



Fairmount Center

4265 Fairmount Ave, San Diego, CA 92105



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Fairmount Center
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Fairmount Center

\$23.40 /SF/YR

Nestled in City Heights, Fairmount Center is located at 4265 Fairmount Avenue, San Diego, CA 92105. The two-story property was erected in 1981 and boasts 18 tenant suites with ample ground-level parking. Several suites within the property have undergone cosmetic remodeling, and some suites feature large windows with street views. Fairmount Center is situated in the center of San Diego County, in one of the region's oldest and most diverse neighborhoods and is accessible by several freeway arteries and public transit systems....

- Heavy daytime foot traffic
- Secured entry
- Abundant onsite surface parking
- Onsite security system and video surveillance



Rental Rate:	\$23.40 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	11,533 SF
Year Built:	1981
Walk Score ®:	93 (Walker's Paradise)
Transit Score ®:	56 (Good Transit)
Rental Rate Mo:	\$1.95 /SF/MO

2nd Floor Ste 200/220

Space Available	1,120 SF
Rental Rate	\$23.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Newly renovated office space available in the heart of City Heights! Suite 200 is on the second-floor corner suite and offers five (5) private offices with in-suite HVAC control. Enjoy ample natural light with large street-facing windows and a skylight. Single-occupancy bathrooms are located on the second floor of the building. For building amenities, view the building description. Schedule a property tour today! Spaces are available on negotiable terms, please contact Elizabeth.

1

2nd Floor Ste 210

Space Available	752 SF
Rental Rate	\$23.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Newly renovated office space available in the heart of City Heights! Suite 210 is on the second-floor corner suite and offers three (3) private offices with in-suite HVAC control. Enjoy ample natural light with large street-facing windows and a skylight. Single-occupancy bathrooms are located on the second floor of the building. For building amenities, view the building description. Schedule a property tour today! Spaces are available on negotiable terms, please contact Elizabeth.

2

2nd Floor Ste 230

Space Available	272 SF
Rental Rate	\$23.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Newly renovated office space available in the heart of City Heights! Suite 230 is on the second floor with in-suite HVAC control. Single-occupancy bathrooms are located on the second floor of the building. For building amenities, view the building description. Schedule a property tour today! Spaces are available on negotiable terms, please contact Elizabeth.

3

2nd Floor Ste 240

Space Available	252 SF
Rental Rate	\$23.40 /SF/YR
Date Available	September 28, 2023
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Newly renovated office space available in the heart of City Heights! Suite 240 is on the second floor with in-suite HVAC control. Single-occupancy bathrooms are located on the second floor of the building. For building amenities, view the building description. Schedule a property tour today! Spaces are available on negotiable terms, please contact Elizabeth.

4

2nd Floor Ste 250

Space Available	808 SF
Rental Rate	\$23.40 /SF/YR
Date Available	September 28, 2023
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Office space is available in the heart of City Heights! Suite 250 is on the second floor. Single-occupancy bathrooms are located on the second floor of the building. For building amenities, view the building description. Schedule a property tour today! Spaces are available on negotiable terms, please contact Elizabeth.

5

2nd Floor Ste 270

Space Available	192 SF
Rental Rate	\$23.40 /SF/YR
Date Available	September 28, 2023
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Office space is available in the heart of City Heights! Suite 270 is on the second floor. Single-occupancy bathrooms are located on the second floor of the building. For building amenities, view the building description. Schedule a property tour today! Spaces are available on negotiable terms, please contact Elizabeth.

