

EASTGATE BUSINESS CENTER

5360 EASTGATE MALL, SUITE C, SAN DIEGO, CA 92121

100% HVAC WAREHOUSE SPACE

±5,280 SF



RANDY LaCHANCE
Executive Vice President
Lic. # 00969674
rlachance@voitco.com
858.458.3374 [Direct]

GREG MARX, SIOR
Senior Vice President
Lic. # 01940696
gmarx@voitco.com
858.458.3302 [Direct]

CARTER SHANNON
Associate
Lic. # 02244724
cshannon@voitco.com
858.458.3303 [Direct]

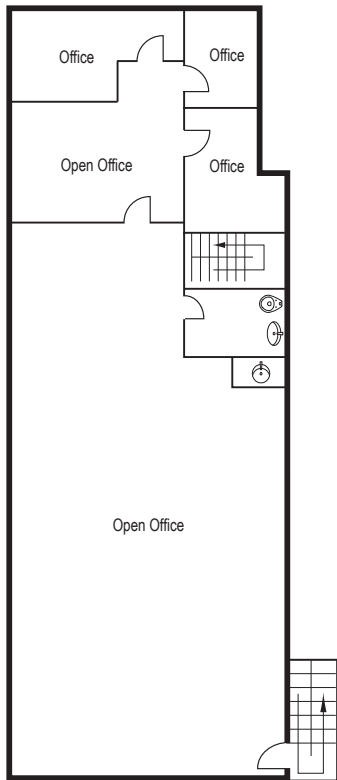
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REAL ESTATE SERVICES

FLOOR PLAN

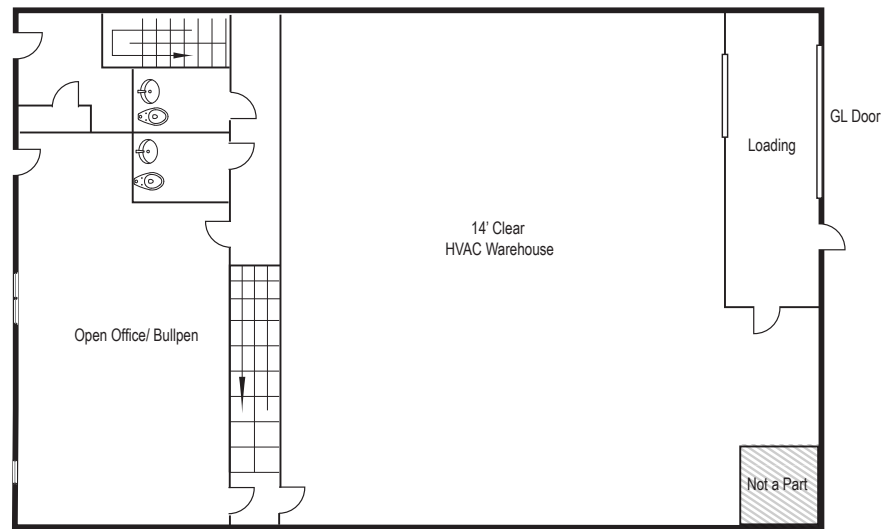
5360 Eastgate Mall
Suite C

FEATURES

- 5,280 SF Ground Floor Suite
- 30% Office/ 70% Warehouse
- 100% HVAC
- 1 Oversized Grade Level Loading Door
- Sprinklers
- Central San Diego Location in Miramar
- Easy Access to I-5, I-805 Freeways and Hwy-52
- Monument Signage
- 2.5/1,000 Parking Ratio
- **Lease Rate: \$1.75 NNN (NNN=\$0.34)**



