

LA JOLLA SUR

PACIFIC BEACH OFFICE
AVAILABLE FOR LEASE

1010 TURQUOISE STREET
SAN DIEGO, CALIFORNIA 92109



1ST YEAR PROMOTIONAL RATE
\$1.99 PSF + ELECTRIC
(minimum 3-year lease term)

JON BOLAND, Senior Vice President, Partner
Lic #00999843 | 858.458.3312 | jboland@voitco.com

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LA JOLLA SUR IS THE PREMIER OFFICE PROJECT OF PACIFIC BEACH & LA JOLLA



PROPERTY FEATURES

- » ±25,200 SF Office Building
- » Covered, Reserved Parking (2.00/1,000 SF)
 - \$80 / Monthly / Per Space
- » Zoned CC-4-2 / RM-1-1
- » Hydraulic Elevator
- » Ocean and Bay Views (Select Suites)
- » Semi-Private Patio Areas (Select Suites)
- » Second Floor Atrium
- » On-Site Day Porter
- » Operable Windows (Select Suites)
- » Numerous Walkable Retail Amenities
- » **Asking Rate:** \$2.75 + Electric PSF/Month
 - **1st Year Promo Rate: \$1.99 /SF + Electric**
(minimum 3-year lease term)
- » **Expenses:** Base Year

LEASE AVAILABILITY

- » **Suite 215 | ±2,417 RSF | Vacant & Available**
- » **Suite 330 | ±1,259 RSF | Vacant & Available**
- » **Suite 360 | ±2,363 RSF | October 1, 2026**

