



ON POINT REAL ESTATE

FOR LEASE



MEDICAL OFFICE SUITE

4276 54th Place

SUITE C · SAN DIEGO, CA 92115

1,100 SF

AVAILABLE

\$2,200 / MO

ASKING RATE

2 SPACES

RESERVED PARKING

August Niewiadomy

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CLARITY · FOCUS · RESULTS

Turnkey Medical Office in the College Area

Suite C at 4276 54th Place offers a fully built-out, move-in ready medical suite in a well-established two-building medical/professional campus. The 1,100 SF suite features a welcoming waiting room, reception with work area, two exam rooms, two private offices, and an in-suite restroom — an efficient layout for medical, dental, wellness, or professional users alike.

SUITE HIGHLIGHTS

- Two exam rooms + two private offices
- Waiting room and reception/admin area
- In-suite ADA restroom
- Existing furniture & fixtures can be included
- Two (2) reserved parking spaces + street parking
- Monument visibility on 54th Place
- Minutes to SDSU, I-8, and University Ave corridor

LEASE DETAILS

ADDRESS	4276 54th Pl, San Diego, CA 92115
SUITE	Suite C
AVAILABLE SF	1,100 SF
ASKING RATE	\$2,200 / Month (\$2.00 / SF)
USE	Medical / Professional Office
PARKING	2 Reserved Spaces
FURNITURE	Available — Inquire
AVAILABILITY	Immediate

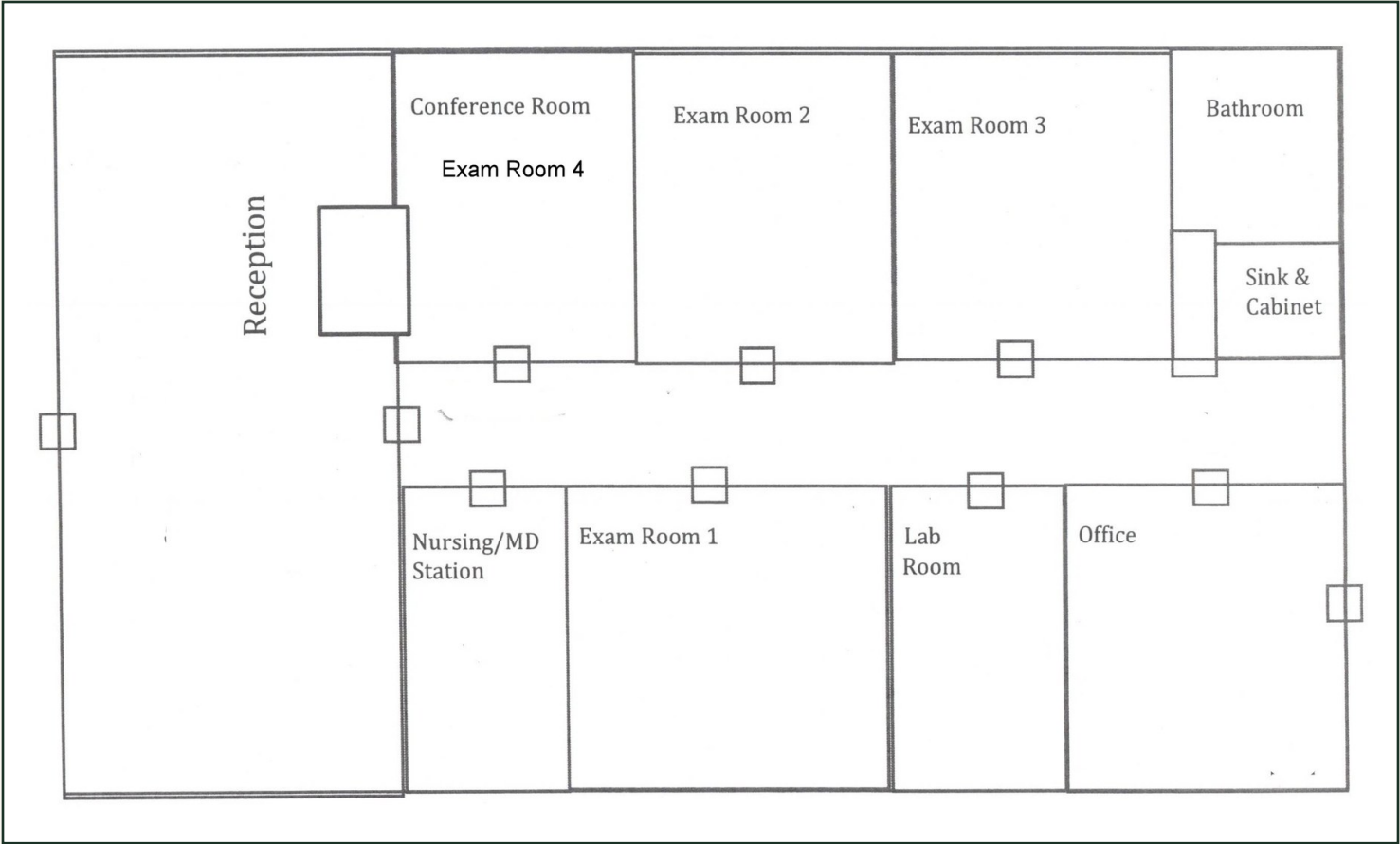
WAITING ROOM



RECEPTION / ADMIN



Floor Plan



- RECEPTION
- WAITING ROOM
- 2 EXAM ROOMS
- 2 PRIVATE OFFICES
- RESTROOM

EXAM ROOM



PRIVATE OFFICE / CONSULT



Inside Suite C



SUITE C ENTRANCE



WAITING ROOM



LAB / WORK AREA



IN-SUITE RESTROOM

FOR LEASING INFORMATION



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