

OTAY LAKES

— Professional Plaza





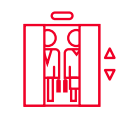
BUILDING FEATURES



Parking Ratio:
5 Stalls : 1,000 RSF



Utilities:
Tenant Responsible For In-Suite Janitorial
And Separately Metered Electricity



Elevator:
2-Stories



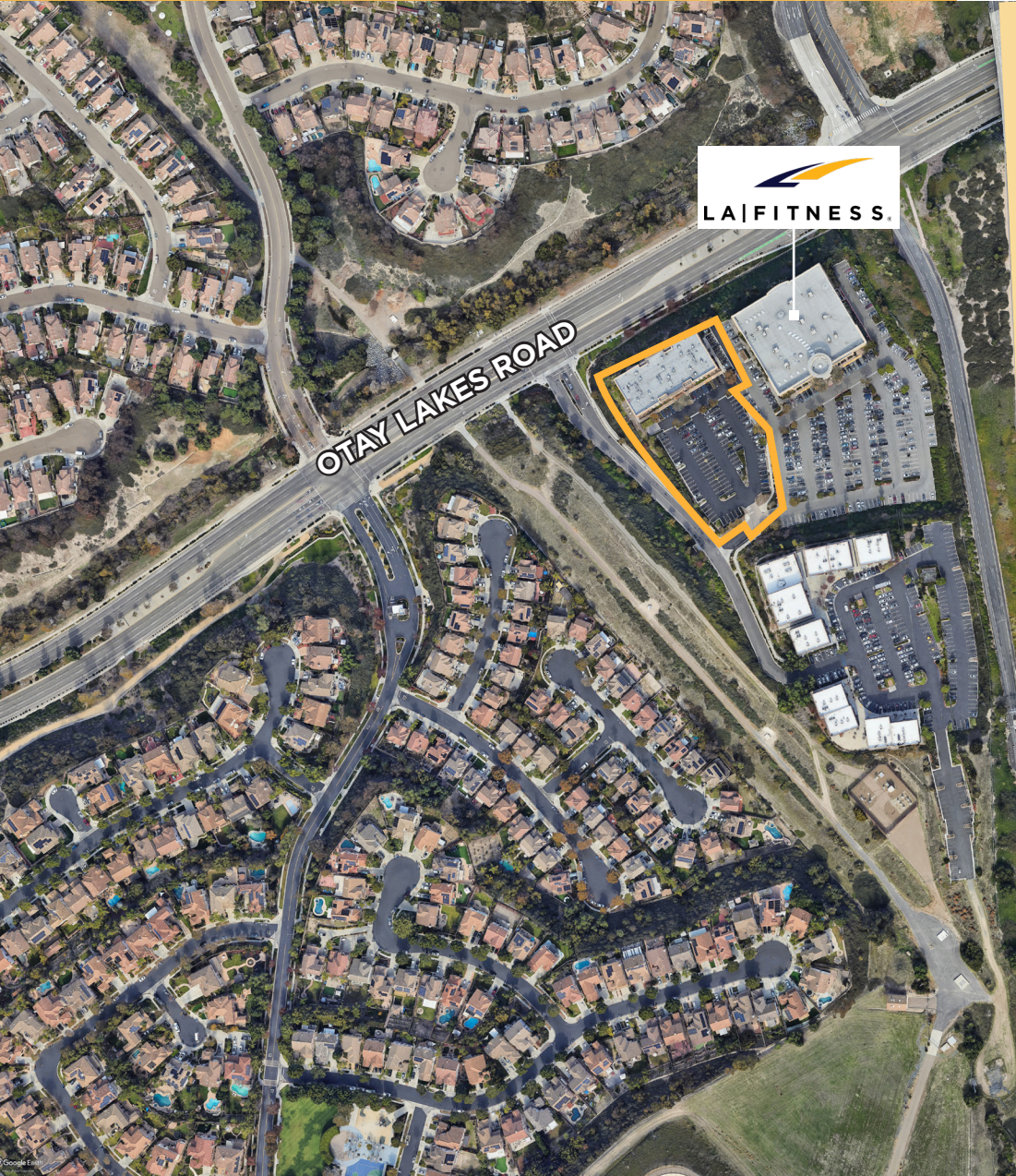
Signage:
Monument and Exterior
Building Signage Available