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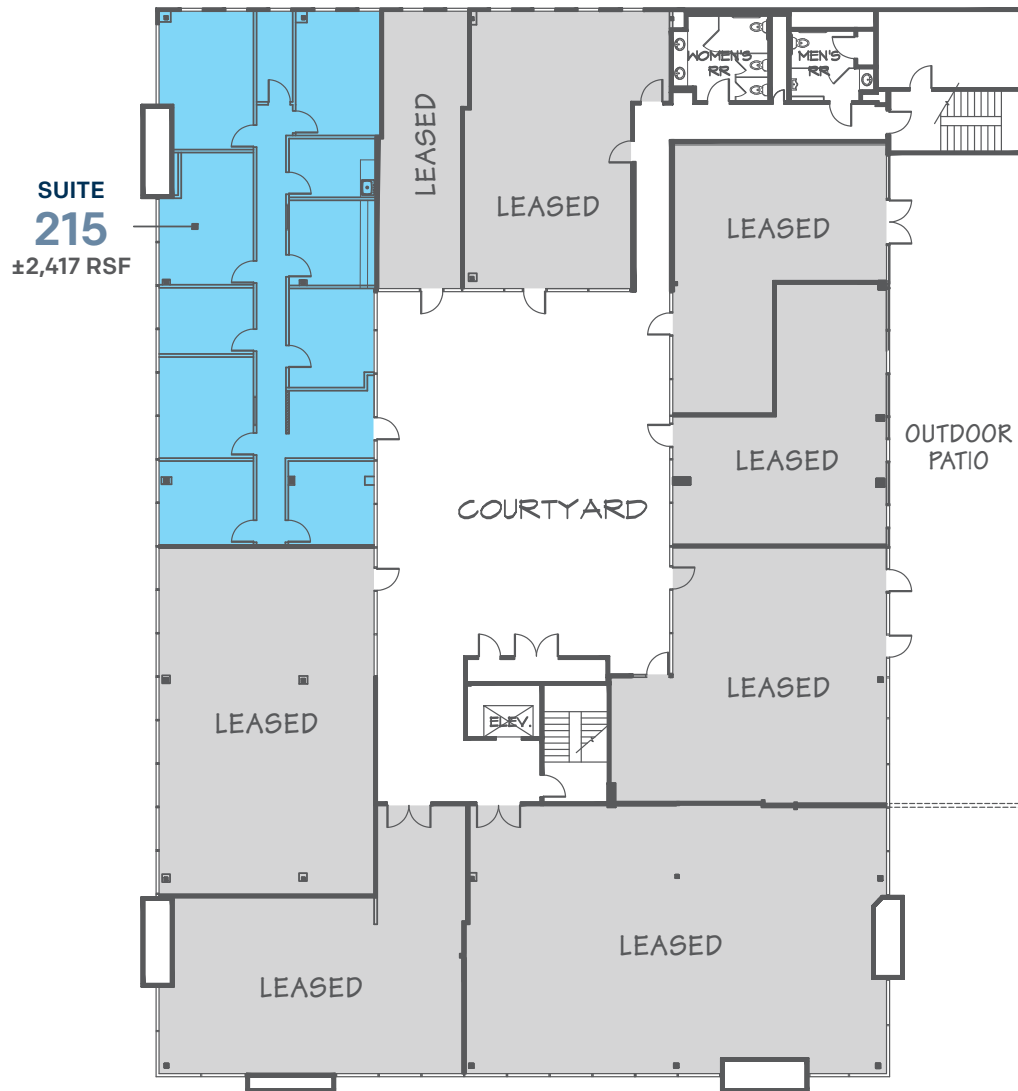
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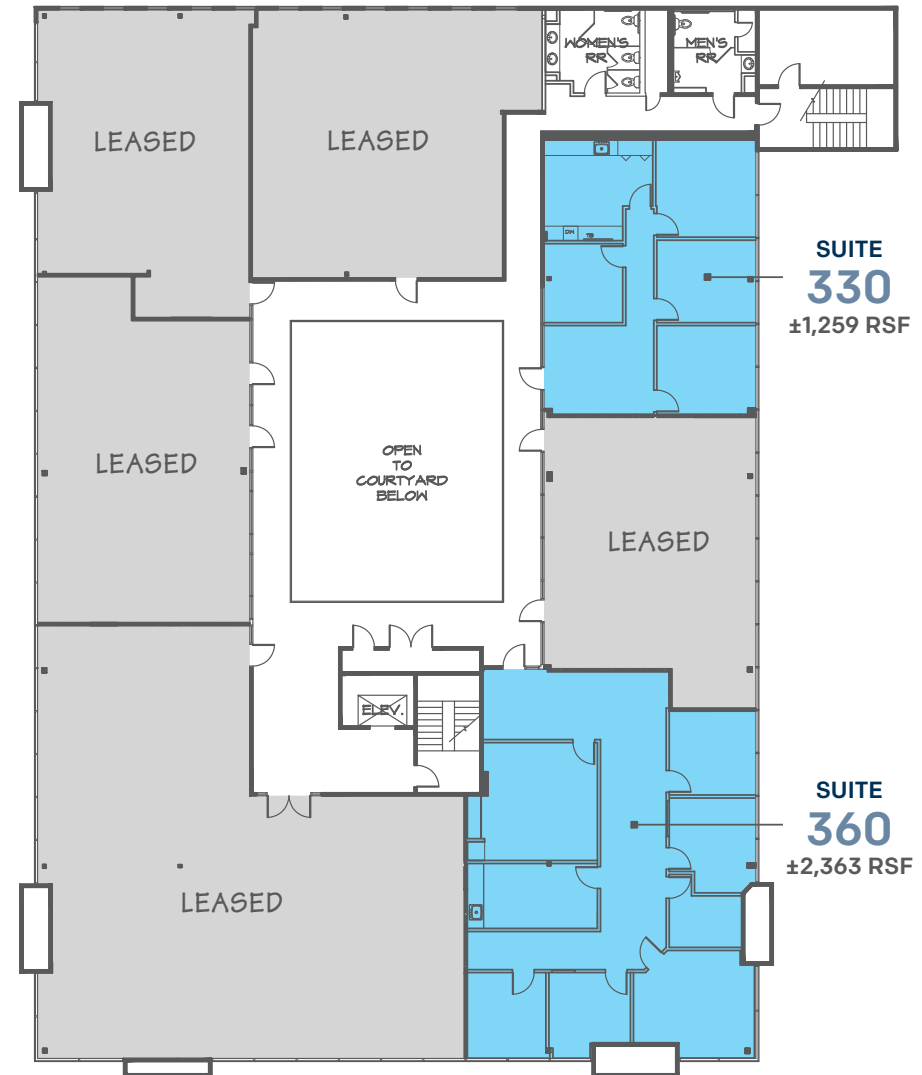
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SECOND FLOOR



