



WATERGARDEN BUSINESS CENTRE
5755 OBERLIN DRIVE

±1,334 SF OFFICE
CONDO FOR SALE



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Voit
REAL ESTATE SERVICES

±1,334 SF Office Condo
For Sale

Prime Location in the Highly
Desirable Sorrento Mesa & in the
Heart of San Diego's Biotech Cluster

Excellent Access to I-5 and I-805
Freeways

Extensive Retail Amenities for Dining
and Shopping in Close Proximity

Premier Owner Occupied Project

Excellent Parking Availability &
Modernized Common Areas

Project Zoned for Medical &
Office Use

Below Market Monthly
Owner Association Dues

Sale Price: \$845,000

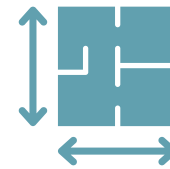




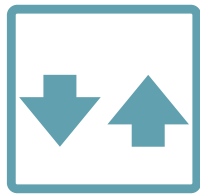
30,267 SF
BUILDING SIZE



THREE (3)
STORIES



1.06 ACRES
LAND SIZE



SERVED
ELEVATOR



4/1,000 SF
PARKING

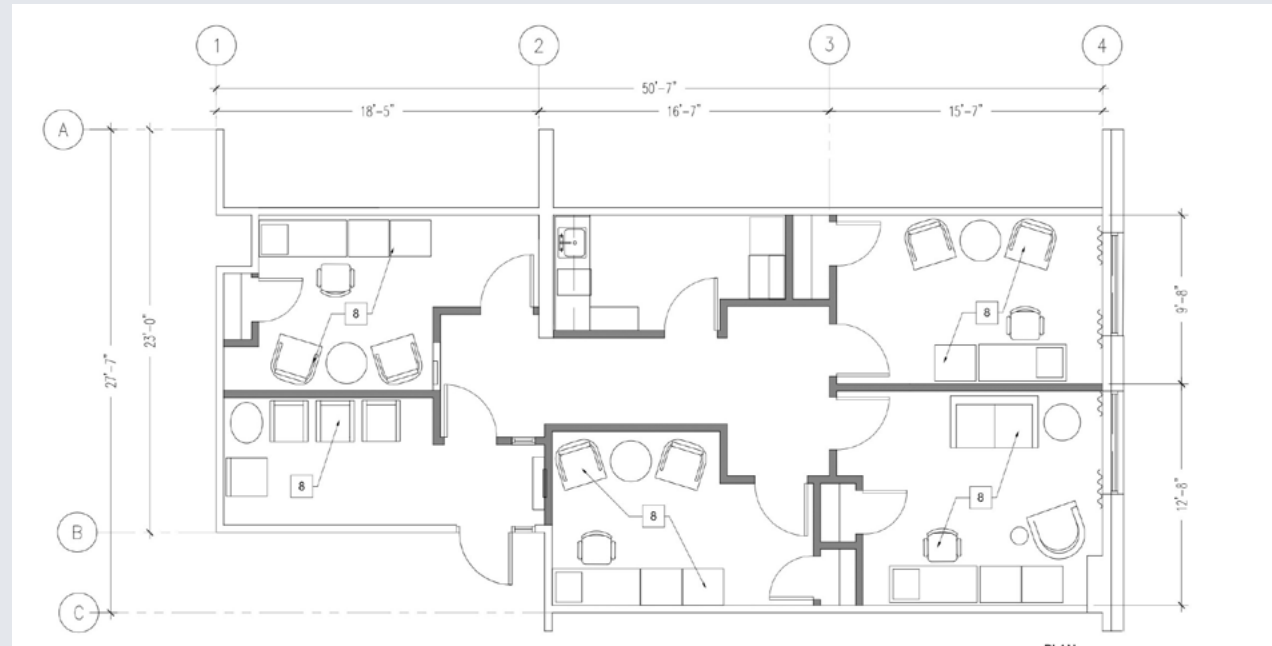


2000
YEAR BUILT

SUITE 104

TURNKEY MEDICAL/
PROFESSIONAL OFFICE

WHY SUITE 104 DELIVERS
SUPERIOR VALUE



Designed by McCormick & Wright — This suite was purpose-built by an award-winning San Diego interior design firm (www.mccormickandwright.com) specifically for professional practice use. That pedigree signals a level of quality and intentionality a standard tenant improvement simply cannot match.

