

LA JOLLA SUR

PACIFIC BEACH OFFICE
AVAILABLE FOR SUBLEASE

1010 TURQUOISE STREET, SUITES 101 & 225
SAN DIEGO, CALIFORNIA 92109

JON BOLAND, Senior Vice President, Partner

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LA JOLLA SUR IS THE PREMIER OFFICE PROJECT OF PACIFIC BEACH & LA JOLLA



PROPERTY FEATURES

- » ±25,200 SF Office Building
- » Covered, Reserved Parking (2.00/1,000 SF)
 - \$80 / Monthly / Per Space
- » Zoned CC-4-2 / RM-1-1
- » Hydraulic Elevator
- » Ocean and Bay Views (Select Suites)
- » Second Floor Atrium
- » On-Site Day Porter
- » Numerous Walkable Retail Amenities
- » **Asking Rate:** \$2.75 + Electric PSF/Month
- » **Expenses:** Base Year

LEASE AVAILABILITY

- » **Suite 101 | ±1,259 RSF | 30-Day Notice**
 - Direct entry to main lobby
 - Sublease expires October 31, 2027
- » **Suite 225 | ±497 RSF | 30-Day Notice**
 - Direct entry to second floor atrium
 - Sublease expires October 31, 2027

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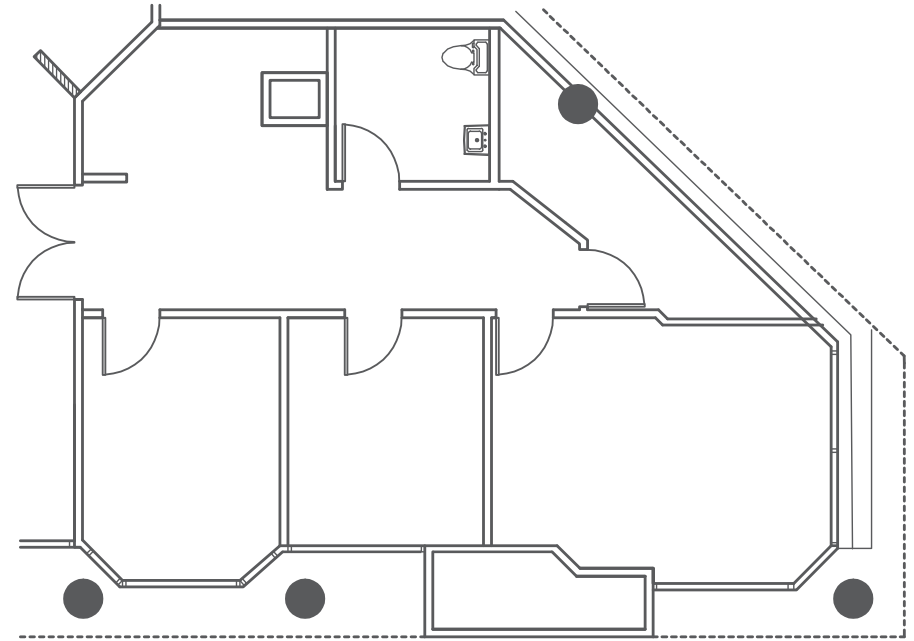
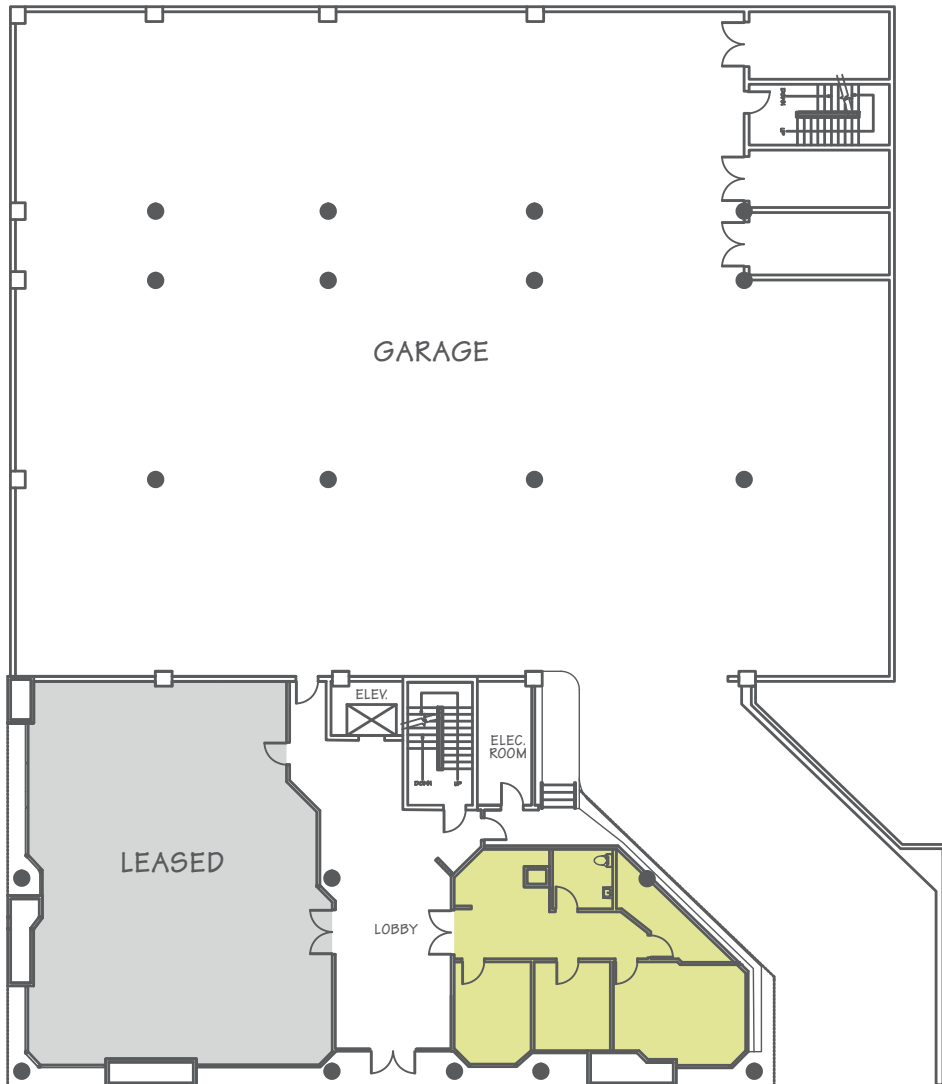
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FIRST FLOOR

