

# 10145

Via de la Amistad  
Suite B1 & B22

CBRE

San Diego, CA 92154



**90% SBA FINANCING AVAILABLE  
FOR SALE  
OTAY MESA OFFICE CONDO**



# EXECUTIVE SUMMARY

This turn-key office condominium delivers a modern, creative workspace finished to a higher standard. Featuring contemporary, light filled interiors, an inviting reception area, flexible private offices and collaborative space, and a dedicated kitchen and break area, the property is designed to support innovative teams and an elevated client experience. Located in Otay Mesa near the Otay Mesa Port of Entry, the property is well positioned for businesses with cross border operations, offering a compelling opportunity for owner users seeking a distinctive, well designed office environment—while taking advantage of SBA financing benefits.

## PROPERTY OVERVIEW

Total Area: ±3,165 SF

Four (4) private offices | Conference room

Two (2) restrooms

Dedicated kitchen and break area with modern finishes

Bright, light filled interiors with abundant natural light

Collaborative open office area

Office supply and copy area

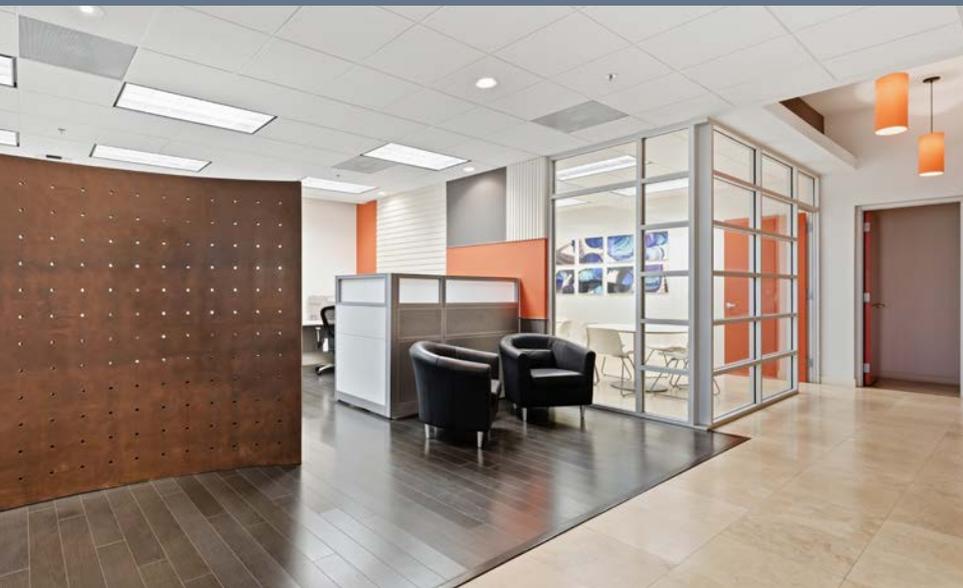
Furniture available

Walking distance to Otay Mesa pedestrian crossing and retail and dining amenities