AVAILABILITY:

| SUITE | SIZE | CONTIGUOUS | COMMENTS |
|-------|----------|------------|--|
| 150 | 4,876 SF | 6,512 SF | Existing office improvements, ready for medical conversion |
| 160 | 1,636 SF | 6,512 SF | Existing office improvements, ready for medical conversion |

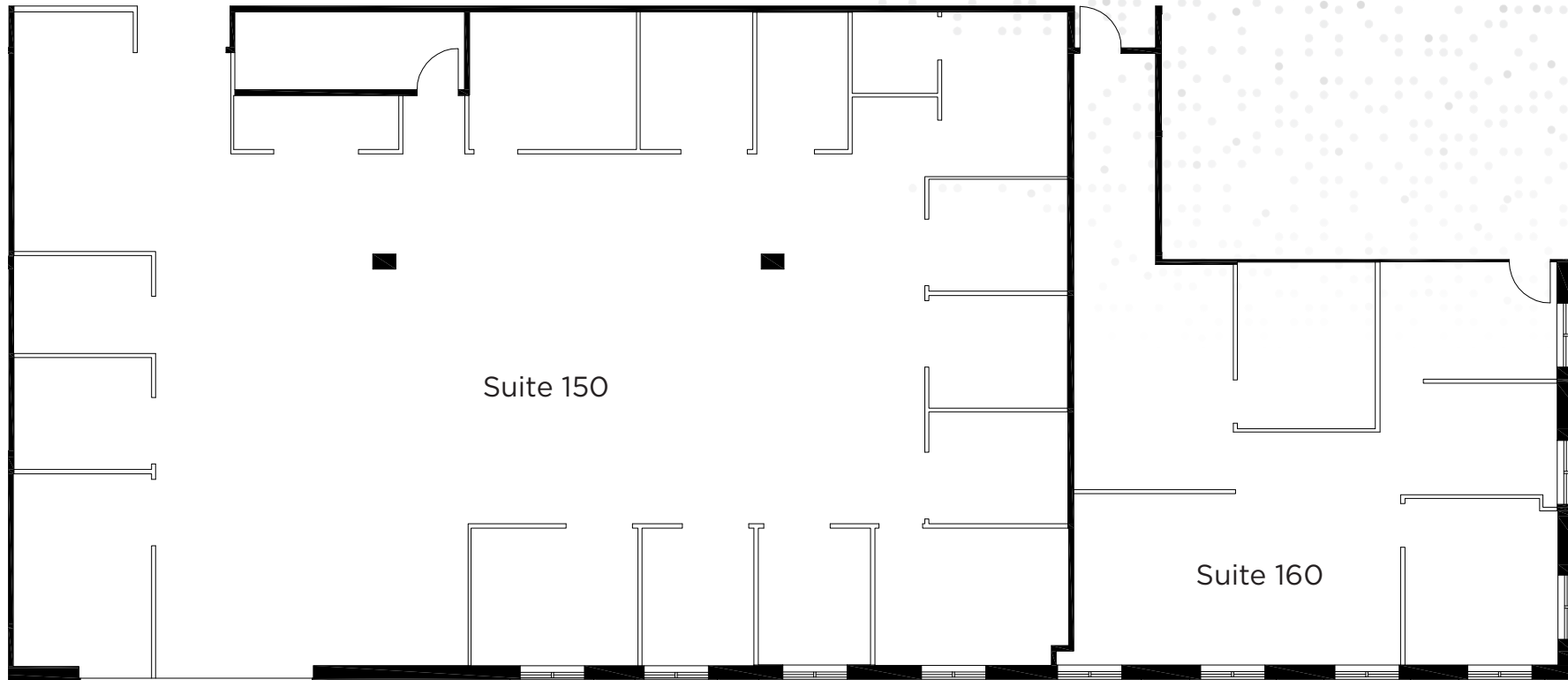
