

# MORENA

4455 MORENA BOULEVARD  
SUITE 115

SAN DIEGO, CA 92117

**MORENA**  
EXECUTIVE PLAZA

4455



# FOR SALE OR LEASE

**GARRETT FENA, SIOR**  
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gfena@voitco.com

**Voit**  
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100  
La Jolla, California 92037  
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Lic #01991785 • [www.VoitCo.com](http://www.VoitCo.com)

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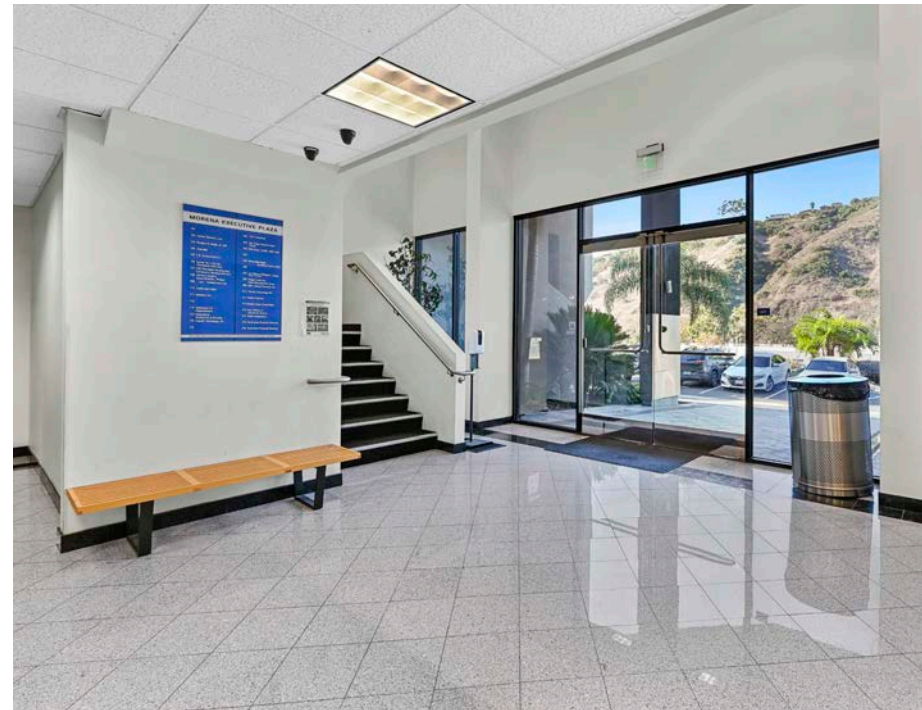
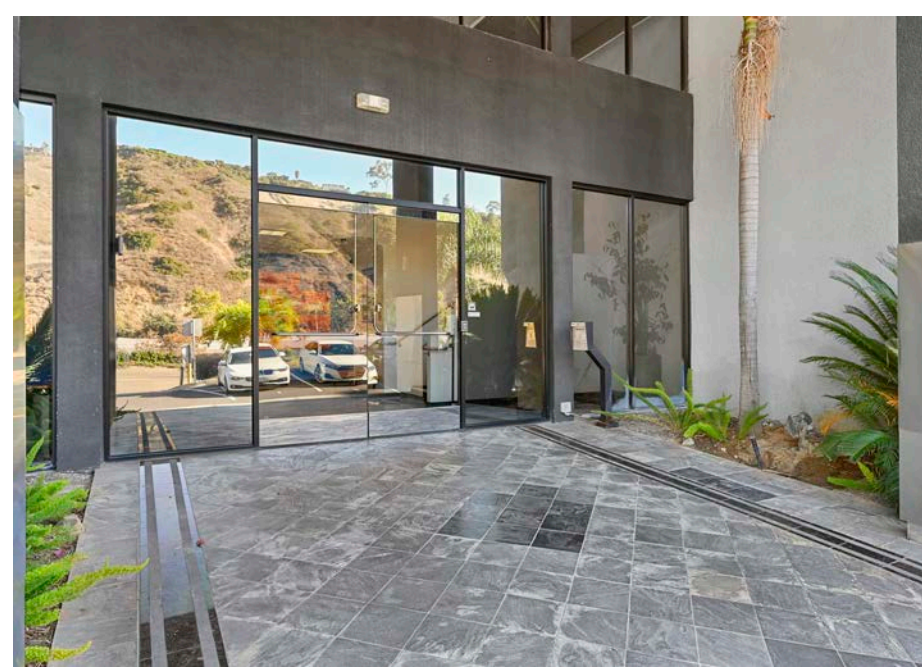
**SALE PRICE**  
**\$450,000**

**LEASE RATE**  
**\$2.15 PSF+U&J**

**4455 Morena Boulevard**, offers a ground floor office suite for lease or sale in the highly desirable Morena submarket. The unit is a rare opportunity in a quiet and well maintained office building.

