3511 CAMINO DEL RIO SOUTH
San Diego, CA 92108

OFFICE SPACE FOR LEASE

Available:

Suite 500-2 ±319 SF
Suite 500-3 ±310 SF
Suite 500-5 ±320 SF w/ private balcony
Suite 306 ±1,050 SF (Pre-Leasing)

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

www.uwventures.com

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URBAN WEST VENTURES

AVAILABLE FOR LEASE

Suite: 306

Size: ± 1,050 SF

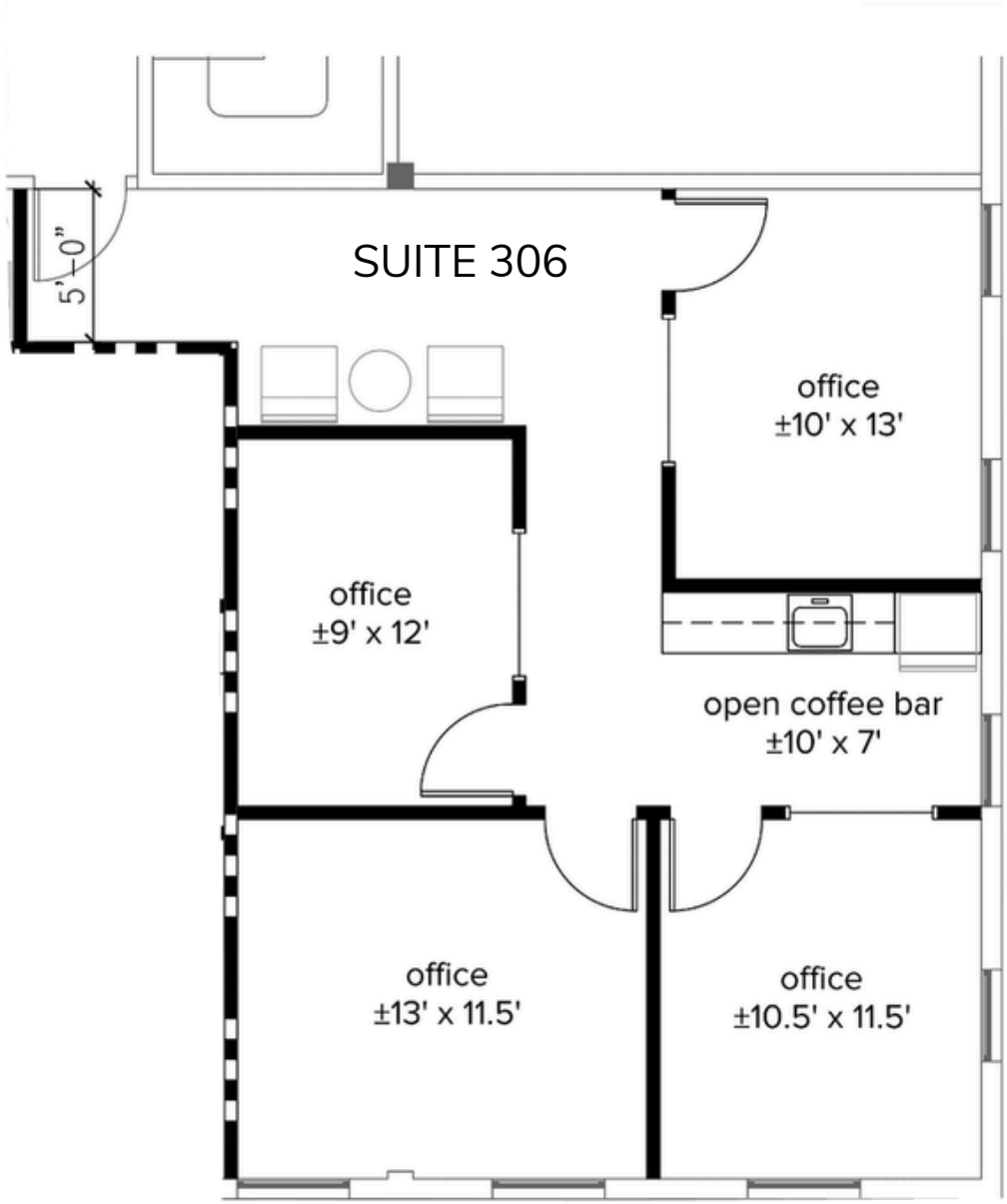
Lease Rate: $2,700/month (plus electric)

