

Otay Professional Building

OFFICE SPACE AVAILABLE



2320 Paseo de Las Americas

SWC at Siempre Viva Road & Paseo de Las Americas

FEATURES:

- ▶ Otay Mesa's most prime office location
- ▶ 23,267 sf, 2-story office site
- ▶ Beautiful reflective glass building
- ▶ Spacious interior atrium with fountain, lush landscaping & seating areas
- ▶ Elevator-serviced to 2nd floor
- ▶ Prestigious location with major tenants
- ▶ Within walking distance to Border Crossing
- ▶ Walking distance to eateries, gas stations, bank and retails



For More Information Please Contact:

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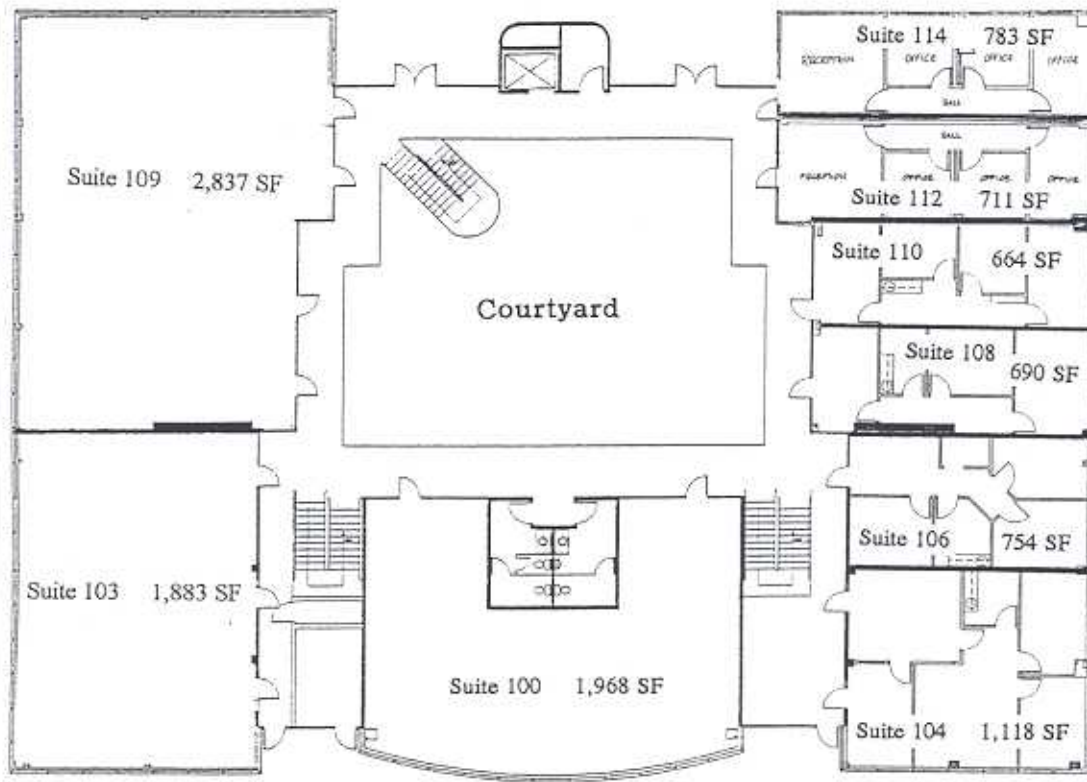
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OTAY PROFESSIONAL BUILDING

