

# OFFICE SUITES AVAILABLE FOR LEASE

814 Morena Boulevard, San Diego, CA 92110

# Sun Office Plaza



## Valeria Raban

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## Jonathon Brikho

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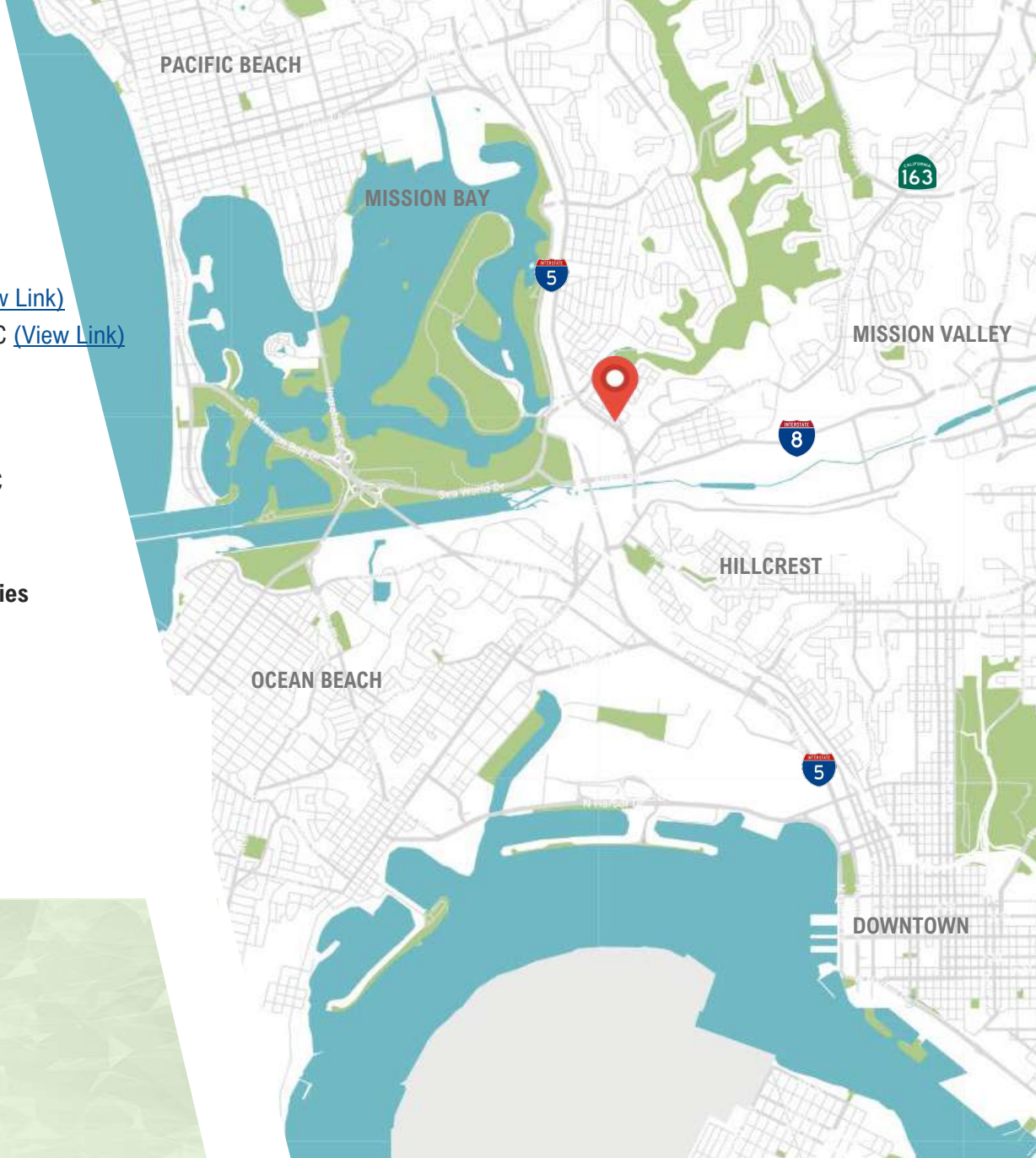
## Brian Crepeau

