

# FOR LEASE

## BALTIMORE POINT

5480 BALTIMORE DRIVE, LA MESA CA 91942

**NEW OWNERSHIP | REVITALIZED WORKSPACE | PROFESSIONAL OFFICE SUITES | 772 - 2,963 SF**



**MAJOR  
RENOVATIONS  
COMPLETED!**

**COMMERCIAL  
ASSET  
ADVISORS**

858.360.3000 | [caacre.com](http://caacre.com)

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This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

## RENOVATIONS COMPLETED



Modernized Exterior Paint & Landscaping



Revitalized Common Areas



Spec Built Office Suite(s)



Collaborative Workspaces and Kitchenettes



Renovated Restrooms



New Monument Signage



Digitized Directories



Parking Lot Resurfaced and Striped



New Energy Efficient Lighting Throughout



Ask about Accessible Accommodations



Other Various Capital Improvements



**MAJOR  
RENOVATIONS  
COMPLETED!**



- Professional Image
- Ample Reserved & Guest Parking
- Cable & T1 Internet Service Available
- After Hours Digital Security
- Janitorial Service Included
- Common Area Lounges & Restrooms
- Monument Signage Available
- Well located in desirable City of La Mesa
- Walking Distance to Many Restaurants
- Seconds to/from I-8, Hwy 125 Freeways

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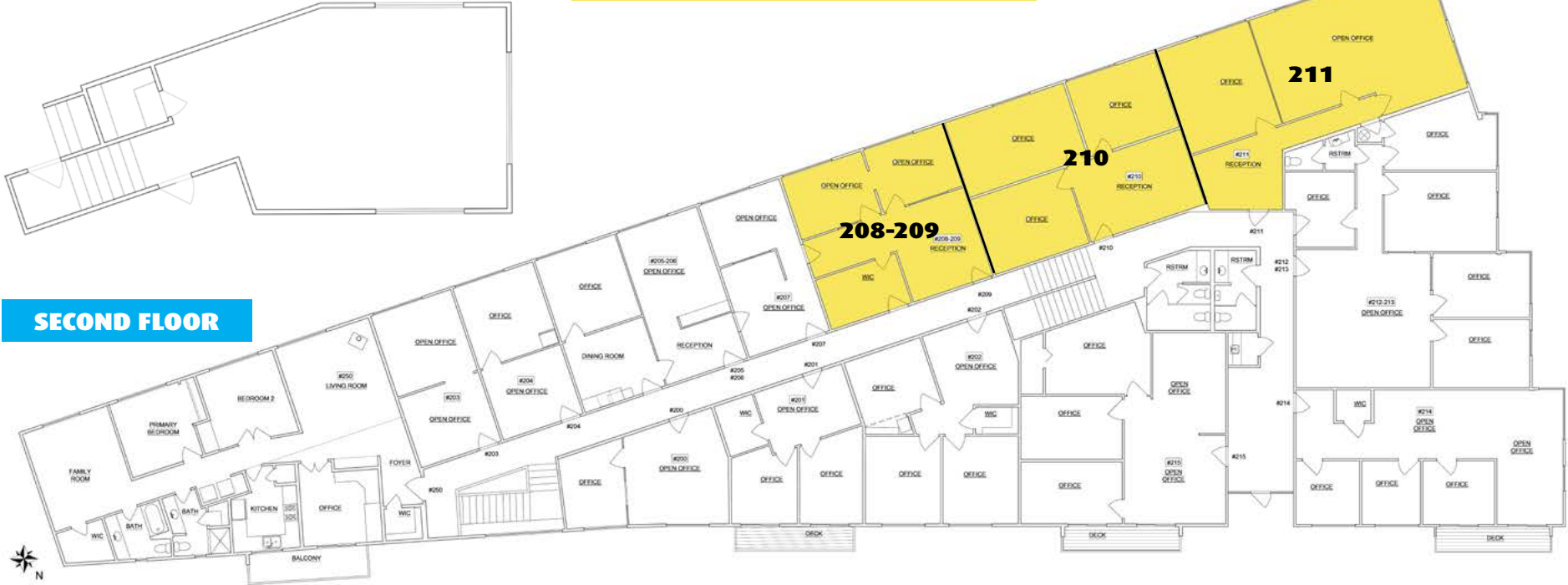
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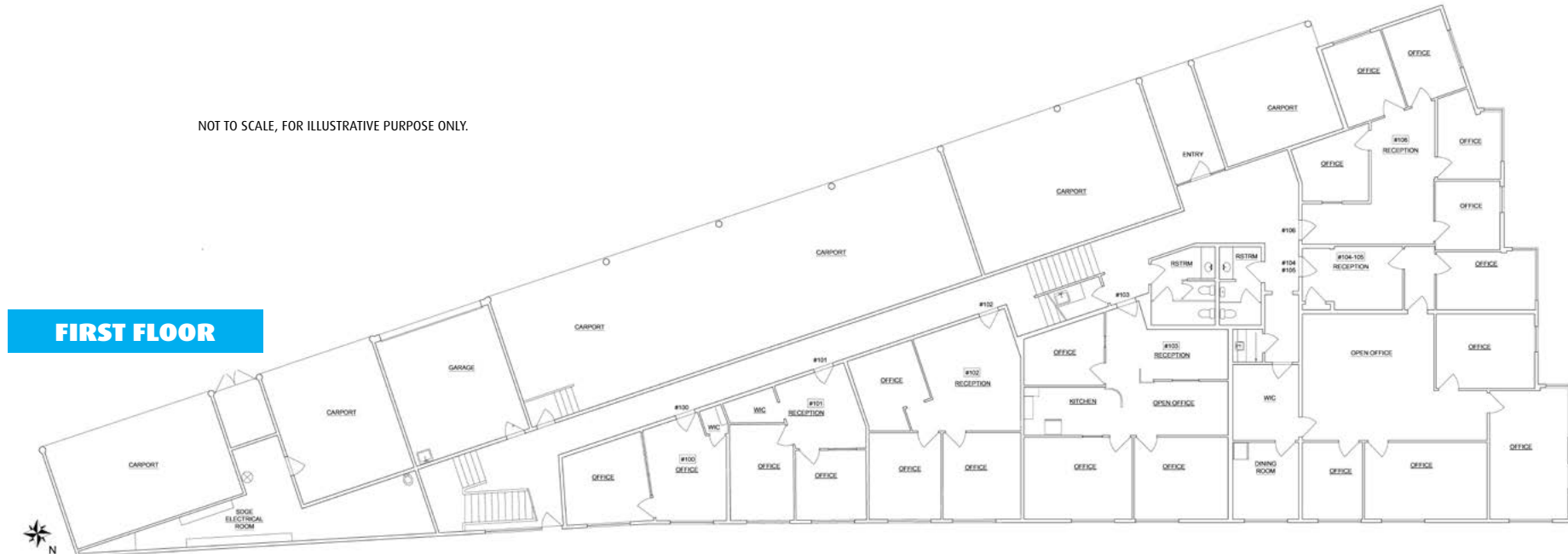
## THIRD FLOOR

