

±3,958 SF FLEX SPACE AVAILABLE FOR LEASE

4821 VIEWRIDGE AVENUE, SAN DIEGO, CA 92123

RATE REDUCTION!

~~\$2.20~~ \$1.90 Gross PSF

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REAL ESTATE SERVICES

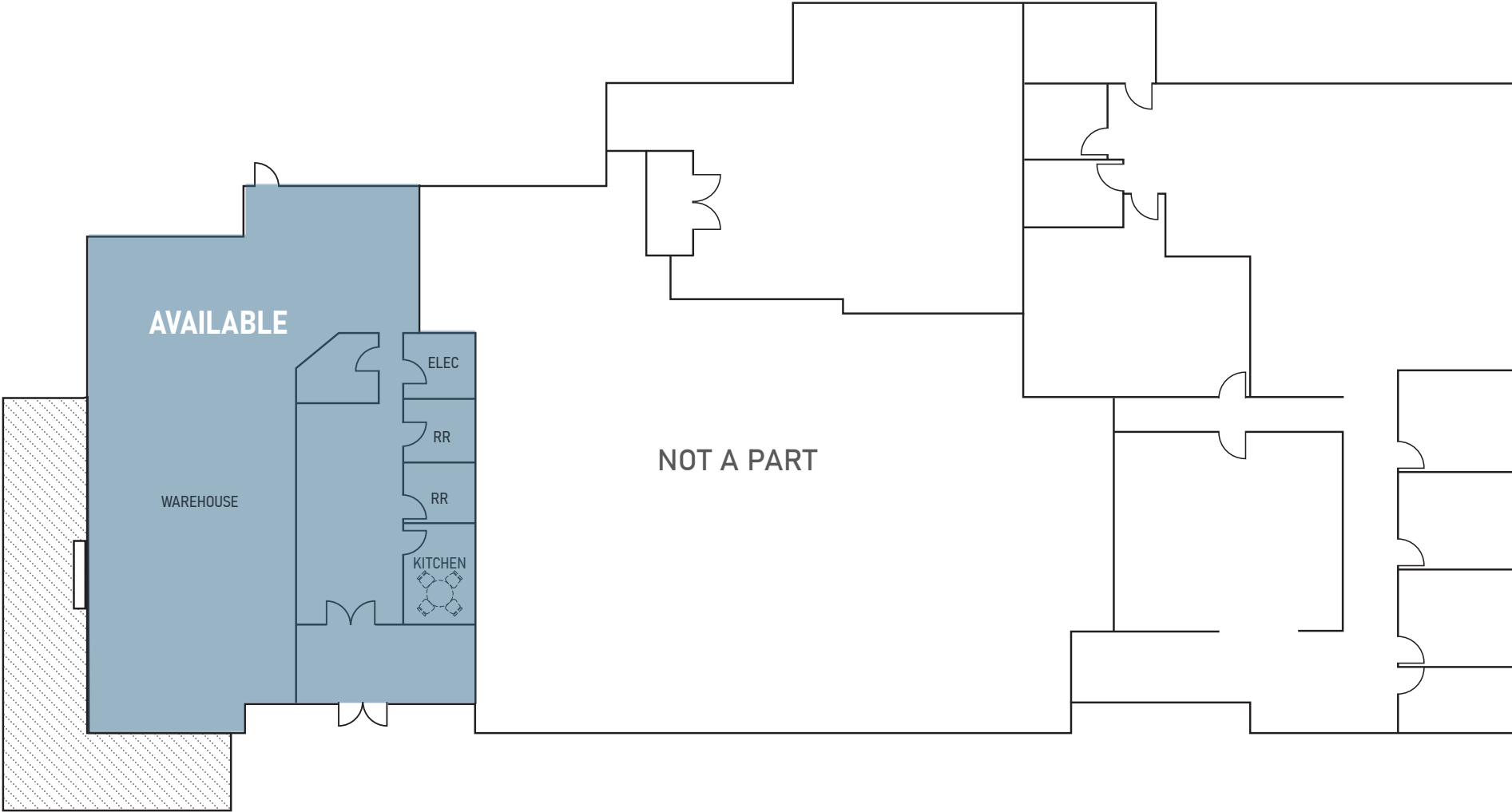


PROPERTY FEATURES

- » Approximately 3,958 SF Available for Lease - Part of an approximately 18,654 SF Multi-Tenant Building
- » Easy Access to all Major Freeways
- » Zoning: IL-2-1
- » Single Story Flex Space with Ground Floor Entry
- » 4/1,000 SF Parking Ratio
- » **Lease Rate:** \$2.20 \$1.90 Gross PSF (Plus Utilities and Janitorial)

