

Maximum Flexibility for Growing and Adapting Businesses

1650

**Hotel Circle North
San Diego, CA 92108**

\$1.00/SF + Elec

MISSION VALLEY'S BEST DEAL

±730 SF to 14,156 SF Office Space in the Heart of Western Mission Valley

COLTON SPEAS

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PROPERTY FEATURES



Approx. 730 SF to 14,156 SF professional office suites with golf course views



Approx. 29,045 SF Multi-Tenant Building



Prime Mission Valley location with immediate access to I-8, I-5, I-805, and SR-163



Flexible floor plans suitable for a multitude of office users



Central San Diego location minutes from Downtown, the airport, and major amenities



Close to top retail destinations such as Fashion Valley Mall, Hazard Center, and Mission Valley Mall



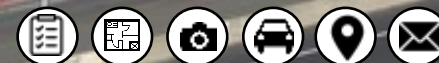
± 5/1,000 SF parking ratio with covered parking available



Prominent monument signage opportunity



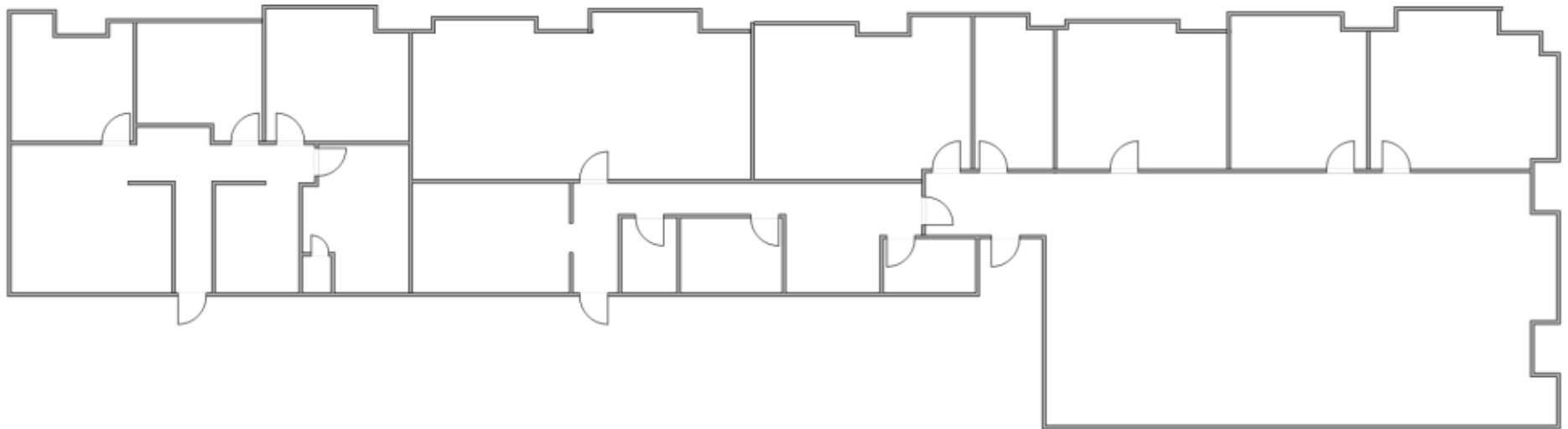
\$1.00 + Electric
FLEXIBLE LEASE TERMS AT BEST RATE
IN MISSION VALLEY



FLOOR PLAN



Suite 100-125	± 6,093 SF Contiguous with Suite 110 for ± 14,156 SF
Features	Multiple private offices, conference/huddle rooms, storage, break room, admin areas
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