6



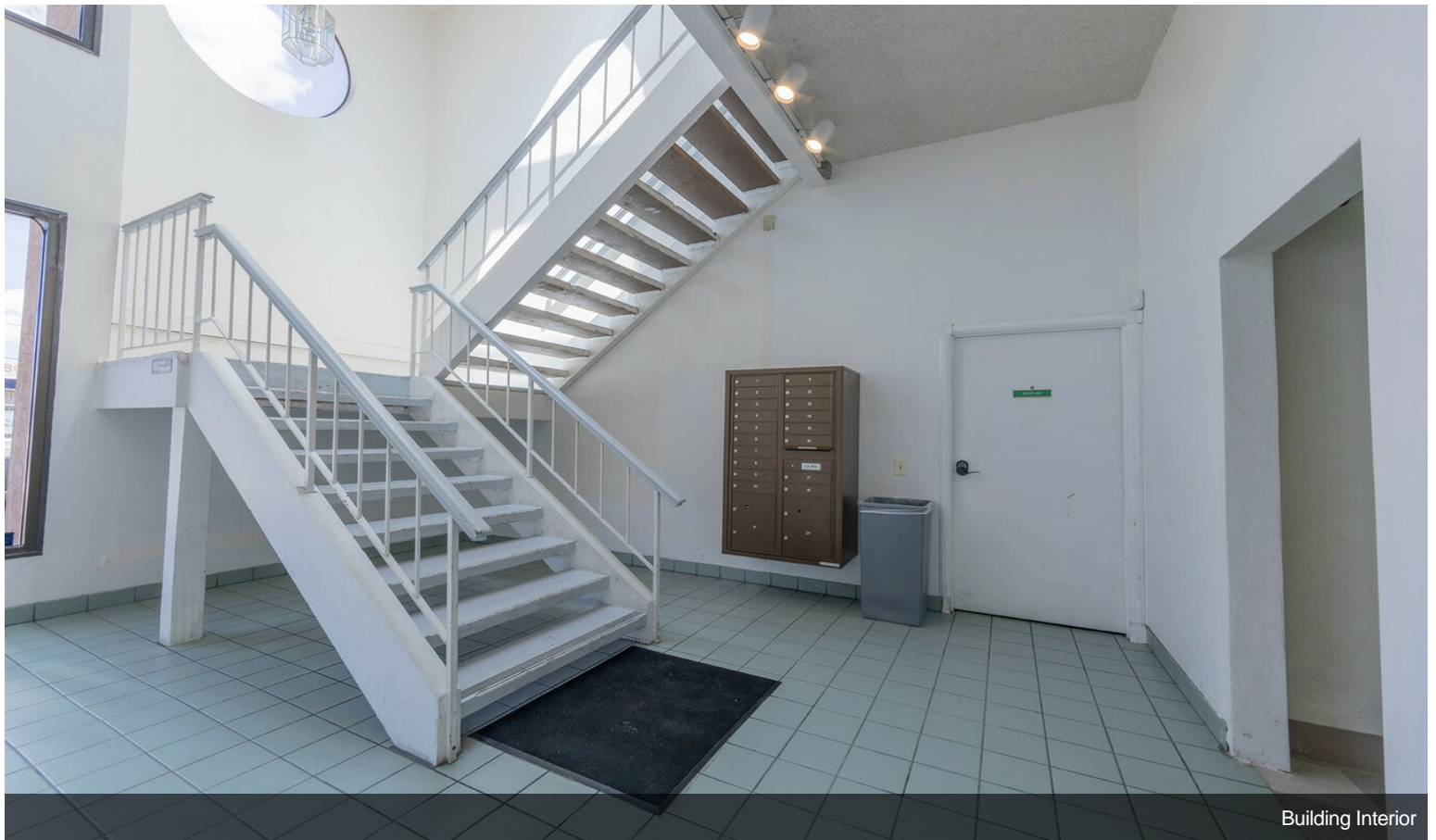
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Property Photos

