

VISTA VIEW PLAZA

Real People. Real Solutions.®



6725 MESA RIDGE ROAD, SAN DIEGO, CA 92121

Voit

REAL ESTATE SERVICES

Presented By:

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Mesa Ridge Road
San Diego, CA 92121

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PROPERTY HIGHLIGHTS

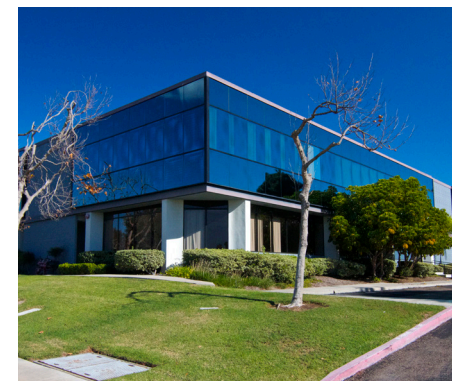
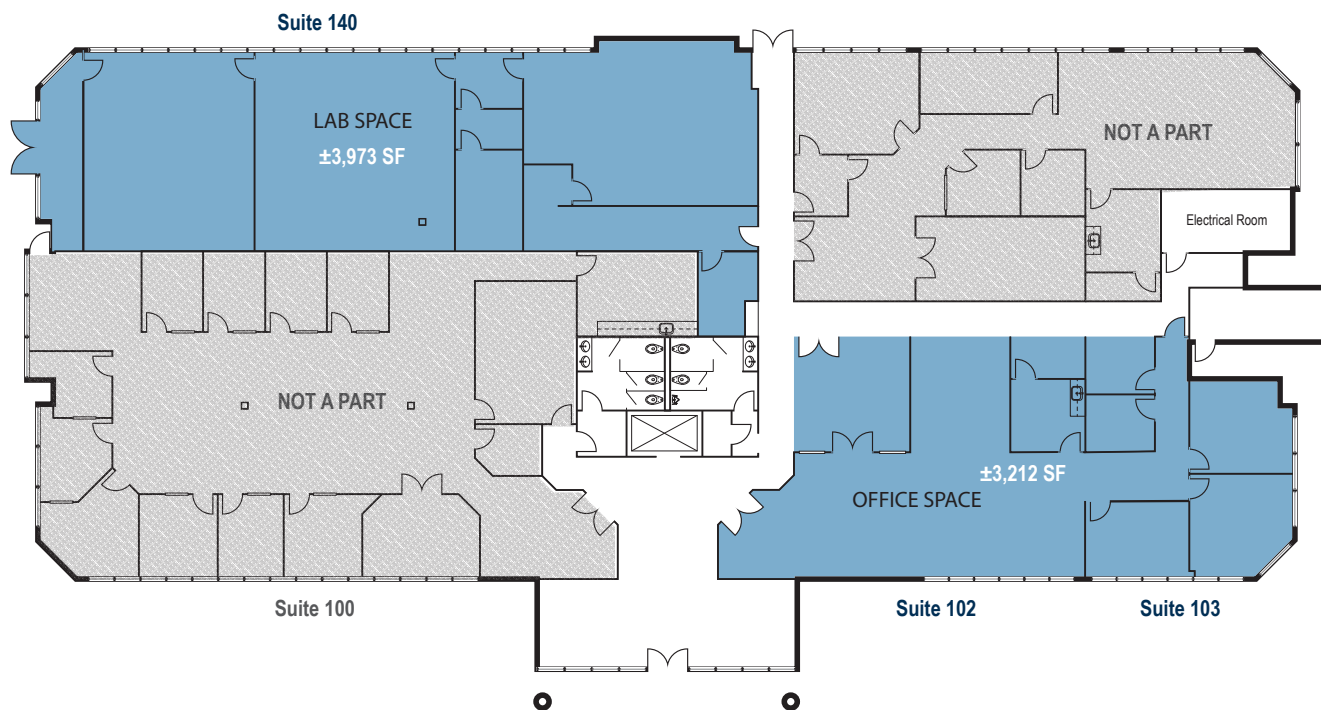
- » Highly Desirable Sorrento Mesa Location
- » Professional Corporate Office Building
- » Tranquil Canyon Setting
- » Hotels, Restaurants, and Banking in Close Proximity
- » Two Delis in Walking Distance
- » Excellent Access to I-805, I-5, I-15 and Hwy-56
- » On-Site Building Management
- » Flexible Floor Plans
- » Great Window Line and Views
- » Wide Range of Allowable Uses
- » Downstairs bathrooms recently remodeled
- » 24/7 access and HVAC (package units)
- » High security cameras throughout
- » Back up generator available

BUILDING SPECIFICATIONS

Building SF	32,570 RSF
Year Built	1986
HVAC	Package Units
Elevators	One Hydraulic Elevator
Total Land Area	1.52 Gross Acres
Parking	102 surface parking spaces on grade; Parking ratio of ±3.61/1,000 USF
Zoning	IL-2-1: City of San Diego