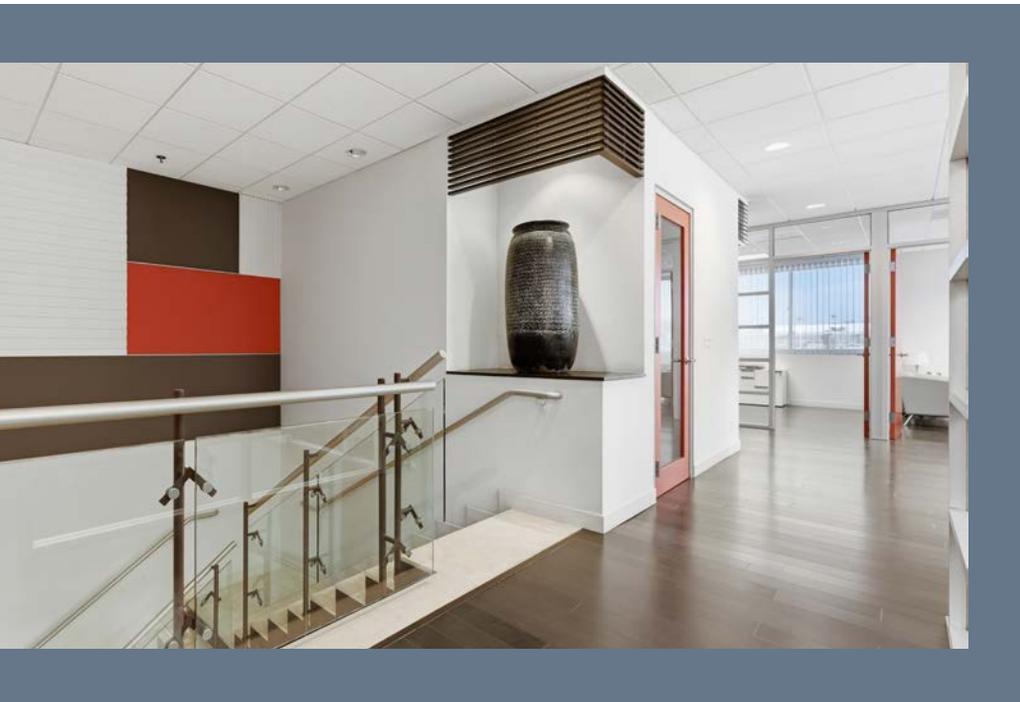
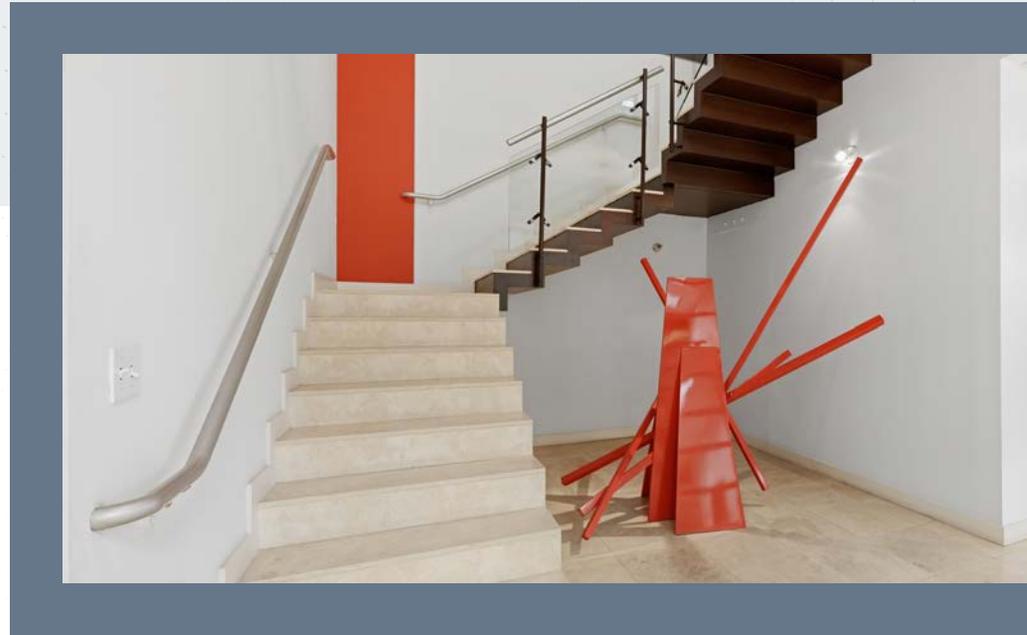
0.75 miles to SR-11 connecting to SR-905 and SR-125