Building Layout

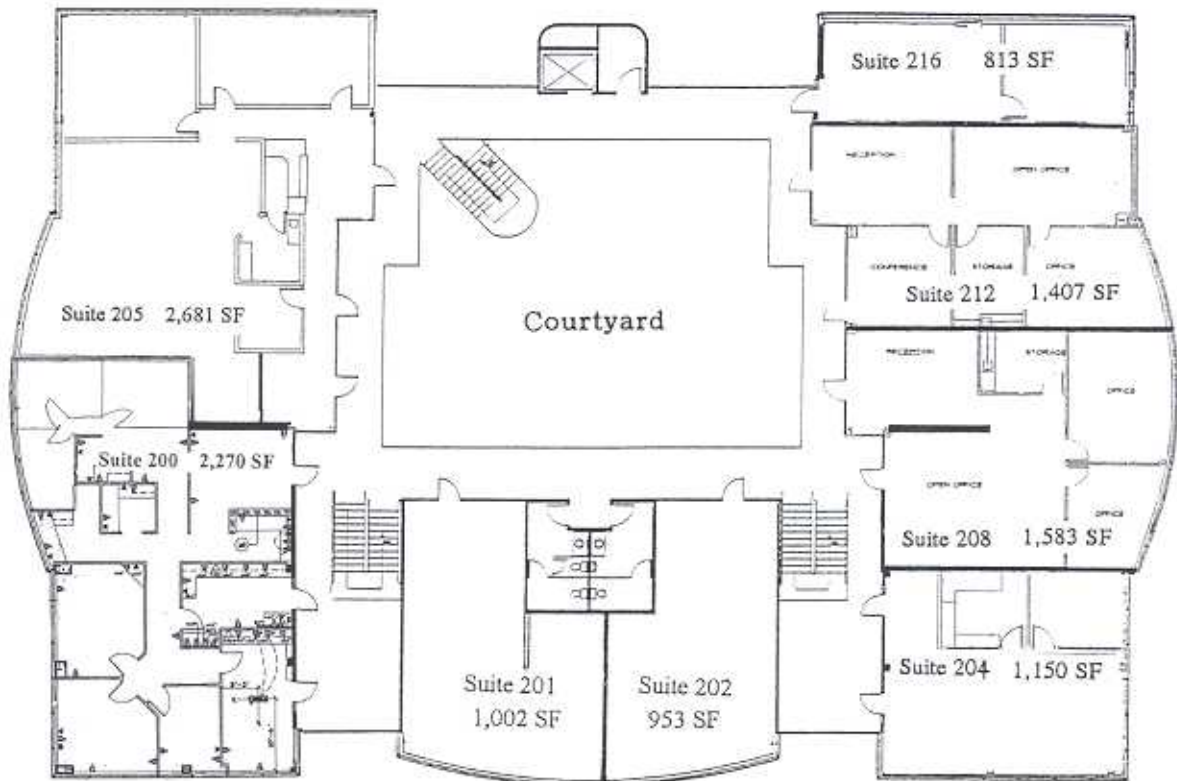


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OTAY PROFESSIONAL BUILDING

2320 Paseo de las Americas, Otay Mesa

First Floor

SUITE	TENANT	SQ. FT.	MONTHLY RENT	W/T/L	COMMENTS
100	Leased	1,968	---	---	
103	Leased	1,883	---	---	
104	Leased	1,118	\$1,766	\$69	3 Offices, Conf., Recept., Lounge
106	Leased	754	---	---	2 Offices, Conf., Recept., Lounge, Storage
108	Leased	690	---	---	3 Offices, Recept., Storage
109	Leased	2,837	---	---	
110	Leased	664	---	---	3 Offices, Recept.
112	Leased	711	---	---	3 Offices, Recept.
114	Leased	783	---	---	3 Offices, Recept.

Second Floor

SUITE	TENANT	SQ. FT.	MONTHLY RENT	W/T/L	COMMENTS
200	Leased	2,270	---	---	5 Offices, 2 Conf., Recept., Kitchen/Workroom
201	Leased	1,002	---	---	Open Office / Kitchen
202	Leased	953	---	---	2 Offices, Recept., Kitchen/Storage
204	Leased	1,150	---	---	
205	Leased	2,681	\$3,995	\$166	3 Offices, Recept., Storage
208	Leased	1,583	---	---	3 Offices, Recept., Kitchen/Storage
212	Leased	1,407	---	---	2 Offices, Conf., Recept., Storage
216	Leased	813	---	---	Office/Recept., 1 Private Office

- W/T/L = Monthly fee for water, trash and landscaping services (fee is equivalent to \$.062 per square foot and is subject to change yearly to reflect actual costs).
- Rental rates do not include individually metered utilities or janitorial services.
- Security deposit is equivalent to **two month's rent** (subject to good credit history).
- Tenant shall pay for signage, which is mandatory.

Signage Fee = \$138.00

Key Deposit = \$35.00

All prospective tenants are required to complete an application form and pay a \$40.00 credit check fee. Credit check **MUST** be processed prior to any lease preparation and completion.