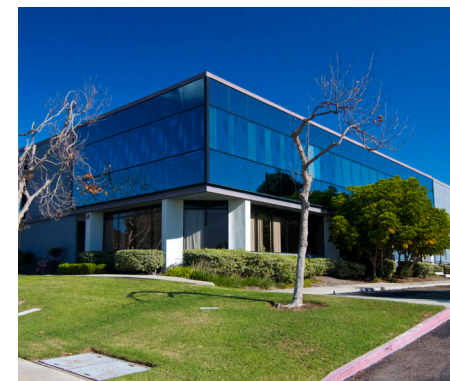
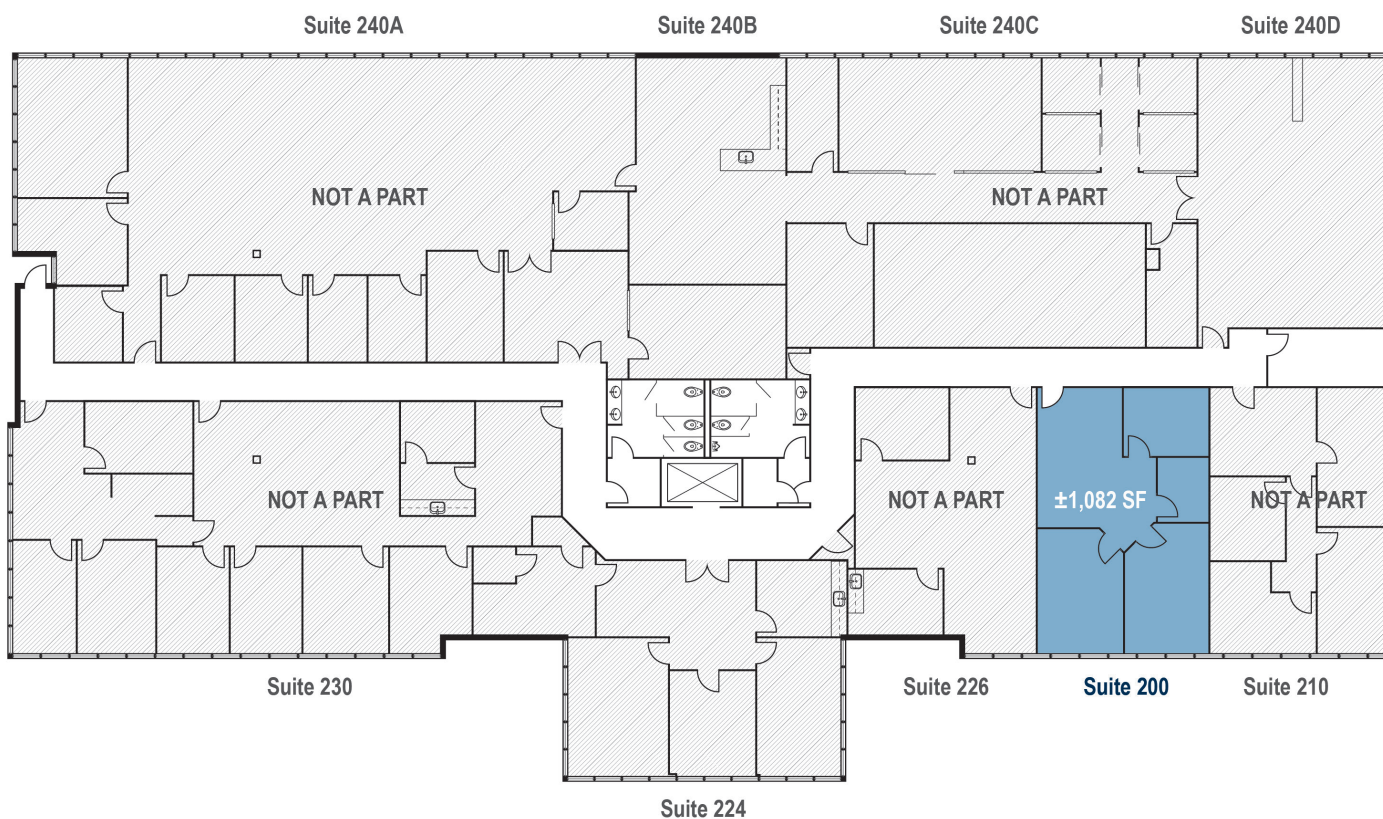
1ST FLOOR AVAILABILITY



AVAILABLE SUITES

Suite No.	Size	Rate	Availability	Comments
102	±3,212 RSF	\$2.50 + Electric PSF/Mo	Now	Ground floor office space
140	±3,973 RSF	\$2.50 + Electric PSF/Mo	Now	Ground floor fully build-out lab space