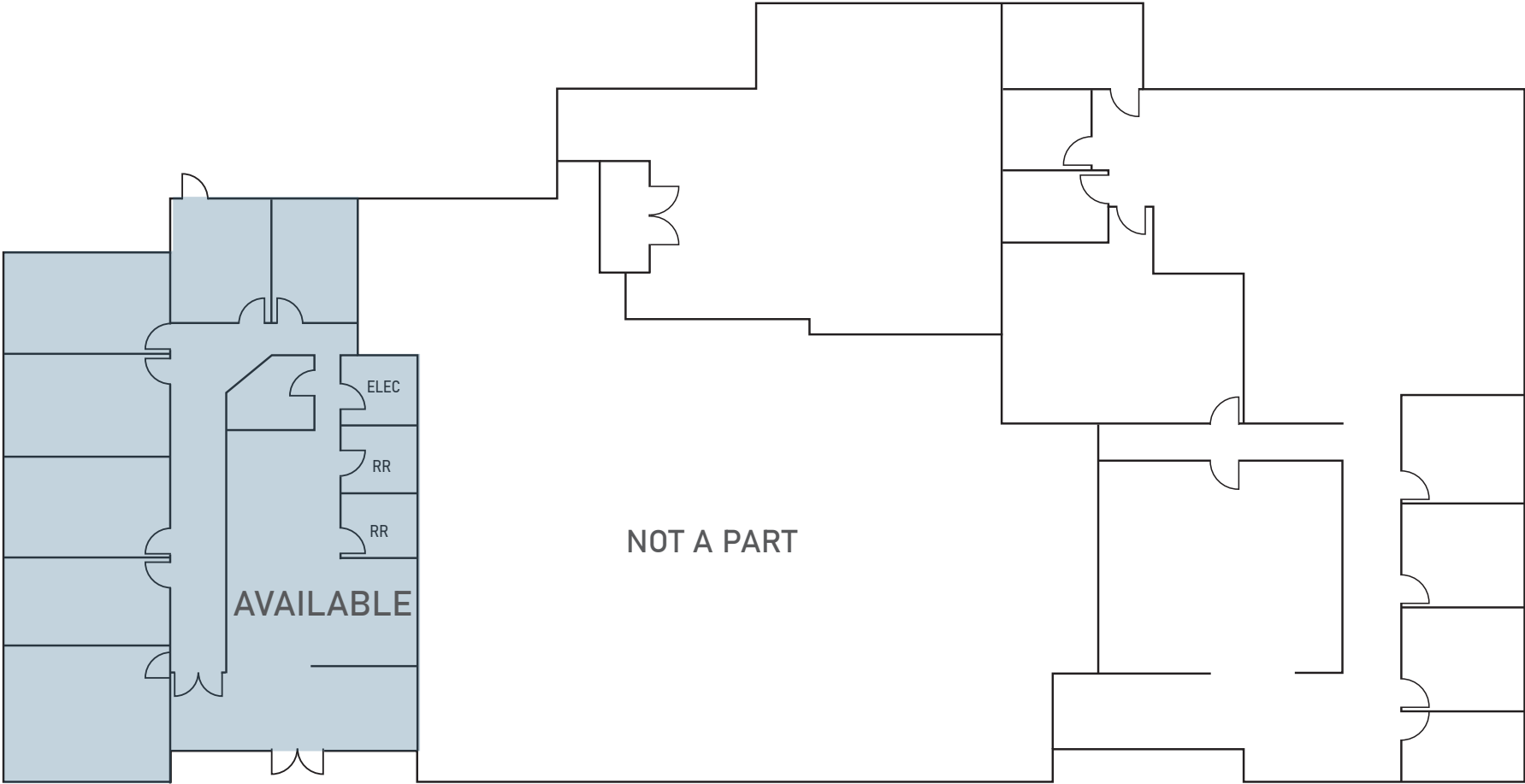


CONCEPTUAL FLOOR PLAN

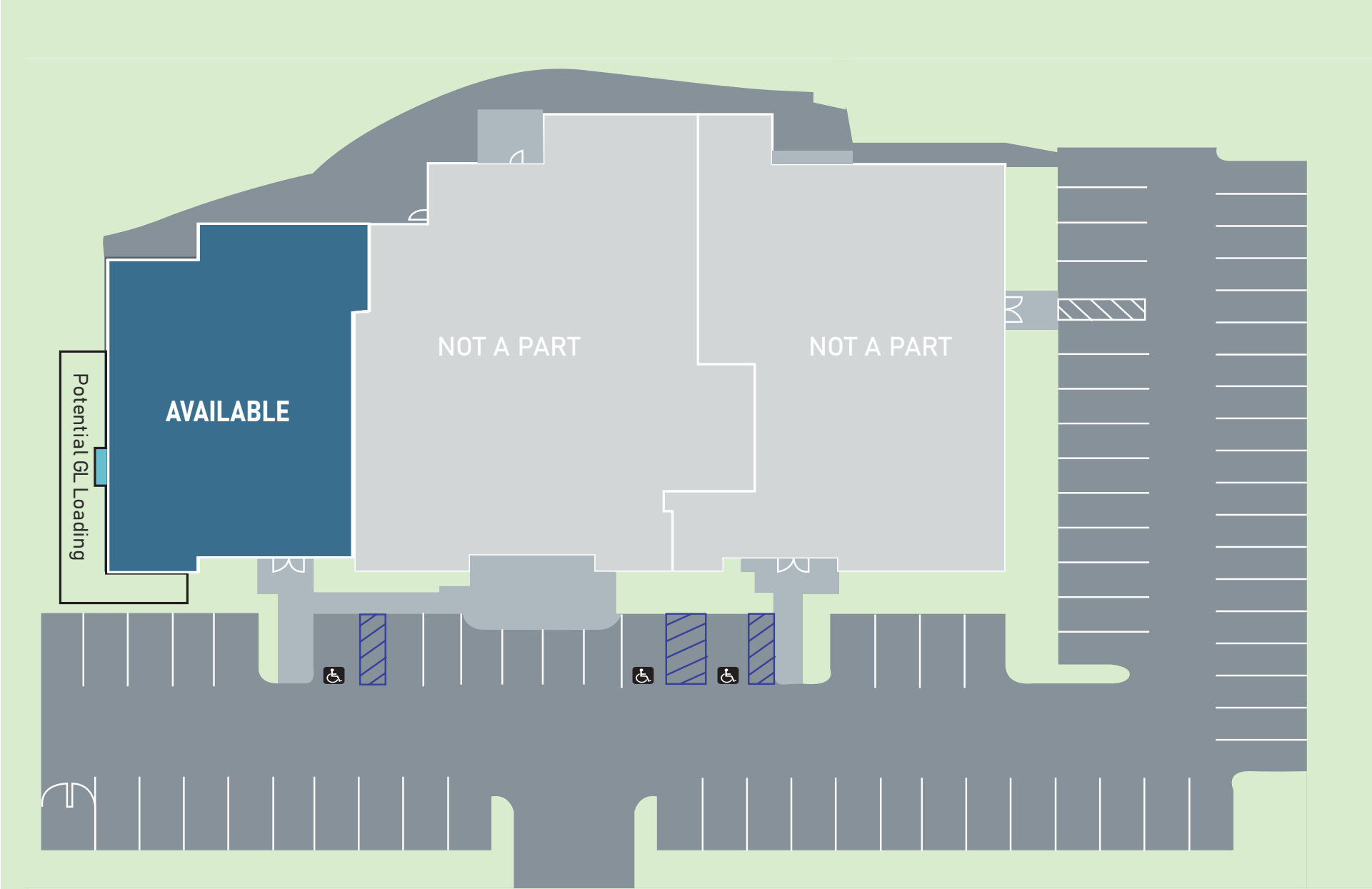


