

3511 CAMINO DEL RIO SOUTH
San Diego, CA 92108

\$1,000 OFF
1st month



OFFICE SPACE FOR LEASE Available: Suite 200 ±584 SF
Suite 304 ±577 SF

CONTACT:

(619)259-0791

leasing@uwventures.com

www.uwventures.com

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AVAILABLE FOR LEASE

Suite: 200 (Move-in Ready)

Size: ±584 SF

Lease Rate: \$1,700/month+electric

Parking: 100+ Surface Parking Spaces

Bathroom: Common Area Bathrooms

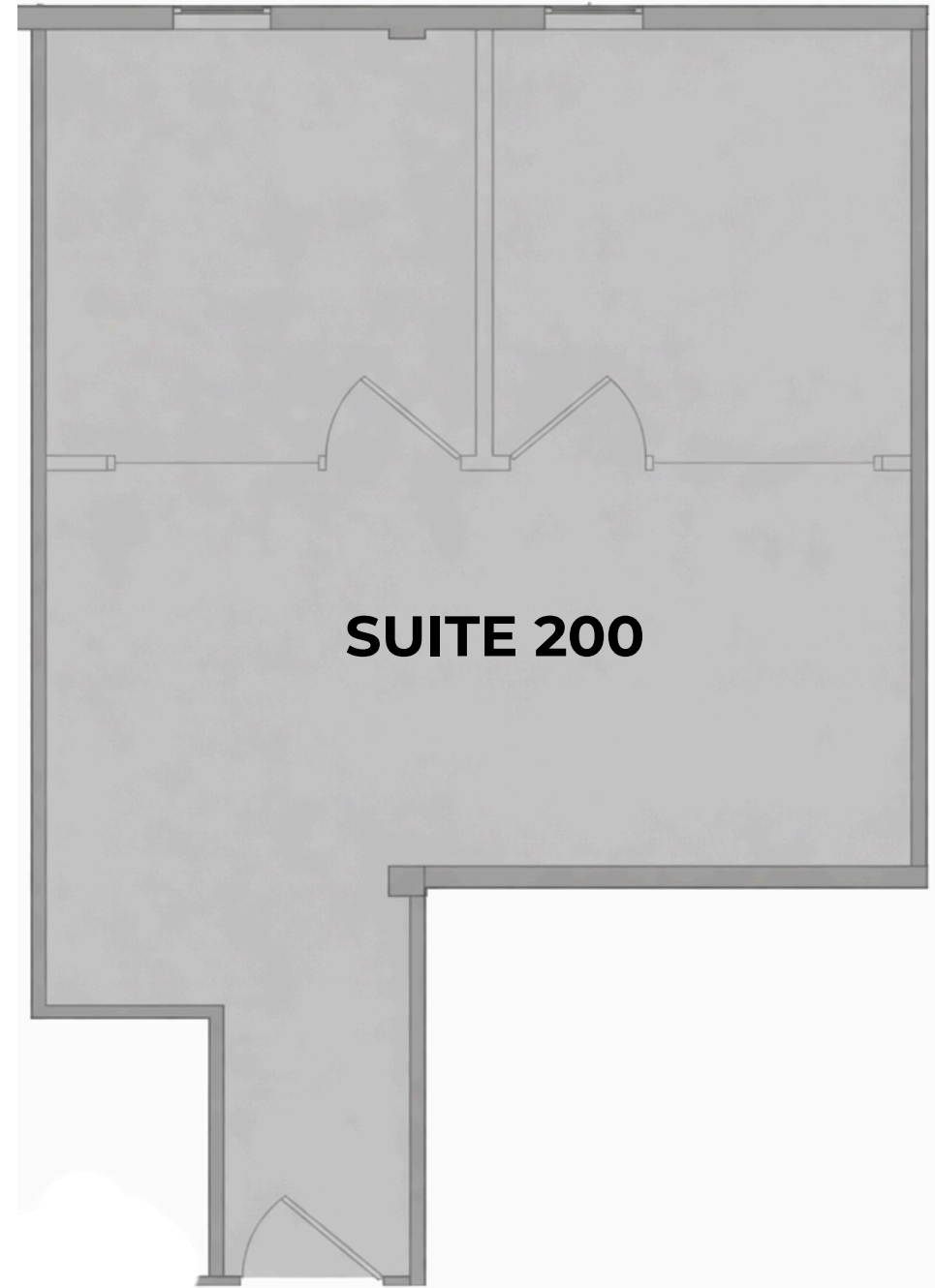
Zoning: Office Commercial

Allowed Uses: Professional Offices, Medical & Health Services, Educational, Creative and Tech Spaces.

