 **JLL** SEE A BRIGHTER WAY

# Turnkey Fitness Studio Opportunity

2100 Kettner Blvd.  
Suite 1000, San Diego

[jll.com](https://www.jll.com)

2100 Kettner Blvd. Suite 1000/San Diego

**DO NOT DISTURB TENANT - CONFIDENTIAL LISTING**

• NO direct tenant contact • NO site visits without authorization • Current tenant operational and unaware

**All inquiries through listing agent only**

## Property highlights

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**S.F.** 2,400 USF

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**Rent** Negotiable

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**Term** Existing Lease term through September 2034 available via assignment, or direct lease available w/Landlord

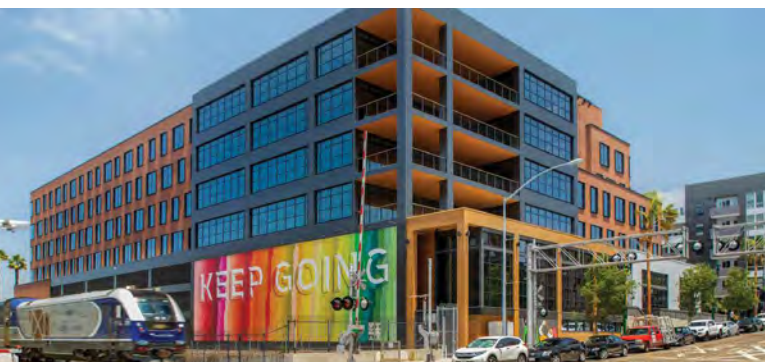
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**FF&E** Existing FF&E and select operational infrastructure may be made available in connection with a sublease or direct lease transaction

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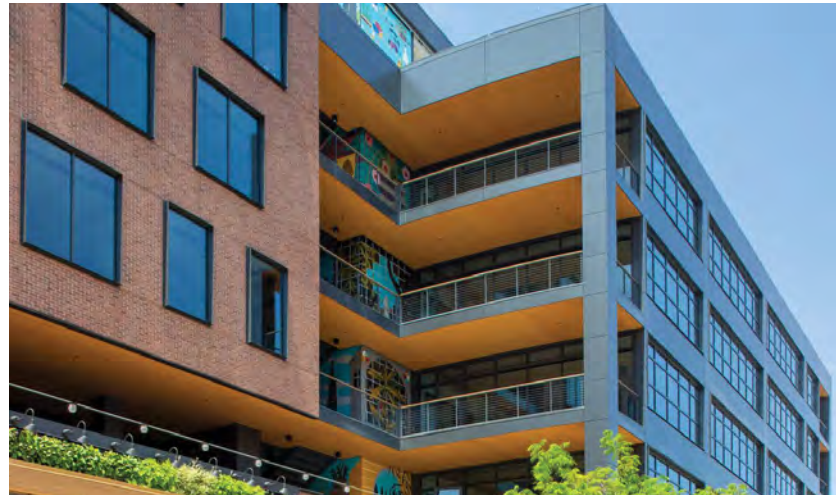
**Asset sale** Available, inquire for more details

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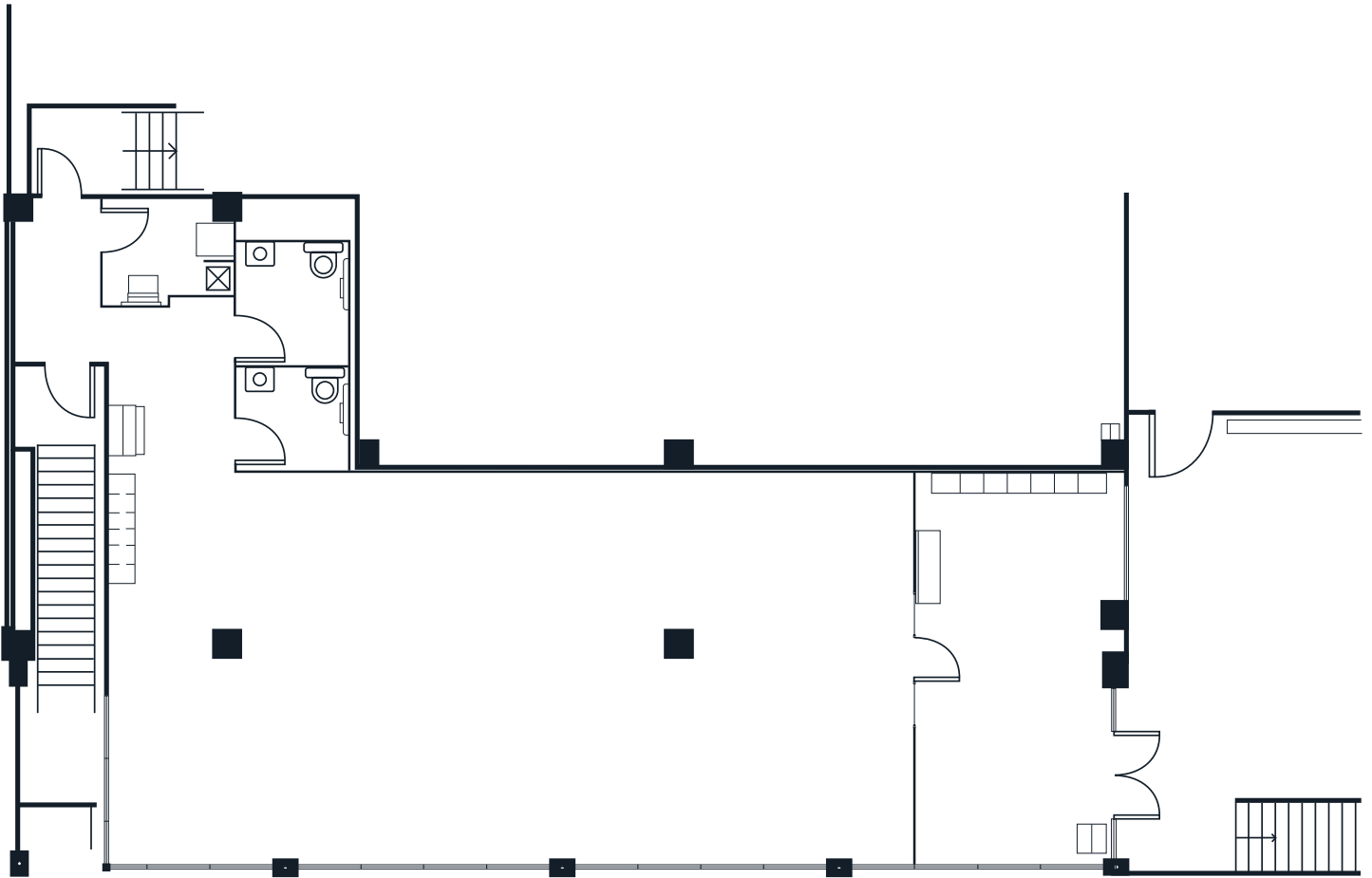