THIRD FLOOR



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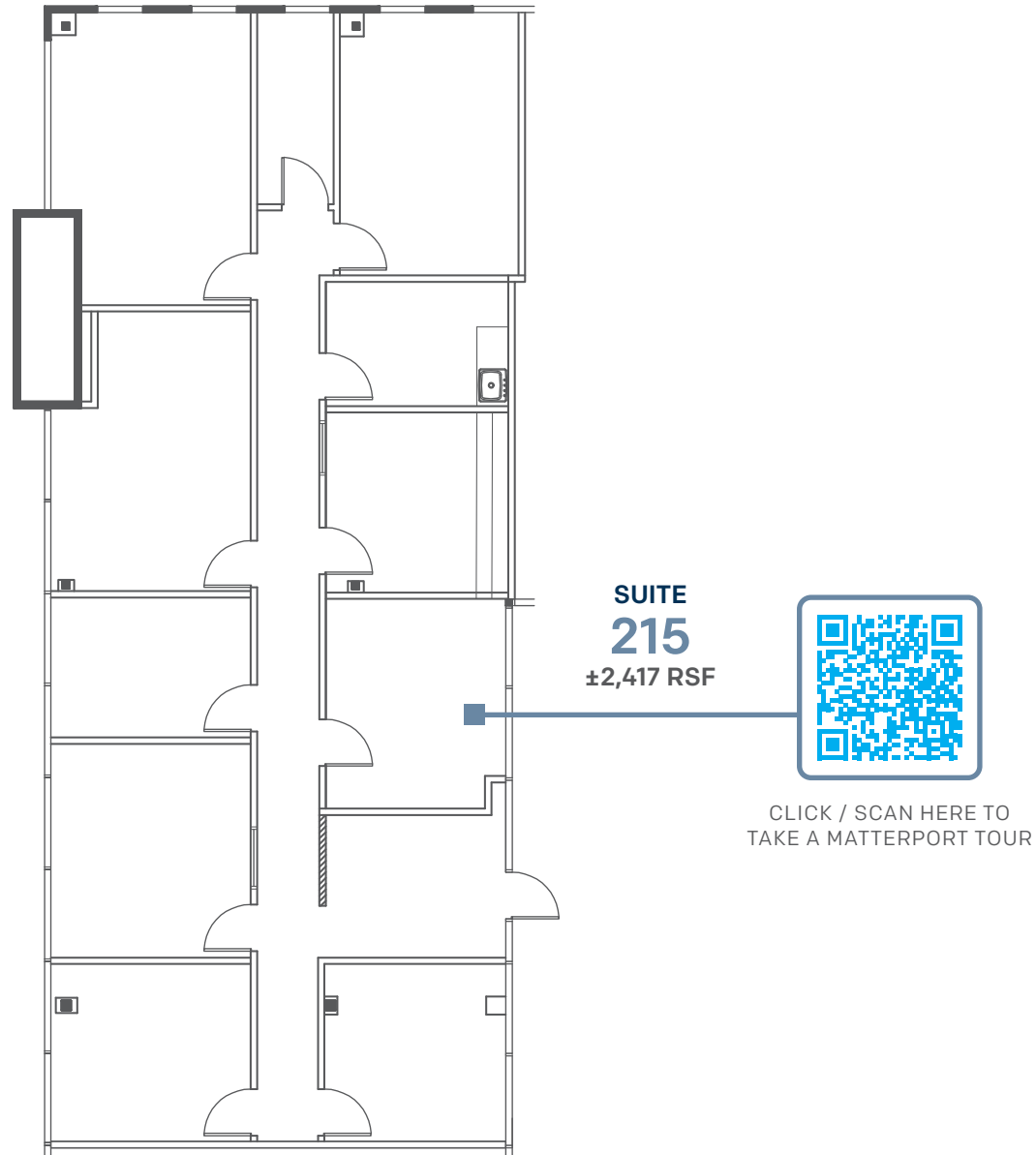
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