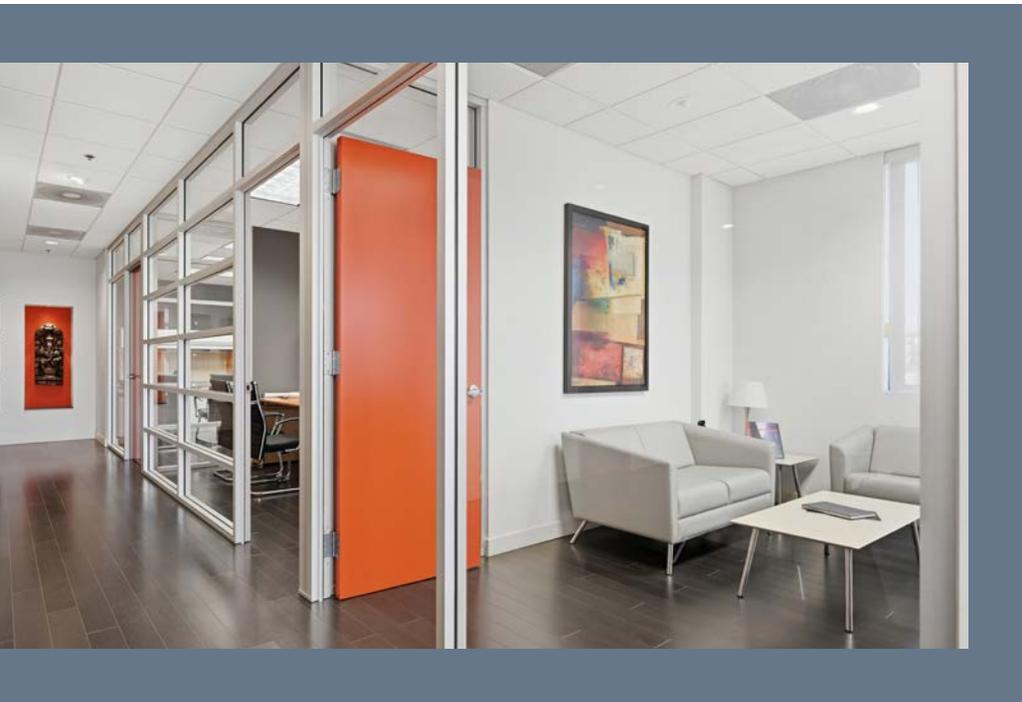
HOA Dues: \$714

Sale Price: \$1,155,000



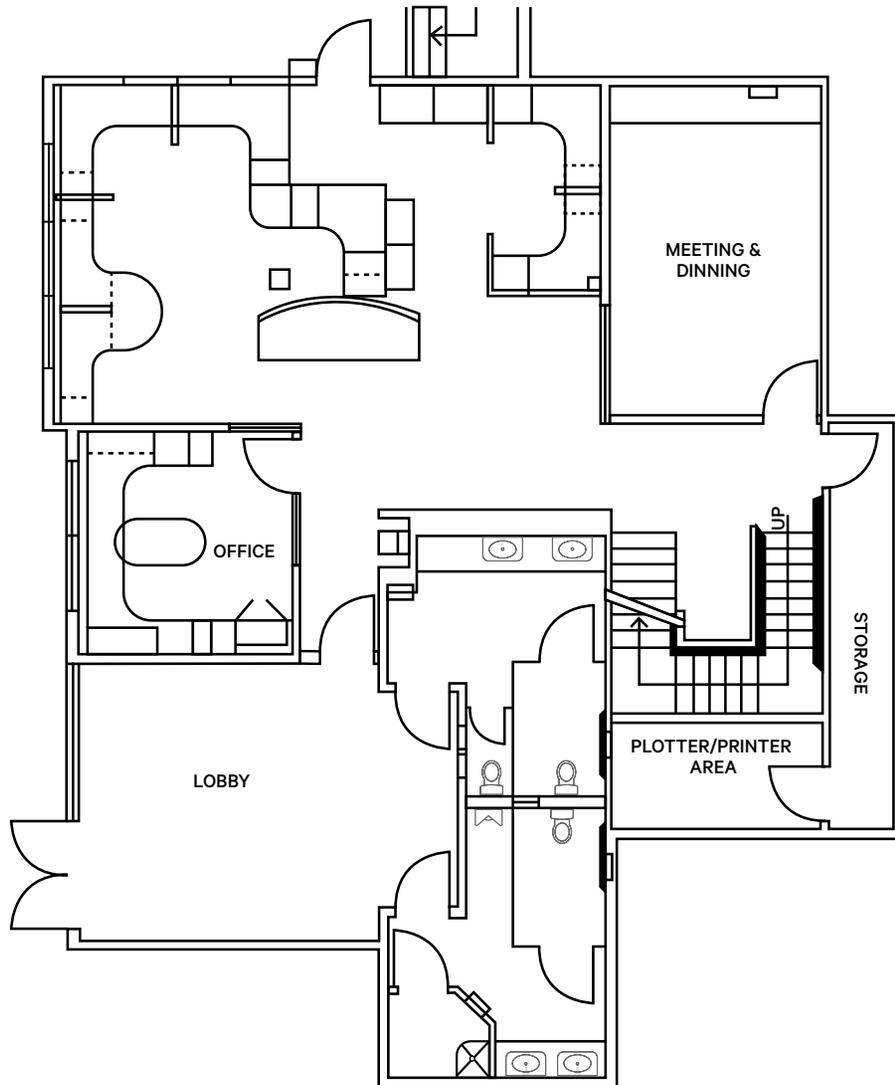
# PROPERTY PHOTOS



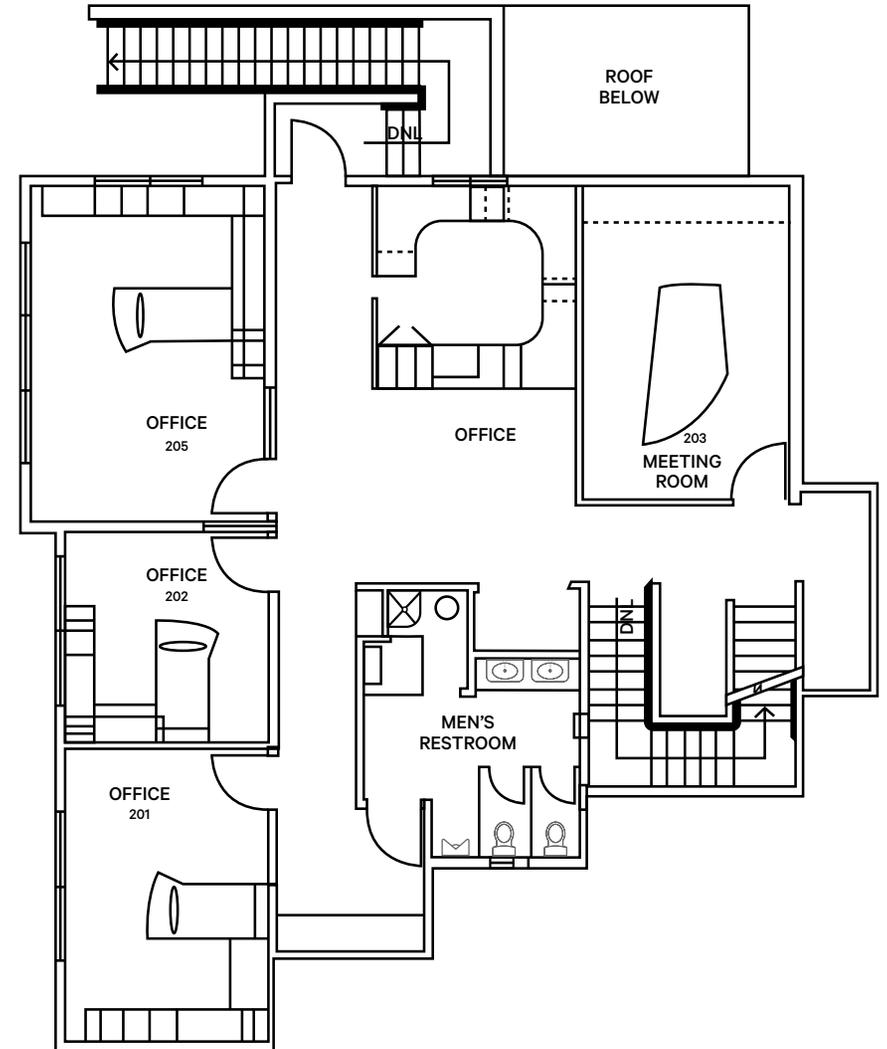


# FLOOR PLAN

1st Floor



2nd Floor



# PROPERTY AERIAL



OTAY MESA POE



MEXICO  
UNITED STATES

VIA DE LA AMISTAD

SIEMPRE VIVA RD.

MARCONI DR.

