

FOR LEASE
OFFICE SPACE | KEARNY MESA
RETAIL VISIBILITY

**CONVOY
GATEWAY
PLAZA**



Signage Here

Aero Drive

Convoy Street



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All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.

THE PROPERTY

3709 Convoy Street, San Diego, CA 92111

Flexible Size Configurations	Excellent Central Location	Near Numerous Retail & Restaurants
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- » 2nd Floor office suites from ±997 RSF up to ±3,886 RSF
- Spec upgrades underway!
- » Central location with immediate access to I-805 and Hwy 163
- » Excellent window lines with incredible views
- » Elevator served
- » Monument signage available (facing Convoy Street)
- » Numerous cosmetic upgrades recently completed
- » ±4/1,000 RSF parking (parking garage below 3709 building)
- » Medical and traditional office uses allowed
- » Lease Rate: \$2.35/SF + Elec.

Call for more details!

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LOCATION



- » High visibility corner along southern gateway to the heavily trafficked Convoy District
- » Traffic Counts:
 - Highway 163 - 163,100 VPD
 - Convoy Street - 30,000 VPD
- » Zoning - CC-2-5



AVAILABILITIES

CONVOY
GATEWAY
PLAZA

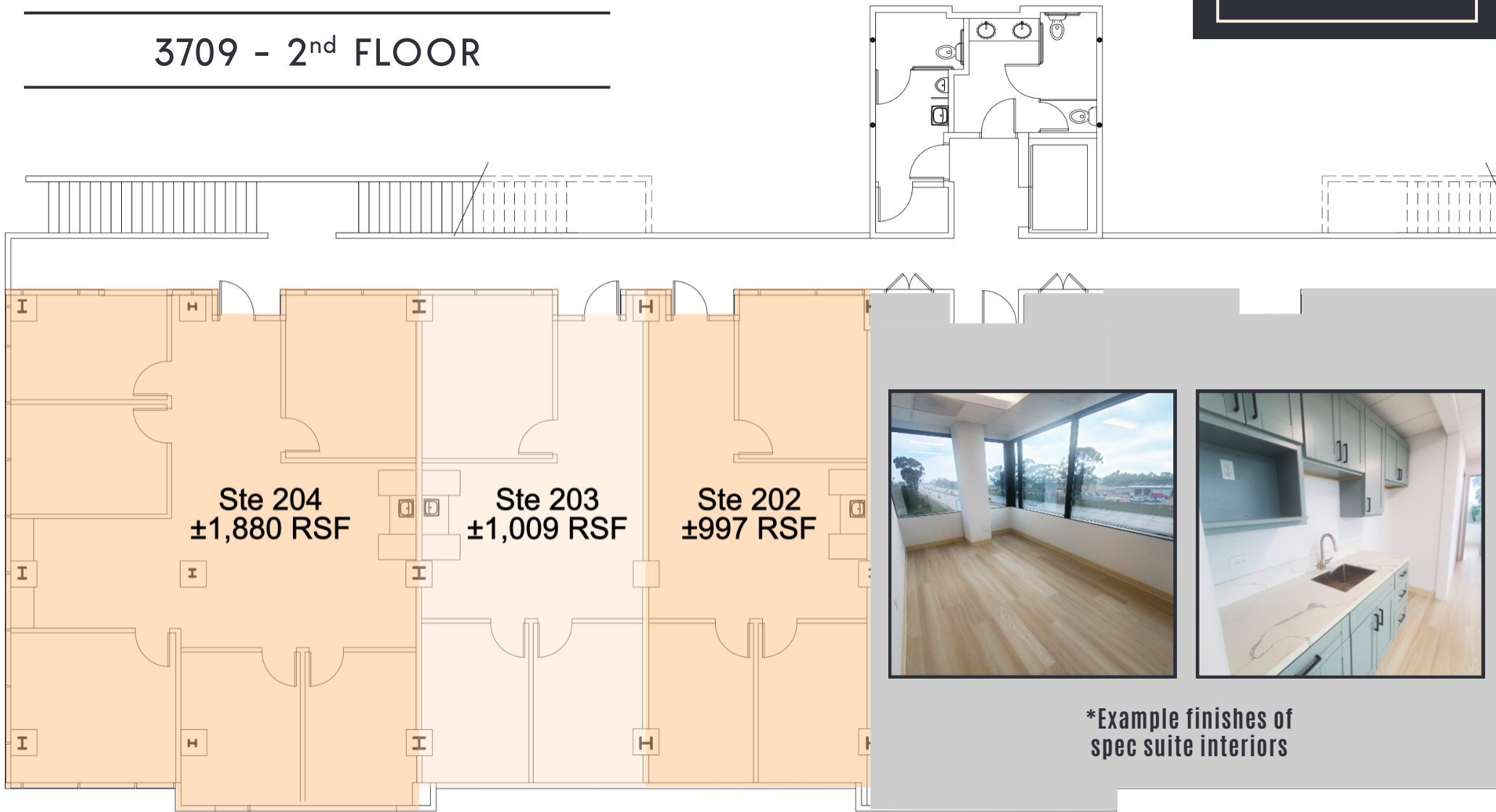
Stes. 202-204



AVAILABILITIES

CONVOY GATEWAY PLAZA

3709 - 2nd FLOOR



*Stes 202-204 potentially contiguous to ±3,886 RSF

*Example finishes of
spec suite interiors