

2251 SAN DIEGO AVENUE



OLD TOWN PLAZA





OLD TOWN PLAZA

Old Town Plaza, a spanish style office park, is located in Old Town; a unique office environment located in the heart of San Diego County. With its exceptional access to I-5, I-8 and CA-163 in addition to its close proximity to SD International Airport, Little Italy and the Gaslamp Quarter, Old Town has been coveted as being one of the most conveniently located office markets in the county. It is also within walking distance to numerous hotel, retail and restaurant establishments. Tenants in the Old Town office market also benefit from its central transit hub where employees in the market can utilize the city bus system, trolley system and Amtrak's Coaster allowing for public transit throughout the county in no time. Come see firsthand what Old Town has in store for your organization, or more importantly its employees!!



PROPERTY HIGHLIGHTS



SPANISH STYLE
architecture



BEAUTIFUL COURTYARDS
with lush landscaping



SECURE FREE PARKING
underground; parking



CREATIVE OFFICE
with exposed ceilings



HIGH-SPEED INTERNET FIBER
available from Cox and AT&T



STORAGE FACILITIES
AVAILABLE
ranging in size from single
rooms to 1,500 s.f.

AREA HIGHLIGHTS



**SHOPS, HOTELS &
RESTAURANTS**
within walking distance



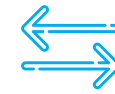
PUBLIC TRANSPORTATION
short walk to Old Town
MTS Transit Hub
(Coaster + Trolley)



HUBZONE LOCATION
close proximity to SPAWAR,
Caltrans, Solar Turbines



HISTORIC SITES
Home to Old Town
San Diego State Historic
Park, Presidio Park &
Heritage Park



EXCELLENT ACCESS
I-5, I-8 and SR 163 minutes away

CENTRALITY
Ideal location between
Downtown & suburban
submarkets

AMENITIES





1. HOME & AWAY
2. SUSHI TADOKORO
3. EL AGAVE TEQUILERIA
4. CAFE COYOTE
5. MIGUELS COCINA
6. FRED'S MEXICAN CAFE
7. OLD TOWN MEXICAN CAFE
8. HARNEY SUSHI
9. THE ALAMO MEXICAN CAFE
10. MODERN TIMES BEER
11. BAY CITY BREWING COMPANY
12. BALLAST POINT BREWERY
13. BAY CITY BREWING COMPANY



AVAILABILITY

SUITE	RSF	RENT/RSF	COMMENTS
A-100*	3,138	Neg.	Vacant
A-130*	1,183	Neg.	Vacant
A-145	477	Neg.	Vacant
A-220	998	Neg.	Reception, conference, 2 offices & copy/file room
A-230	1,494	Neg.	Vacant
A-231	1,060	Neg.	Vacant
A-240**	627	Neg.	1 private office, remainder open
A-245	1,230	Neg.	3 offices, reception, conference room
A-247**	359	Neg.	Available 2/1/19
A-261	419	Neg.	Vacant
B-126	3,266	Neg.	Vacant
B-200	2,929	Neg.	Vacant
B-208	1,878	Neg.	Creative space with vaulted ceilings, open area and kitchenette.
B-250***	841	Neg.	Available 11/1/18
B-255***	888	Neg.	Open office with amazing views of the Bay
B-274	592	Neg.	Newly updated interior suite, kitchenette with sink

