

AVAILABLE FOR SUBLEASE
±5,864 SF BRAND NEW 100% HVAC FLEX SPEC SUITE



4217

PONDEROSA AVE.

SUITE D

SAN DIEGO, CA 92123

KEARNY MESA SUBMARKET

Voit

REAL ESTATE SERVICES

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SUITE FEATURES

- » ±5,864 SF 100% HVAC Flex Suite Available For Sublease
- » 50% Office and 50% Warehouse
- » Brand New Spec Improvements
- » 12' - 14' Clear Height
- » 3 Grade Level Doors
- » Fully Sprinklered
- » 3.17/1,000 Parking Ratio
- » Central San Diego Location
- » Easy Access to I-15 and Highways 163 & 805
- » Available October 1, 2025



LEASE RATE: \$2.18 NNN (NNN=\$0.60/SF)

SITE PLAN

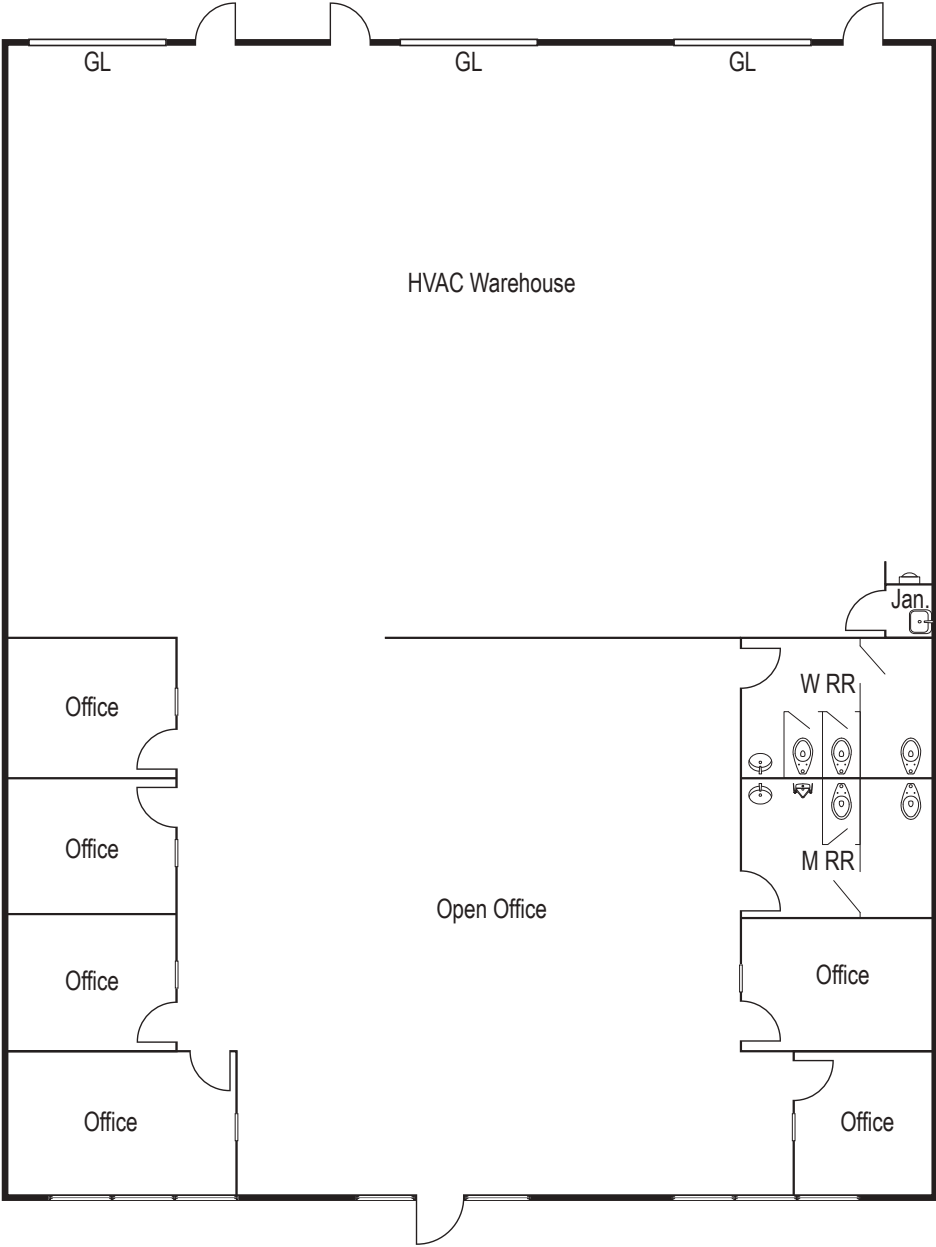


FLOOR PLAN

4217 Ponderosa Ave.

Suite D

±5,864 SF





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