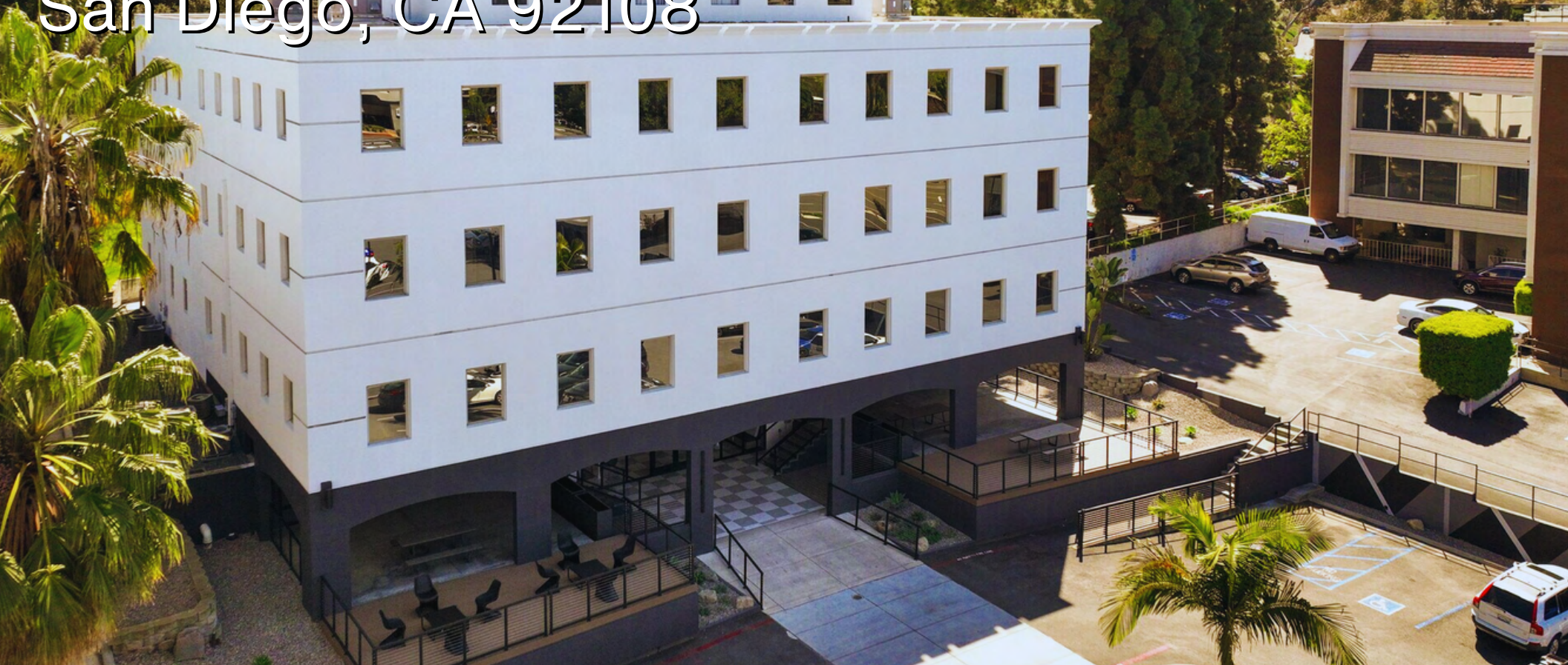


3511 CAMINO DEL RIO SOUTH
San Diego, CA 92108



OFFICE SPACE FOR LEASE

Suite 500-2 ±391 SF
Available: Suite 500-3 ±310 SF
Suite 500-5 ±663 SF

CONTACT:
(619)259-0791
leasing@uwventures.com

www.uwventures.com

FOLLOW US:



AVAILABLE FOR LEASE

Suite: 500-2

Size: ±391 SF

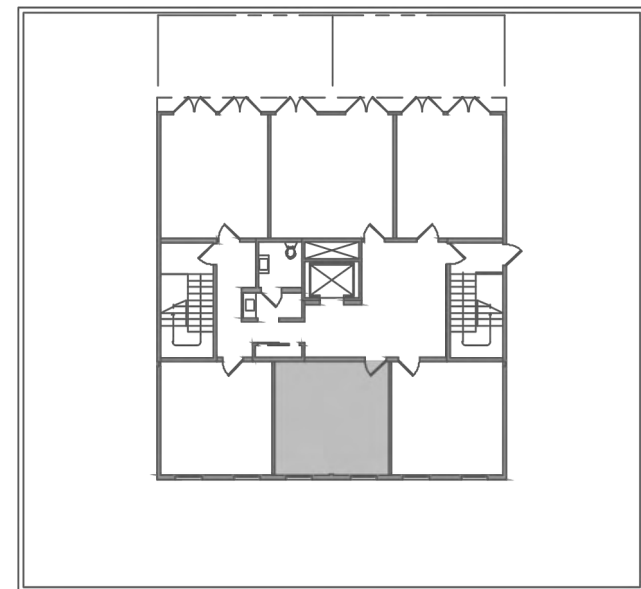
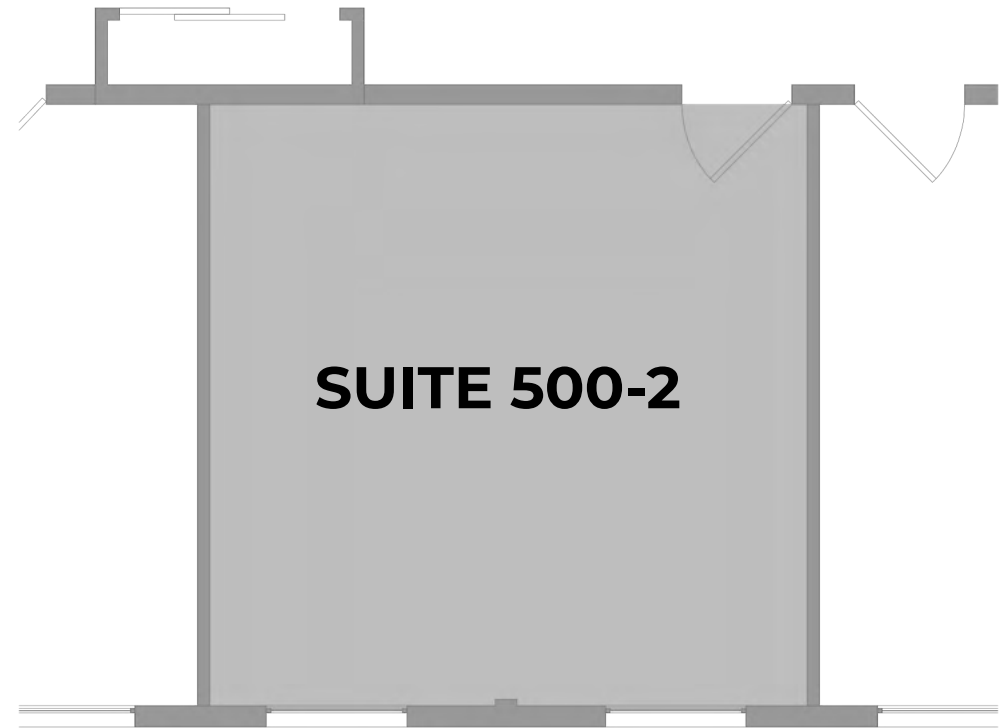
Lease Rate: \$1,300/month (plus electric)

Parking: 100+ Surface Parking Spaces

PROPERTY FEATURES

- Over \$1.6M in recent building upgrades
- Move-in ready Office Suites enhanced with modern building systems and high-quality finishes.
- Surface Parking + Easy Access make Commuting & Guest Visits Easier.
- Outdoor Patio and Weekly Food-Truck Service for Tenants.
- Elevator-served building: adds convenience for staff & visitors.
- Excellent freeway access to I-8, I-805, I-5, I-15 & Hwy 163
- Newly Upgraded Common Area designed for meetings, collaboration, and relaxation.

