

EASTGATE BUSINESS CENTER

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

100% HVAC WAREHOUSE SPACE

±5,280 SF



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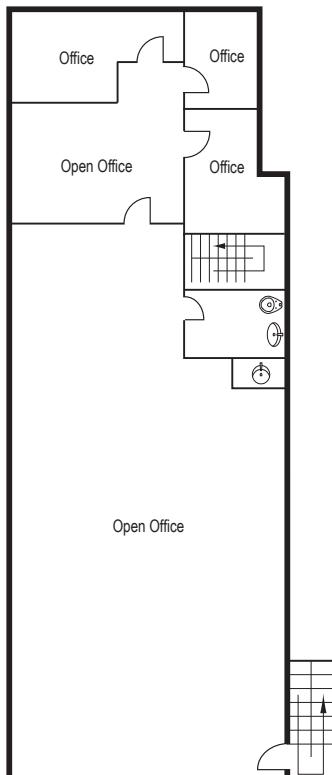
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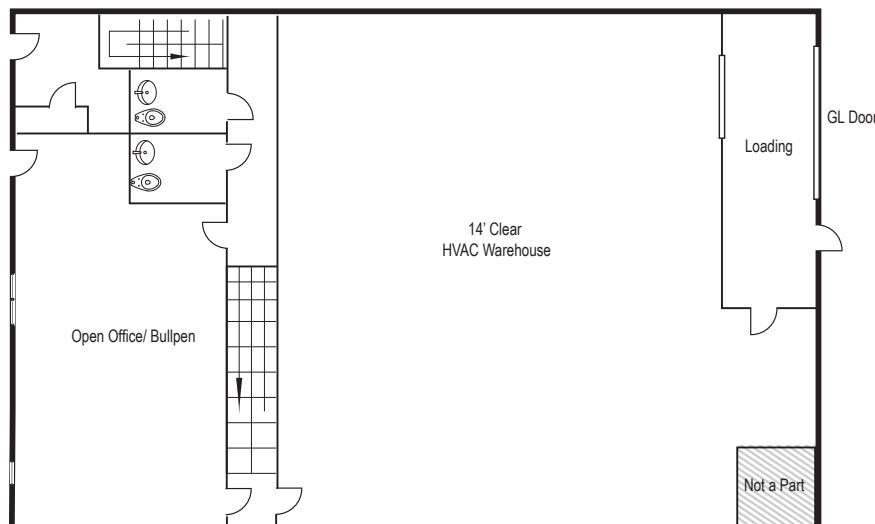
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FLOOR PLAN

5360 Eastgate Mall
Suite C



**2nd Floor
(Free Bonus Mezzanine)**



1st Floor

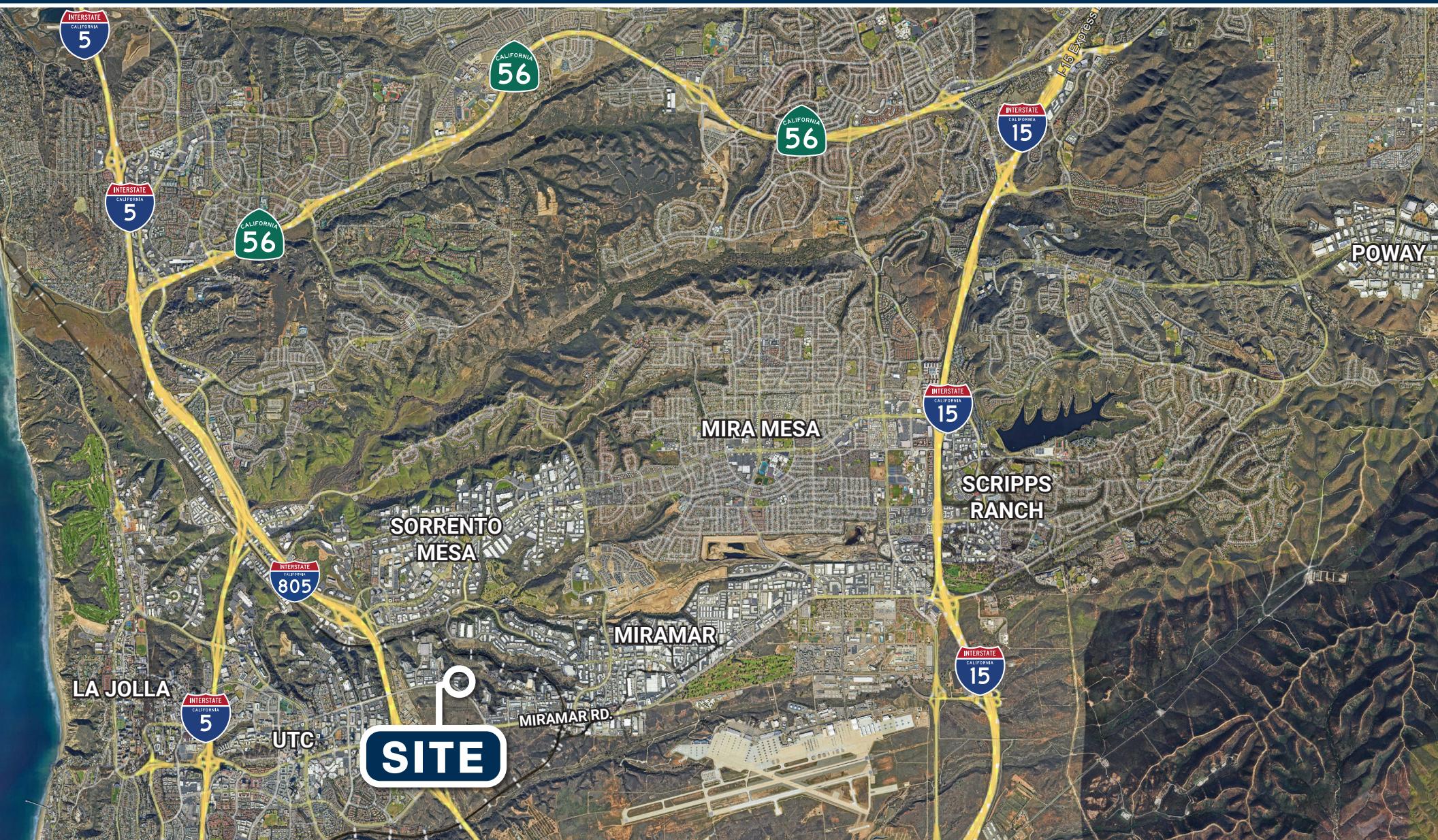
**APPROXIMATELY
2,000 SF OF QUALITY
BONUS MEZZANINE**

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)**



AERIAL MAP OVERVIEW



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