**AVAILABLE**



## SECOND FLOOR

NOT TO SCALE, FOR ILLUSTRATIVE PURPOSE ONLY.



## FIRST FLOOR

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**SECOND FLOOR**

5480 BALTIMORE DRIVE

772 - 2,963 SF AVAILABLE

SUITE	SF	RENT
208-209	772	• Contact agent for pricing
210	1,008	• Contact agent for pricing
211	1,183	• Contact agent for pricing

CAN BE COMBINED FOR UP TO 2,963 SF



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The city of La Mesa is located 9 miles east of Downtown San Diego, in San Diego County. The population was 57,065 at the 2010 census, up from 54,749 at the 2000 census. Centrally located in the rolling hills of San Diego County, La Mesa is known as the Jewel of the Hills. A near perfect climate, tree-lined streets, walkable neighborhoods, easy access to retail and commercial areas, and a quaint downtown village making La Mesa a highly desirable community in which to live and work.

The La Mesa community boast a variety of unique dining and breweries, boutiques, antique shops, farmers markets, historical landmarks, recreational parks and hiking trails galore! There is more to Jewel of the Hills than just geography. It's about the myriad of people who have called La Mesa home for the last 100 years. La Mesa as a small, picturesque city with lots of character. You are invited to experience the wealth of treasures that make up La Mesa... the Jewel of the Hills.



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