

# FOR LEASE

## CENTER GLASS BUILDING

7853 EL CAJON BLVD. | LA MESA CA 91941



**400 - 7,837 SF | OFFICE & FLEX SPACE WITH WAREHOUSE**



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### PROPERTY OVERVIEW

- Premier Glass-Front Office Building
- Secure Gated Parking
- Reserved Parking Available
- Close Proximity to La Mesa Village and Walkable Amenities
- Immediate Access to I-8 Freeway
- Zoning: General Commercial/ Urban Design Overlay/ Mixed Use Overlay (C-D-MU) [CLICK HERE TO LEARN MORE.](#)
- Competitive Market Rates!



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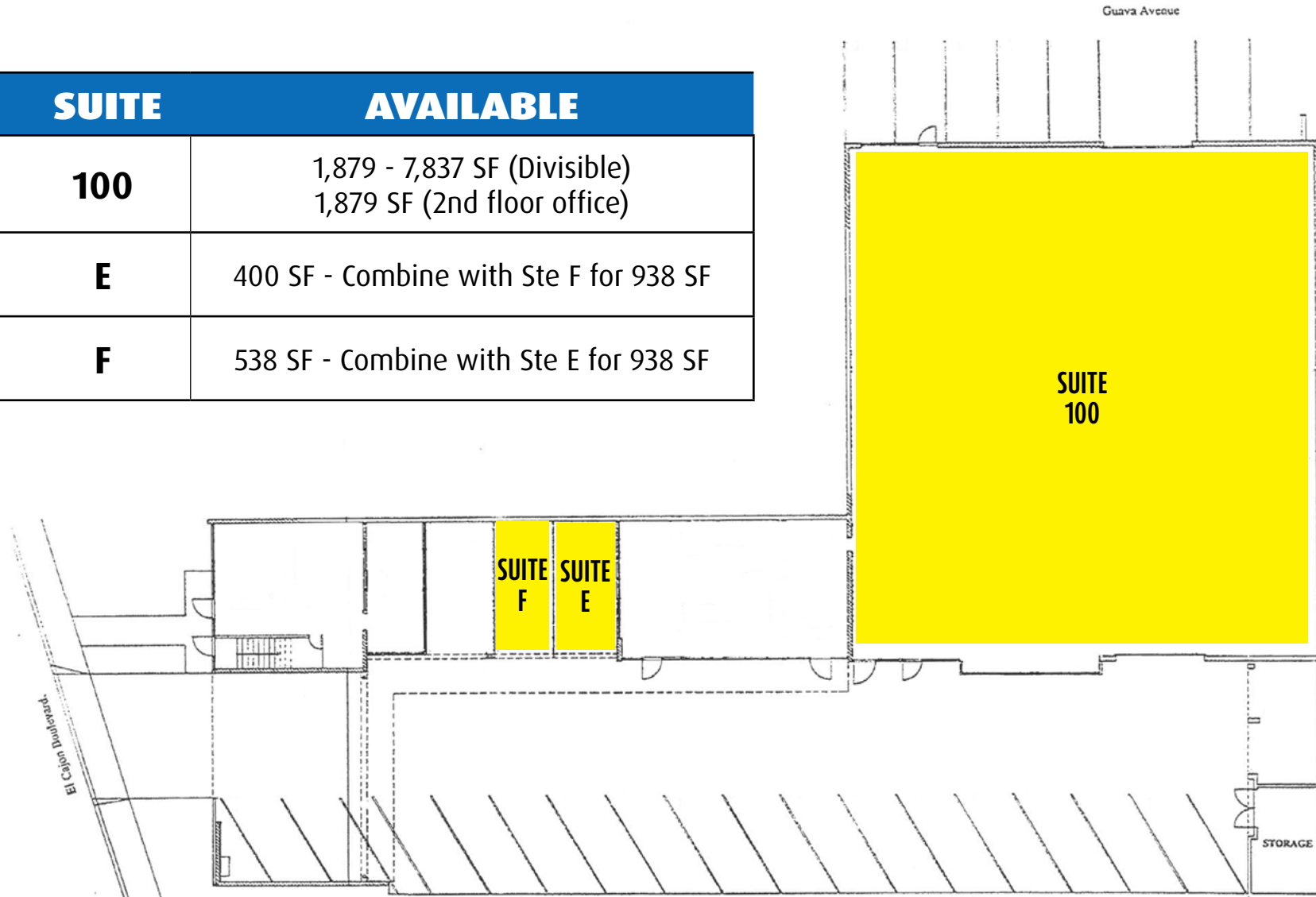
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## SITE PLAN