***Suites A-100 & A-130 are contiguous for up to 4,321 SF**

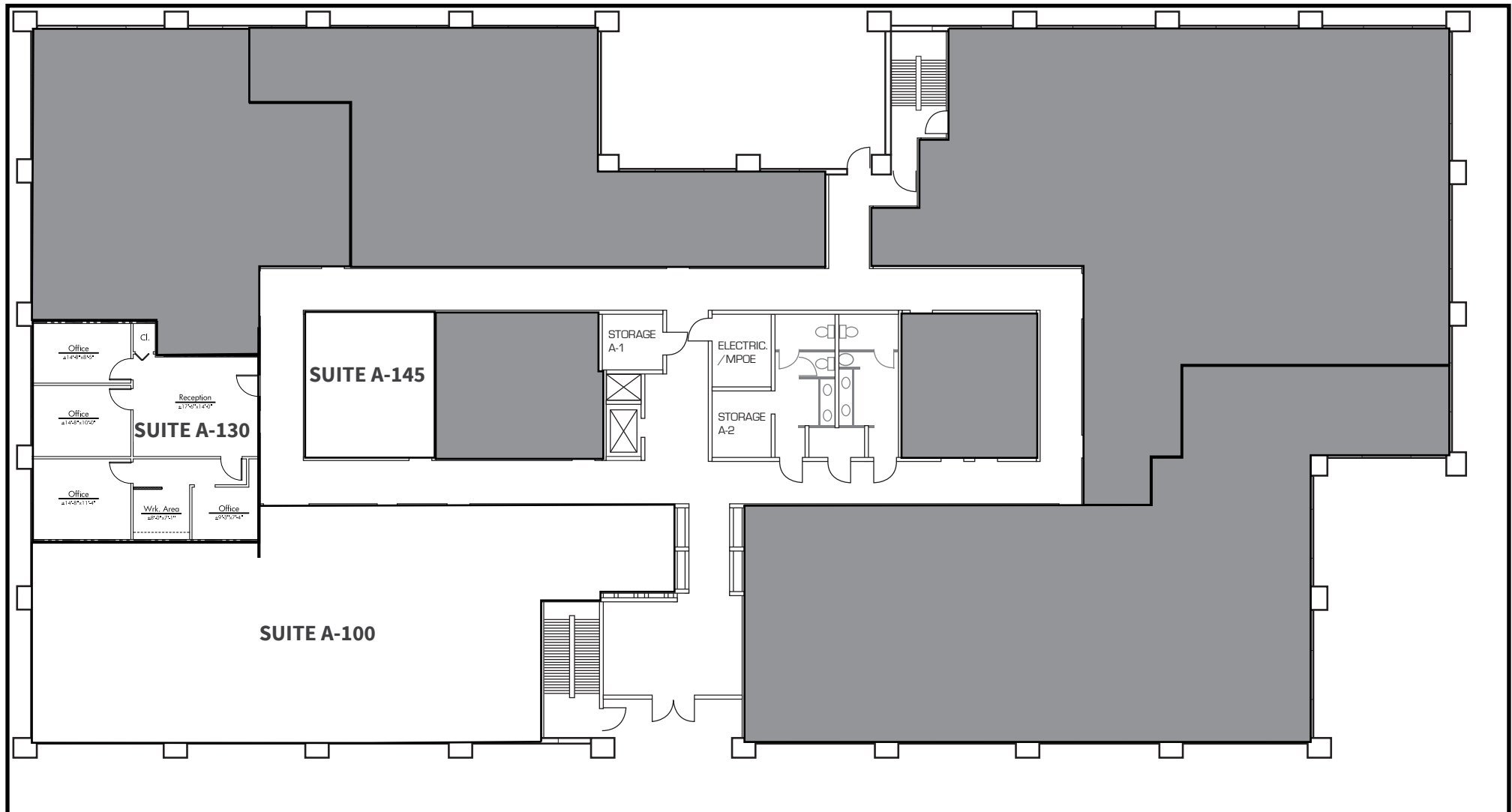
****Suites A-240 & A-247 are contiguous for up to 986 SF**

*****Suites B-250 & B-255 are contiguous for up to 1,729 SF**

On-site storage spaces available - inquire for availability

- SUITE A-100** | 3,138 SF | Vacant
- SUITE A-130** | 1,183 SF | Vacant
- SUITE A-145** | 477 SF | Vacant

