

# FOR SALE / LEASE

## MORENA

4455 MORENA BOULEVARD  
SUITE 210

SAN DIEGO, CA 92110



**GARRETT FENA, SIOR**  
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**Voit**  
REAL ESTATE SERVICES

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Lic #01991785 • [www.VoitCo.com](http://www.VoitCo.com)

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SUITE 210

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## SALE PRICE

### \$575,000

## LEASE RATE

### \$2.15 PSF + U&J

**4455 Morena Boulevard**, offers an approximately 1,156 square foot office space for lease in the highly desirable Morena submarket. These units are a rare opportunity in a quiet and well maintained office building.

## PROPERTY HIGHLIGHTS

- ±1,156 Square Foot Office Suite
- Great Location in the Pacific Beach/Rose Canyon/Morena Submarket
- Excellent Access Along the I-5 Corridor & 52-Freeway
- 4/1,000 SF Parking Ratio
- Close Proximity to Retail Amenities
- Direct Access to Costco
- Beautiful Lobby & Common Areas
- Building Wired For High Speed Fiber
- Plenty of Free Parking for Visitors & Special Guests



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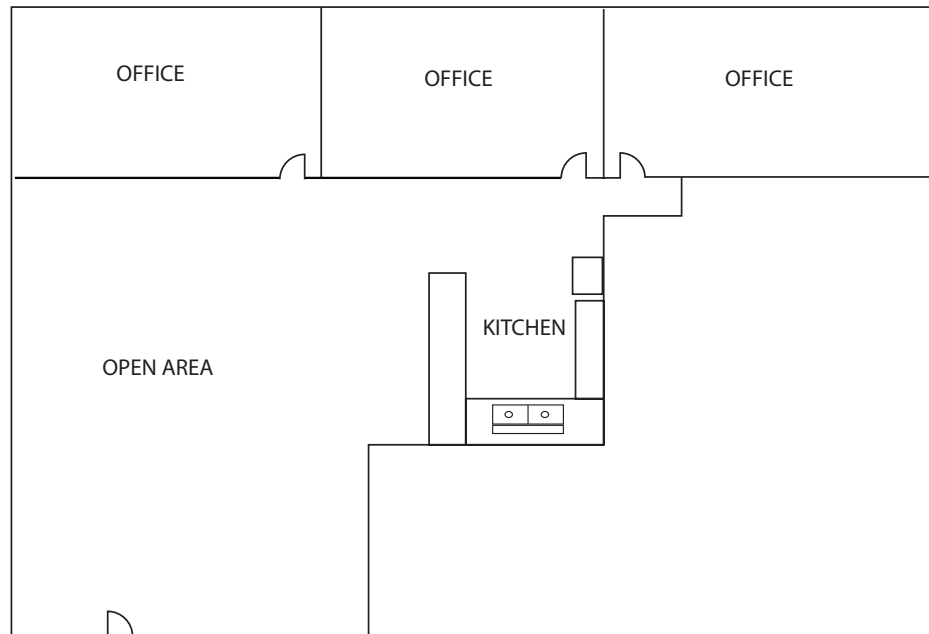
# MORENA

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SUITE 210

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## SUITE 210

- ±1,156 SF Office Space
- Three (3) Window Lined Private Offices / Conference Room
- Large Open Area
- Recently Remodeled Including New Floors & Updated Electrical
- Excellent & Move-In Ready Condition
- Custom Designed Kitchen w/ Running Water & Reverse Osmosis System to Save on Costly Bottled Water Bills
- High Ceilings
- New Energy Efficient HVAC System
- Security System
- Professionally Installed Steelcase Dry Erase Boards



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