SUITE	AVAILABLE
<b>100</b>	1,879 - 7,837 SF (Divisible) 1,879 SF (2nd floor office)
<b>E</b>	400 SF - Combine with Ste F for 938 SF
<b>F</b>	538 SF - Combine with Ste E for 938 SF





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AVAILABLE	SF	SUITE	MONTHLY RENT
<ul style="list-style-type: none"><li>• 52% Warehouse / 48% Office</li><li>• 2 Grade Level Doors</li><li>• 18' Clear Height</li><li>• Bonus Mezzanine</li></ul>	1,879 - 7,837 Divisible	100	\$1.65/SF Modified Gross

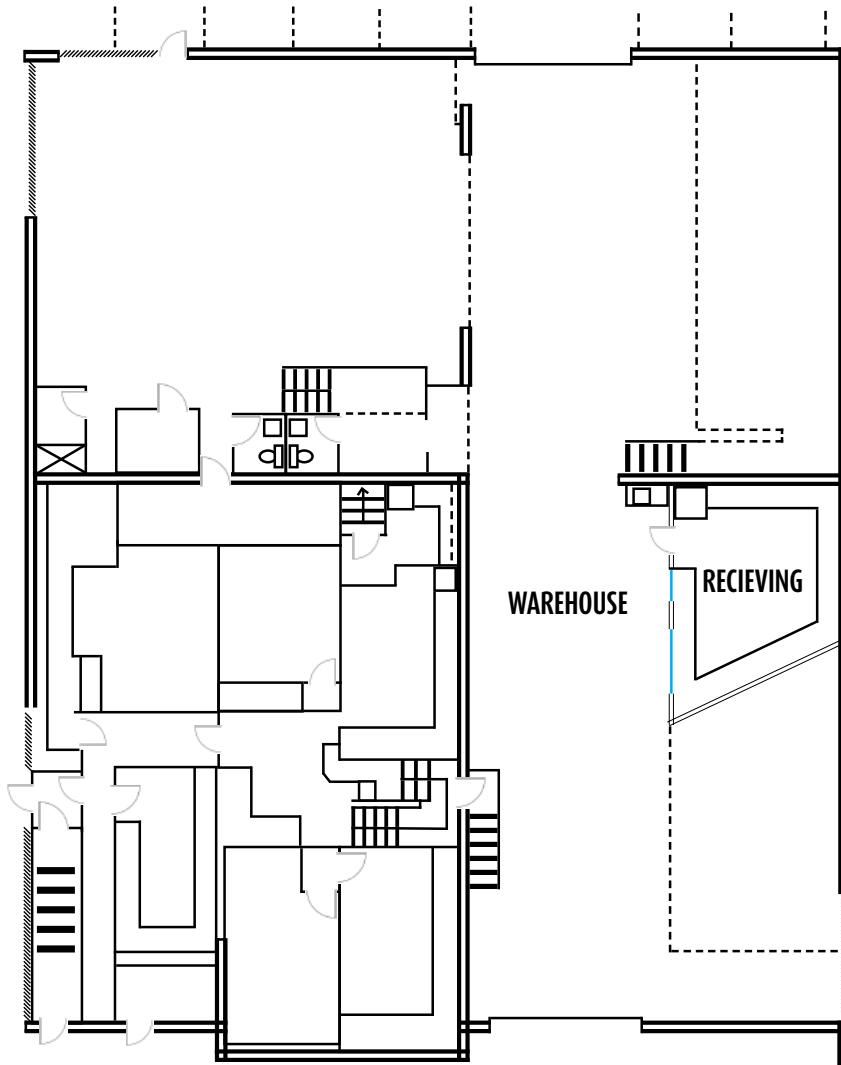


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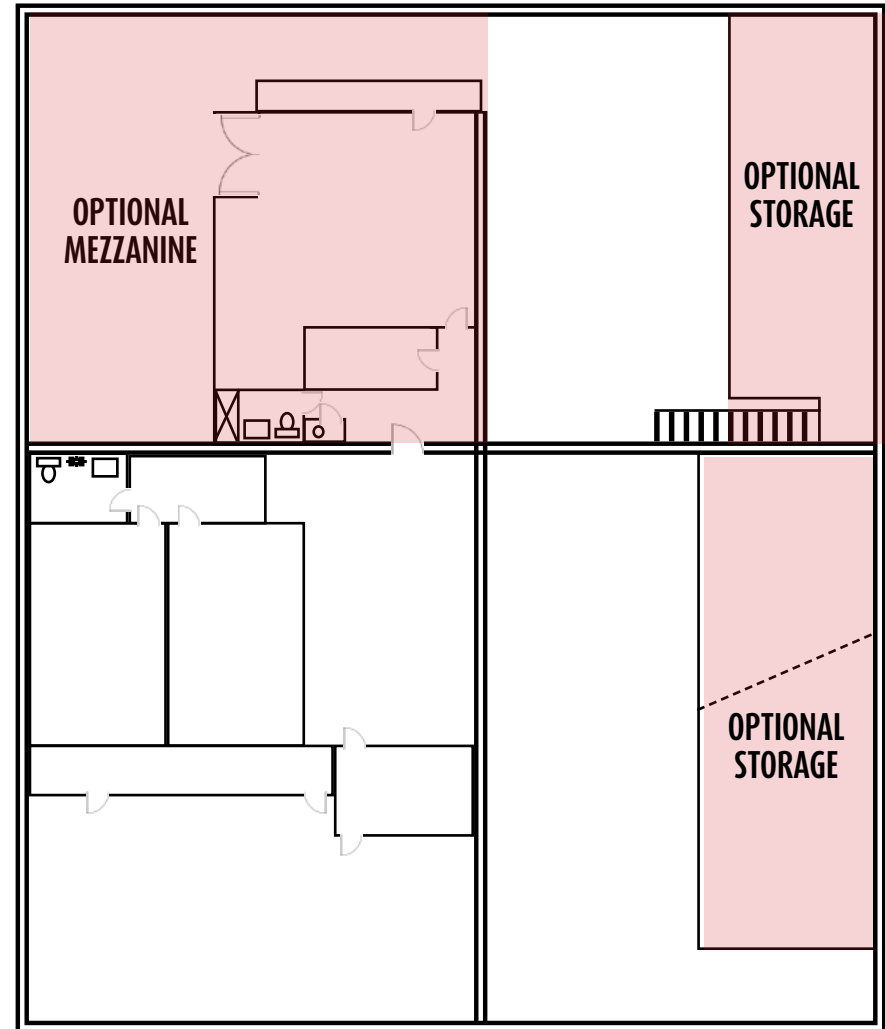
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**SUITE 100 - FIRST FLOOR**



