

FOR LEASE

4425 BAYARD ST, SAN DIEGO, CA 92109



CAPITAL GROWTH
PROPERTIES, INC.

OFFICE
PACIFIC BEACH

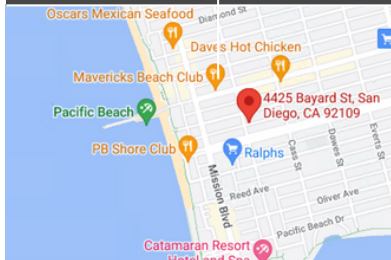


PROPERTY HIGHLIGHTS

- ✓ 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: 1,445 SF	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	379
Total Occupant	3,543
Floor Service	990
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	373
Total Vehicle & Parcel Area	234
Total Unleasable Covered Gallery	0
Total Padarea	0

Route #	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	385.9	1,384.8	1,384.8	1,000%	14.8
220	118.2	278.9	278.9	1,000%	2.3
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 BOMA (265.1) 2017 OFFICE STANDARD
METHOD A (Multiple Load Factors Method).

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Survey Accuracy: +/- 0.09 %



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4425 BAYARD ST, SAN DIEGO, CA 92109



CAPITAL GROWTH
PROPERTIES, INC.



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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