PROPERTY FEATURES

- Over \$1.6M in recent building upgrades
- Move-in ready Office Suites enhanced with modern building systems and high-quality finishes.
- Surface Parking + Easy Access make Commuting & Guest Visits Easier.
- Outdoor Patio and Weekly Food-Truck Service for Tenants.
- Elevator-served building: adds convenience for staff & visitors.
- Excellent freeway access to I-8, I-805, I-5, I-15 & Hwy 163
- Newly Upgraded Common Area designed for meetings, collaboration, and relaxation.

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

AVAILABLE FOR LEASE

Suite: 304 (Customizable layout — built to your specs in 4–6 weeks)

Size: ±577 SF

Lease Rate: \$1,675/month + electric

Parking: 100+ Surface Parking Spaces

Bathroom: Common Area Bathrooms

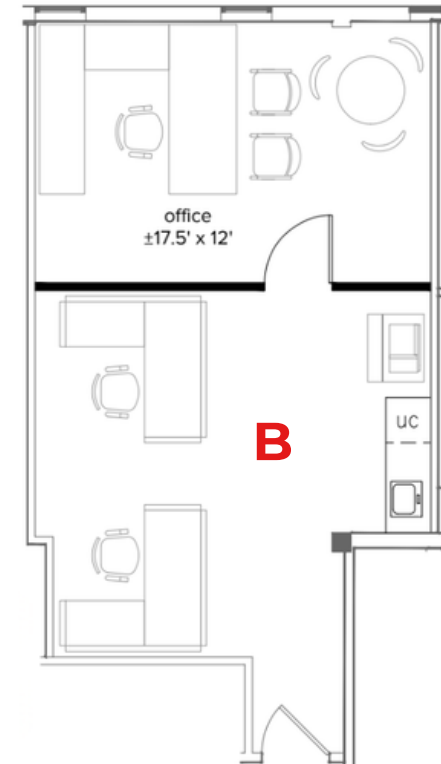
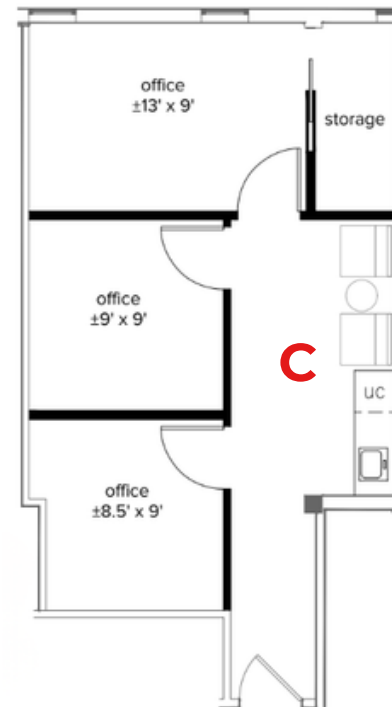
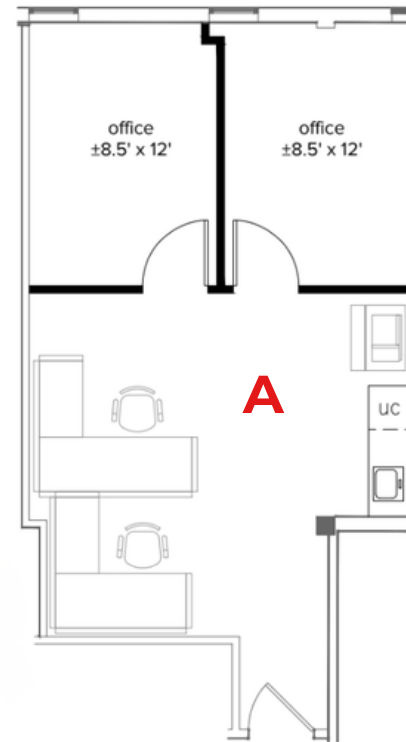
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FLOOR PLAN OPTIONS



SPACE PHOTOS 200



PROPERTY PHOTOS

