

4550 KEARNY VILLA RD #207-213 SAN DIEGO, CA 92123

4 COMBINED OFFICE CONDOS



**DANIEL FEFFERMAN**

DRE# 02026109

BROKER-ASSOCIATE | FOUNDER



(619) 733-9038

DANIEL@DEFINESDRE.COM

WWW.DEFINEREALESTATE.COM



## THE OFFERING

Offered for sale is this 2,552 sq ft office condo in the heart of Kearny Mesa. Featuring 4 distinct units combined into one (with the ability to divide into individual units), this opportunity caters to owner-users, savvy investors, or a blend of both; perfect for those seeking to establish or expand their business footprint. Versatile layout offers flexibility for customization or lease opportunities and the ability to utilize SBA financing. Ideal location with growth potential. Landmark Centre features two buildings totaling approximately 32,000 on just over 2 acres with ample parking.



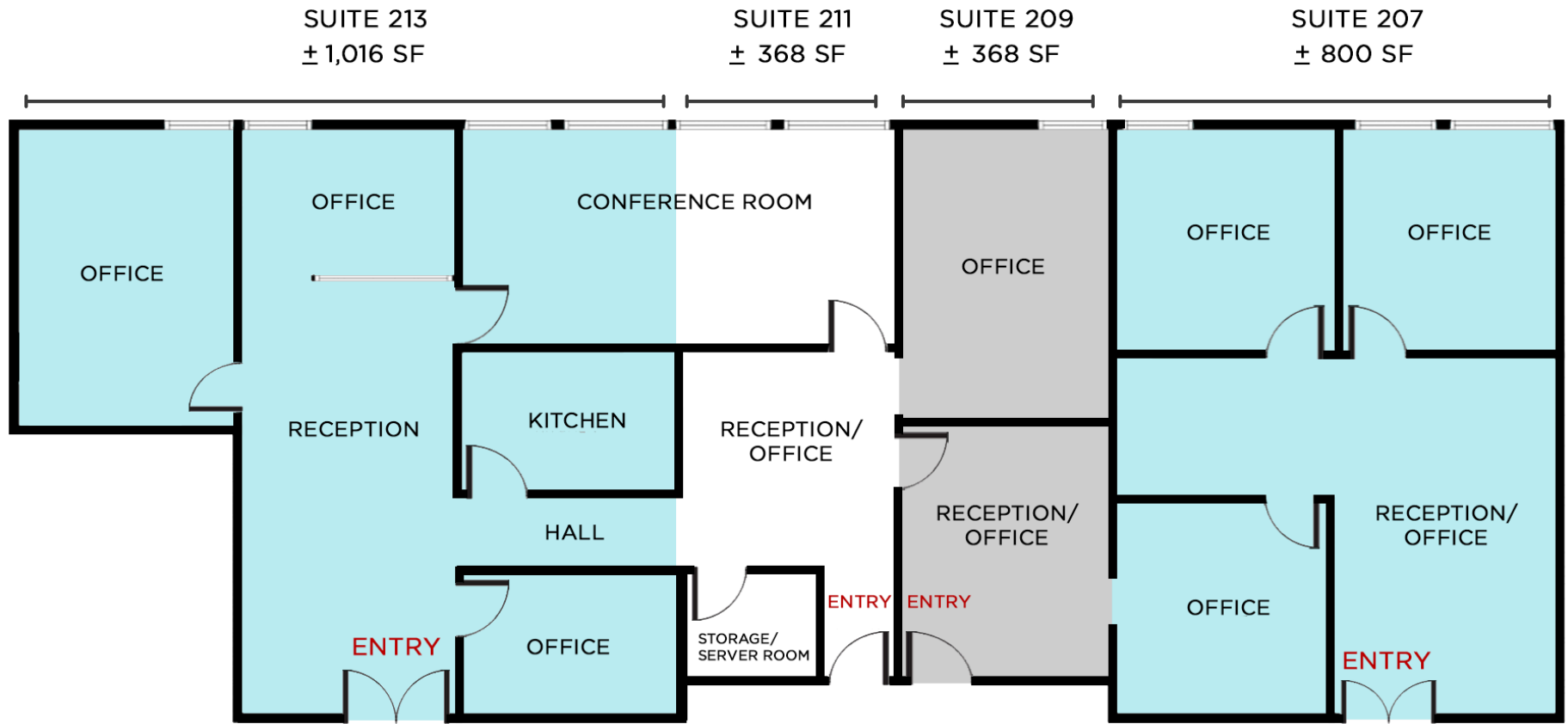
## PROPERTY HIGHLIGHTS

- APPROXIMATELY 2,552 SF
- UNITS INCLUDE: 207, 209, 211, 213
- UPDATED COMMON AREAS INCLUDING RESTROOMS
- SECOND FLOOR UNITS
- AVAILABLE FULLY FURNISHED
- UPGRADED HVAC
- SIGNAGE OPTIONS
- QUICK ACCESS TO HIGHWAYS 163, 15 & 805 FREEWAYS
- CENTRAL LOCATION IN KEARNY MESA CLOSE TO RETAIL SHOPPING, RESTAURANTS AND OTHER AMENITIES

**Priced at \$850,000**



# FLOOR PLAN





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# Contact

DANIEL FEFFERMAN  
Broker-Associate | Founder



## Address

4950 Waring Rd STE 5, San Diego, CA 92120



## Phone Number

(619) 733-9038



## Email

DANIEL@DEFINESDRE.COM



## Website

WWW.DEFINEREALESTATE.COM



## License

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