

# FOR SALE

±920 SF OFFICE CONDOMINIUM

**4455 MORENA BOULEVARD  
UNIT 111**

SAN DIEGO, CA 92110

**BRANDON KEITH**

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REAL ESTATE SERVICES



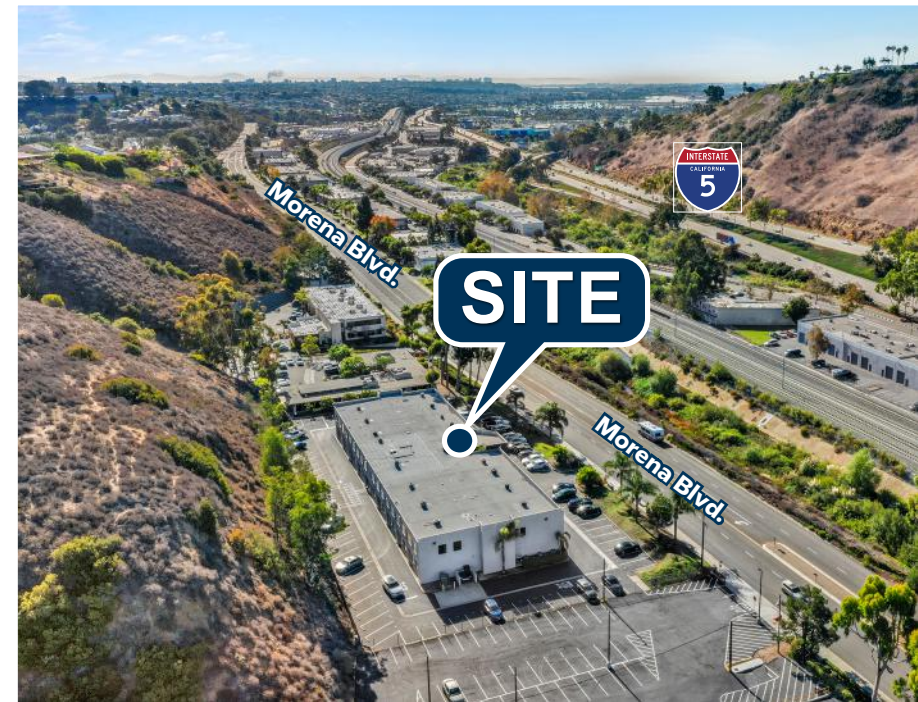
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## PROPERTY HIGHLIGHTS

- ±920 SF Office Condo Available For Sale
- Great Location in the Pacific Beach/Rose Canyon/Morena Submarket
- Excellent Access Along the I-5 Corridor & 52-Freeway
- IP-2-1 Zoning
- 3/1,000 SF Parking Ratio
- Close Proximity to Retail Amenities
- Elevator Served
- Beautiful Lobby & Common Areas
- Quiet and Well Maintained Office Building
- \$540/Mo. HOA Maintenance Fees

**SALE PRICE: \$437,000**



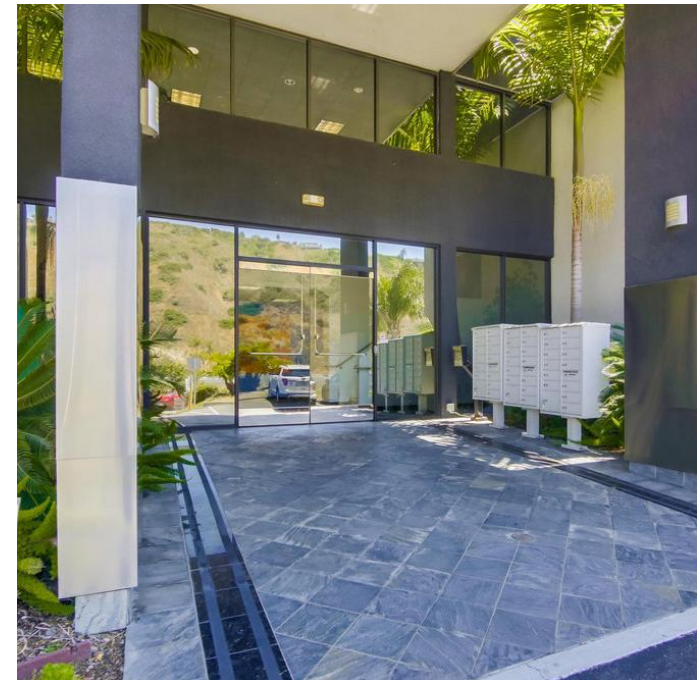
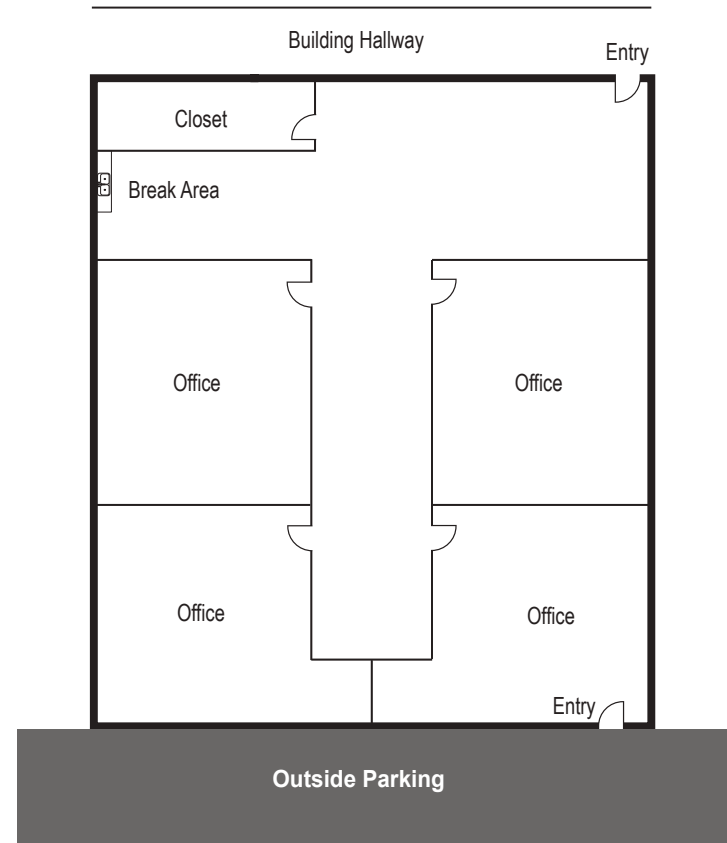


# 4455 MORENA BOULEVARD UNIT 111

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## FLOOR PLAN

- ±920 SF Office Condo
- 4 Private Offices
- Break Area
- Direct Entry From Parking or from Main Building Lobby







## BRANDON KEITH

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