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

AVAILABLE FOR LEASE

Suite: 500-5

Size: ±663 SF

Lease Rate: \$1,600/month (plus electric)

Parking: 100+ Surface Parking Spaces

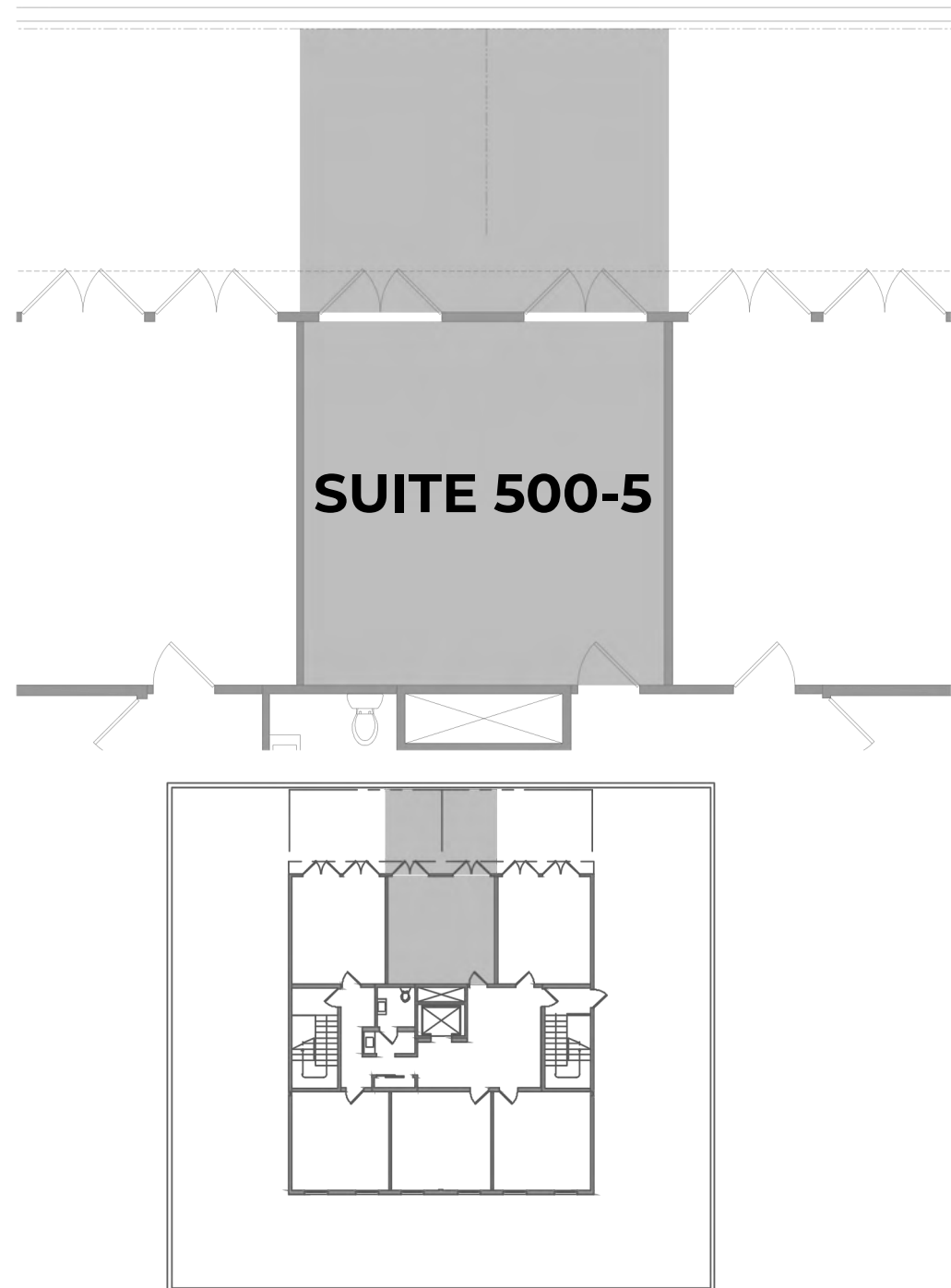
Common Area (Exclusive to 5th Floor tenants): Bathrooms, Waiting Area

Other/s: Outdoor Balcony (exclusive to this suite only)

PROPERTY FEATURES

- Over \$1.6M in recent building upgrades
- Move-in ready Office Suites enhanced with modern building systems and high-quality finishes.
- Surface Parking + Easy Access make Commuting & Guest Visits Easier.
- Outdoor Patio and Weekly Food-Truck Service for Tenants.
- Elevator-served building: adds convenience for staff & visitors.
- Excellent freeway access to I-8, I-805, I-5, I-15 & Hwy 163
- Newly Upgraded Common Area designed for meetings, collaboration, and relaxation.