**SUITE 100 - SECOND FLOOR**



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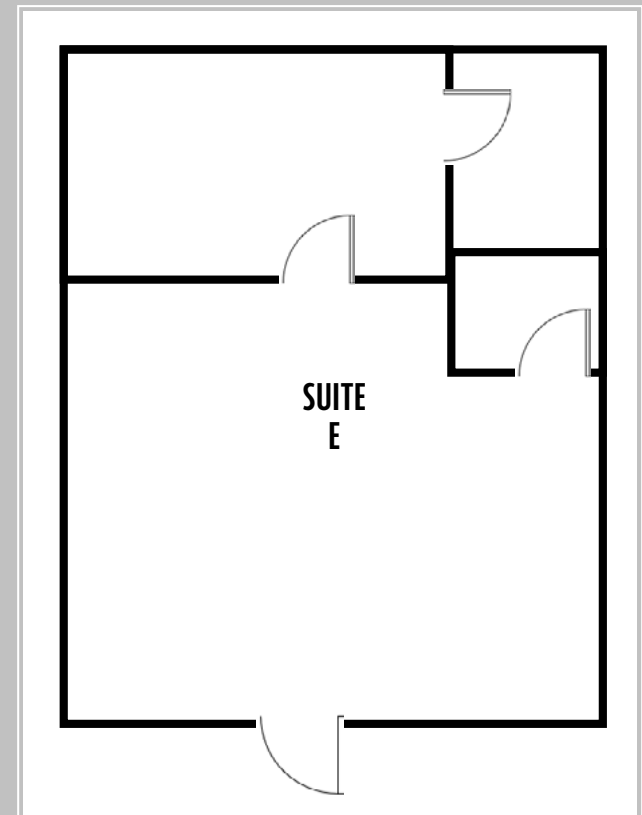
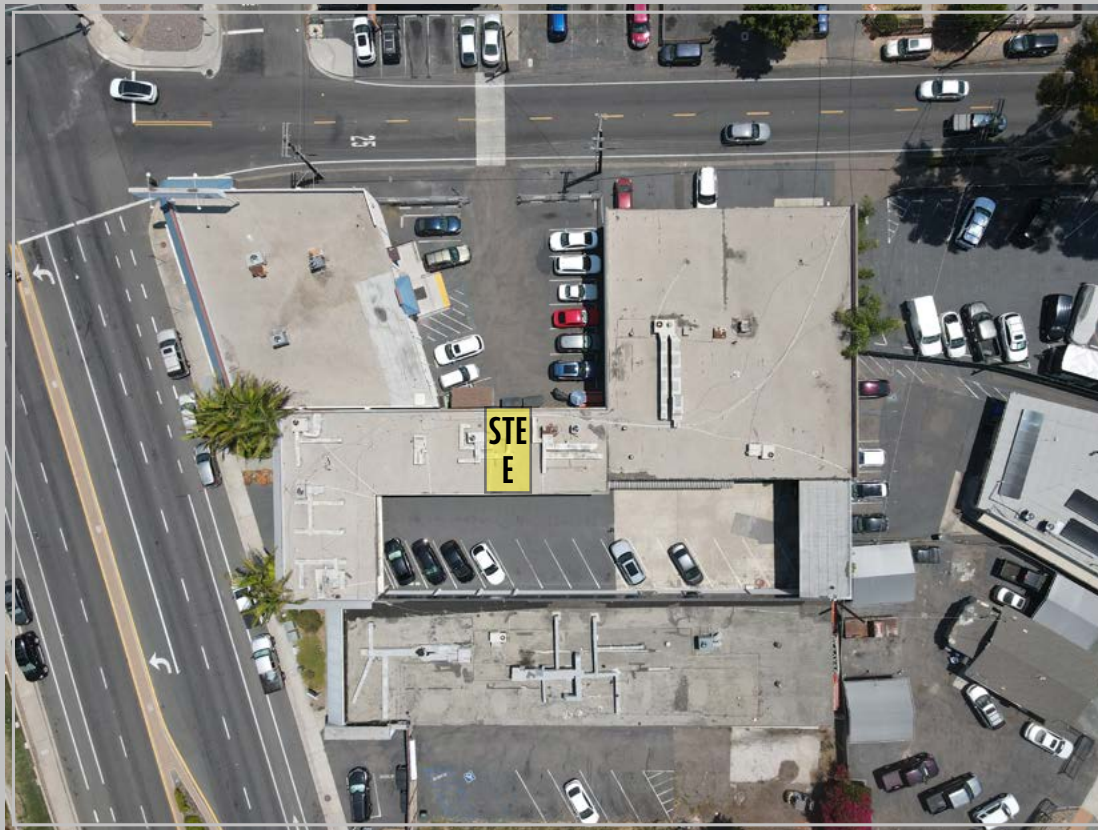


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AVAILABLE	SF	SUITE	MONTHLY RENT
<ul style="list-style-type: none"><li>• Open Workspace</li><li>• 1 Sink</li><li>• Operable Windows</li></ul>	400	E	\$800 / Mo + Electric