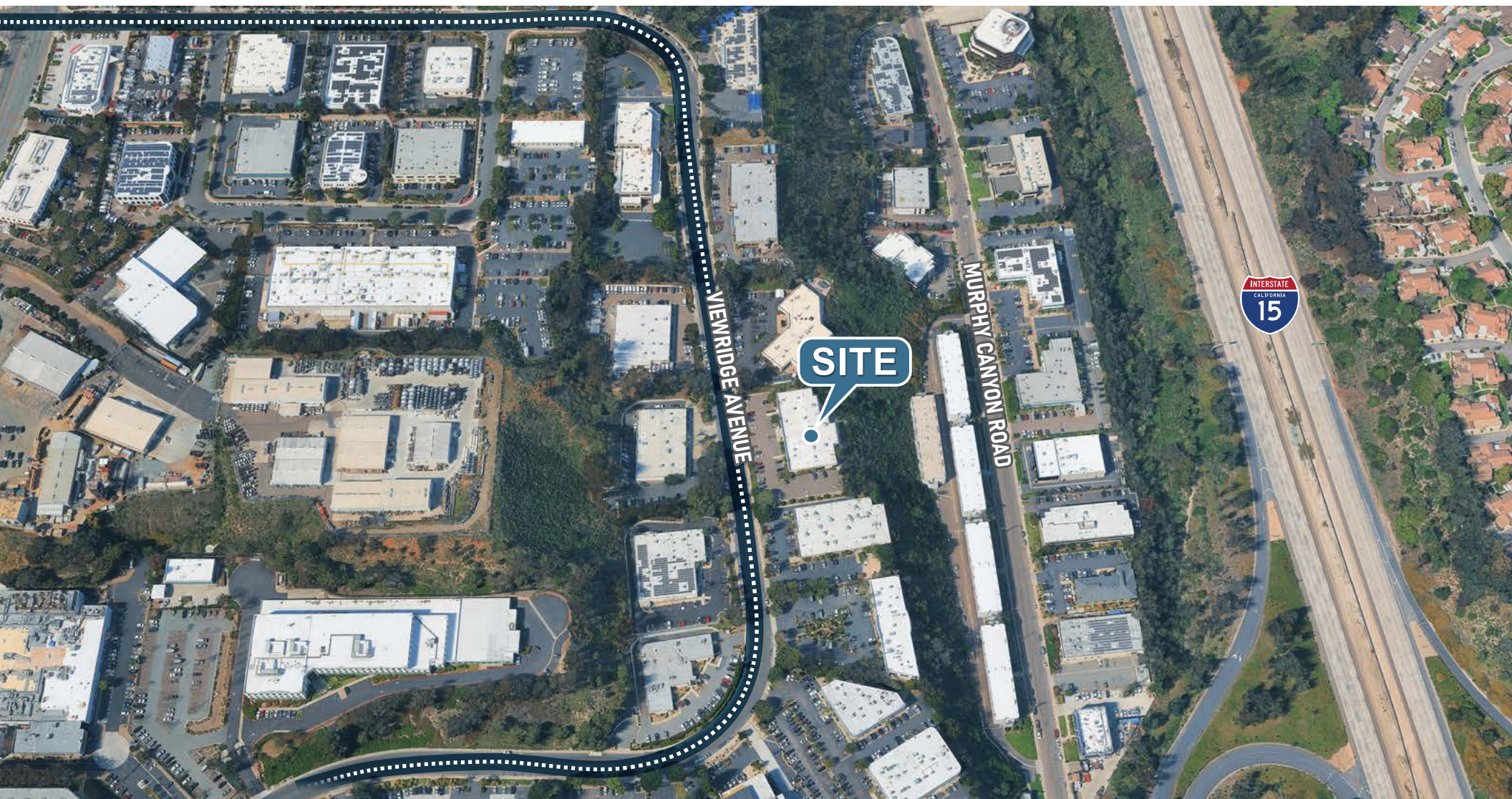
POTENTIAL TO ADD GRADE-LEVEL LOADING

EXISTING FLOOR PLAN



SITE PLAN





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