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10721 Treena Street, Suite 200, San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

# Property Features

- Available: 688 RSF - 1,530 RSF Office Suites
- Suite 108/109: ± 1,530 SF
- Suite 305: ± 688 SF
- Centrally Located Professional 3-Story Office Building
- Across the Street from Morena/Linda Vista Trolley Station ([View Link](#))
- Close Proximity to New Tecolote Blue Line Trolley to UCSD/UTC ([View Link](#))
- One Minute Access to Interstate 5 & 8 Freeways
- Window-Lined Office with Amazing View of Mission Bay and Sea World
- 24/7 Access with Direct SDGE and Individually Controlled HVAC
- Parking Ratio: Up to 3.6/1,000 SF Available
- Garages Available for \$250/Month - Contact Agent for Details
- **Lease Rates Starting At: \$2.25/SF + Separately Metered Utilities**  
*Includes three time per week janitorial*



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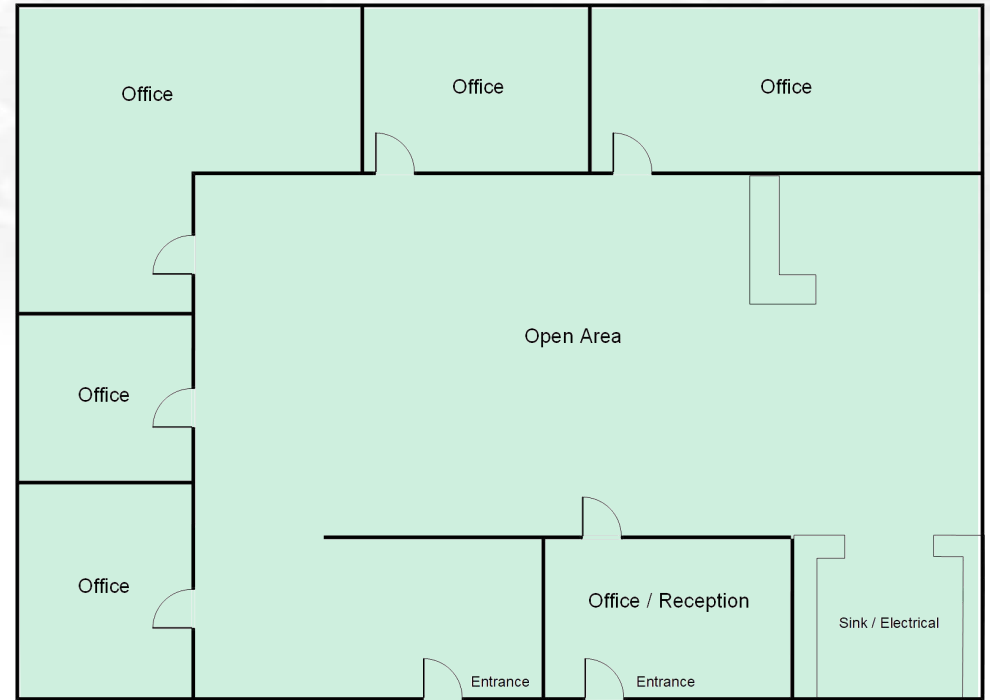
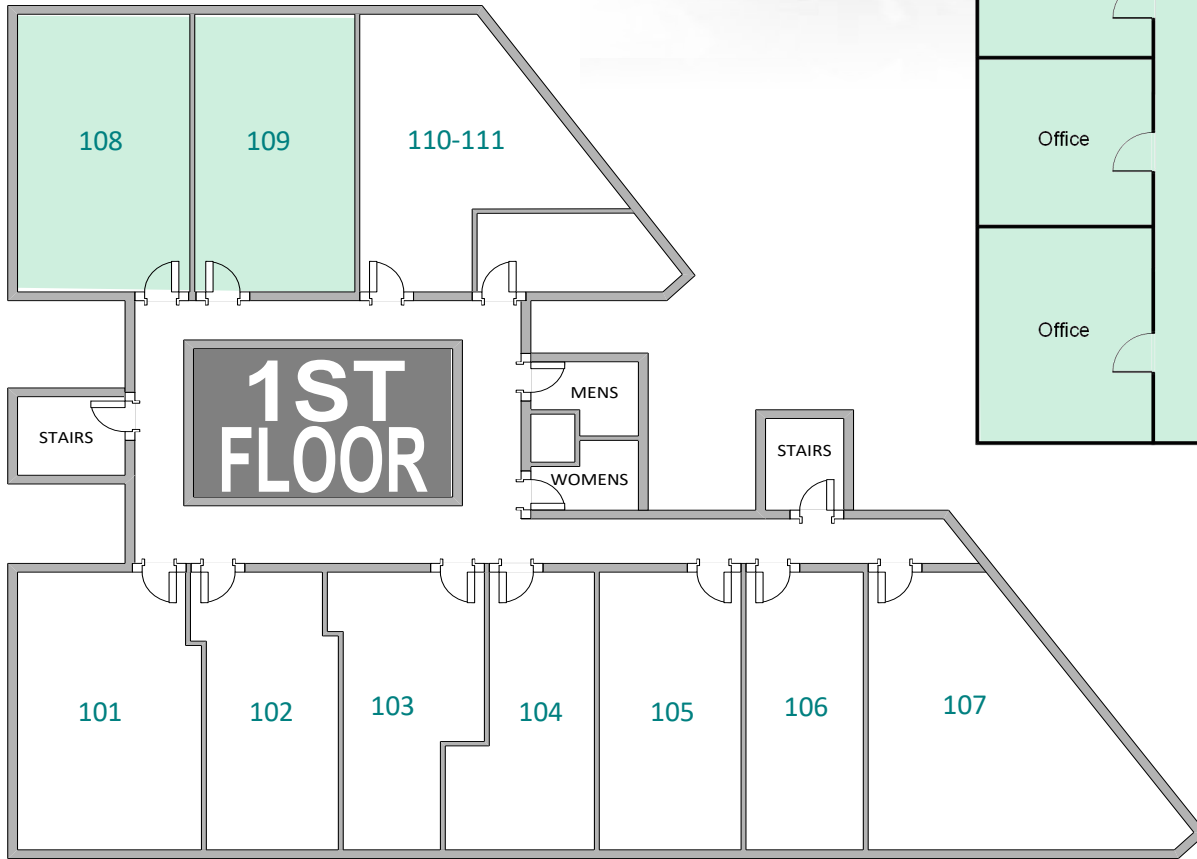
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# Floor Plans