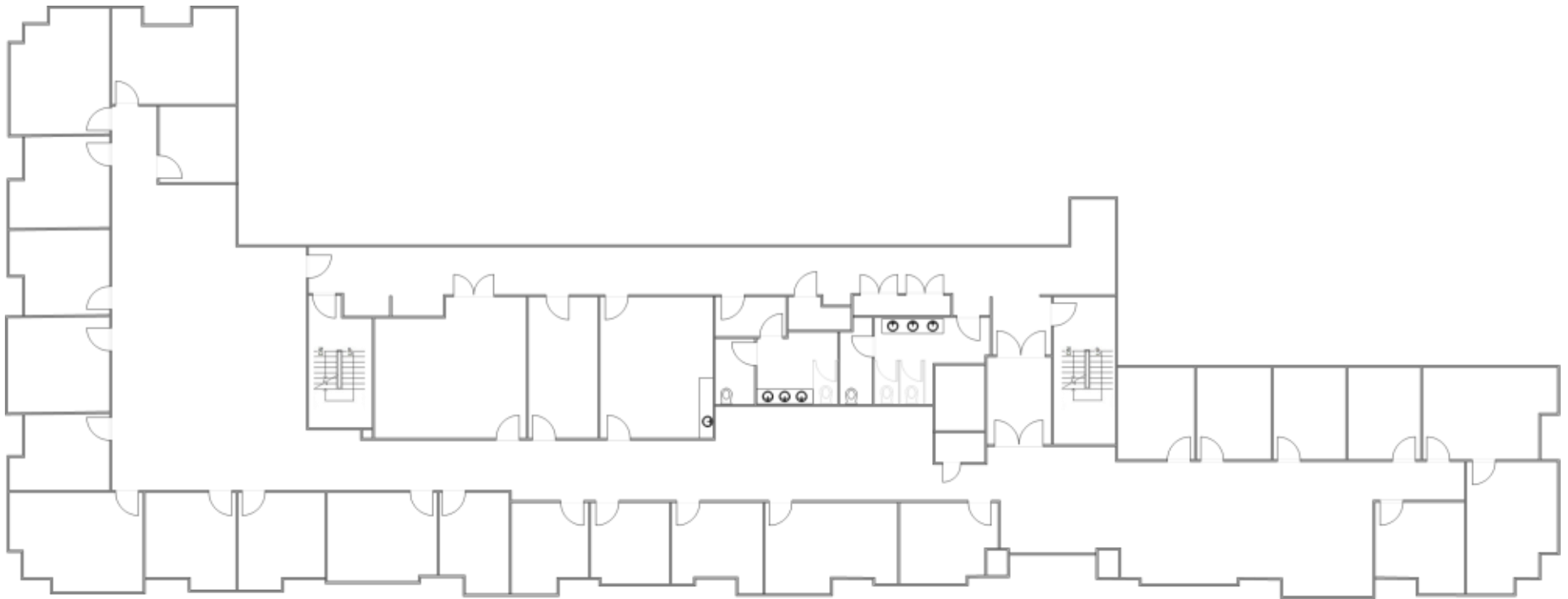
Floor plan not fit to scale; for reference purposes only.



FLOOR PLAN



Suite 110	± 8,063 SF Contiguous with Suite 100-125 for ± 14,156 SF
Features	24 private offices, conference room, storage, admin areas, break room
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