SUITE
101
±1,259 RSF



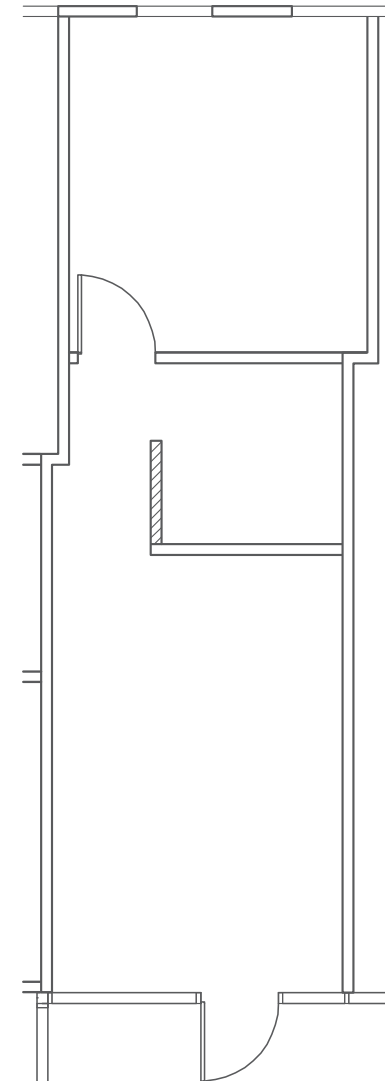
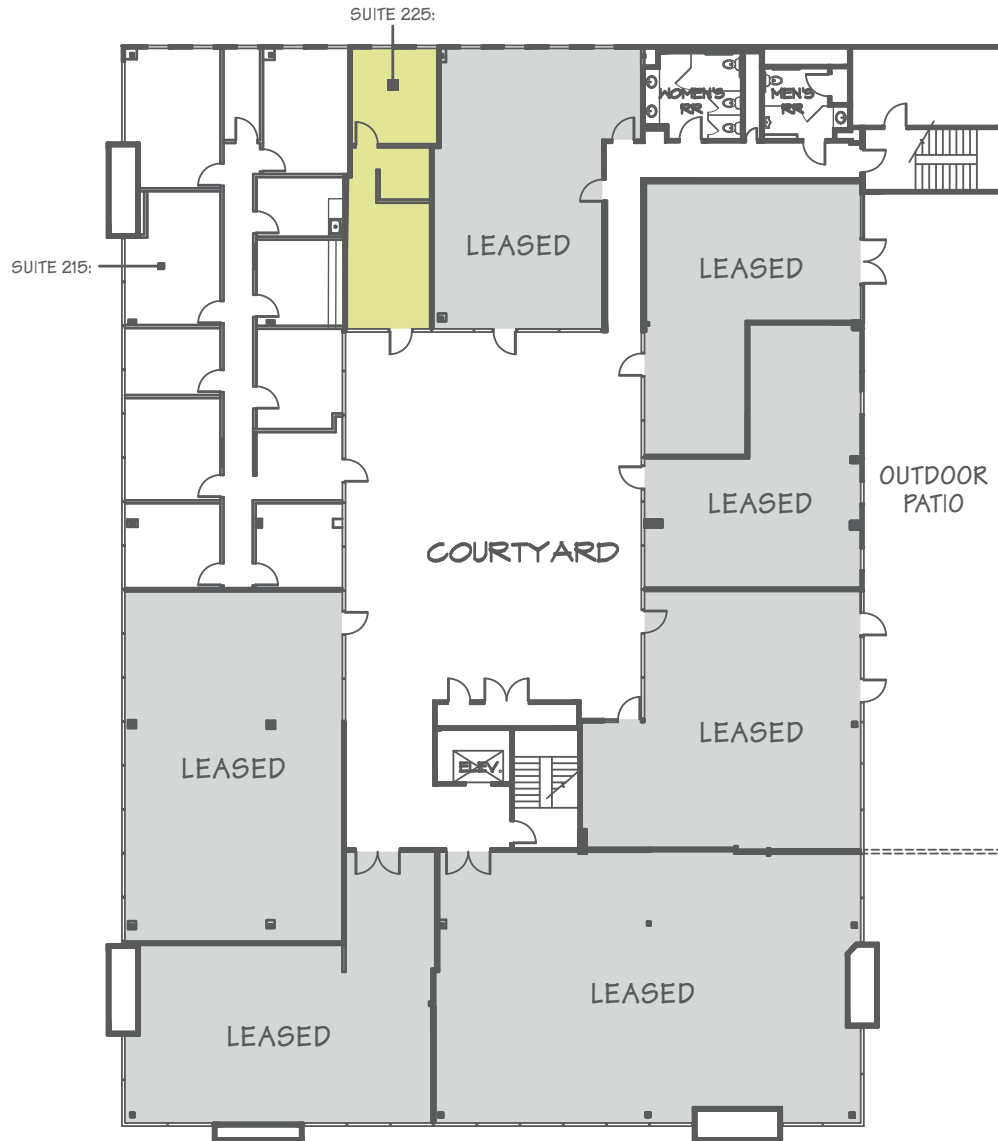
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SECOND FLOOR

SUITE
225
±497 RSF

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