- Available December 1st
- Floor Plan and Finishes customized upon request

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: 500-2

Size: ±319 SF

Lease Rate: $1,250/month (plus electric)

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

PROPERTY FEATURES

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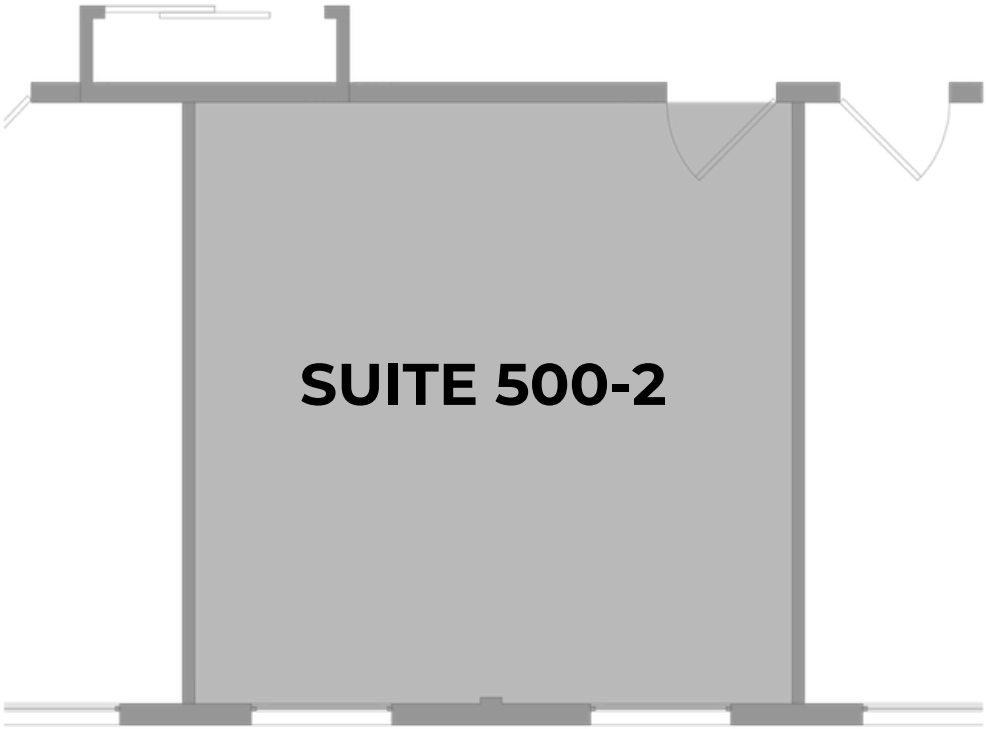

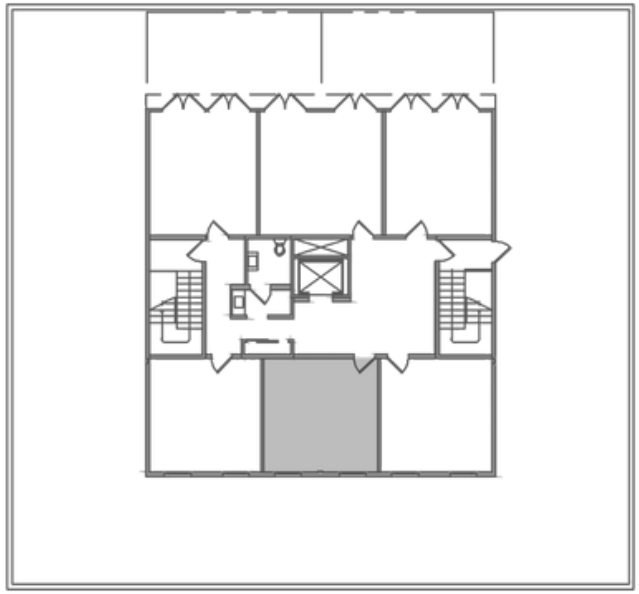

Suite plan is not to scale; for reference purposes only.

