



MERCY
MEDICAL
4060 4TH AVENUE . SAN DIEGO, CA



Jones Lang LaSalle Americas, Inc. ©
RE License #01856260

MEDICAL OFFICE FOR LEASE



**MERCY
MEDICAL**
4060 4TH AVENUE . SAN DIEGO, CA



4
0
6
0

Mercy Medical 4060



RENOVATIONS



VIEWS



PARKING



TENANT PATIO

- Iconic medical building adjacent to Scripps Mercy Hospital in Hillcrest
- Accessible from all directions via I-5, I-8 and SR-163
- In the heart of walkable Hillcrest and surrounded by restaurants, cafés and retail
- Recent \$8 million renovation of Building
- Improved vehicle flow in on-site parking garage
- Outstanding parking (4.3/1,000 SF)
- Suites with panoramic views of downtown, San Diego Bay and the mountains
- On-site ancillary services: full-service pharmacy, LabCorp, Quest Labs
- Private tenant patio for outside dining and lounging
- Professional on-site property management
- Long-term, stable ownership

Available Suites for Lease:

115/120	2,749 RSF - Ground floor suite (available 9/1/24)
415	3,923 RSF - Built-out Doctor's office
415/440/445	6,398 RSF - Contiguous space available (divisible to 968 RSF)
620	1,219 RSF - Medical Spec Suite

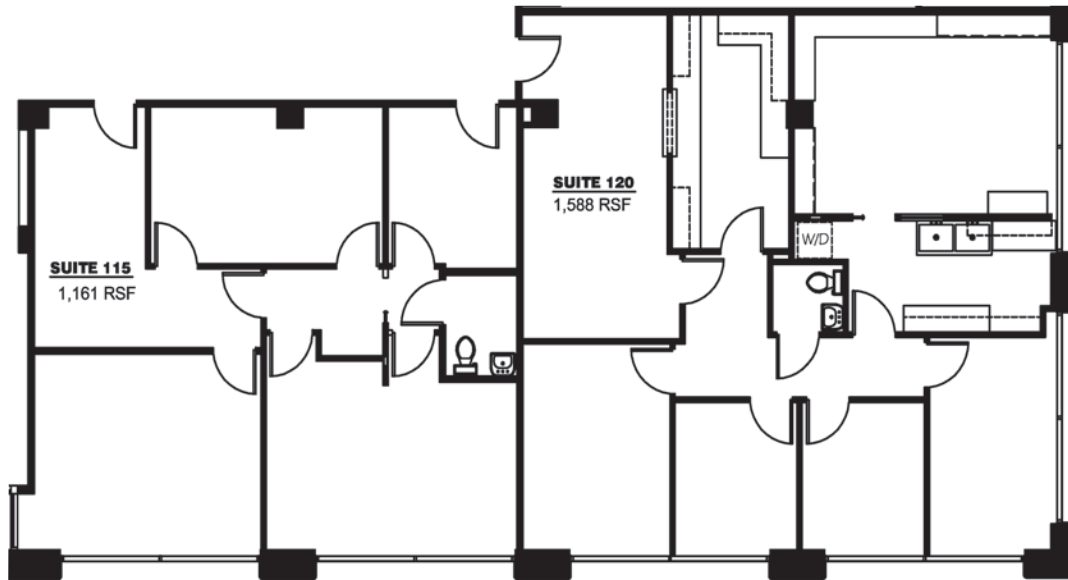




MERCY
MEDICAL
4060 4TH AVENUE . SAN DIEGO, CA

Suite 115/120
2,749 RSF

Ground floor (available 9/1/24)



Healthcare Practice Group:



