

# FOR LEASE

2300 BOSWELL ROAD, CHULA VISTA

±1,870 SF - ±5,094 SF OFFICE SPACE



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**Voit**  
REAL ESTATE SERVICES



## PROPERTY SPECIFICATIONS



**BUILDING TYPE:**  
Class A Multi-Tenant Office



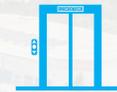
**BUILDING SIZE:**  
132,656 Rentable Square Feet



**STORIES:**  
Two



**CORE FACTOR:**  
17%



**ELEVATORS:**  
One



**YEAR BUILT / RENOVATED:**  
1992 / 2013, 2018-2020



**SPRINKLERS:**  
Yes



**PARKING:**  
516 Surface Spaces  
(Ratio: 3.9/1,000 RSF)



**ZONING:**  
BC-2, City of Chula Vista



**JANITORIAL & ELECTRICITY:**  
Tenant Responsible



**CONSTRUCTION:**  
Concrete Tilt-Up



**PARCEL NUMBER:**  
595-231-35

# PROPERTY DESCRIPTION

THE PLAZA @ EASTLAKE

**The Plaza At Eastlake** is located within Eastlake's master-planned community (voted #1 master planned community in San Diego County 10 years running), that features over 1,000,000 square feet of recently developed retail, restaurants and other amenities. It is located just two blocks from the South Bay Expressway.

**The Plaza At Eastlake** is adjacent to a 7 acre private park and recreation area. Scobee Park is an exclusive amenity for the Eastlake Business Park which includes volleyball, basketball and tennis courts, soccer and softball fields and picnic areas.



# CONFERENCE ROOM

**The Plaza At Eastlake** has a Conference Room as an amenity for its tenants. It is the only building in the Eastlake area that has this amenity. It can be reserved with the property management company and used for tenants' meetings and trainings.

The conference room has glass walls on both sides, with abundant natural light and views of the mountains. The furniture has flexible configuration and there is a TV and multimedia console at the front of the conference room.



