

MORENA

4455 MORENA BOULEVARD
SUITE 115

SAN DIEGO, CA 92117

MORENA
EXECUTIVE PLAZA

4455



±864 - ±1,641 SF FOR SALE

GARRETT FENA, SIOR
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Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
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Lic #01991785 • www.VoitCo.com

MORENA

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SUITE 115

SAN DIEGO, CA 92117

SALE PRICE
\$435,000

4455 Morena Boulevard, offers a ground floor office suite for sale in the highly desirable Morena submarket. The unit is a rare opportunity in a quiet and well maintained office building.

PROPERTY HIGHLIGHTS

- ±864 Square Foot Office Space - Can Deliver up to 1,641 Square Feet
- 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

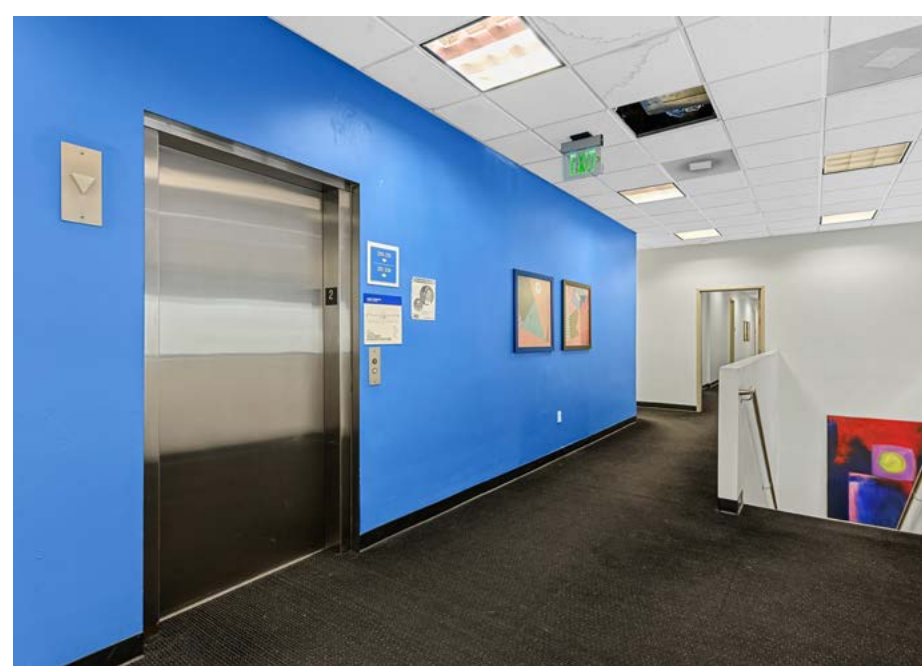
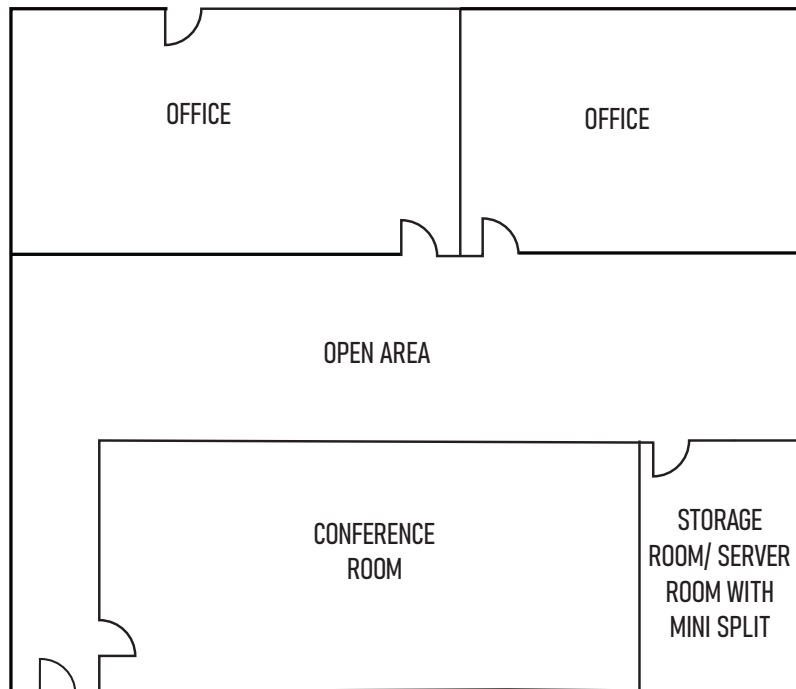
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SUITE 115

SAN DIEGO, CA 92117

SUITE 115

- ±864 SF Office Suite
- Corner unit
- Two (2) window lined offices
- Direct exterior entry access from parking lot
- Conference room & storage room
- Custom windows throughout interior
- Features custom designed auralox sound isolation for professional recording studio
- Used for video, TV, music, film & YouTube social media web recording
- Excellent condition - remodeled & upgraded improvements
- New energy efficient HVAC system
- Can deliver up to 1,671 SF - Ask Broker

EXTERIOR ENTRY



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Clairemont Town Square

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Denny's
DOLLAR TREE



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