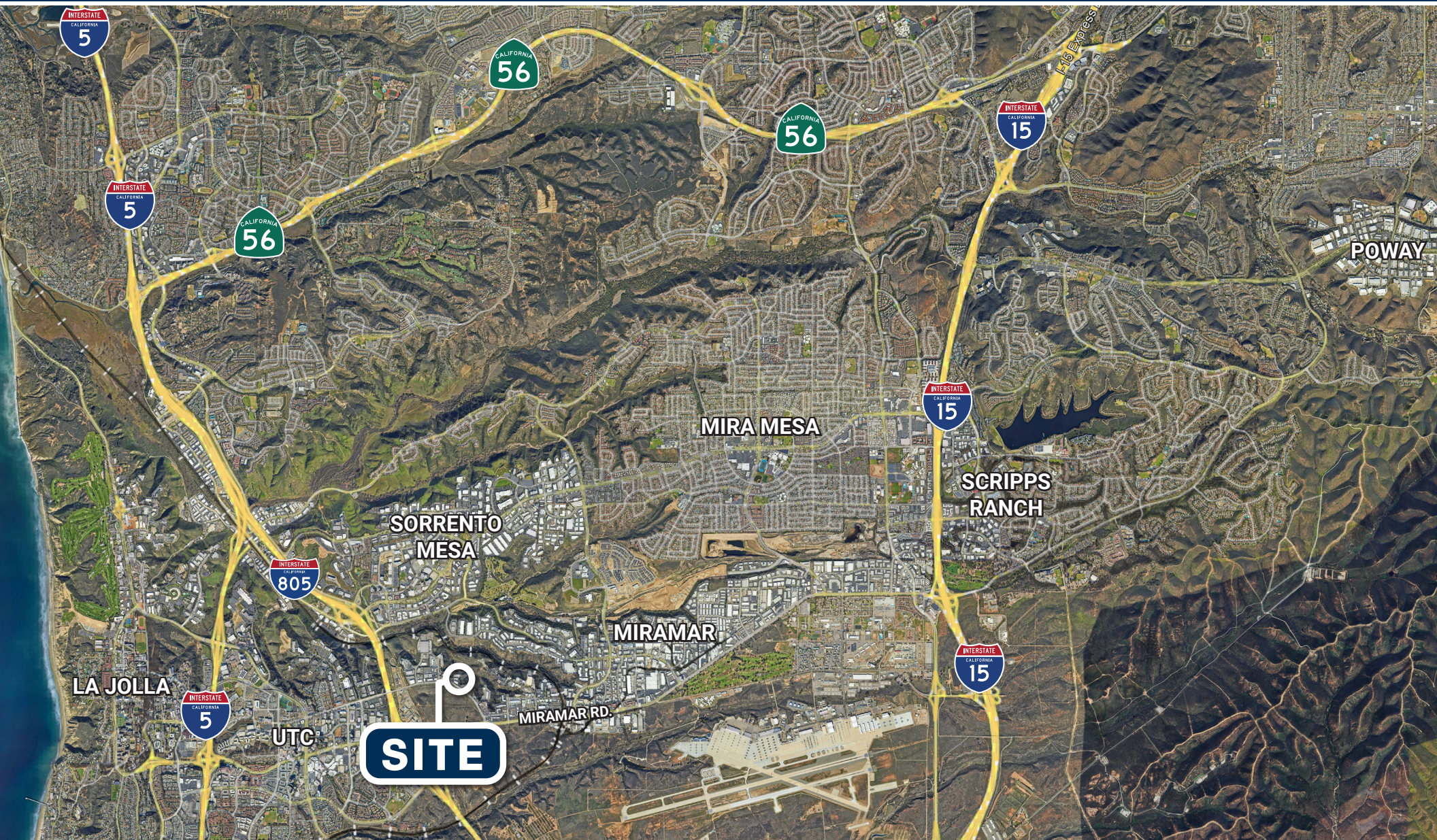
APPROXIMATELY
2,000 SF OF QUALITY
BONUS MEZZANINE



2nd Floor
(Free Bonus Mezzanine)

1st Floor

AERIAL MAP OVERVIEW



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4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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