FLOOR PLAN OPTIONS



Suite plan is not to scale; for reference purposes only.

AVAILABLE FOR LEASE

Suite: 500-3

Size: ±310 SF

Lease Rate: \$1250/month (Plus electric)

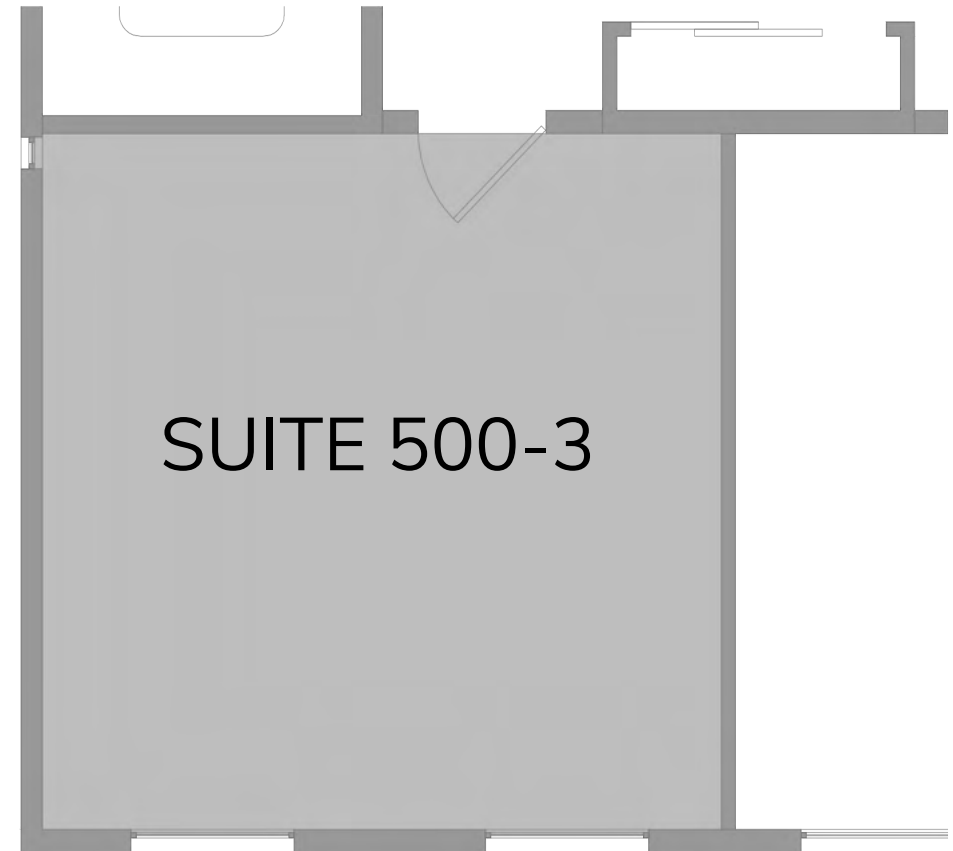
Parking: 100+ Surface Parking Spaces

Common Area (Exclusive to 5th Floor Tenants): Bathroom, and Waiting Room

PROPERTY FEATURES

- Over \$1.6M in recent building upgrades
- Move-in ready Office Suites enhanced with modern building systems and high-quality finishes.
- Surface Parking + Easy Access make Commuting & Guest Visits Easier.
- Outdoor Patio and Weekly Food-Truck Service for Tenants.
- Elevator-served building: adds convenience for staff & visitors.
- Excellent freeway access to I-8, I-805, I-5, I-15 & Hwy 163
- Newly Upgraded Common Area designed for meetings, collaboration, and relaxation.

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

COMMON AREA



SPACE PHOTOS 500-2



SPACE PHOTOS 500-5



SPACE PHOTOS 500-3



PROPERTY PHOTOS

