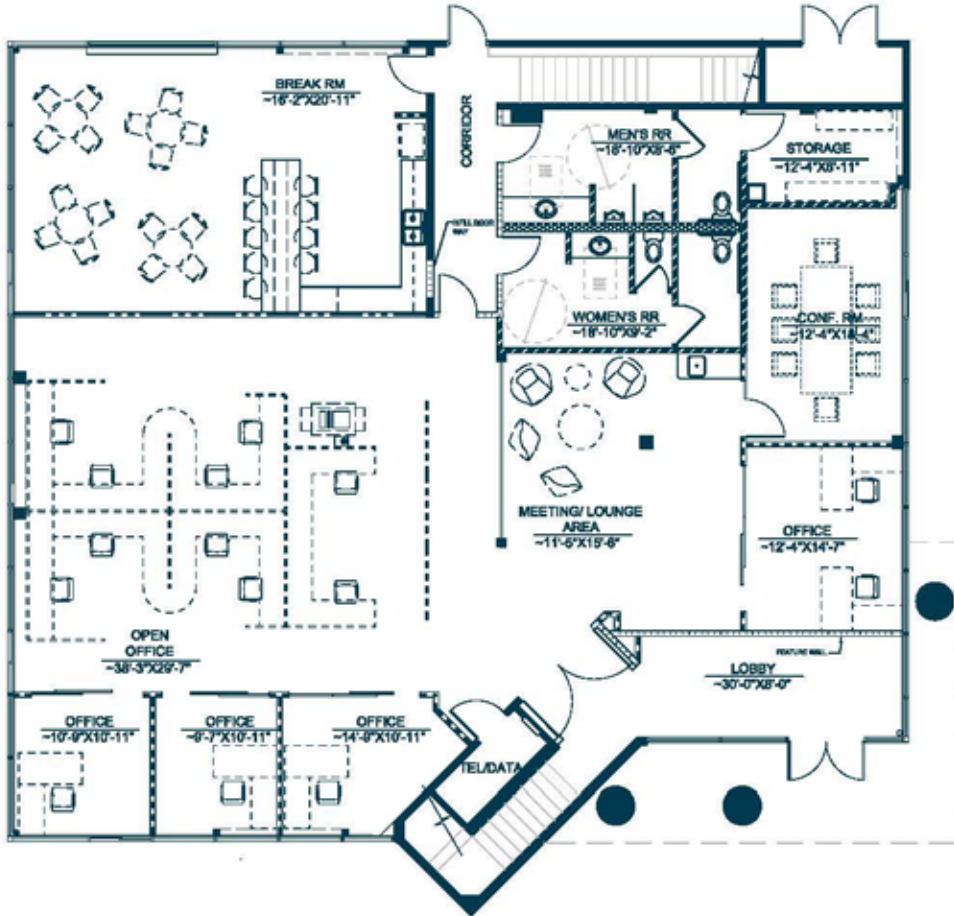


OFFICES

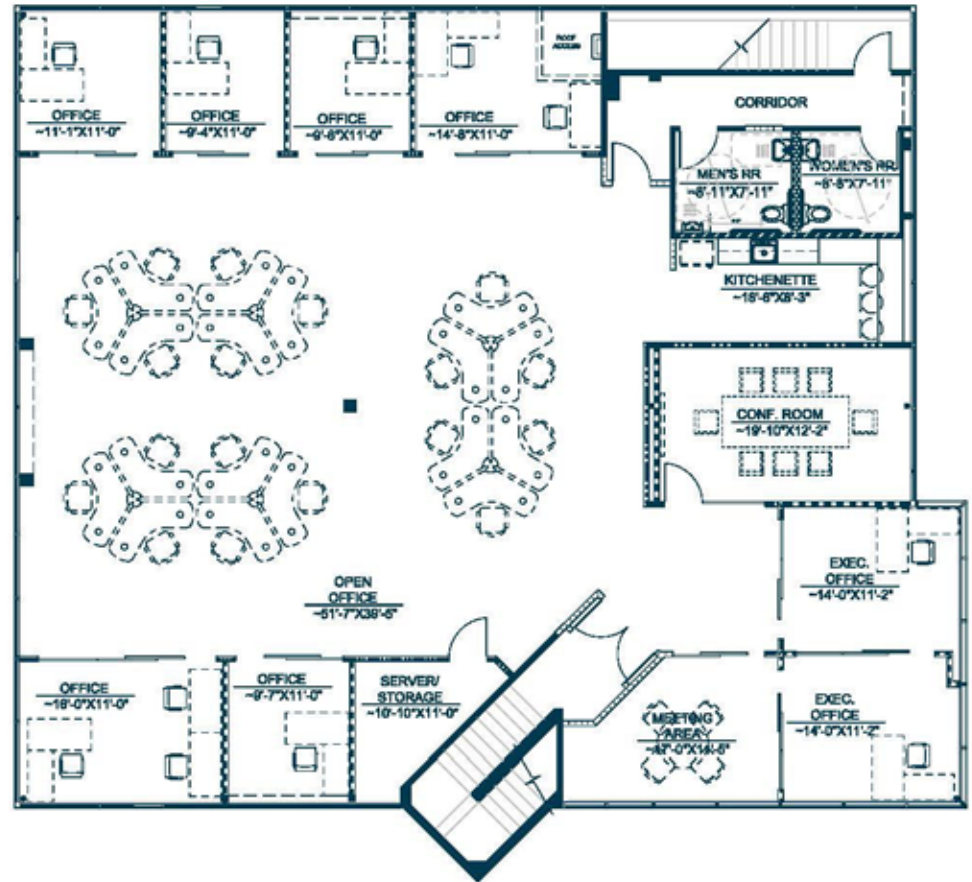
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HORIZON
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COMMERCIAL REAL ESTATE



