

# FOR LEASE

4425 BAYARD ST, SAN DIEGO, CA 92109



CAPITAL GROWTH  
PROPERTIES, INC.

**OFFICE**  
PACIFIC BEACH

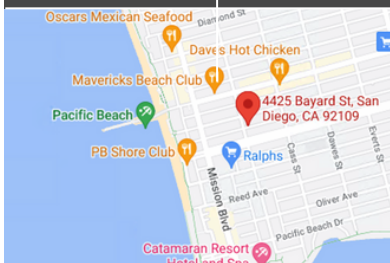


## PROPERTY HIGHLIGHTS

- ✓ OPEN FLOORPLAN
- ✓ 21 COVERED SPACES ARE AVAILABLE;  
RATIO OF 2.00/1,000 SF
- ✓ SURROUNDED BY RETAIL, RESTAURANTS  
& SHOPPING

## AVAILABLE SPACES

SQ.FT	RATE PSF
STE 200: 1,746 SFF	Negotiable



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FLOOR SUMMARY	SQ.FT.
Total Rentable	4,780
Total Occupant Storage	0
Total Unleasable	3,914
Total Tenant	3,164
Total Ancillary	375
Total Occupant	3,541
Floor Service	693
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	371
Total Vertical Penetration	233
Total Unleased/Covered Gallery	0
Total Parking	0

Suite #	Group Area	Baseline	Capped B	Capped L	% of Tot B
200	1,261.5	1,740.5	1,740.5	1,000%	18.3
204	225.6	305.4	305.4	1,000%	3.3
208	193.2	220.5	220.5	1,000%	2.3
210	305.9	1,364.8	1,364.8	1,000%	14.5
220	108.2	278.9	278.9	1,000%	2.9
230	501.3	612.3	612.3	1,020%	6.4
240	296.0	312.7	312.7	1,020%	3.3



AREAS COMPUTED IN ACCORDANCE WITH  
ANSI/ASME (2017) 2017 OFFICE STANDARD  
METHOD A (Multiple Load Factors Method).

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Survey Accuracy:  $\pm 0.09\%$





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CAPITAL GROWTH  
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# Located 2 blocks from the beach



This beautiful office space  
could be leased to you today!

**4425 Bayard St - San Diego, CA 92109**



## **TODD LAW**

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### **Capital Growth Properties**



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