# AVAILABILITY: 1<sup>ST</sup> FLOOR

AVAILABLE  
LEASED



FIRST FLOOR
Suite 120: 5,094 RSF
Suite 145: 2,782 RSF

# AVAILABILITY: 2<sup>ND</sup> FLOOR

AVAILABLE

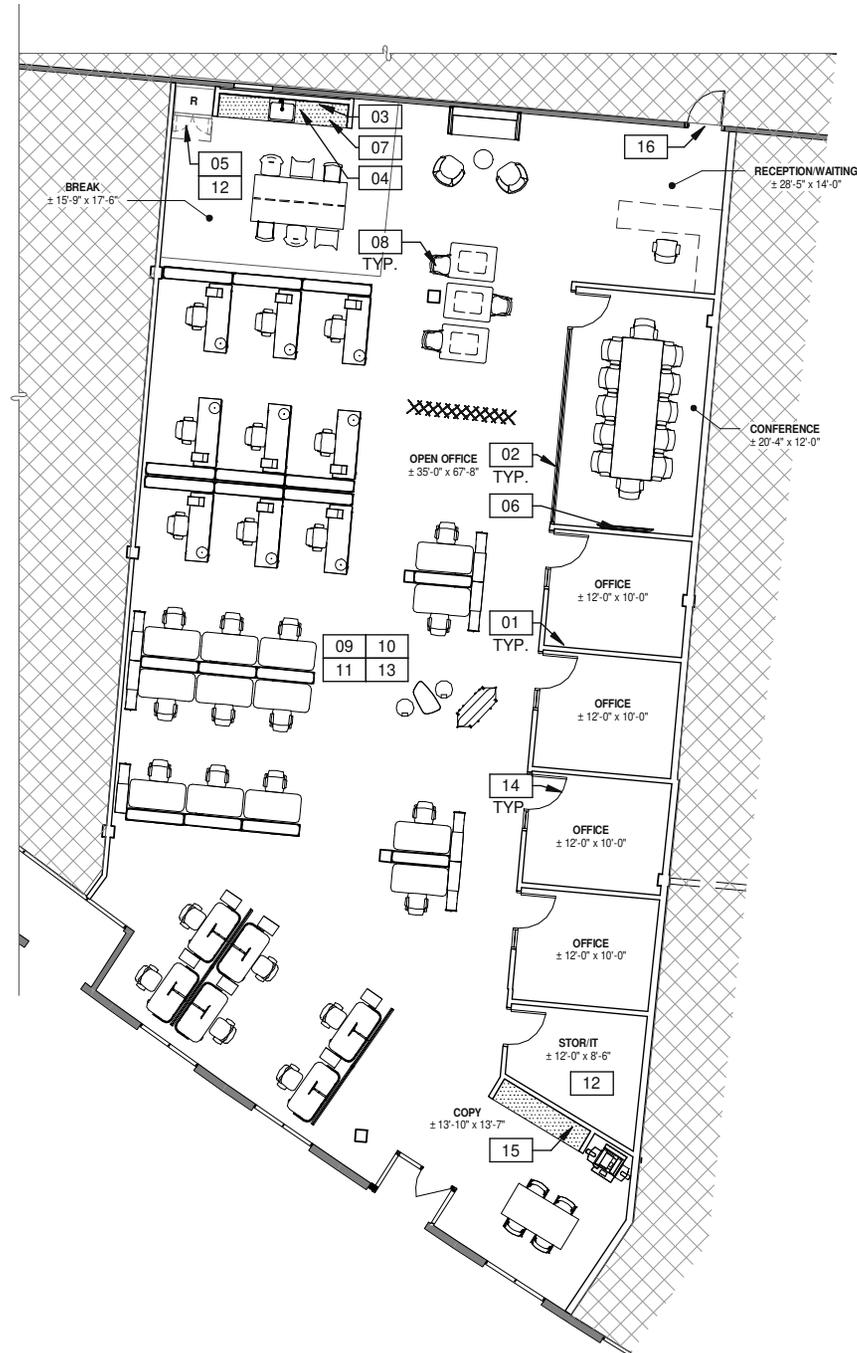
LEASED



SECOND FLOOR
Suite 245: 1,870 RSF
Suite 265: 2,184 RSF

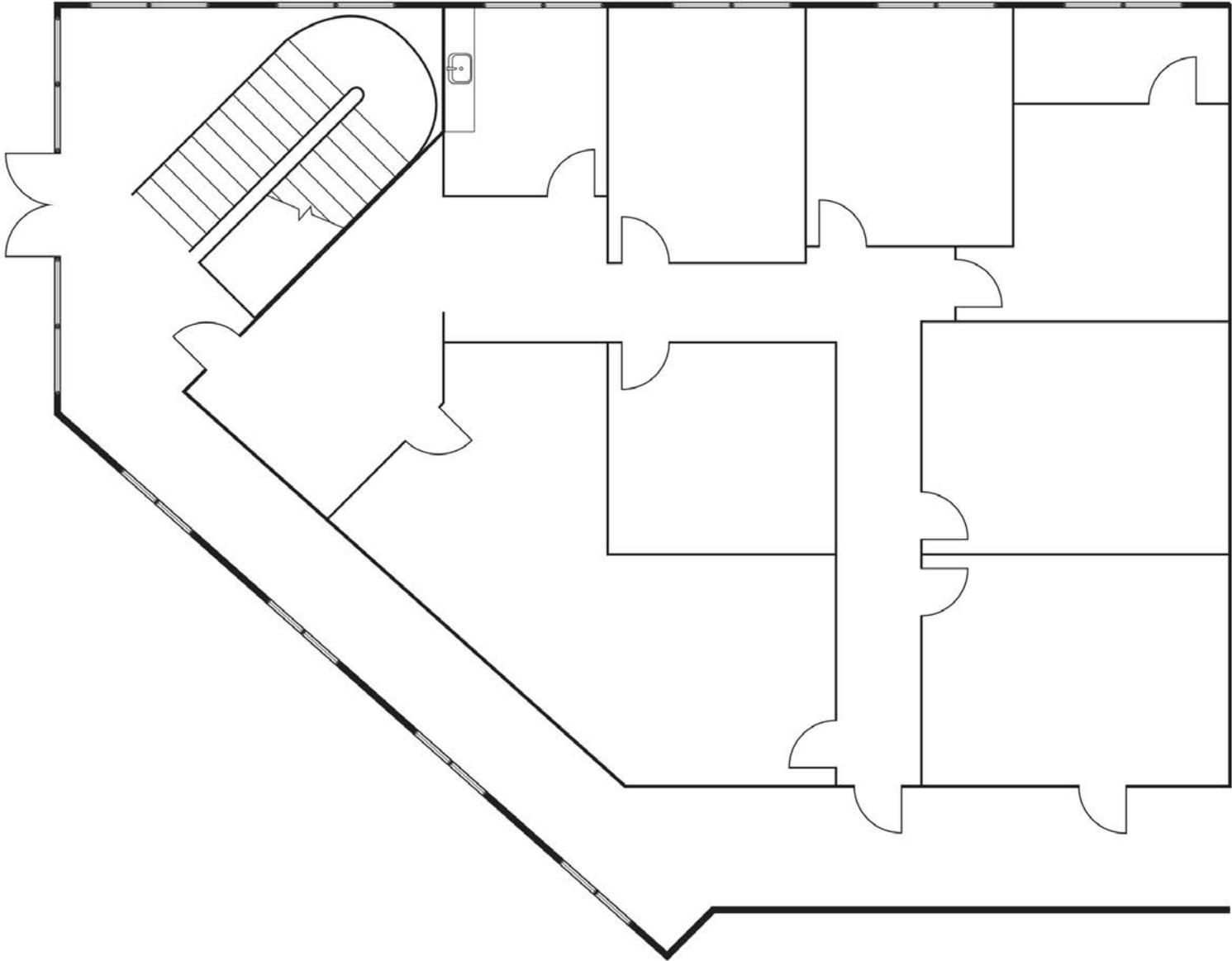
# SUITE 120 - CONCEPTUAL DRAWING OF SUITE