AVAILABLE FOR LEASE

Suite: 500-3

Size: ±310 SF

Lease Rate: $1,250/month (plus electric)

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

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.**
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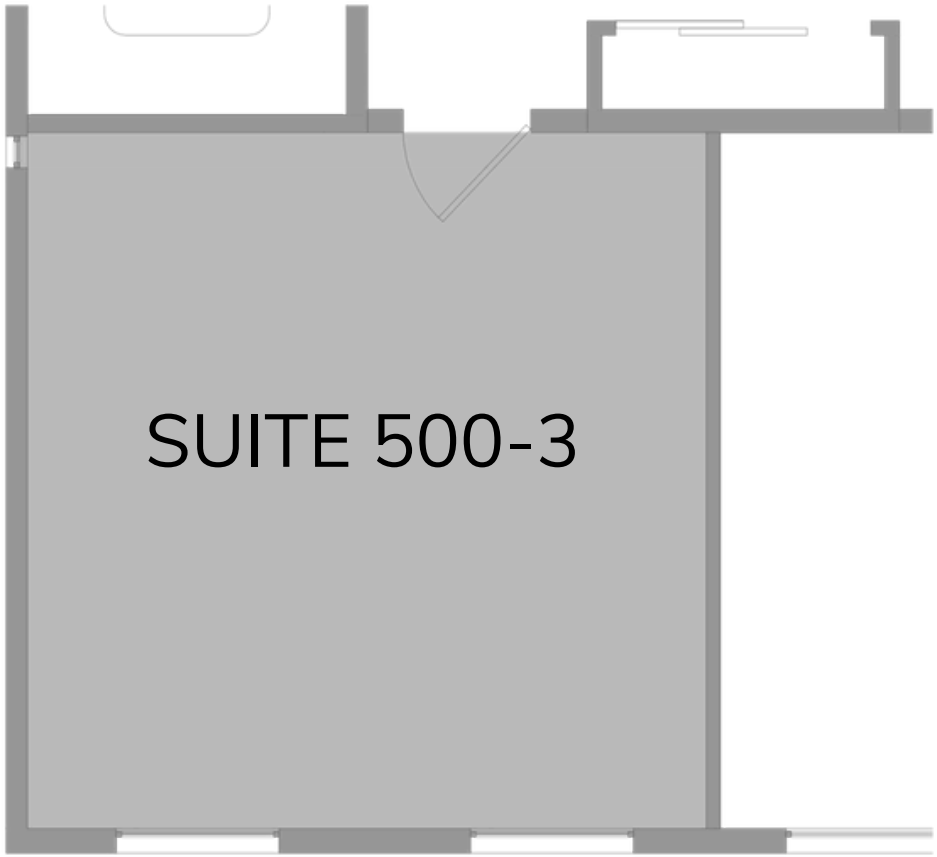

Suite plan is not to scale; for reference purposes only.

AVAILABLE FOR LEASE

Suite: 500-5

Size: ±320 SF

Lease Rate: $1,500/month (plus electric)

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

Other/s: Approximately ±300 SF Private Balcony (exclusive to this suite only)