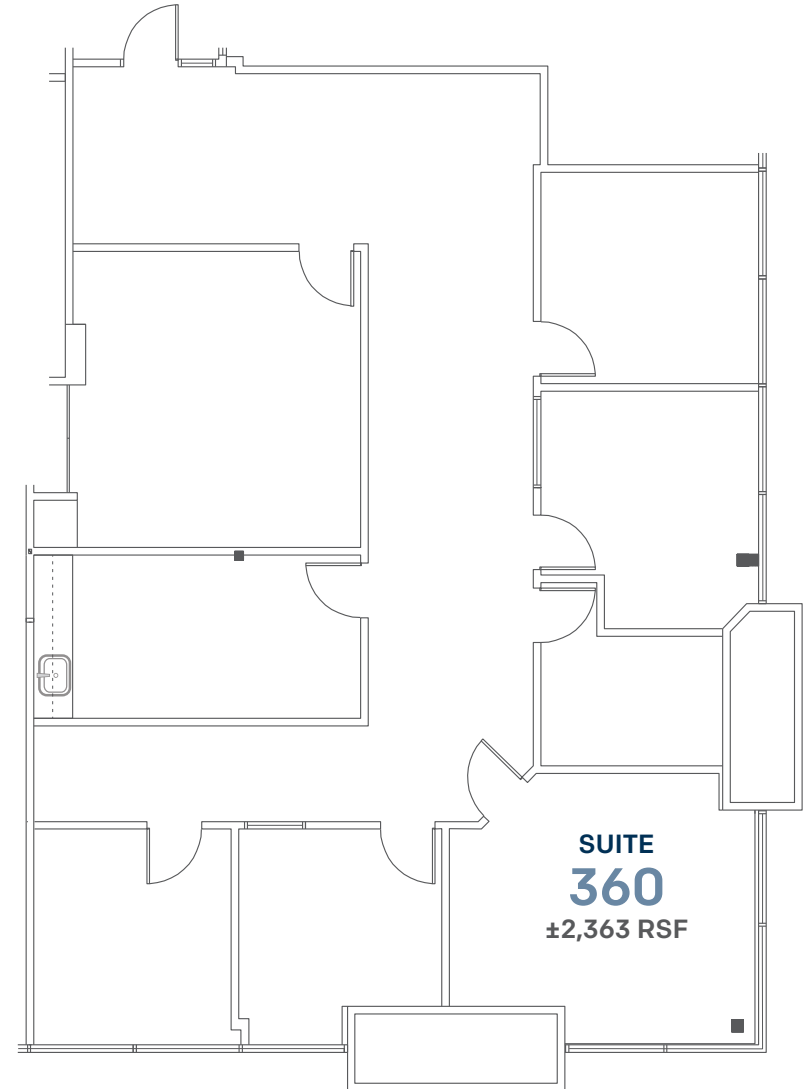
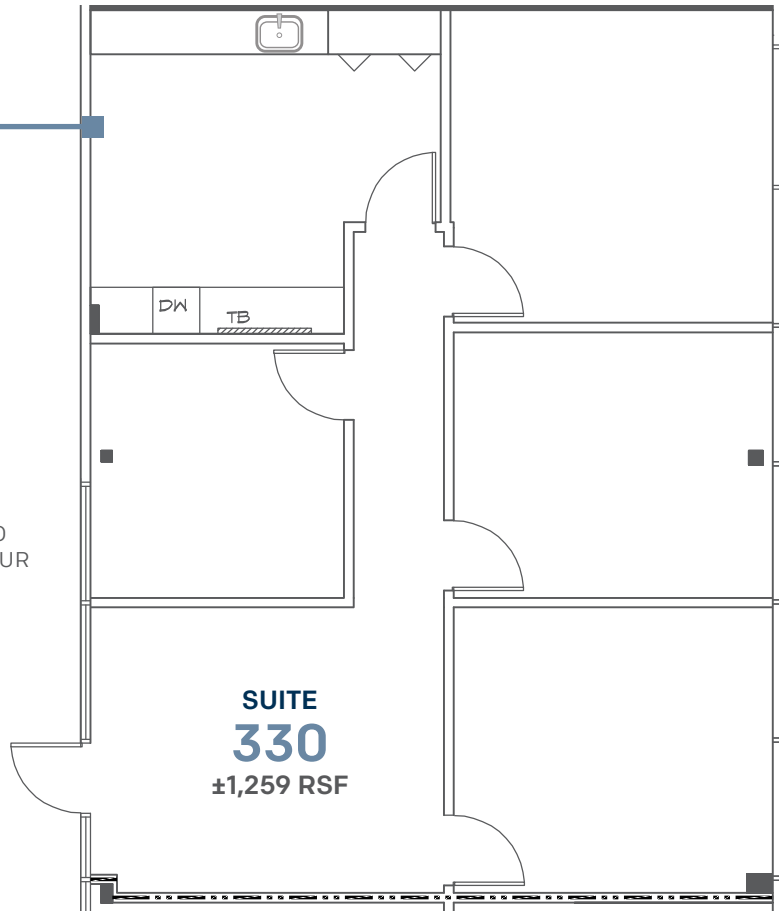
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