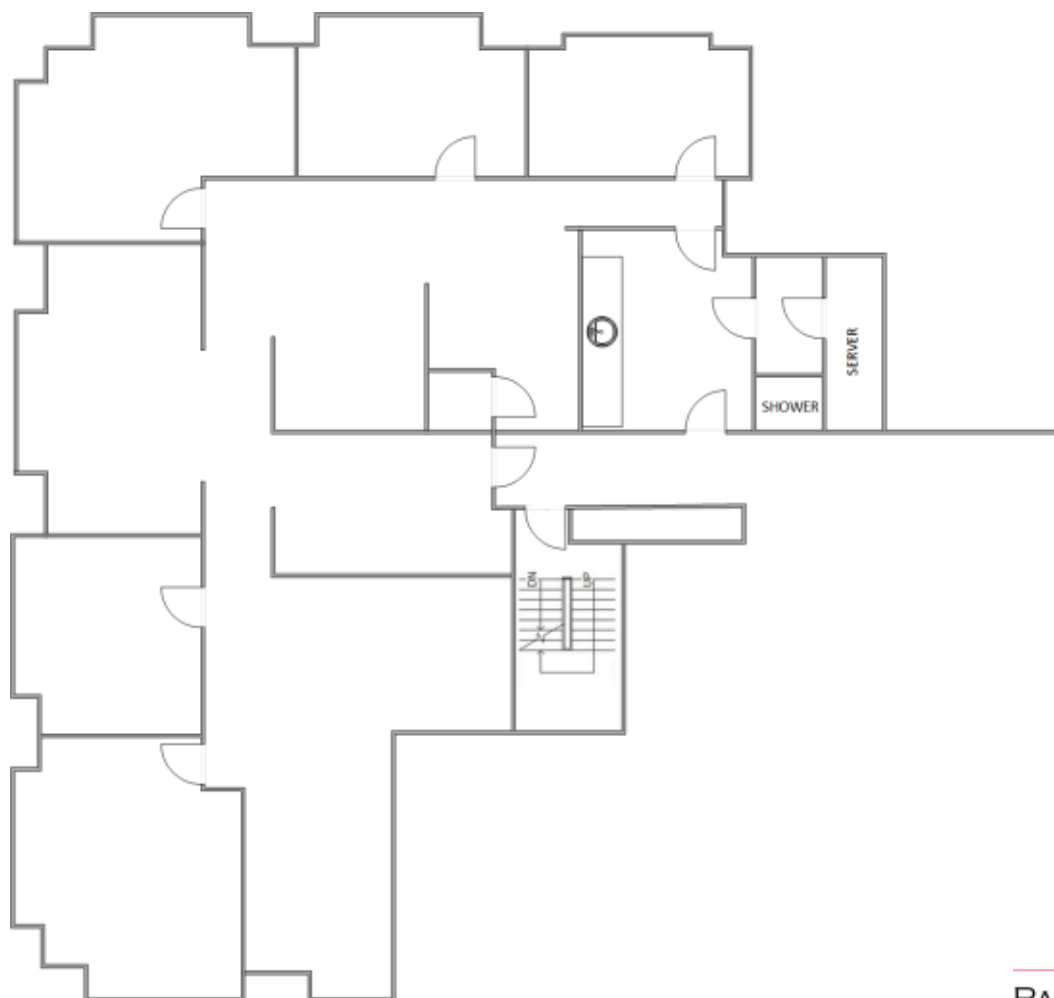
Floor plan not fit to scale; for reference purposes only.



FLOOR PLAN



Suite 200	± 4,031 SF
Features	Numerous offices with golf course views, break room, admin areas, shower, storage/IT
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



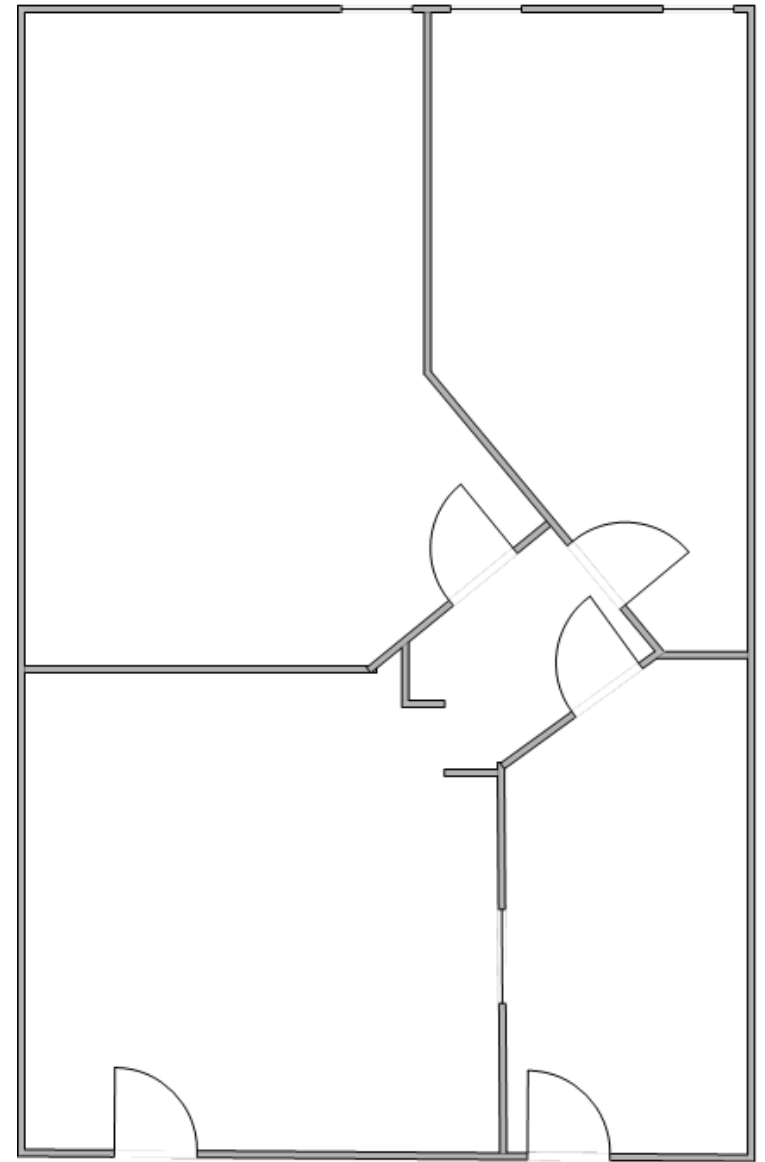
Floor plan not fit to scale; for reference purposes only.