Turnkey vs. Vanilla Shell — Comparable listings in the size range and location, are typically delivered as-is condition after being occupied for 15+ years and in most instances for a modernized buildout, are taken back to vanilla shell condition for new construction. These properties generally will require \$150,000–\$200,000+ in medical/professional build-out, plus 3–6 months of construction, permitting, and disruption. Suite 104 eliminates all of that entirely. The true cost-of-entry comparison strongly favors this unit.

Custom Acoustic & Confidentiality Engineering — The purpose-built HIPAA-level privacy package — Quiet Rock wallboard, Oshkosh sound-retardant doors, Rockfan ceiling tiles, and linear HVAC diffusers eliminating disruptive noise — is an investment that cannot be easily replicated. These are critical features for any medical, psychological, legal, or financial practice in which competing spaces simply don't offer this.

Day-One Revenue Ready — Every business owner knows: time is money. A practice can open its doors and begin seeing patients or clients immediately — no waiting, no construction, no lost billable hours. Every month saved is real money back in the owner's pocket.

Maximizing Office Efficiency — The flexible layout includes four fully appointed private offices, break room and a dedicated patient/client waiting area — meticulously designed and efficient floor plan providing for a complete, functional practice environment from day one

All Premium Features Included — The fully equipped break room/IT room, security cameras and keyless entry system, entry alert notification system and high-end finishes are delivered to the buyer at no additional cost.

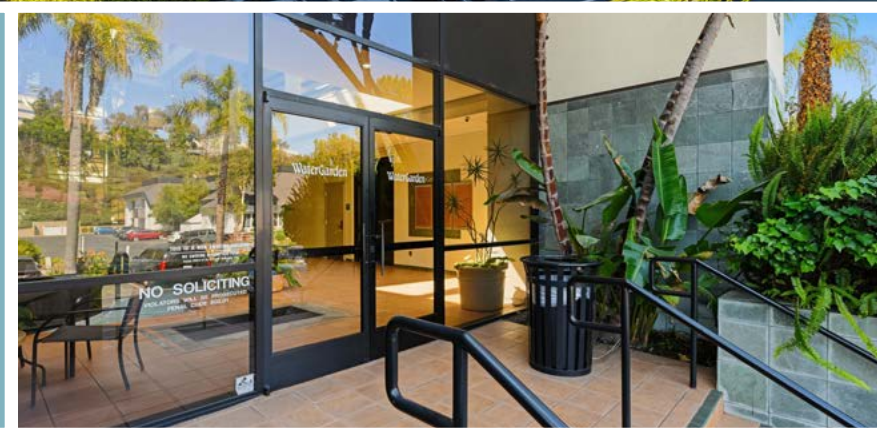


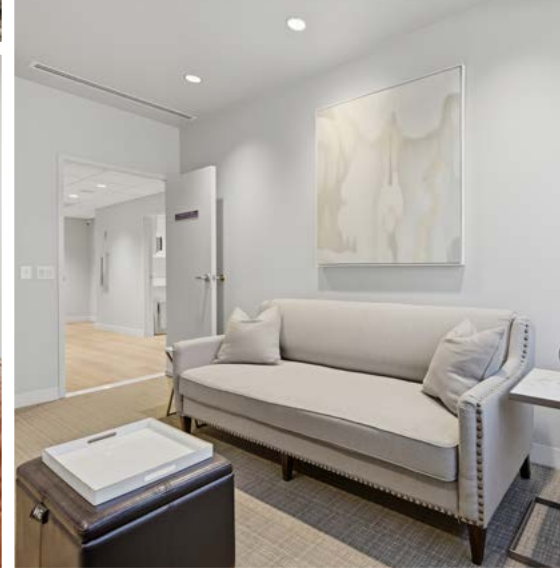
VIEW VIRTUAL TOUR





- » 3 Story Professional Office Building
- » Numerous Project Entrances
- » Extensive Natural Light Throughout Property
- » Dramatic Water Feature in Central Atrium
- » On-Site Property Manager










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