

POINT LOMA BUSINESS CENTER

3405 Kenyon St, San Diego, CA 92110



UNDER NEW OWNERSHIP! OFFICE SPACE FOR LEASE



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PROPERTY FEATURES



3405 Kenyon Street, San Diego, CA 92110



Approx. 46,000 SF Multi-Tenant Professional Office Building



Approx. 794 - 2,130 SF



New Xeriscape Landscaping



Centrally Located with Close Proximity to Coastal Amenities



Abundance of Surface Parking Spaces



Recent Renovations - Remodeled Elevators, Common Area Carpet & Paint, Electric Directory



Close Proximity to Retail Amenities, Liberty Station, Old Town, Mission Bay, Ocean Beach, & More



Private and Shared Restrooms Available Including Shared Laundry Room



PHOTOS



AVAILABILITY

Suite 208:
± **794 SF**
Open Bullpen

Lease Rate: \$2.25/SF, FSG*

*Fully Serviced Gross: Landlord Pays Electricity, Tenant Pays Janitorial

2
Floor



Floor Plan Not Fit to Scale; for Reference Purposes Only.

AVAILABILITY

Suite 305:

± **2,130 SF**

Reception, Conference Room,
Break Room, 3 Private Offices

Lease Rate: \$2.25/SF, FSG*

*Fully Serviced Gross: Landlord Pays Electricity, Tenant Pays Janitorial

3

Floor



Floor Plan Not Fit to Scale; for Reference Purposes Only.