FLOOR PLAN

2
Floor

Suite 203	± 730 SF
Features	Private reception with patient/client window, two private offices
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Therapist, CPA, attorney



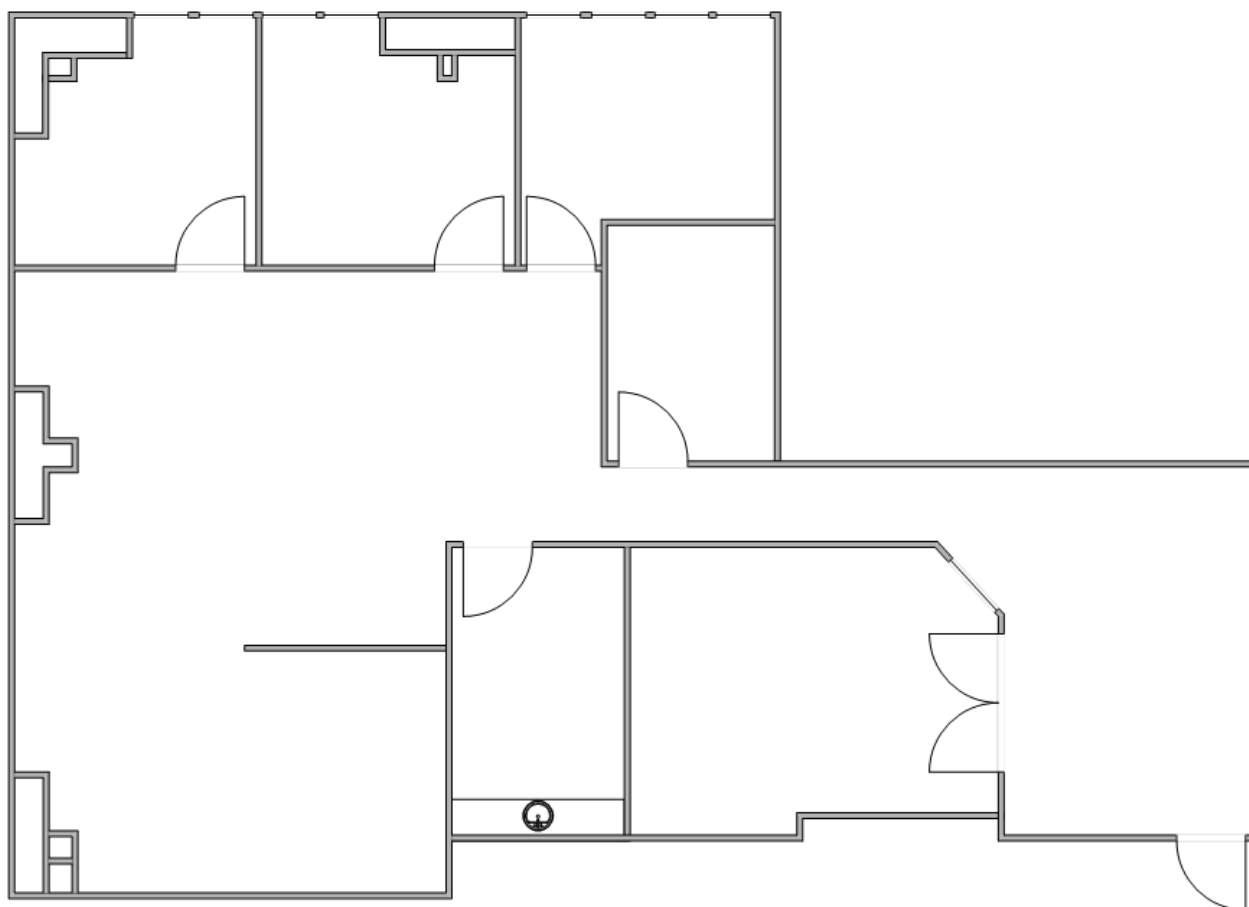
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FLOOR PLAN