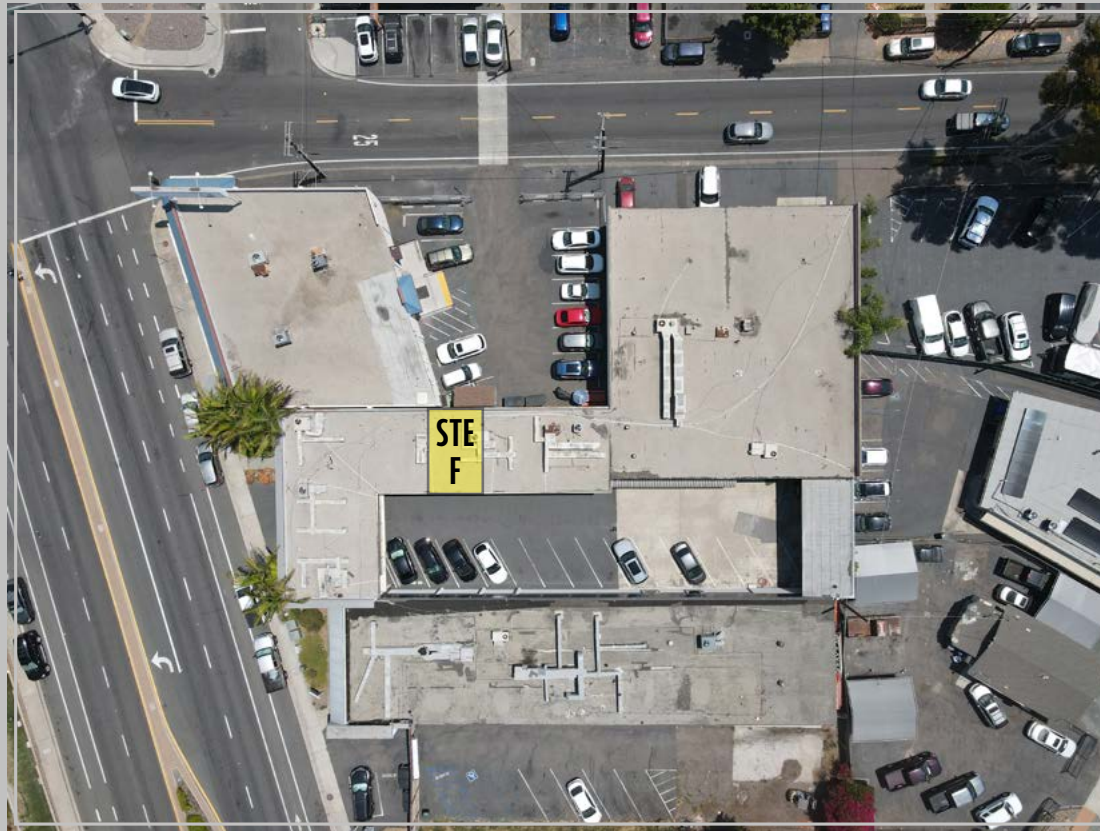
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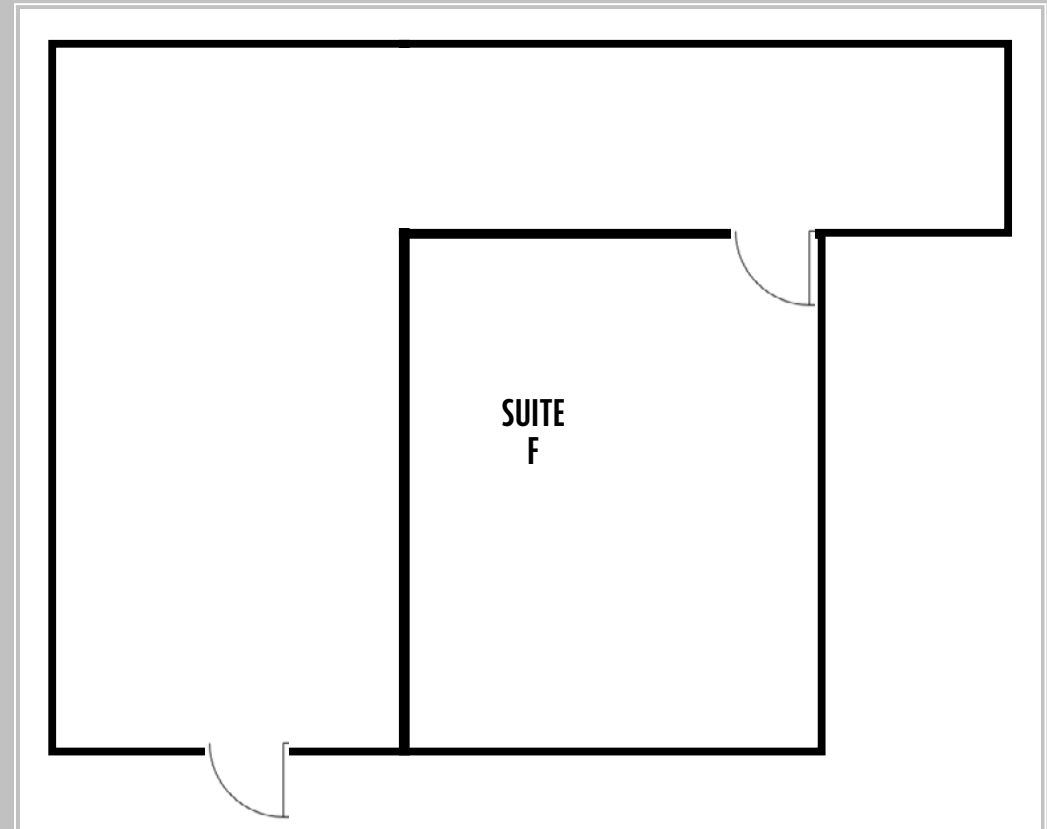
AVAILABLE	SF	SUITE	MONTHLY RENT
<ul style="list-style-type: none"><li>• 1 Large Office / Conference Room</li><li>• 1 Reception / Bullpen Area</li><li>• Operable windows</li></ul>	538	F	\$1,100 / Mo + Electric





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