## PROPERTY HIGHLIGHTS

- Great Location in the Pacific Beach/Rose Canyon/Morena Submarket
- Excellent Access Along the I-5 Corridor & 52-Freeway
- 4/1,000 SF Parking Ratio
- Close Proximity to Retail Amenities
- Direct Access to Costco
- Beautiful Lobby & Common Areas
- Building Wired For High Speed Fiber
- Plenty of Free Parking for Visitors & Special Guests



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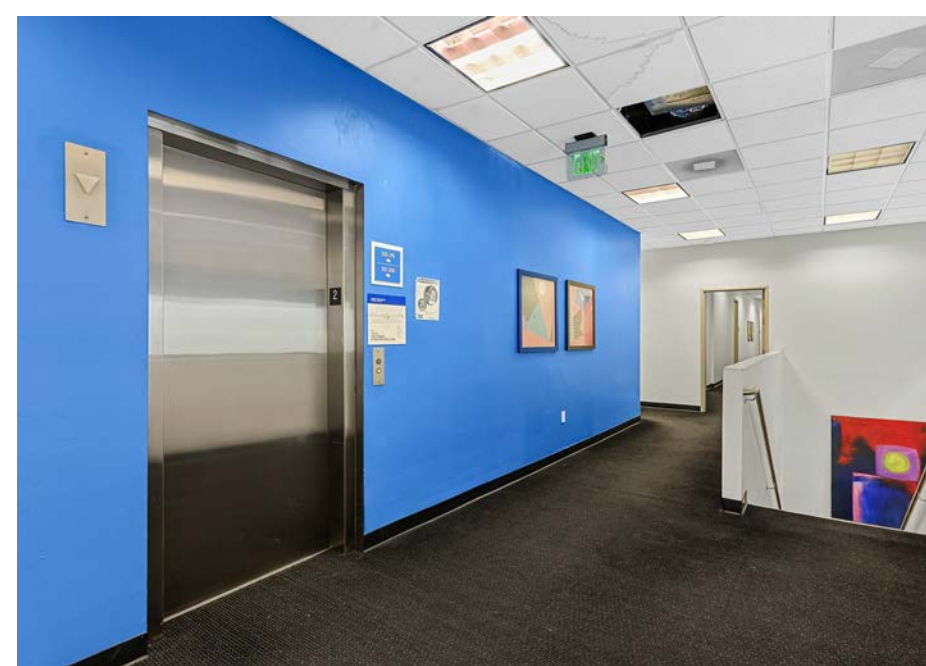
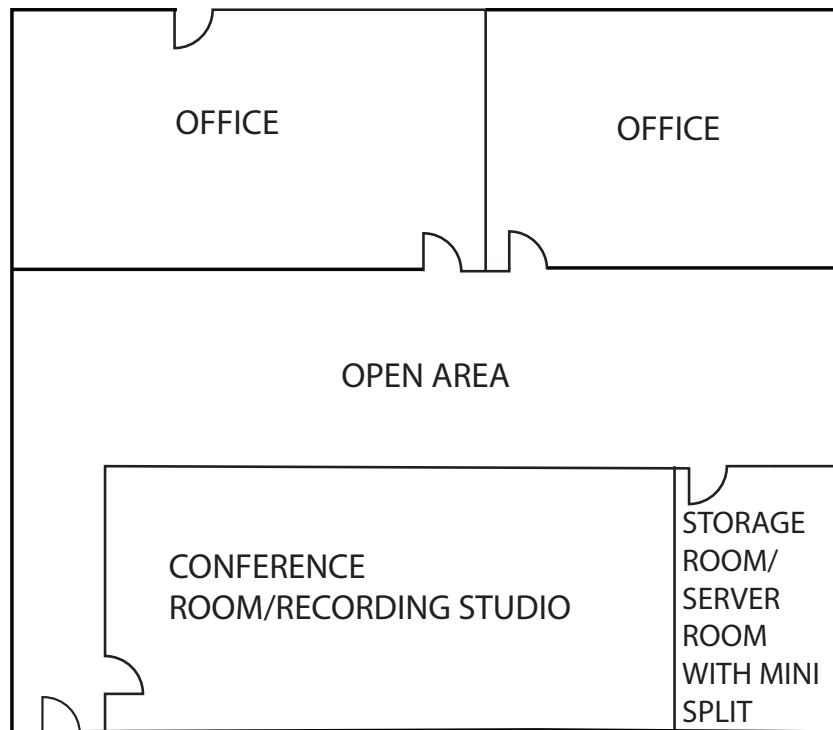
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## SUITE 115

- Corner unit
- Two (2) window lined offices
- Direct exterior entry access from parking lot
- Conference room & storage room
- Custom windows throughout interior
- Features custom designed auralex sound isolation for professional recording studio
- Used for video, TV, music, film & YouTube social media web recording
- Excellent condition - remodeled & upgraded improvements
- New energy efficient HVAC system

### EXTERIOR ENTRY



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## Voit

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