

# 3960 3RD AVENUE

SAN DIEGO, CA 92103

2,000-7,975 SF MEDICAL SPACE FOR LEASE

FRESH EXTERIOR UPGRADES + 14 PARKING SPACES

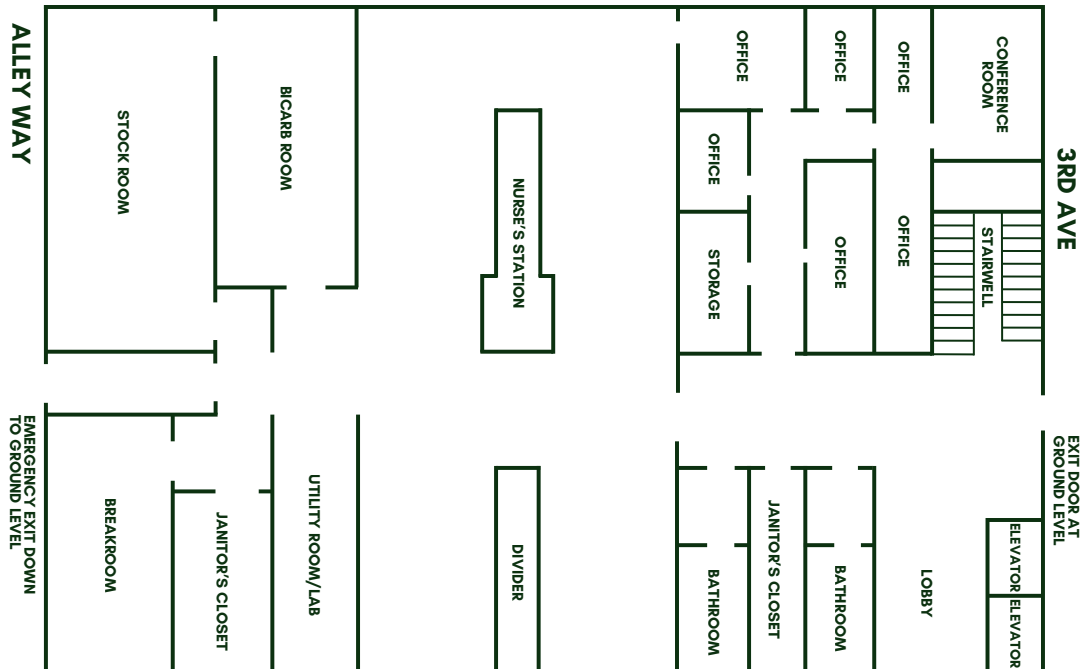


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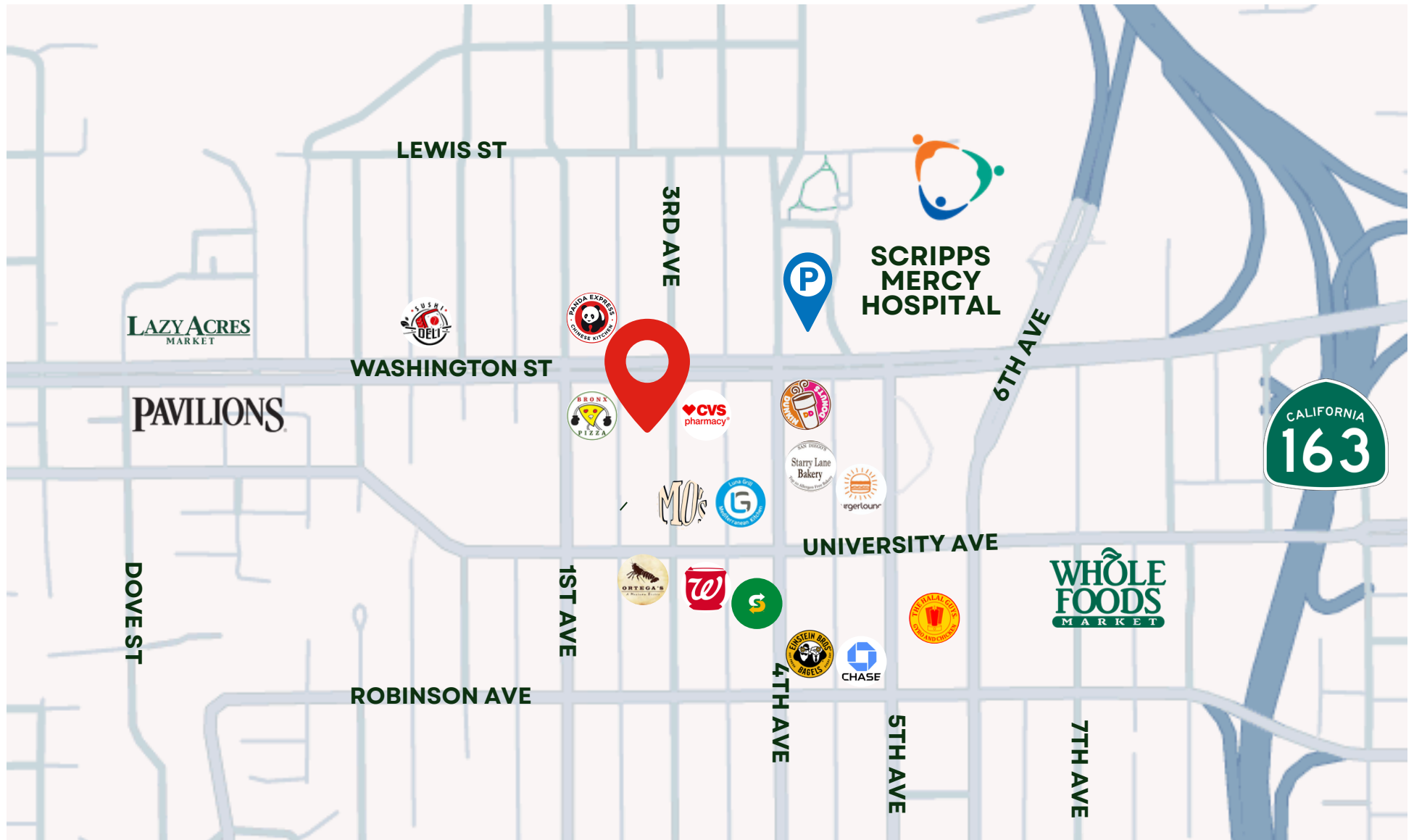
# HIGHLIGHTS

- ±7,975 SF building
- Rate: \$2.50 + \$0.60 NNN
- Single-User Medical opportunity
- Secure onsite parking with multiple access points
- Signage available
- Elevator + stairwell served
- 1,200 Amps of Power
- 2 roll-up doors & 1 garage door with access from both 3<sup>rd</sup> Avenue & the alley way

# FLOORPLAN



# AMENITY MAP



## CONTACT

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