Suite 215	± 1,931 SF
Features	Reception, 4 private offices, conference room, admin area, break room
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



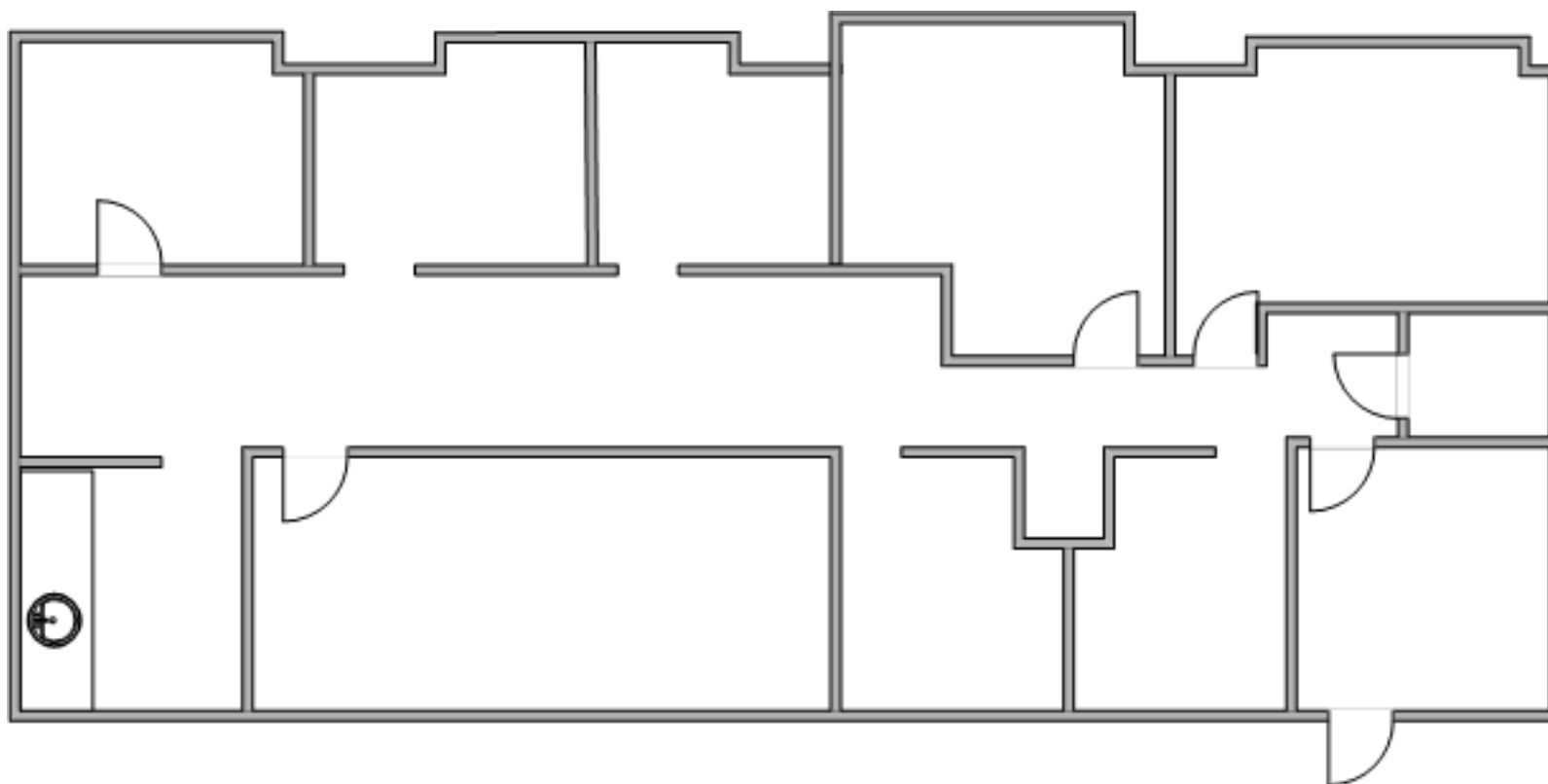
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FLOOR PLAN



