

FOR LEASE WELL LOCATED OFFICE / MEDICAL BUILDING



374 - 384 H STREET CHULA VISTA, CA 91910



PROPERTY HIGHLIGHTS

- Multi-Tenant Elevator Served Office / Medical Building
- Lush Landscaping and On-Site Parking
- First Floor Suites all have External Entrances
- Available Lit Monument Signage on H Street
- Located on Major Thoroughfare w/Average Traffic Counts Over 27,000 Cars/Day
- Close Proximity to Scripps Mercy Hospital and Superior Court
- ± 1,184 RSF Suite Available | Office or Medical Use
- See Following Pages for Details

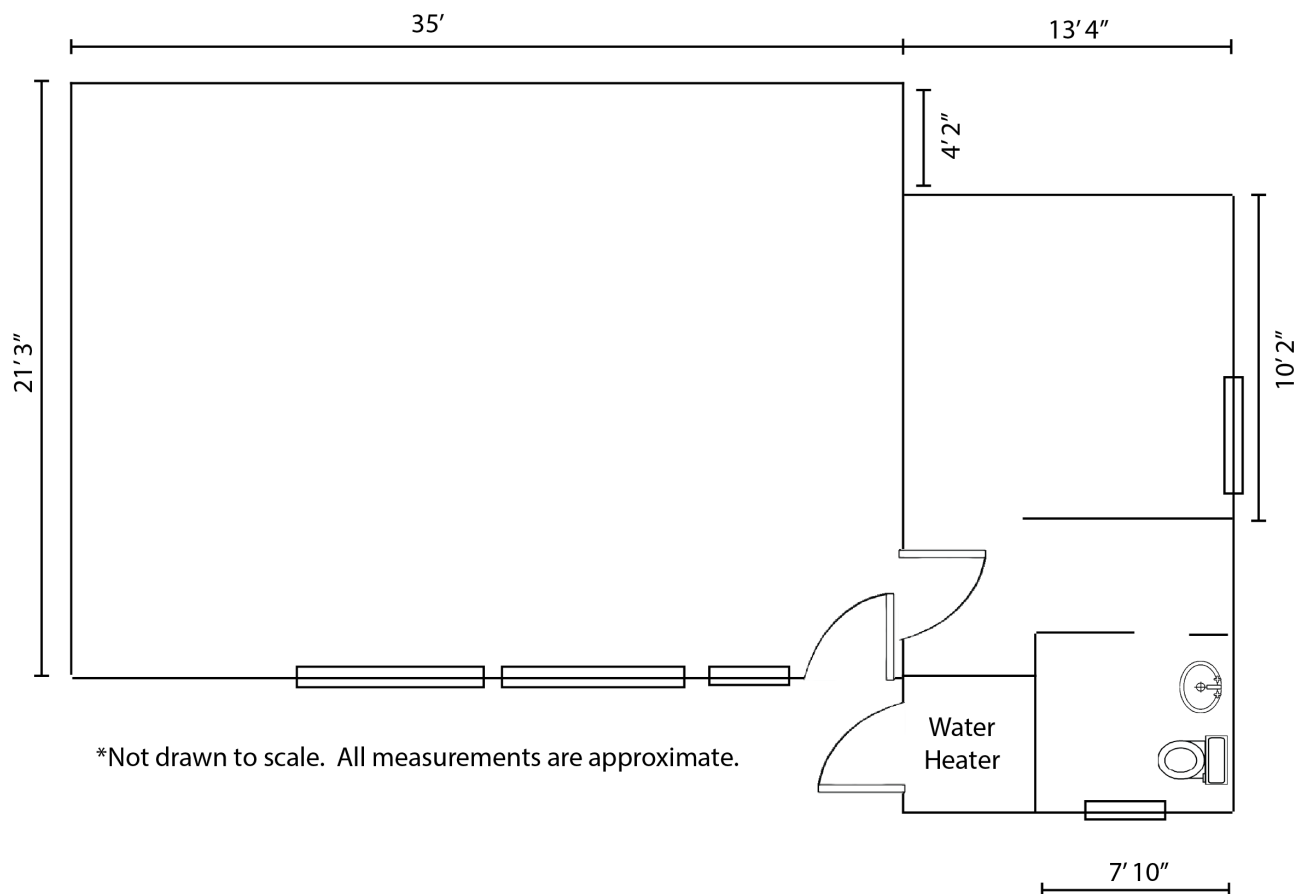
Joshua J. Smith
Vice President
CADRE # 01476024
joshua.smith@svn.com

619.797.1322
4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123



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SUITE	RSF	DESCRIPTION
102	± 1,184	<ul style="list-style-type: none"> • 384 H Street, Suite 102 • First floor • Office or medical use • External entrance steps from the parking lot • Fully remodeled with completely new build-out including private restroom, walls, ceiling, flooring, electrical, lighting, plumbing, operable windows in every room, etc. • Currently mostly open office with one conference/ private office and one ADA restroom. Landlord willing to build out the space to fit the Tenant's needs. • Double-sided, lit signage on H Street



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COVID-19 CONSIDERATIONS

- External Entrance (No Common Area Hallway)
- Private Exclusive Restroom with Operable Window
- Operable Windows Throughout Allowing for Fresh Air
- Ductless Zoned Heating/AC Units
- Open Office Design Allowing for Social Distancing



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AERIAL



URBANA APARTMENT DEVELOPMENT
Construction Complete

NEW VA HEALTHCARE CLINIC
Construction Complete



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