PAUL BRAUN
858.410.6388
paul.braun@jll.com
RE License #00891709

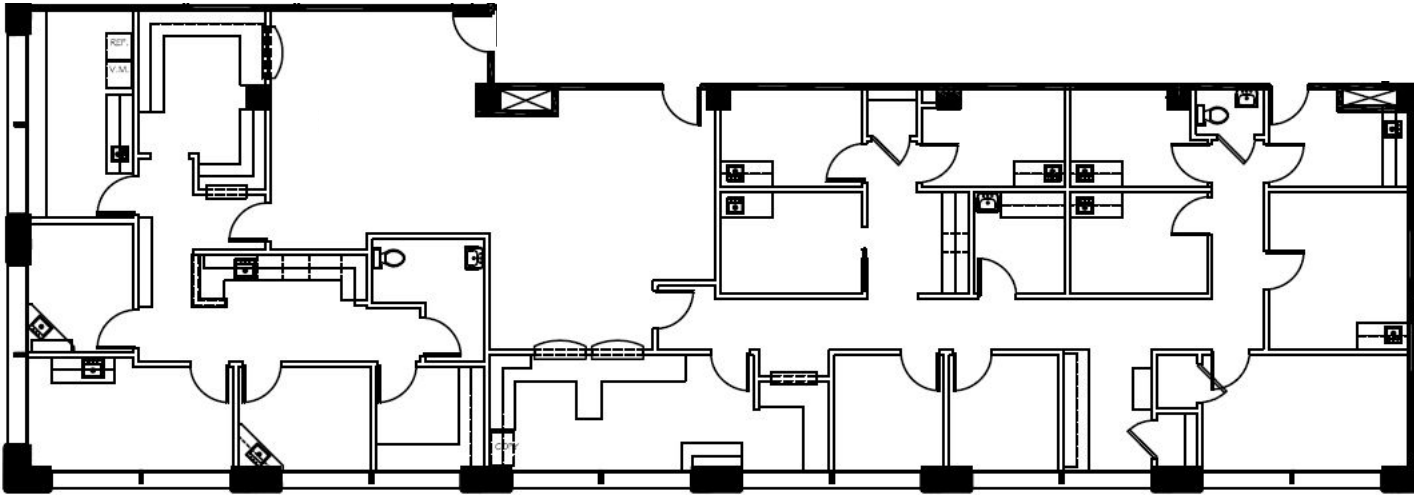
KELLY MORIARTY
858.410.6359
kelly.moriarty@jll.com
RE License #01963162



MERCY
MEDICAL
4060 4TH AVENUE . SAN DIEGO, CA

Suite 415
3,923 RSF

Built-out Doctor's office



Healthcare Practice Group:



PAUL BRAUN
858.410.6388
paul.braun@jll.com
RE License #00891709

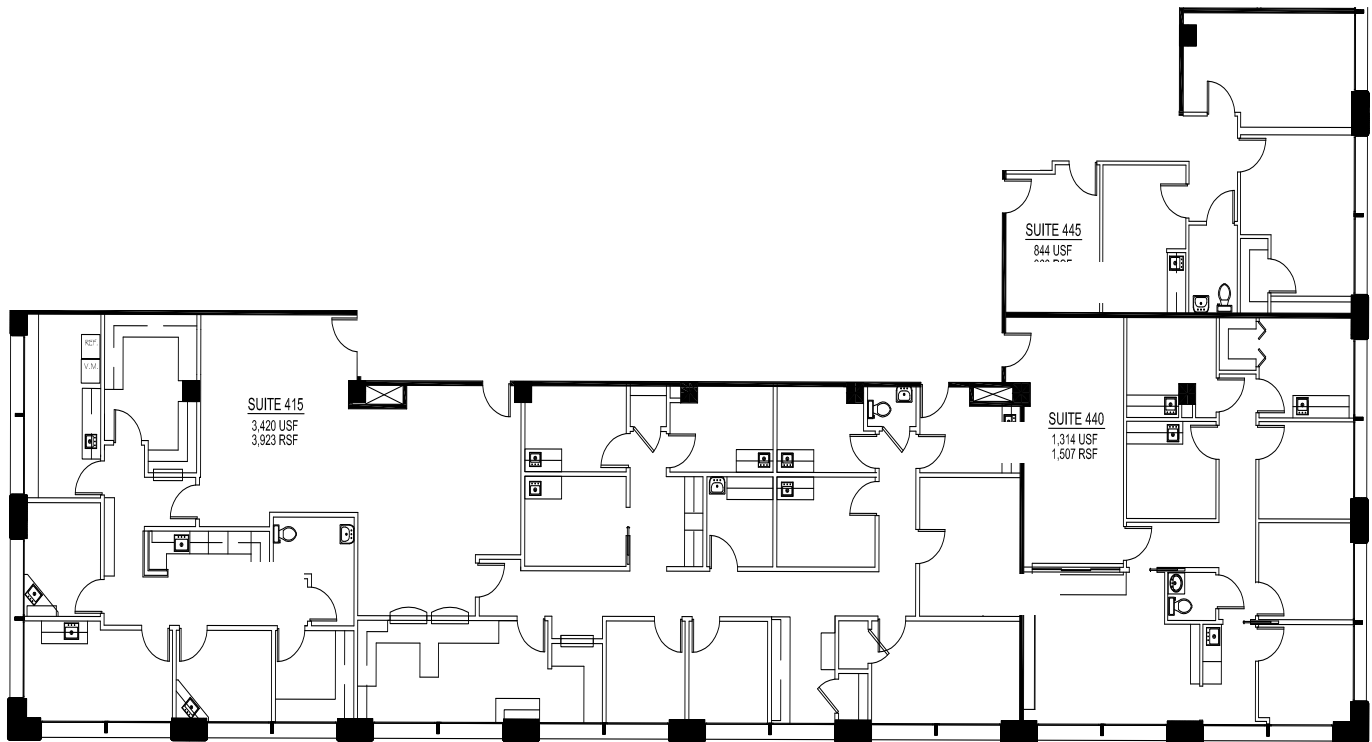
KELLY MORIARTY
858.410.6359
kelly.moriarty@jll.com
RE License #01963162