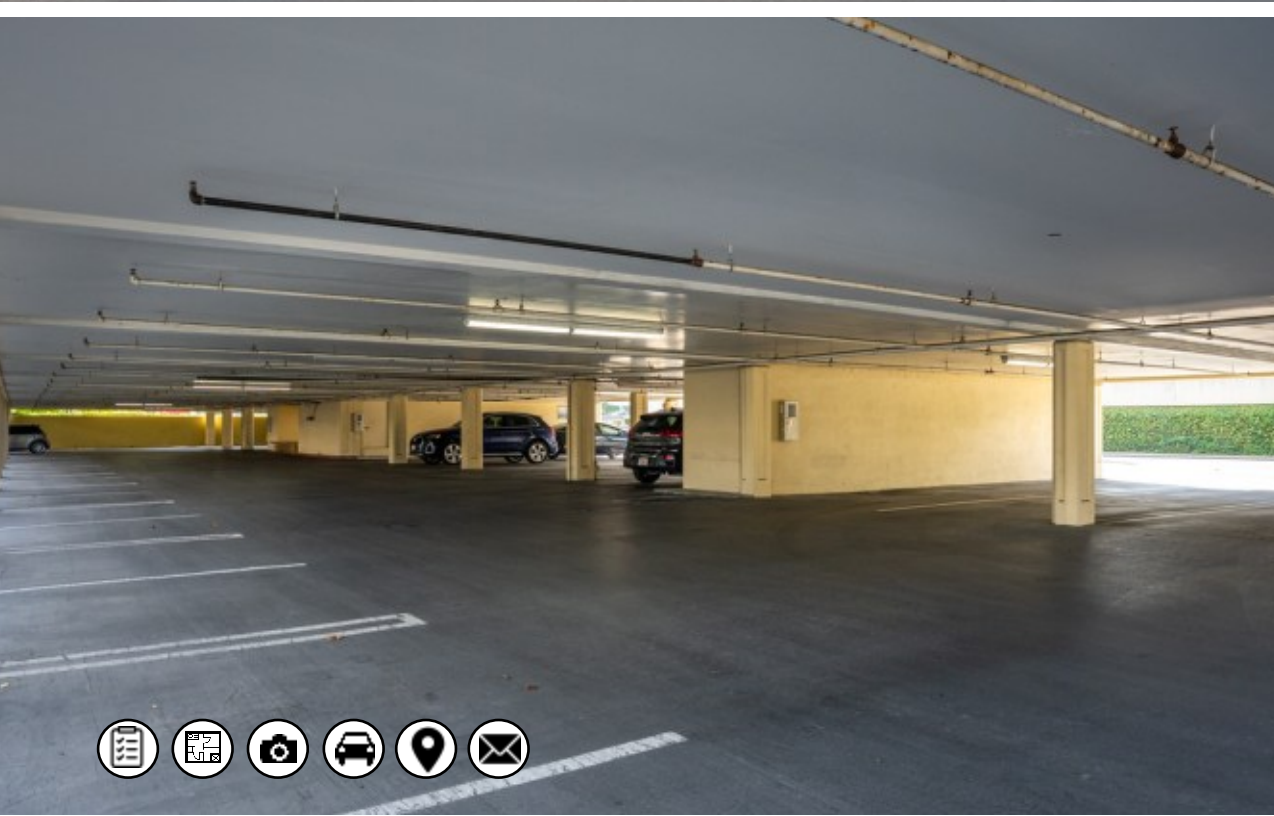
Suite 230	± 2,377 SF
Features	3 private offices, reception, conference room, storage, admin work stations
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