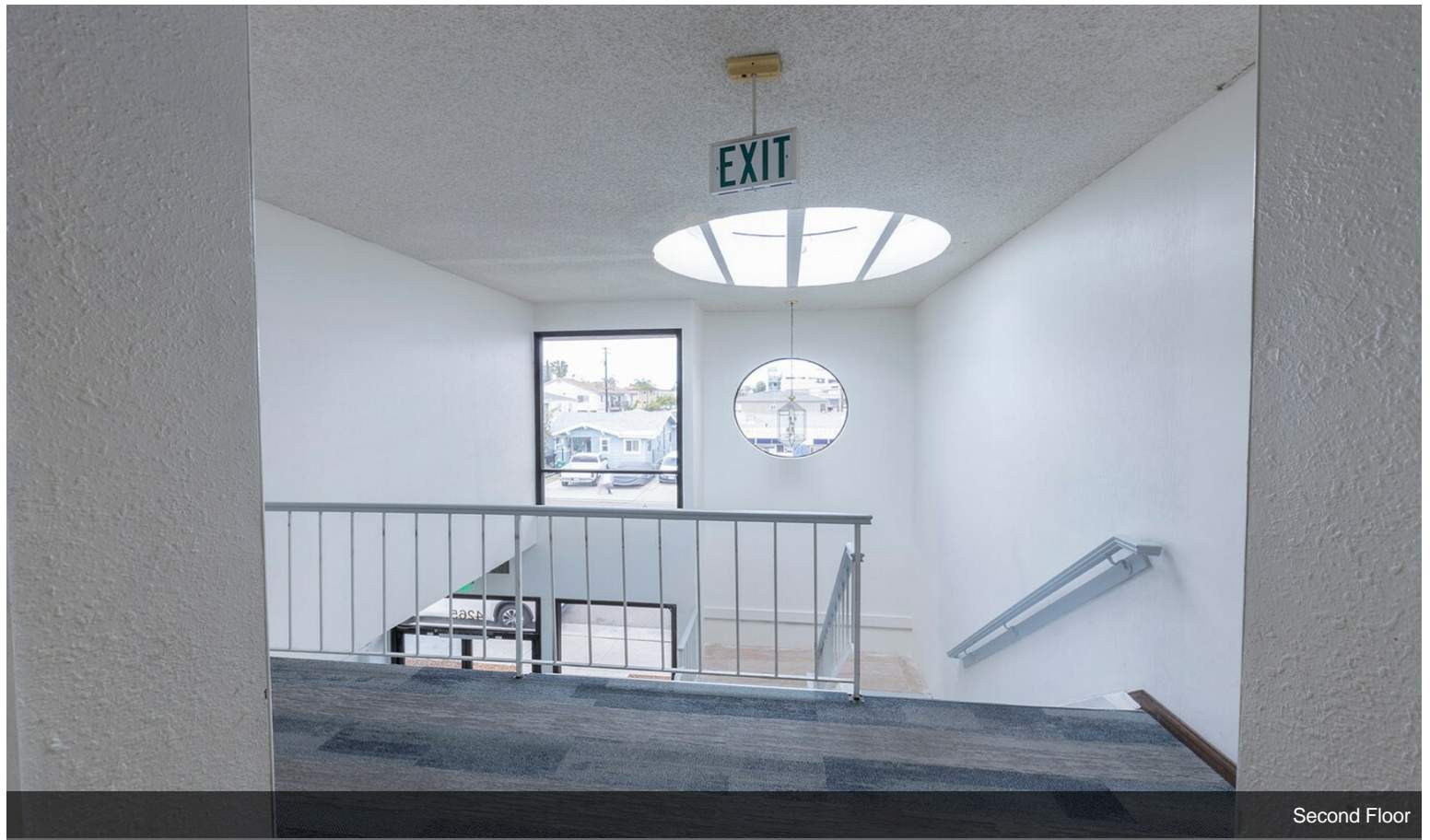


1st Floor Hallway

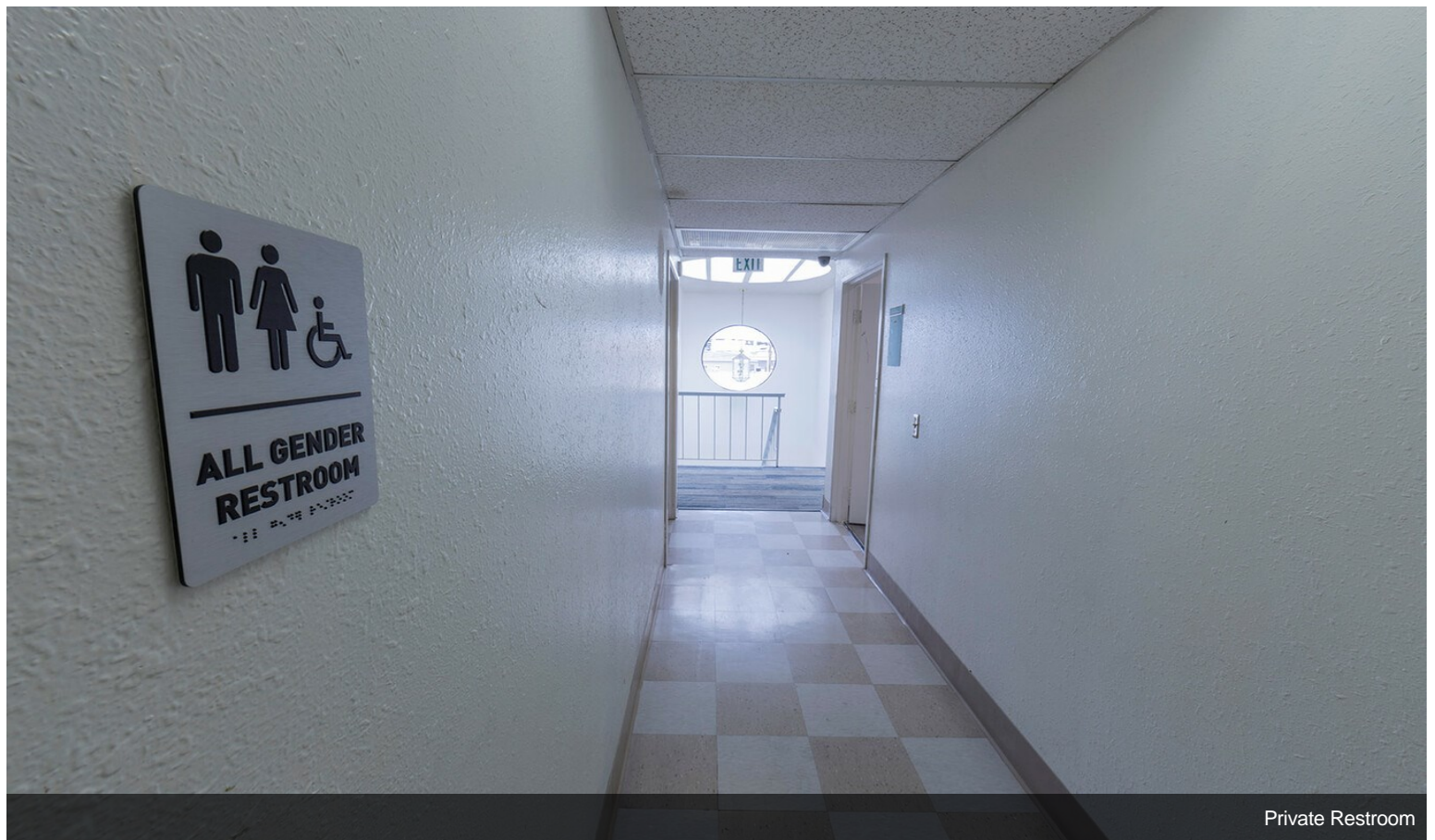


Building Interior

Property Photos



Second Floor



Private Restroom

Property Photos



Building Roof View



Neighborhood View

Property Photos