FIRST FLOOR



SECOND FLOOR

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KITCHEN/ENTERTAINMENT AREA

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KITCHEN/ENTERTAINMENT AREA

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BUILDING WITH OUTSIDE PATIO

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OUTSIDE PATIO

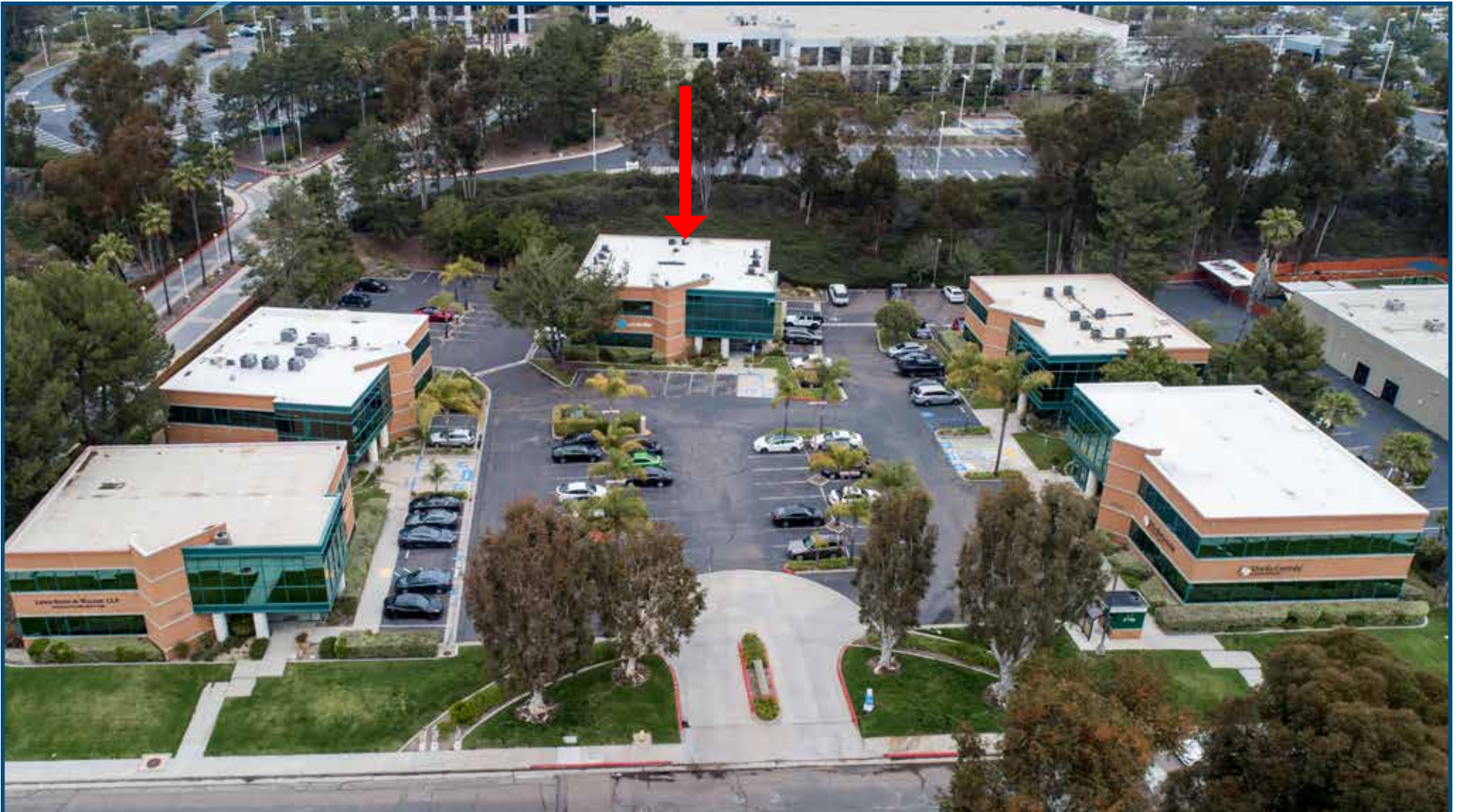


OUTSIDE PATIO

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SAN DIEGO, CA 92127



AREA AMENITIES

★ Subject Property

- 1 Ralph's
UPS Store
Petco
CVS
Chipotle
Baskin Robbins
Wendy's
Miguel's Cocina
- 2 Karl Strauss Brewery
Panera Bread

- 3 Target
Starbucks
Sprouts
Board & Brew
Chick-fil-A
Burger Lounge
Luna Grill
Gor Gai Thai Eatery
- 4 Cork and Craft
- 5 Sushi Kami
- 6 Phil's BBQ

- 7 U.S. Post Office
Vons
Peet's Coffee
Carvers Steaks & Chops
Panda Express
Starbucks
Chuze Fitness
Subway
Big 5 Sporting Goods
Ginza Japanese Restaurant
Jack in the Box
Carl's Jr