

# Pacific Rim Professional Plaza



2297 Niels Bohr Court, Otay Mesa, CA



- Otay Mesa's Premier Class "A" Office Development
- 52,000 Square Feet
- Turn-key Office Space from 1,500 Square Feet
- Outstanding Exposure and Visibility to Otay Mesa Road
- Ideal for Small to Large Corporate Office Users
- Available Immediately



Please Contact:

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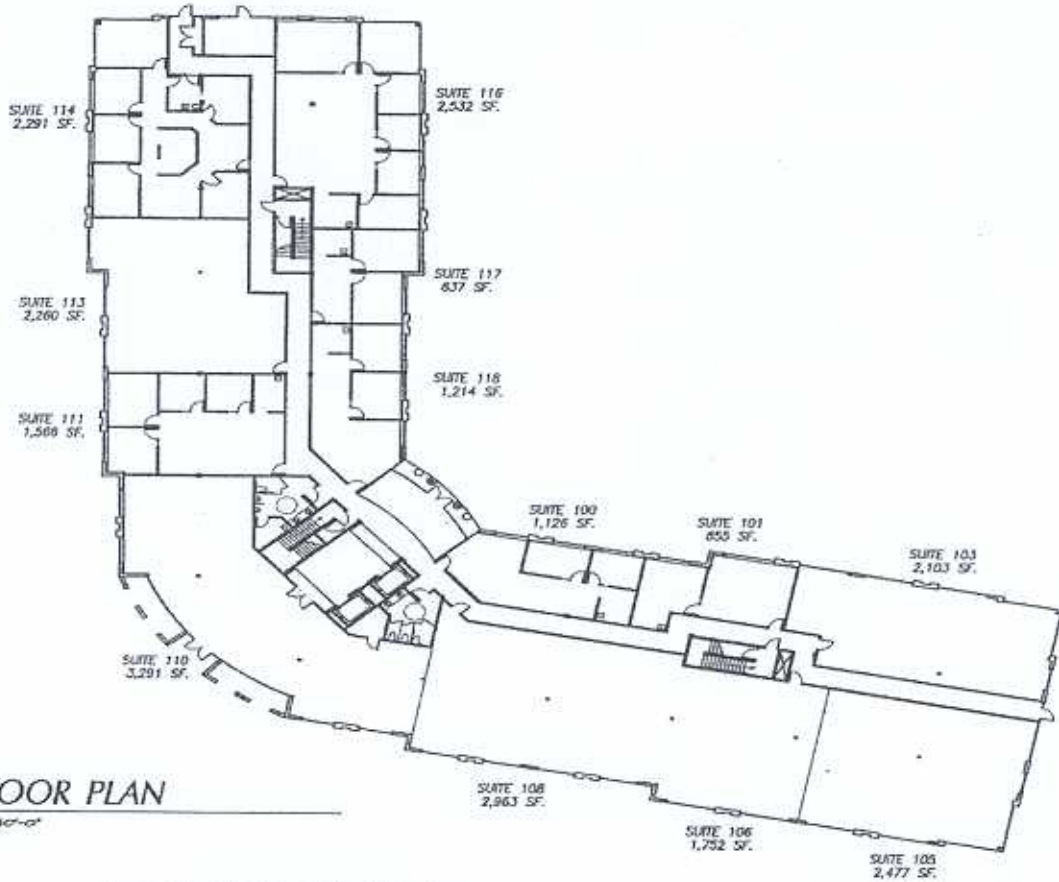
[regan@ire-usa.com](mailto:regan@ire-usa.com)

[ric@ire-usa.com](mailto:ric@ire-usa.com)