PROPERTY FEATURES

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- **Outdoor Patio and Weekly Food-Truck Service for Tenants.**
- **Elevator-served building: adds convenience for staff & visitors.**
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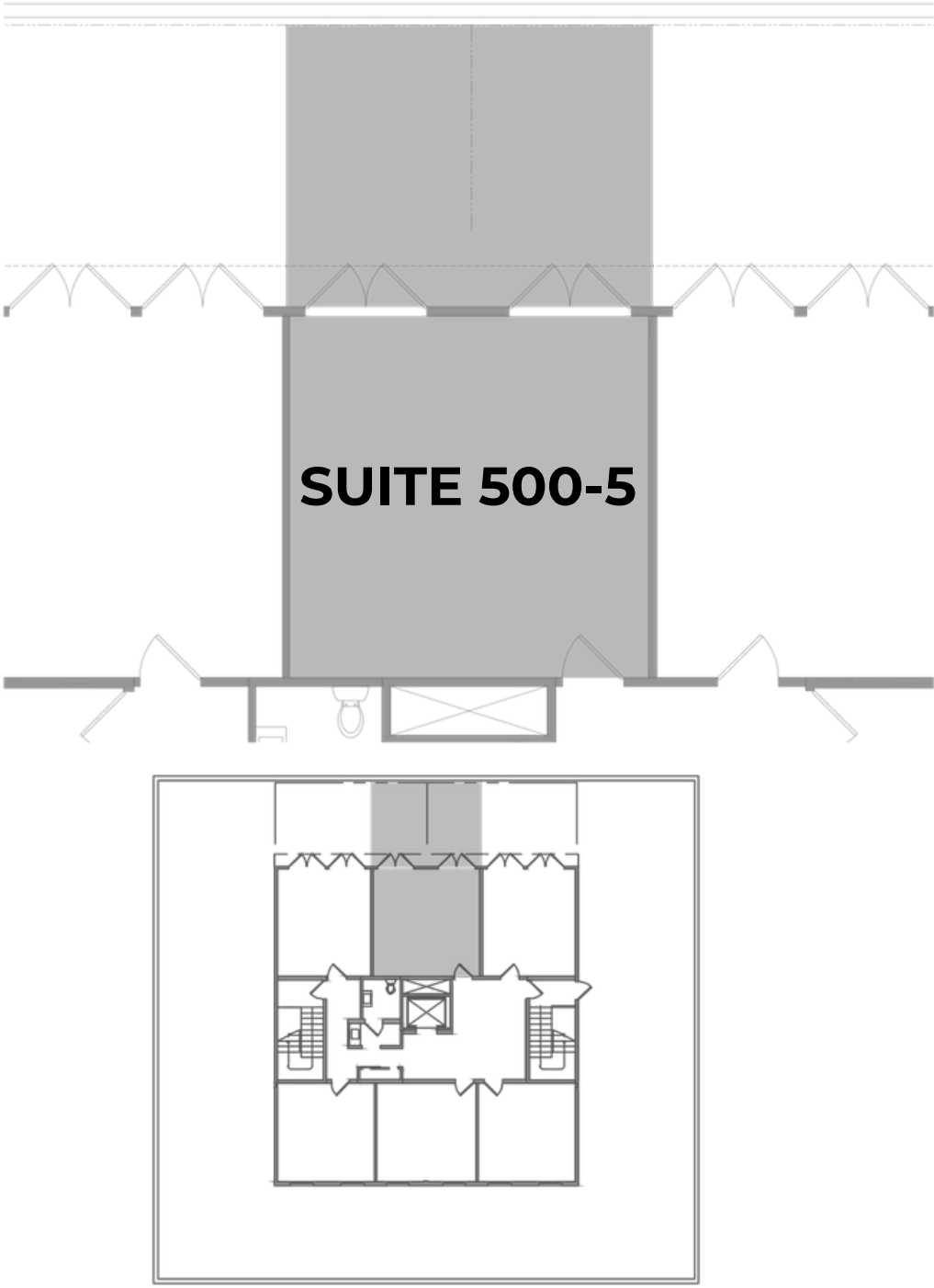
FLOOR PLAN OPTIONS



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SPACE PHOTOS 500-2 / 500-3 / 500-5 (DELIVERED UNFURNISHED)

SPACE PHOTOS 500-5 (PRIVATE BALCONY)

SPACE PHOTOS 306

PROPERTY PHOTOS