## Space notes

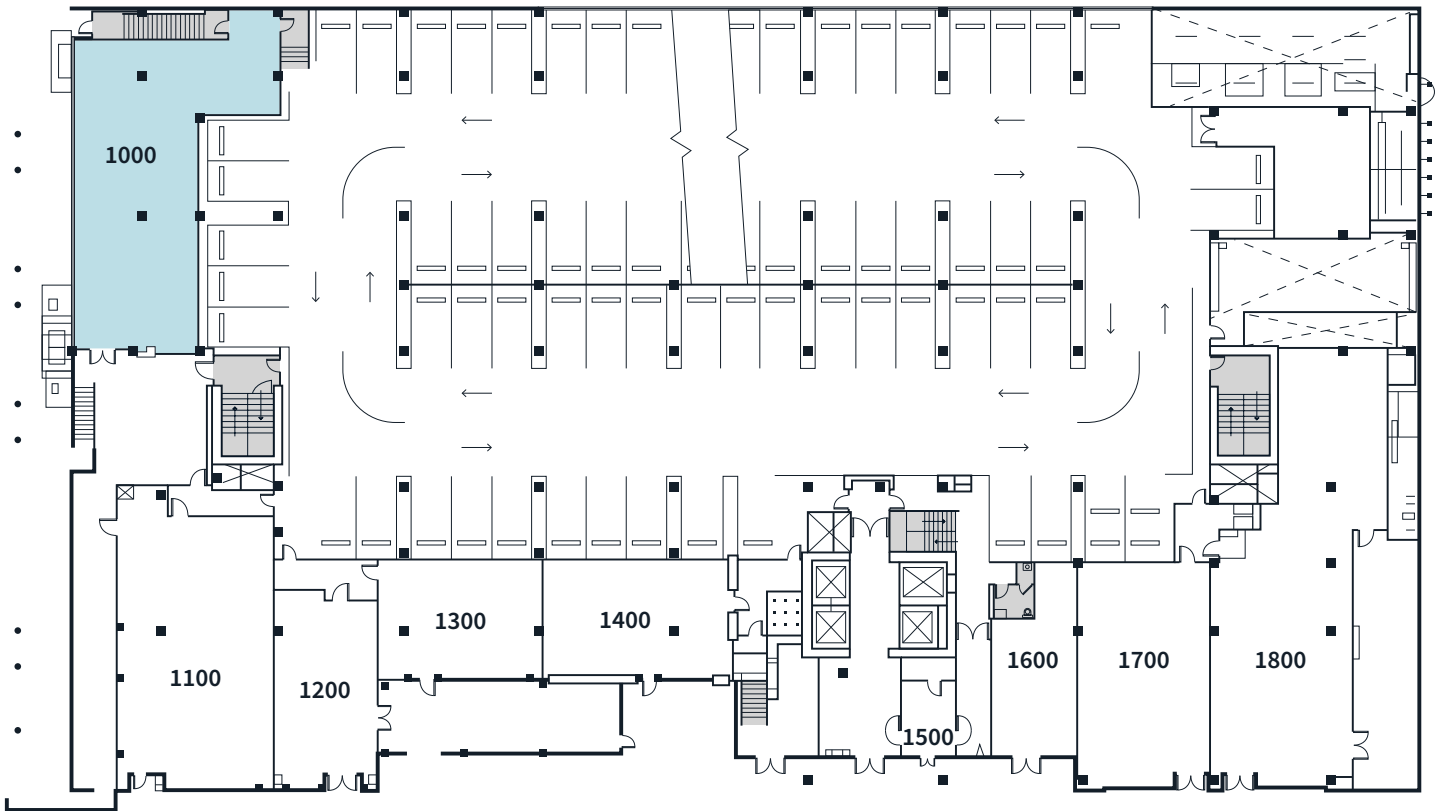
- First gen fitness studio brand new build out and high-end finishes
- Enclosed lobby area, high exposed ceilings, large gym floor, and restrooms
- High-end foot traffic location with excellent visibility and tenant mix
- Floor to ceiling windows with incredible natural light and a view of the San Diego Harbor