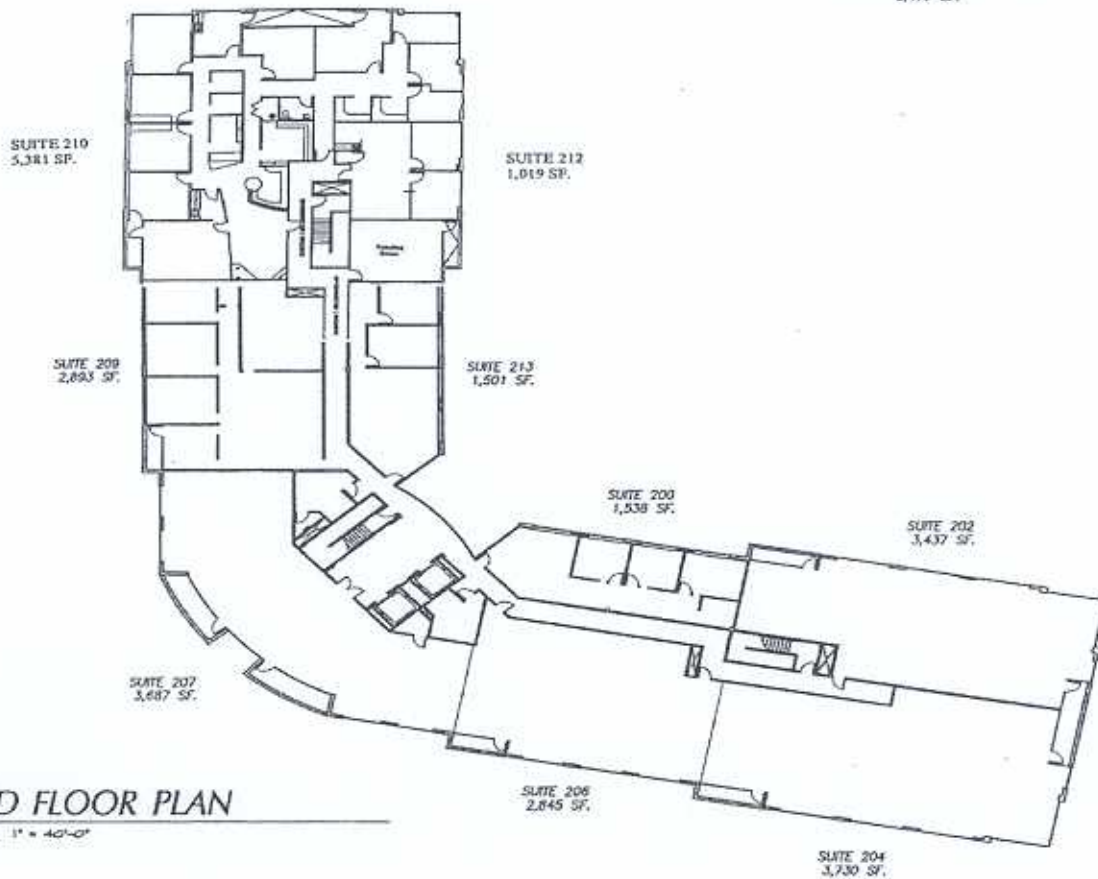
International Real Estate

# PACIFIC RIM PROFESSIONAL PLAZA



**1ST FLOOR PLAN**

SCALE: 1" = 40'-0"



**2ND FLOOR PLAN**

SCALE: 1" = 40'-0"



# Pacific Rim Professional Plaza

2297 Niels Bohr Court, Otay Mesa (Corner of I-905 & Siempre Viva)



## Available Space

*November 2003*

Suite	Tenant	Total Rentable Sq. Ft.*	T.I. Status	Monthly Rent Per Sq. Ft.
<b>First Floor</b>				
100	<i>Leased</i>	1,126	Improved	xx
101	<i>Leased</i>	855	Improved	xx
103	<i>Available</i>	2,103	Shell	\$1.40 NNN
105	<i>Available</i>	2,477	Shell	\$1.40 NNN
106	<i>Available</i>	1,752	Shell	\$1.40 NNN
108	<i>Available</i>	2,963	Shell	\$1.40 NNN
110	<i>Available</i>	3,291	Shell	\$1.59 NNN
111	<i>Leased</i>	1,566	Improved	xx
113	<i>Available</i>	2,260	Shell	\$1.40 NNN
114	<i>Leased</i>	2,291	Improved	xx
116	<i>Available</i>	2,532	Improved	\$1.40 NNN
117	<i>Leased</i>	837	Improved	xx
118	<i>Available</i>	1,214	Improved	\$1.45 NNN
<b>Second Floor</b>				
200	<i>Leased</i>	1,538	Improved	xx
202	<i>Leased</i>	3,437	Improved	xx
204	<i>Leased</i>	3,730	Improved	xx
206	<i>Available</i>	2,845	Shell	\$1.40 NNN
207	<i>Available</i>	3,687	Shell	\$1.59 NNN
209	<i>Available</i>	2,893	Improved	\$1.40 NNN
210	<i>Leased</i>	5,381	Improved	xx
212	<i>Available</i>	1,019	Improved	\$1.45 NNN
213	<i>Available</i>	1,501	Improved	\$1.45 NNN

\* Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area facilities

\*\* Security Deposit equal to two months gross rent.

*For further information please call:*  
**International Real Estate**

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