

POINT LOMA BUSINESS CENTER

3405 Kenyon St, San Diego, CA 92110



UNDER NEW OWNERSHIP! OFFICE SPACE FOR LEASE



TOMMAS GOLIA, CCIM
Director of Brokerage
(858) 598-2891
Lic. 01890744

JASON VIEIRA
Senior Advisor - Sales & Leasing
(858) 300-0375
Lic. 01896589

COLTON SPEAS
Broker Associate
(858) 598-2873
Lic. 02062812

PROPERTY FEATURES



3405 Kenyon Street, San Diego, CA 92110



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



Approx. 794 - 2,160 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

Suite 209:
± 1,770 SF
Creative Office Layout with Exposed Ceiling
Areas and Open Area, Break Room, Private In
Suite Restroom

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 301:

± 1,260 SF

Private In Suite Restroom, Break Room,
Private Office

Lease Rate: \$2.25/SF, FSG*

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

Suite 302:

± 900 SF

Suite 305:

± 2,130 SF

Reception, Conference Room,
Break Room, 3 Private Offices

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



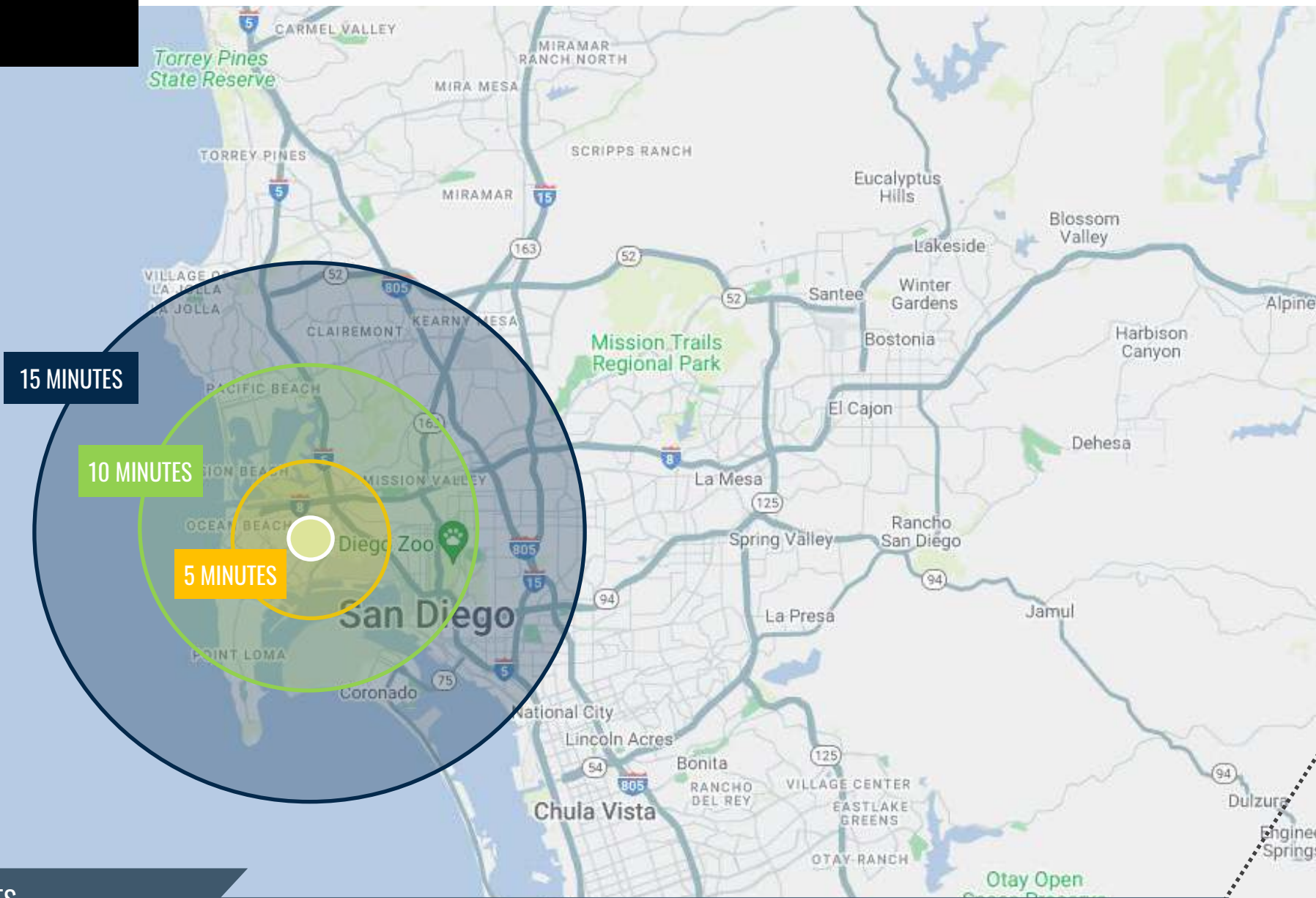
ROSECRANS ST



MIDWAY DR



LOCATION



DRIVE TIMES

7

MINUTES
Mission Valley

10

MINUTES
Downtown San Diego

14

MINUTES
Kearny Mesa

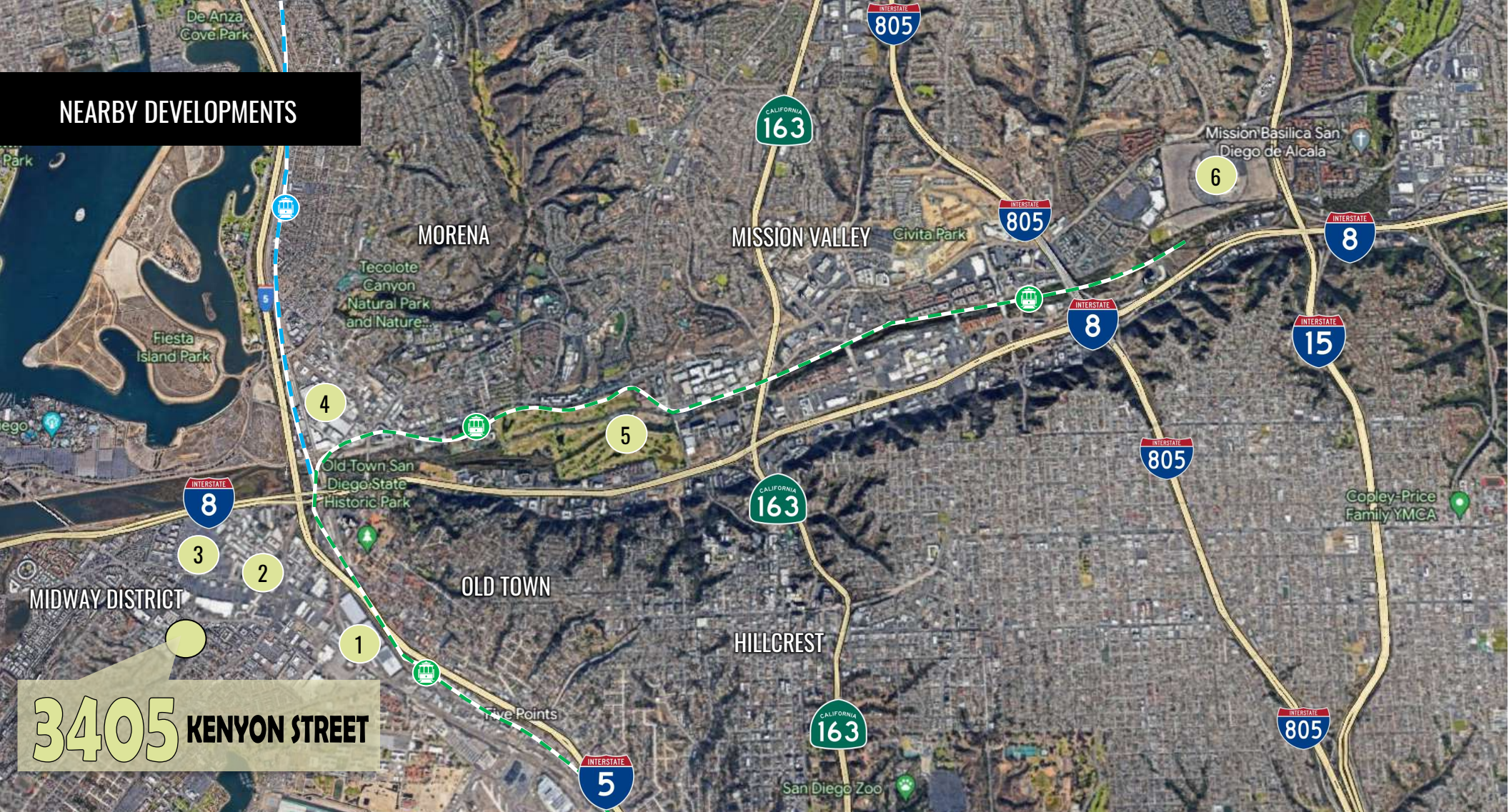
15

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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Lic. 02062812



OFFICE (619) 469-3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930
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