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PROPERTY PHOTOS



DRIVE TIMES

1

9 MIN
DOWNTOWN

2

12 MIN
SD INTL. AIRPORT

3

14 MIN
EAST COUNTY

4

14 MIN
LA JOLLA UTC

5

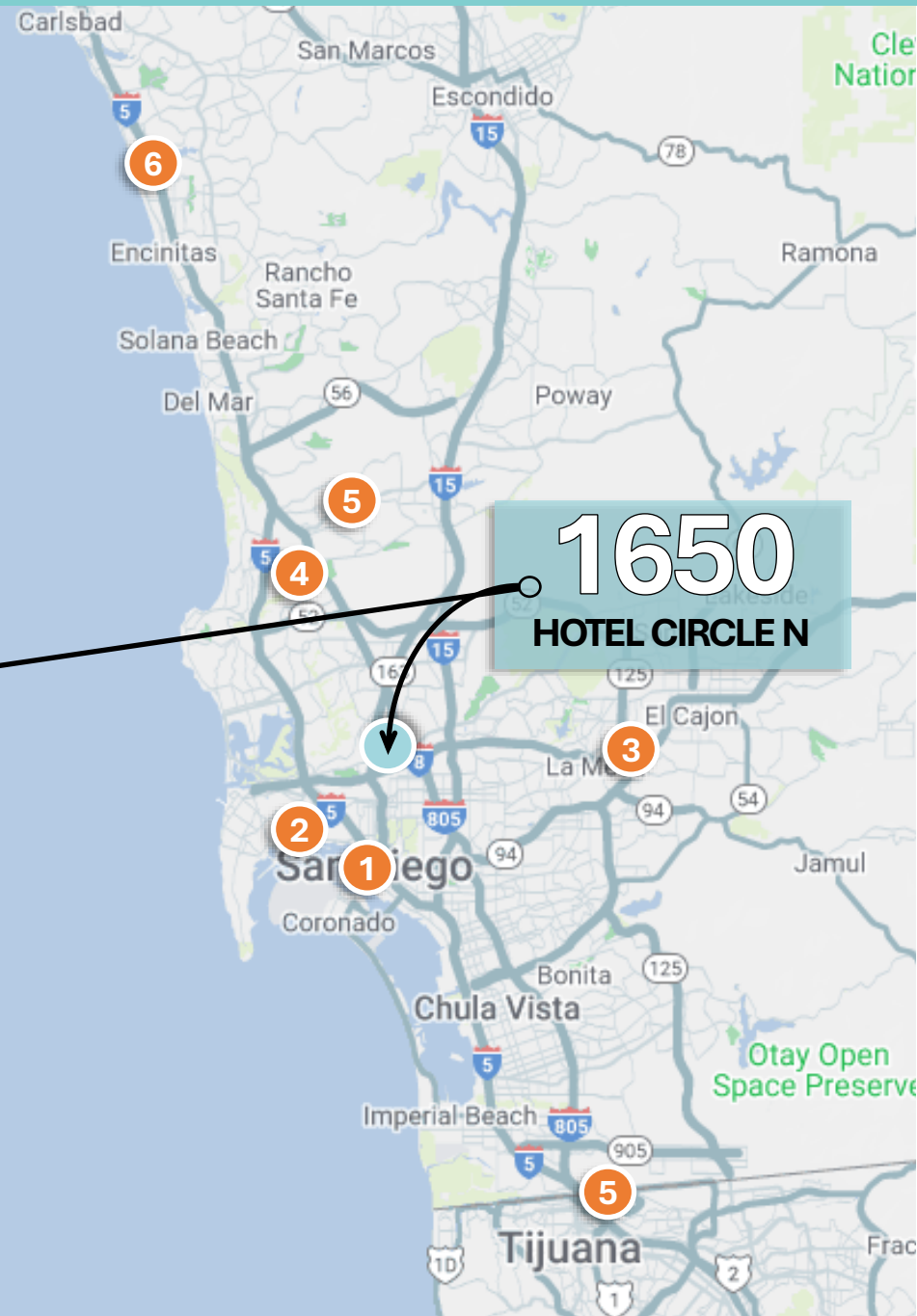
24 MIN
U.S.—MEXICO BORDER

6

30 MIN
NORTH COUNTY



**HIGHLY VISIBLE OFFICE FROM THE I-8
WITH 206,500 VEHICLES PER DAY**



NEARBY AMENITIES



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