MERCY
MEDICAL
4060 4TH AVENUE . SAN DIEGO, CA

Suites 415/440/445
6,398 RSF

Contiguous space available



Healthcare Practice Group:



PAUL BRAUN
858.410.6388
paul.braun@jll.com
RE License #00891709

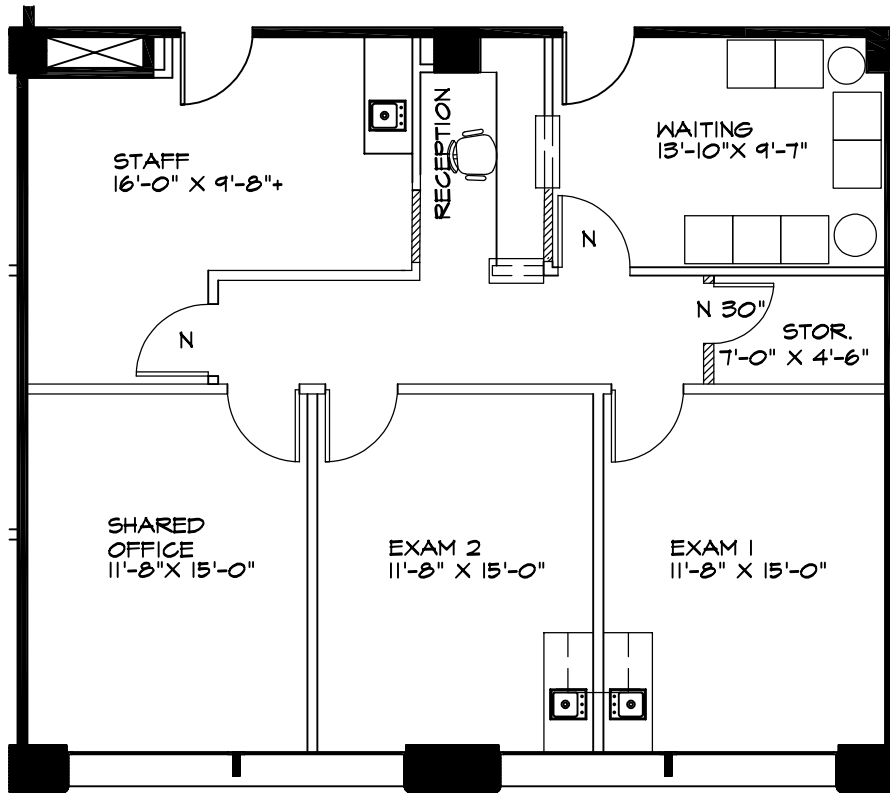
KELLY MORIARTY
858.410.6359
kelly.moriarty@jll.com
RE License #01963162



MERCY
MEDICAL
4060 4TH AVENUE . SAN DIEGO, CA

Suite 620
1,219 RSF

Medical Spec Suite



Healthcare Practice Group:



PAUL BRAUN
858.410.6388
paul.braun@jll.com
RE License #00891709

KELLY MORIARTY
858.410.6359
kelly.moriarty@jll.com
RE License #01963162

Interior of Suite 620



View from Suite 620



**UCSD
MEDICAL
CENTER**

**MERCY
MEDICAL**
4060 4TH AVENUE . SAN DIEGO, CA

WASHINGTON STREET

UNIVERSITY AVENUE

4TH AVENUE



163

CRIPPSMERCY
HOSPITAL



Healthcare Practice Group:

PAUL BRAUN

858.410.6388

paul.braun@jll.com

RE License #00891709

KELLY MORIARTY

858.410.6359

kelly.moriarty@jll.com

RE License #01963162

Jones Lang LaSalle Brokerage, Inc.

8910 University Center Lane

Suite 100

San Diego, CA 92122

RE License #01856260



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle IP, Inc. All rights reserved.