WALKABLE AMENITIES



MIDWAY DRIVE



KEMPER STREET



KENYON STREET



3405
KENYON STREET



NEARBY AMENITIES

3405
KENYON STREET

SAN DIEGO BAY



SPORTS ARENA BLVD



ROSECRANS ST



NEARBY AMENITIES

3405
KENYON STREET

MISSION BAY



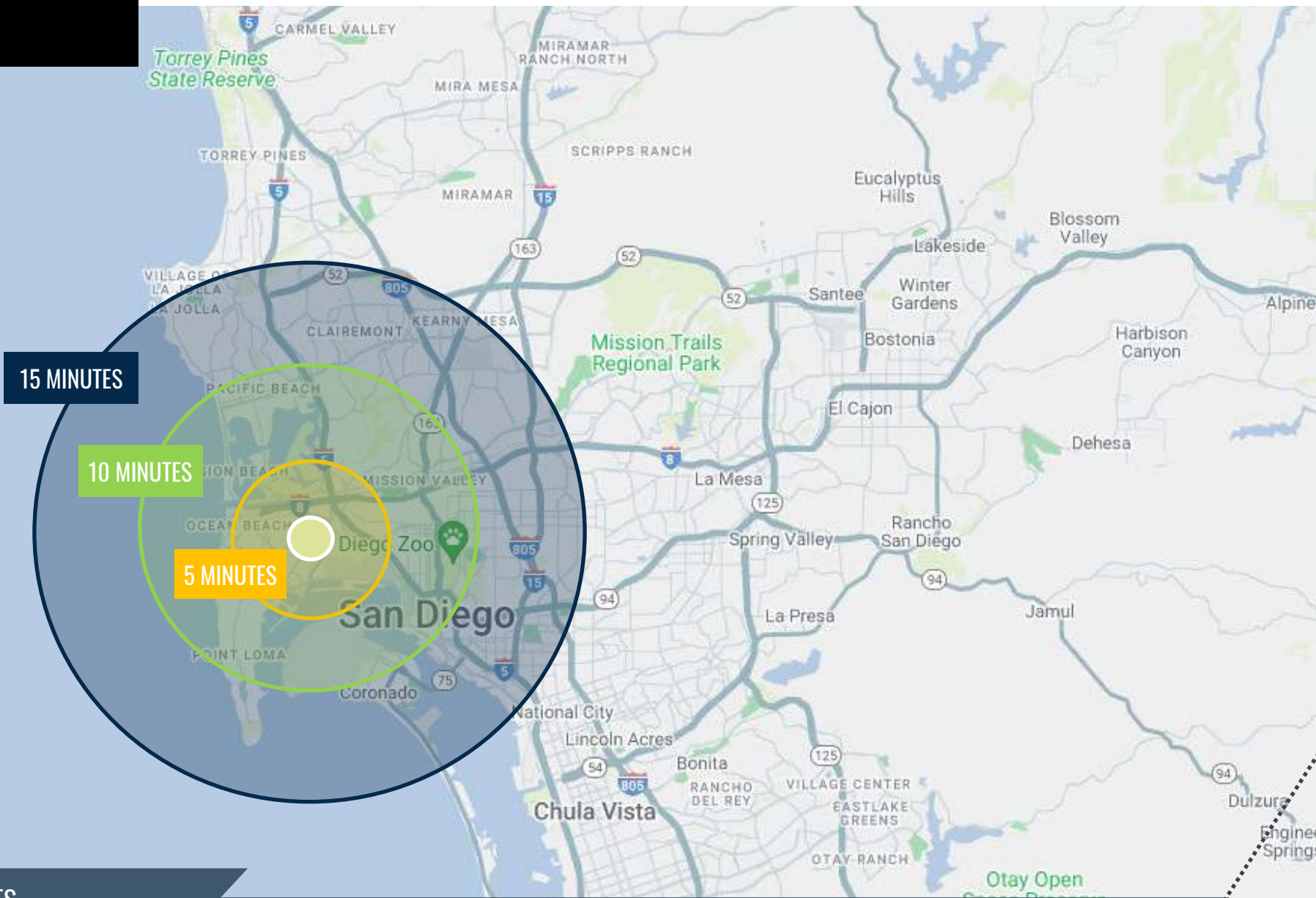
ROSECRANS ST



MIDWAY DR



LOCATION



DRIVE TIMES

7

MINUTES
Mission Valley

10

MINUTES
Downtown San Diego

14

MINUTES
Kearny Mesa

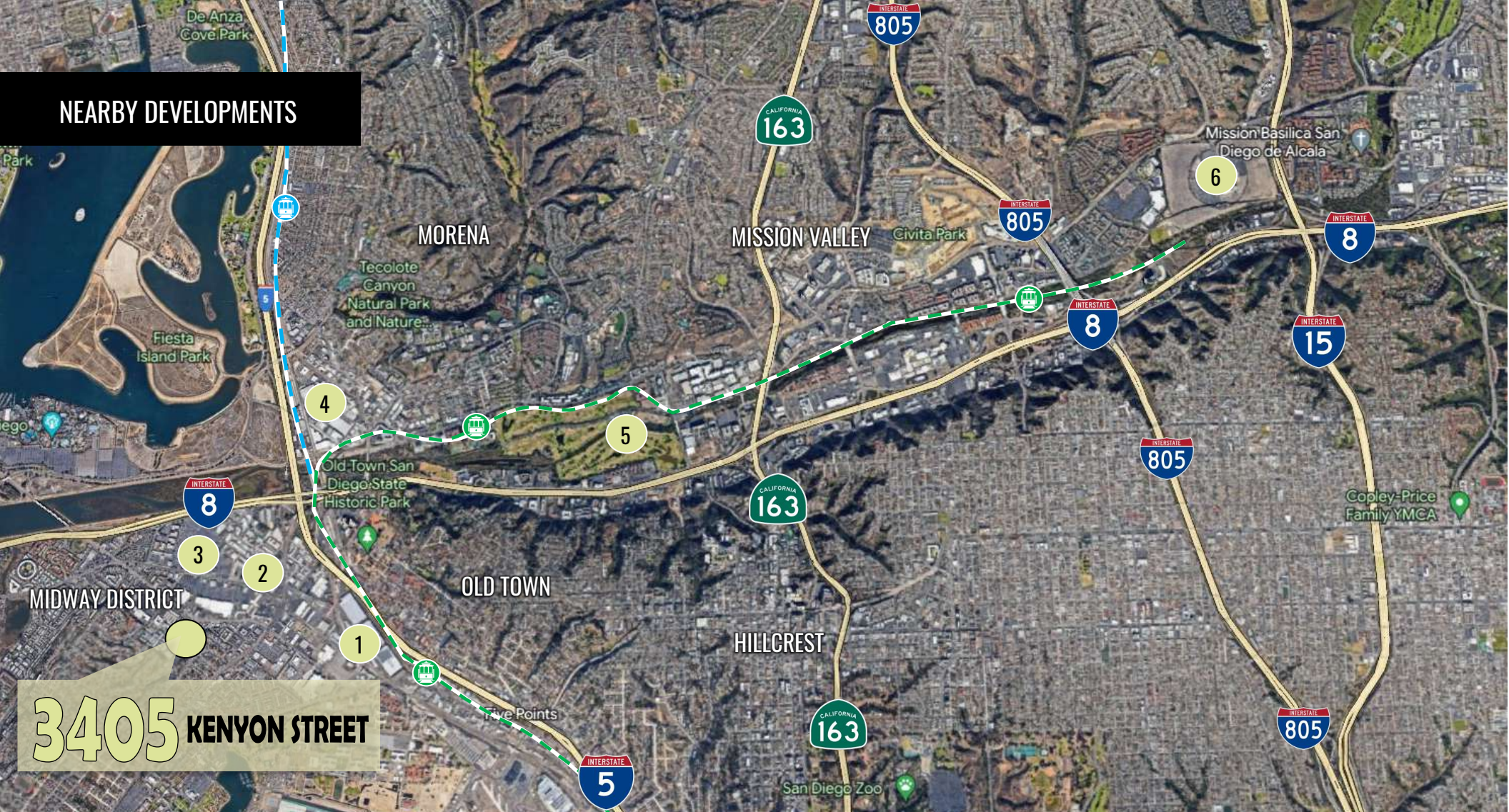
15

MINUTES
UTC - La Jolla

31

MINUTES
U.S. - Mexico Border

NEARBY DEVELOPMENTS



3405 KENYON STREET



**NAVWAR REDEVELOPMENT
NAVY + SANDAG**
70-Acre Airport Serving Transportation Hub
Navy Facilities, Commercial Space, & Up to 10,000 Residential Units

**MIDWAY COMMUNITY
PLAN UPDATE**
Extensive Mobility & Infrastructure Updates. Only 300K of Commercial Development Planned
Proposed Density Increase of 10,155 Residential Units

**SPORTS ARENA
REDEVELOPMENT
MIDWAY RISING**
48-Acre Development
20 Acres of Public Parks
250,000 SF Commercial Space
4,250 Housing Units

**MORENA CORRIDOR
SPECIFIC PLAN**
280-Acre Mixed-Use Village Enhancement. Pedestrian, Retail & Residential Oriented
Proposed Density Increase of 6,050 Residential Units

**RIVERWALK
MISSION VALLEY**
200-Acre Development Project
152,000 SF Retail, 1 M SF Office
New Transit Station, 97-Acre Parks
4,300 Apartments and Condos

**SDSU MISSION VALLEY
UNIVERSITY & COMMUNITY**
80-Acre Park & 34-Acre River Park
35,000 Seat Stadium
1.6 M SF Research/Innovation
95,000 SF Retail & 400 Hotel Rooms

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