PROJECT AERIAL

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SUITE 150 & 160

Current As-Builts

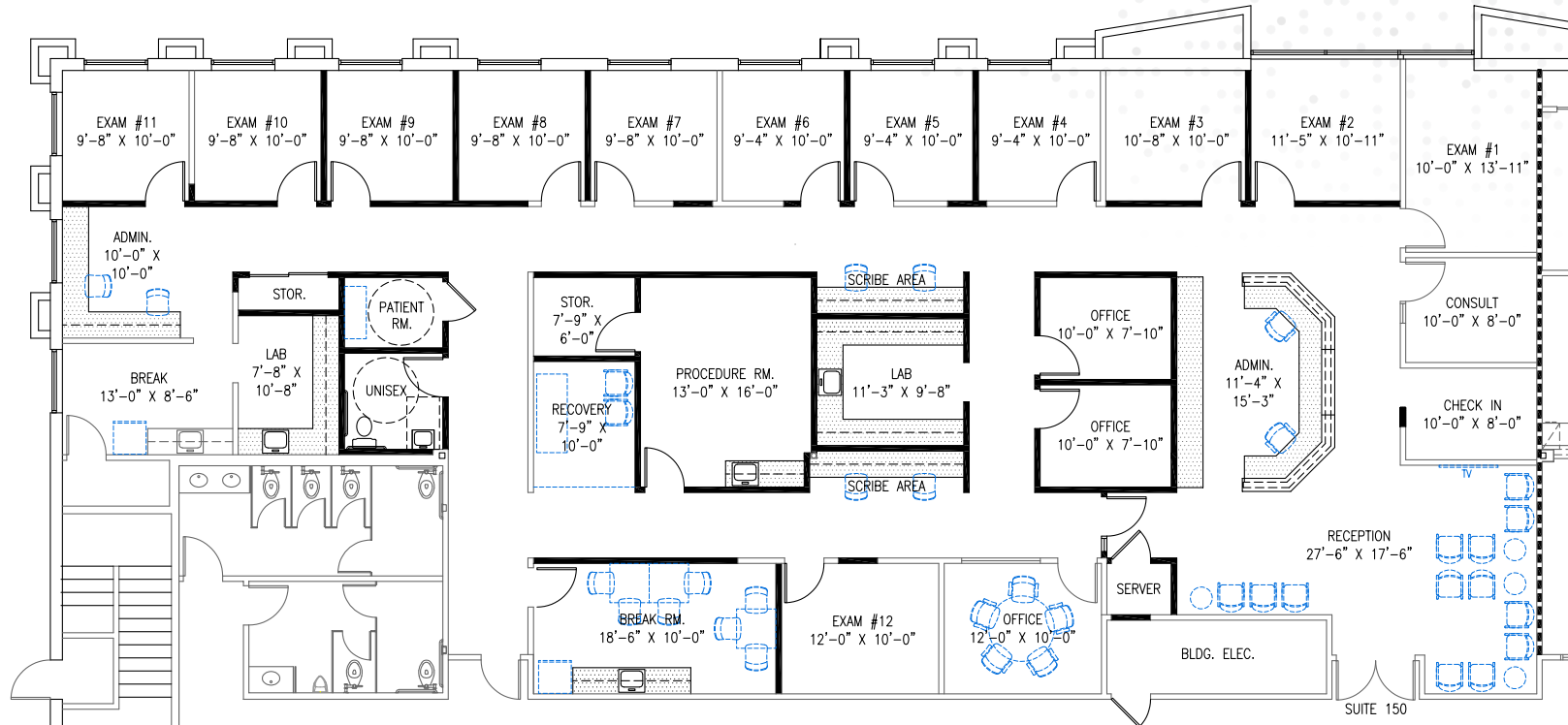


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SUITE 150 & 160

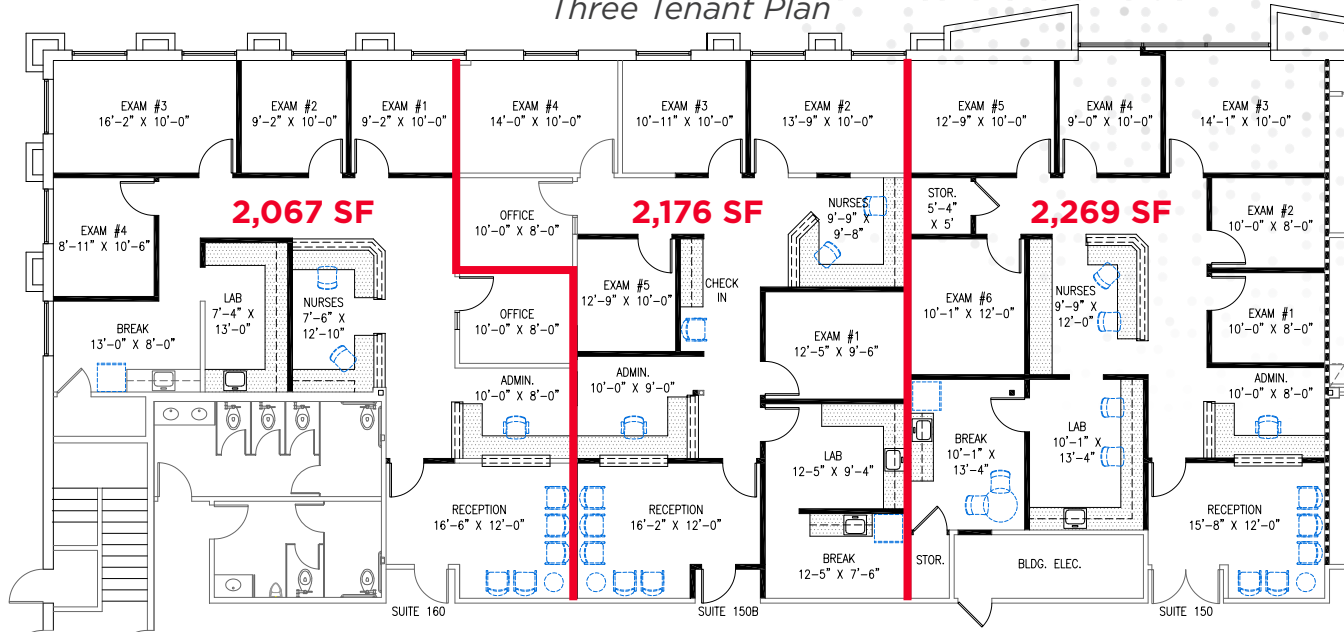
Hypothetical Single Tenant Plan
6,512 SF