2ND FLOOR AVAILABILITY

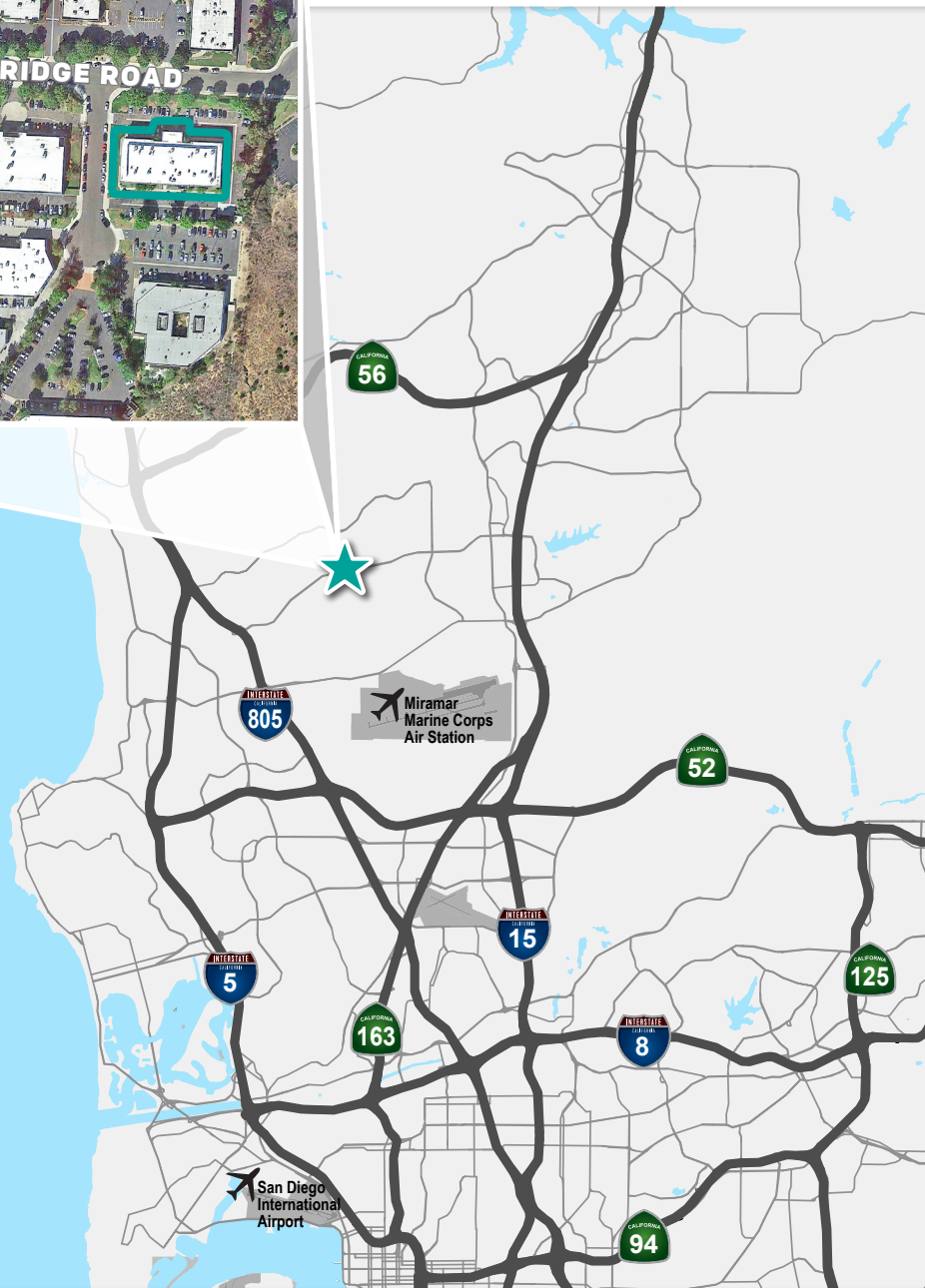
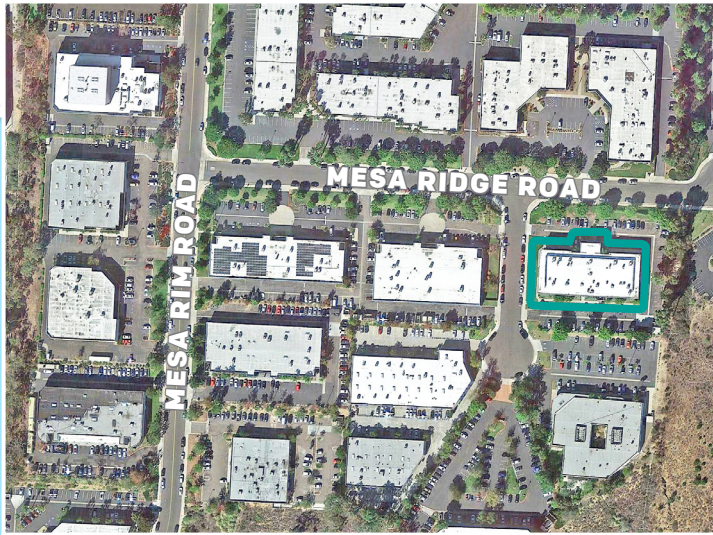


AVAILABLE SUITES

Suite No.	Size	Rate	Availability	Comments
200	±1,082 RSF	\$2.50 + Electric PSF/Mo	Now	2nd floor office space

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REAL ESTATE SERVICES

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