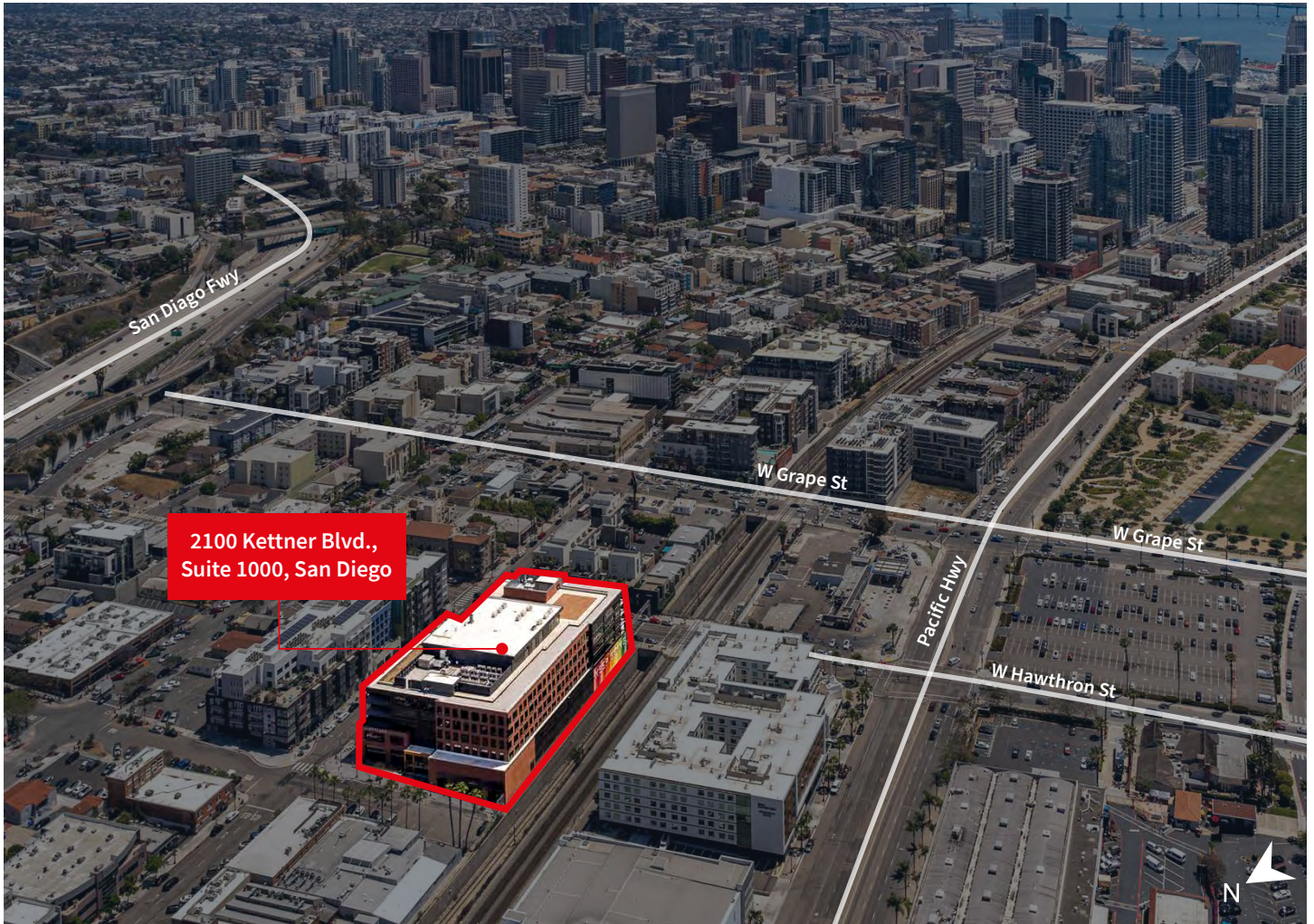
# Floor plan



# Site plan



# Aerial map



**±220,000**

Sq. ft. office

**±15,000**

Sq. ft. retail

**±42,000**

Avg. office floor plate sq. ft.

**280**

Parking spaces

**Q1 2022**

Estimated delivery

**Platinum**

LEED Certified

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**Contact details:****Blake Olson**

*Senior Vice President*

Tenant Representation

RE License #01999409

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