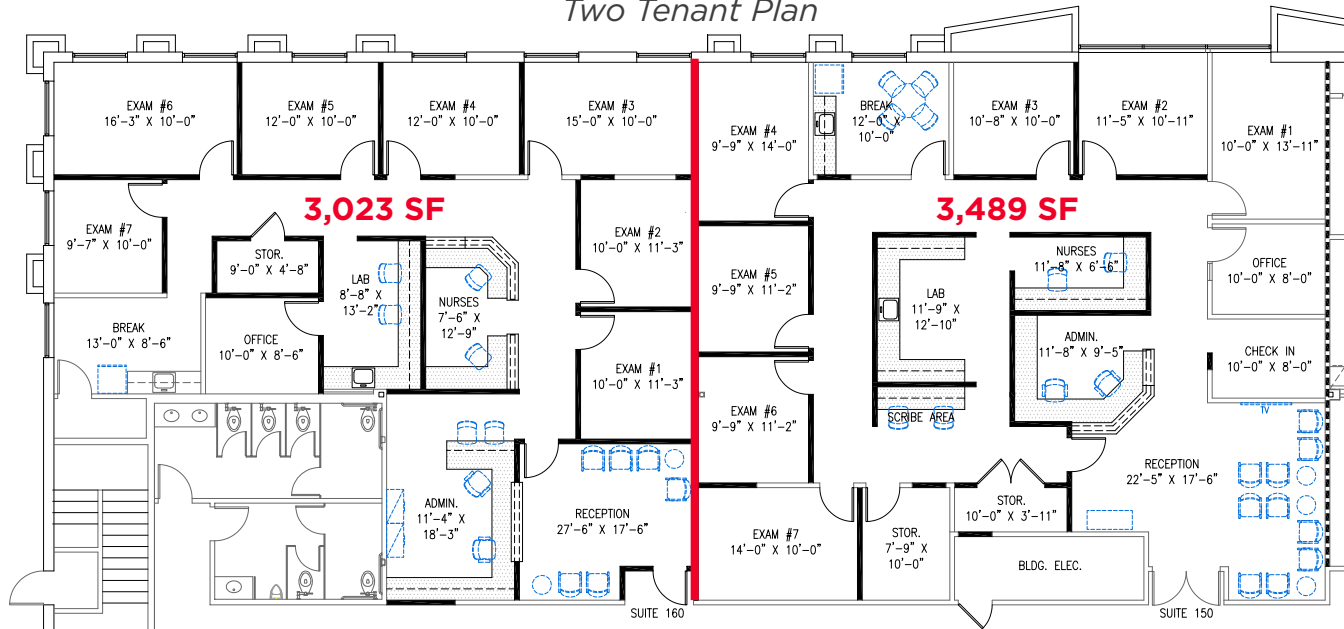
SUITE 150 & 160

Hypothetical Plans

Three Tenant Plan



Two Tenant Plan



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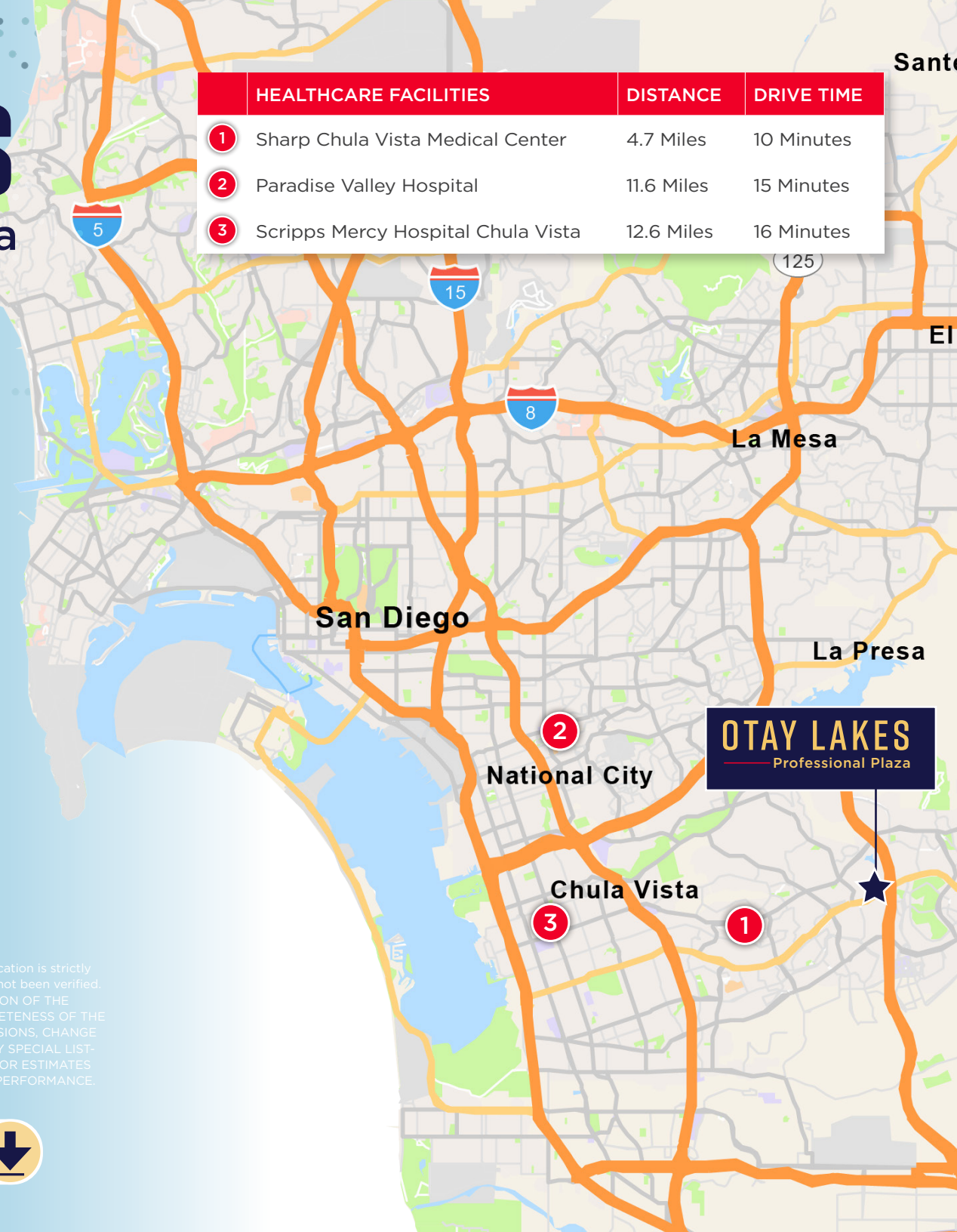


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| | HEALTHCARE FACILITIES | DISTANCE | DRIVE TIME |
|---|------------------------------------|------------|------------|
| 1 | Sharp Chula Vista Medical Center | 4.7 Miles | 10 Minutes |
| 2 | Paradise Valley Hospital | 11.6 Miles | 15 Minutes |
| 3 | Scripps Mercy Hospital Chula Vista | 12.6 Miles | 16 Minutes |



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