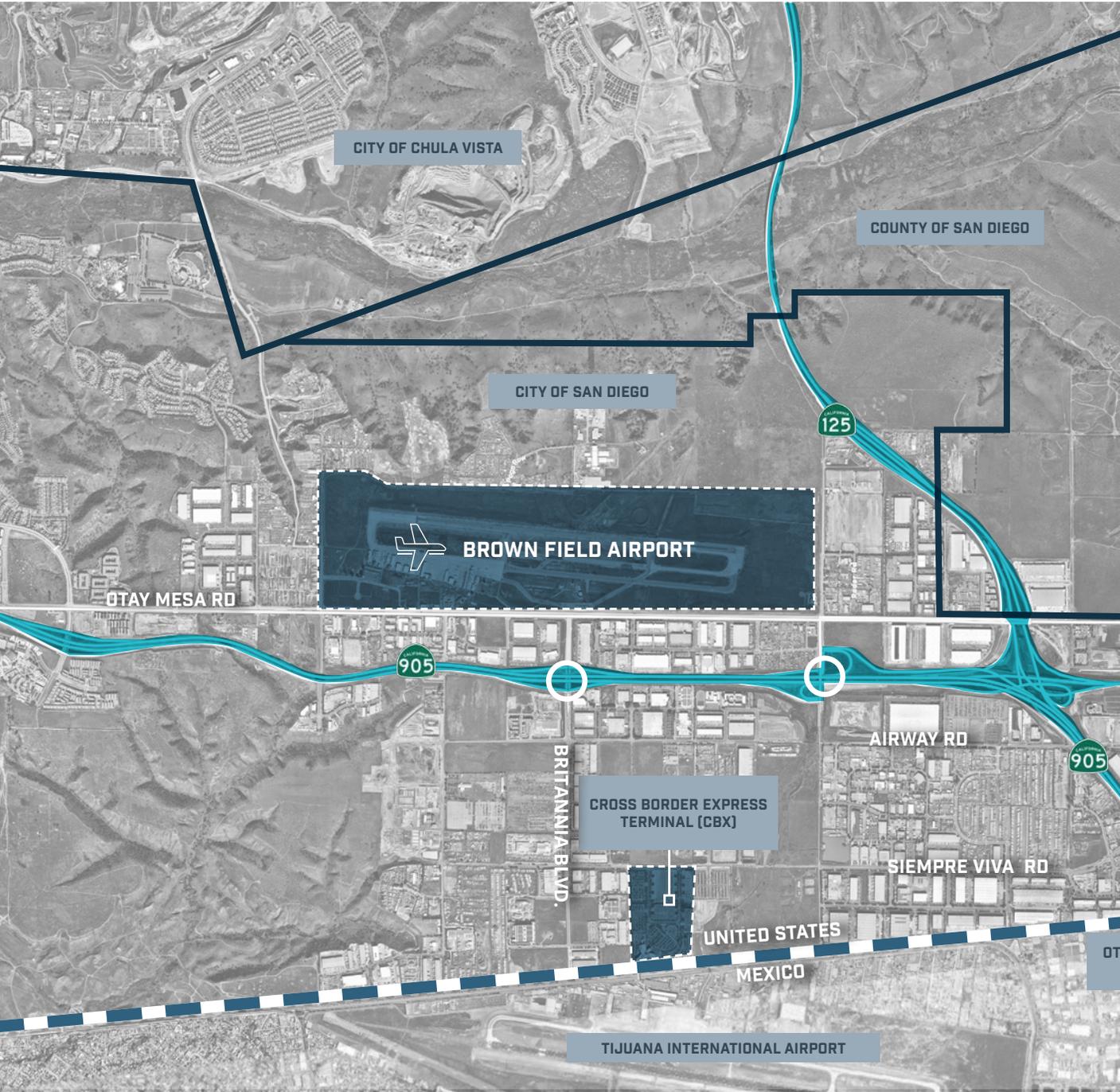
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ENRICO FERMI DR.

# LOCATION MAP

-  COUNTY/CITY BORDER
-  FREEWAY
-  FREEWAY ON/OFF RAMP
-  LOCATION



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VIEW VIDEO



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