## 1st Floor Availability



**Suite 108/109 Floor Plan**  
**± 1,530 SF**

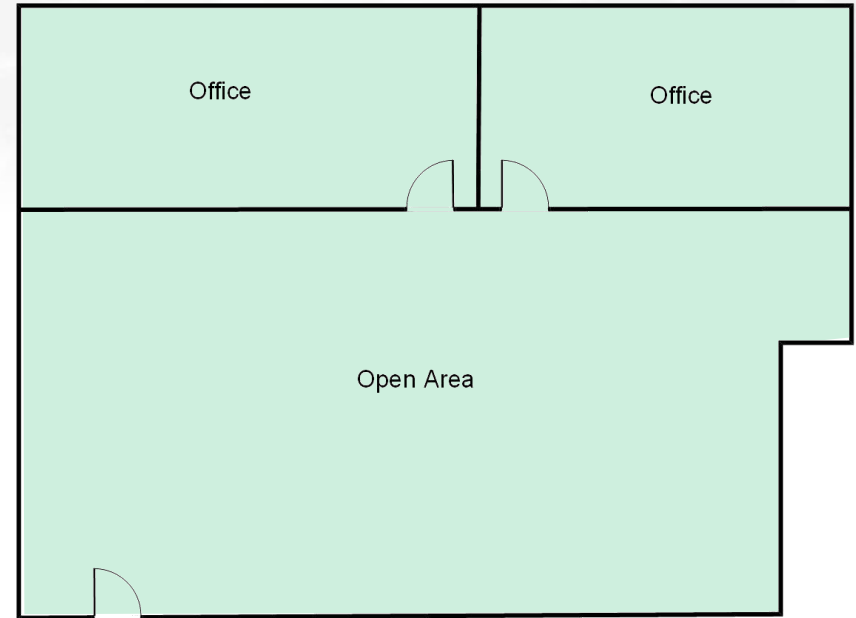
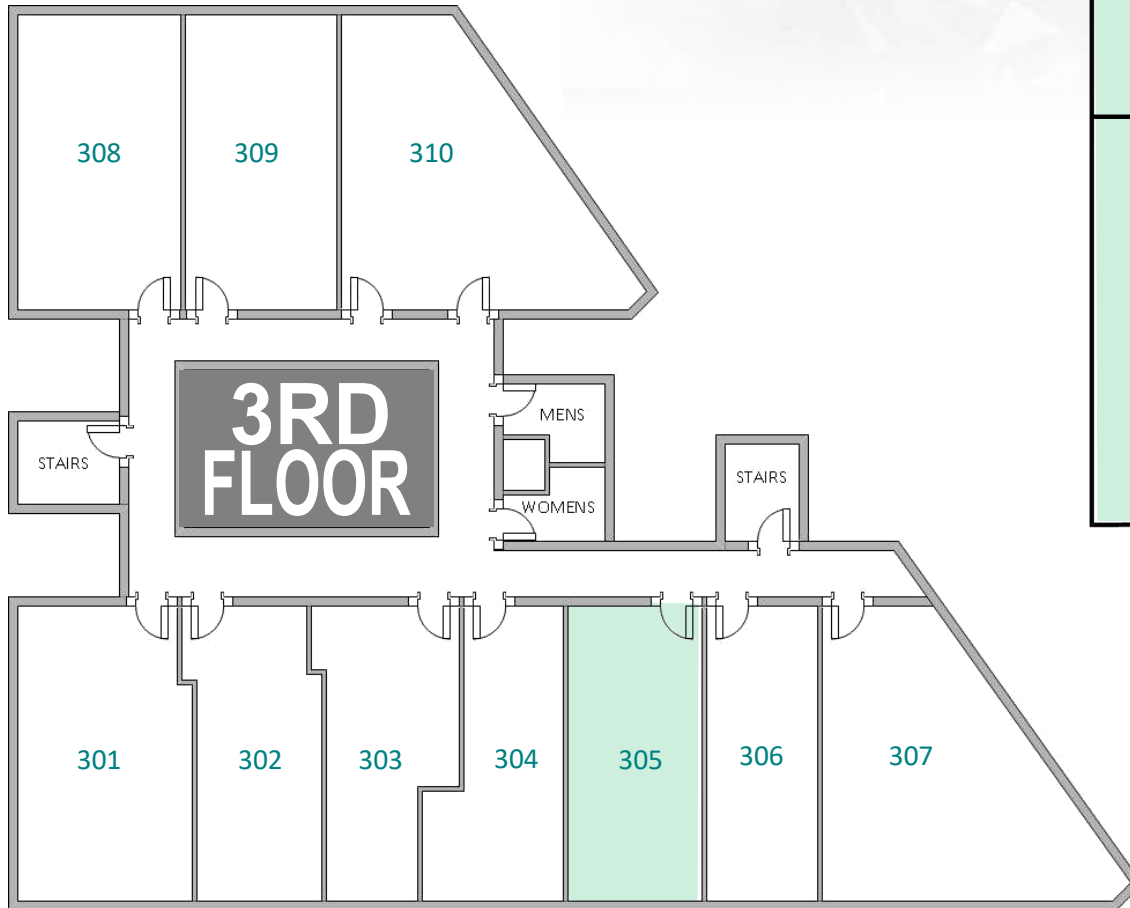
Floor Plan Not Fit to Scale; for Reference Purposes Only.

# Floor Plans

## 3rd Floor Availability

# Suite 305 Floor Plan

## ± 688 SF



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**DOWNTOWN**

**San Diego Intl. Airport**

**Morena Trolley Station**

**814 MORENA BLVD**



Morena Blvd



W Morena Blvd



**Tecolote Trolley Station**



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