***SUITES A-100 & A-130 ARE CONTIGUOUS FOR UP TO 4,321 SF**



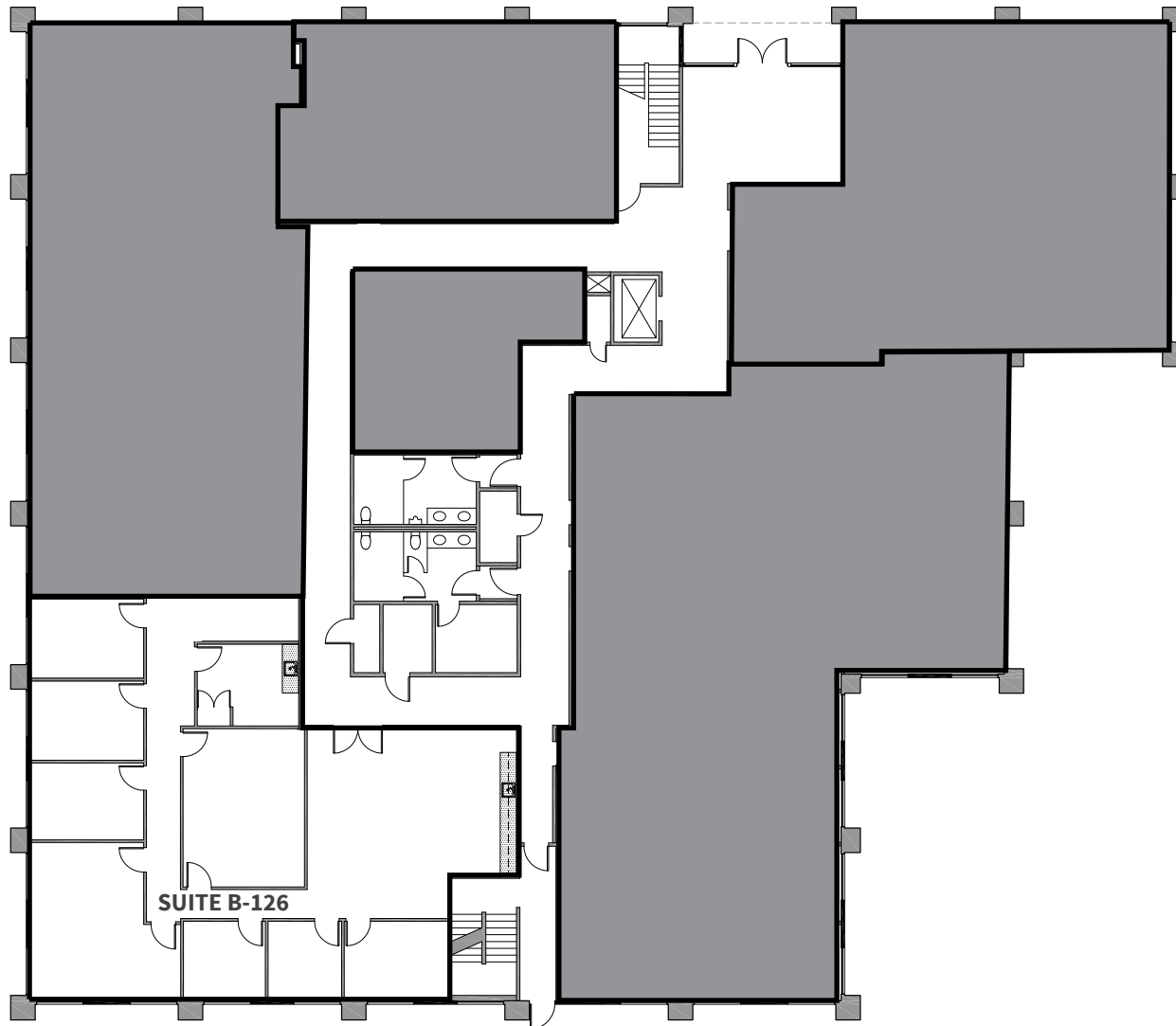
SUITE A-220	998 SF	Reception, conference, 2 offices & copy/file room
SUITE A-230	1,494 SF	Vacant
SUITE A-231	1,060 SF	Vacant
SUITE A-240	627 SF	1 private office, remainder open
SUITE A-245	1,230 SF	3 offices, reception, conference room
SUITE A-261	419 SF	Vacant
SUITE A-247	359 SF	Available 2/1/19

***SUITES A-240 & A-247 ARE CONTIGUOUS FOR UP TO 986 SF**



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SUITE B-126 | 3,266 SF | Vacant



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PLAZA

- SUITE B-200** | 2,929 SF | Vacant
- SUITE B-208** | 1,878 SF | Creative space with vaulted ceilings, open area and kitchenette.
- SUITE B-255** | 888 SF | Open office with amazing views of the Bay
- SUITE B-274** | 592 SF | Newly updated interior suite, kitchenette with sink
- SUITE B-250** | 841 SF | Available 11/1/18

***SUITES B-250 & B-255 ARE CONTIGUOUS FOR UP TO 1,729 SF**





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OLD TOWN
PLAZA