5,094 SF

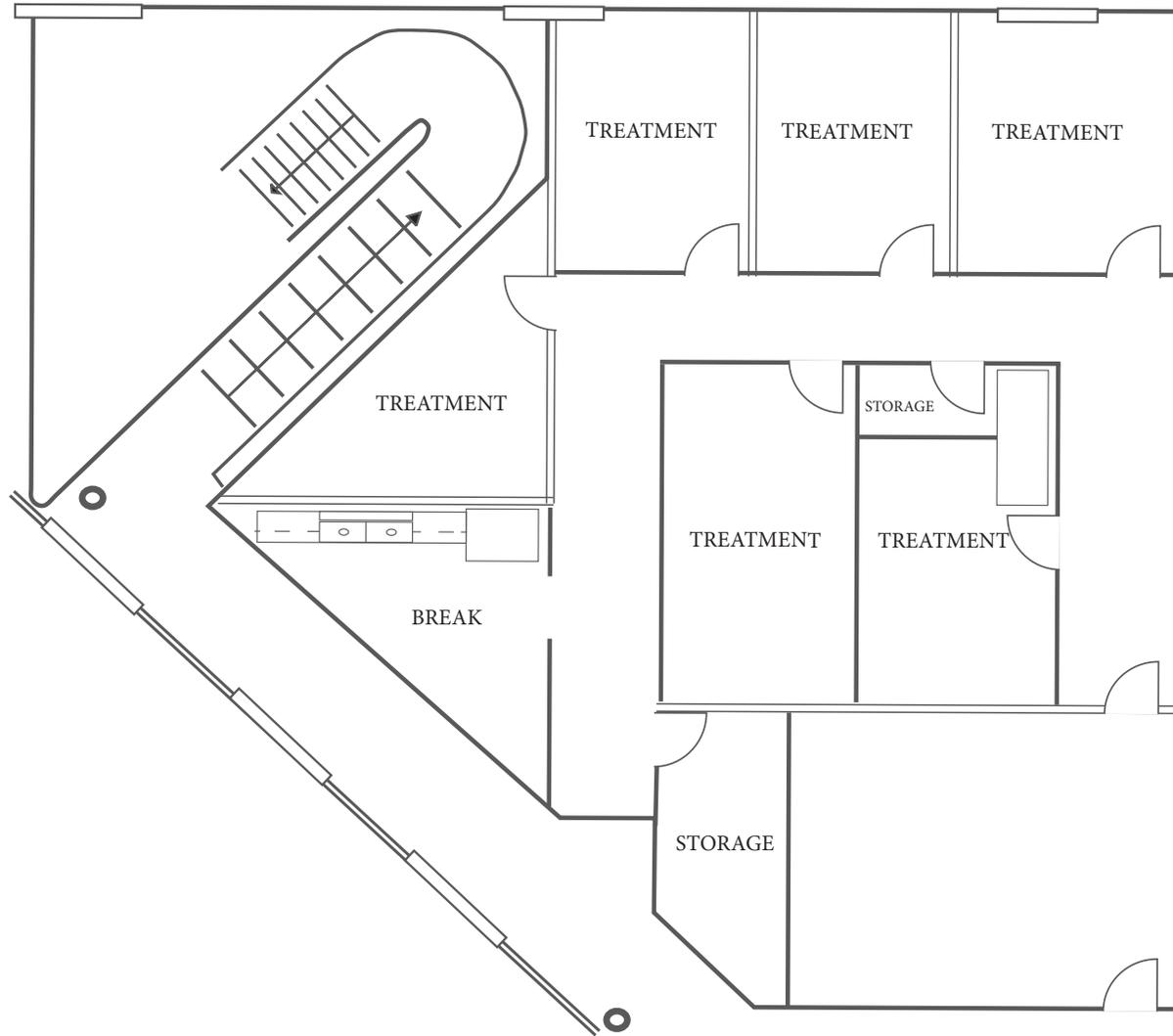


SUITE 145

2,782 SF

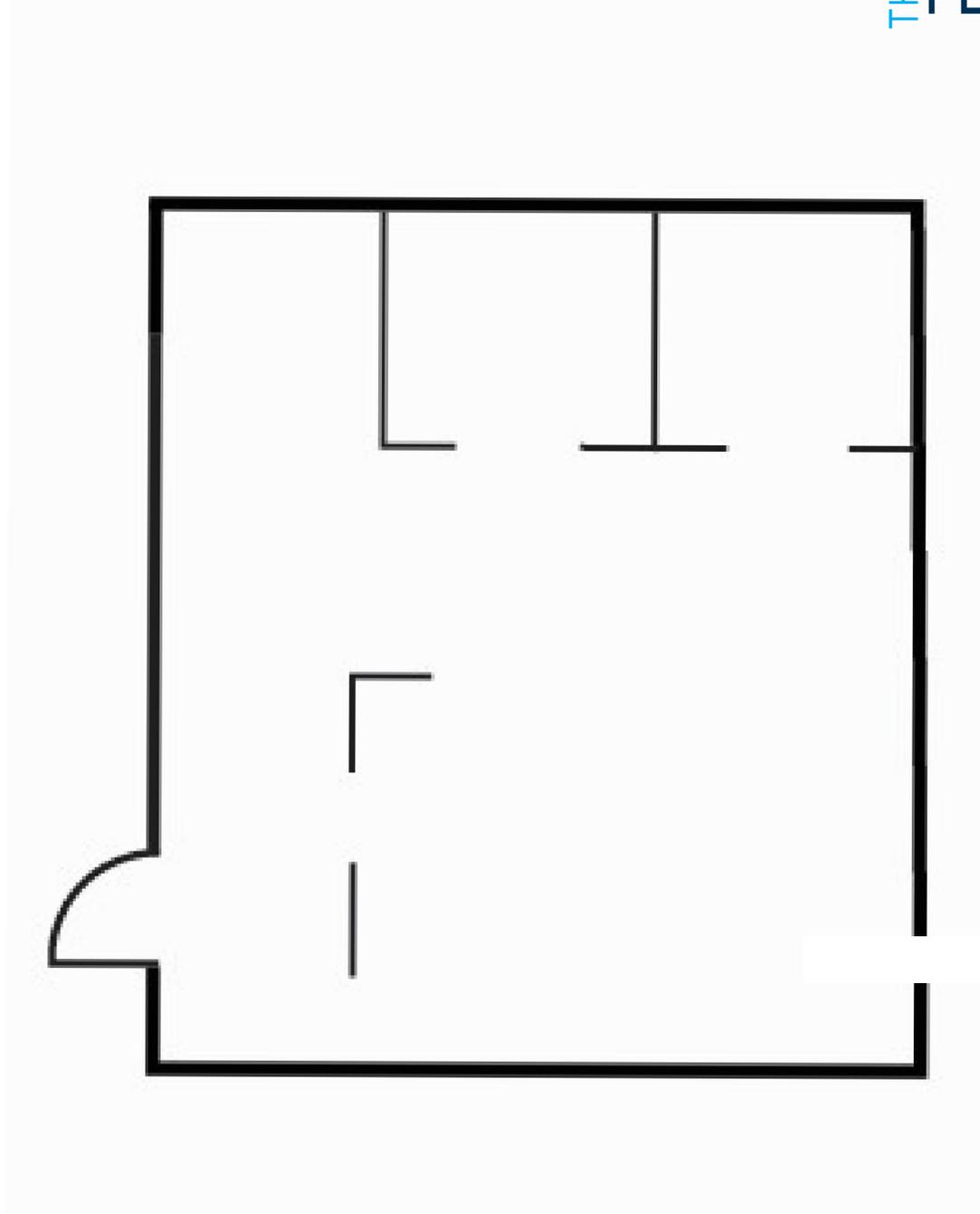


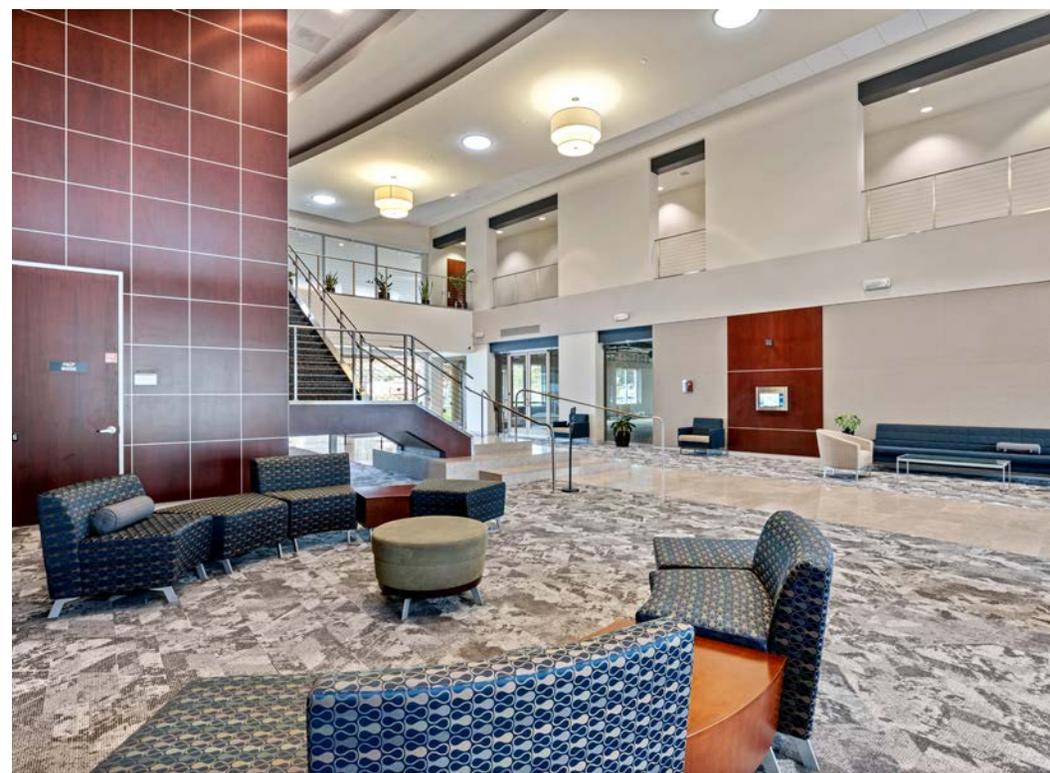
1,870 SF



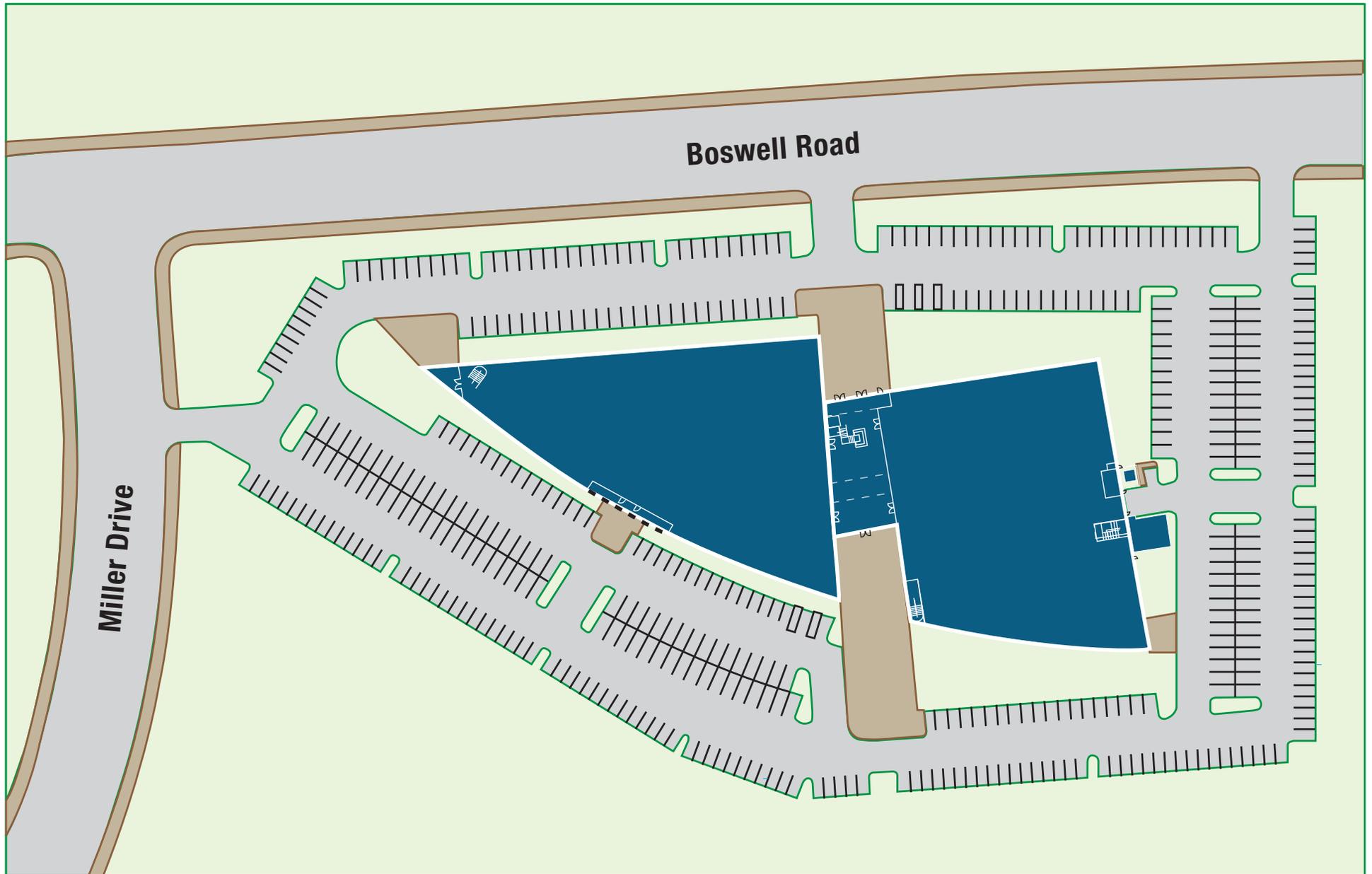
SUITE 265

2,184 SF





# SITE PLAN

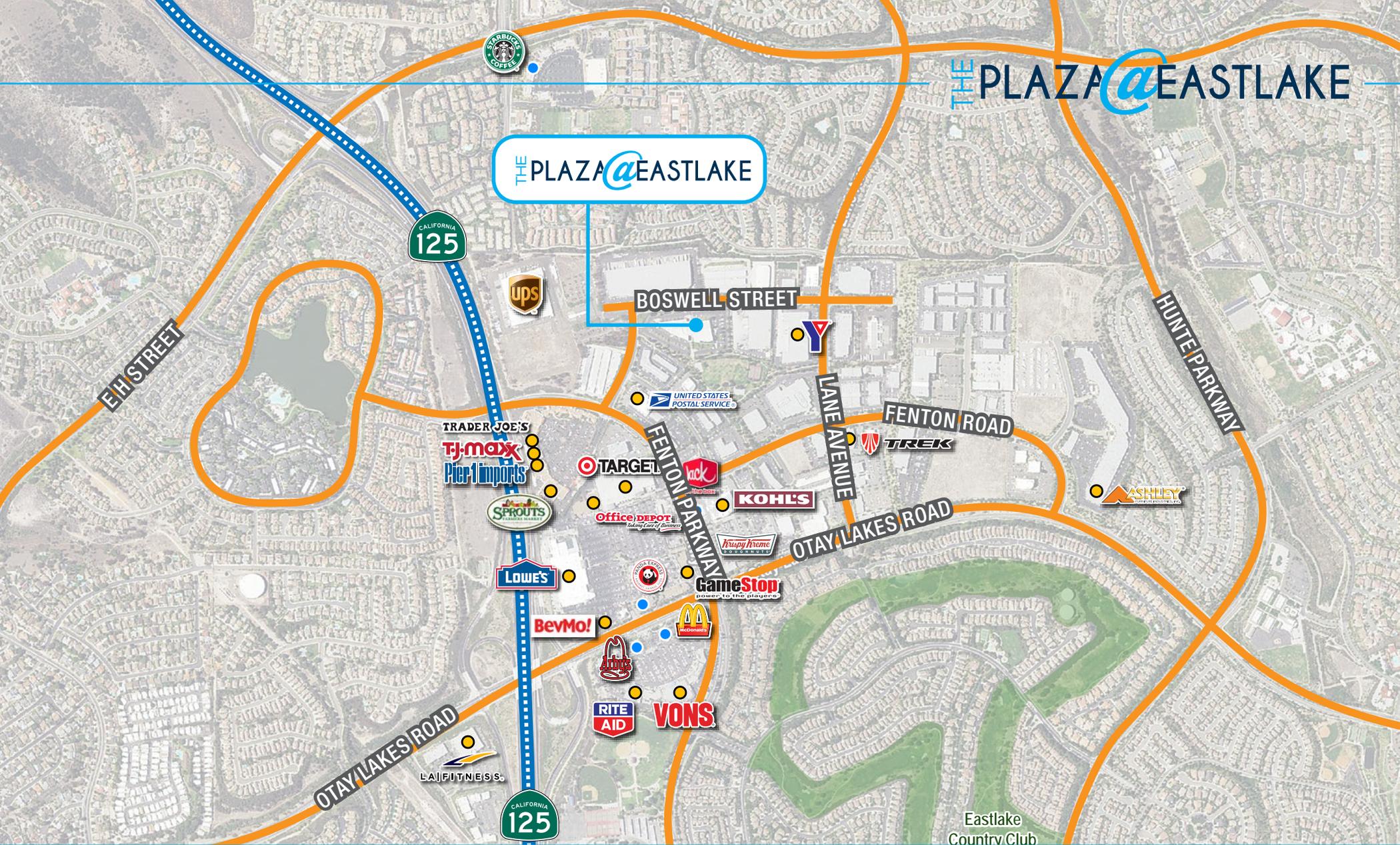


# AREA AMENITIES

- Estimated 935,355 population within 10-mile radius
- Estimated population of 194,931 within a 5-mile radius
- Estimated average household income of \$97,468 within a 5-mile radius
- Easy access to South Bay Expressway (Hwy-125)
- Located in the Eastlake Business Center
- Four retail centers within walking distance, including stores like Target, Vons, Sprouts, & Trader Joe's and restaurants like Miguel's Mexican Cocina
- U.S. Post Office and UPS are one block away
- Private 7-acre park with tennis, basketball courts, baseball diamond, volleyball court, showers, lockers
- Eastlake Country Club is just a few blocks away
- Otay Ranch Town Center regional mall is within a 5 minute drive
- Chula Vista attractions include: harbor and marina, US Olympic Training Center, Sleeptrain Amphitheater, SeaWorld Aquatica, Goodrich Aerospace Aerostructures, and Southwestern College
- Otay Mesa border crossing is a 7 minute drive on Hwy-125
- 25 minutes from San Diego International Airport (Lindbergh Field)



# THE PLAZA@EASTLAKE



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