



R I O
9095

www.9095RioSanDiego.com

FEATURES

- High-image, Class "A" project
- Largest parking ratio in Mission Valley
- On-site shower/locker facilities
- Walk-to access to extensive selection of restaurants and retail amenities
- Excellent freeway access
- LEED Gold
- MTS trolley station within walking distance
- Marriott Hotel adjacent to the project



DRIVE TIMES



Downtown/Airport
5 MINUTES



La Jolla/UTC
15 MINUTES



South San Diego
20 MINUTES



East County
20 MINUTES



Del Mar
20 MINUTES

DETAILS

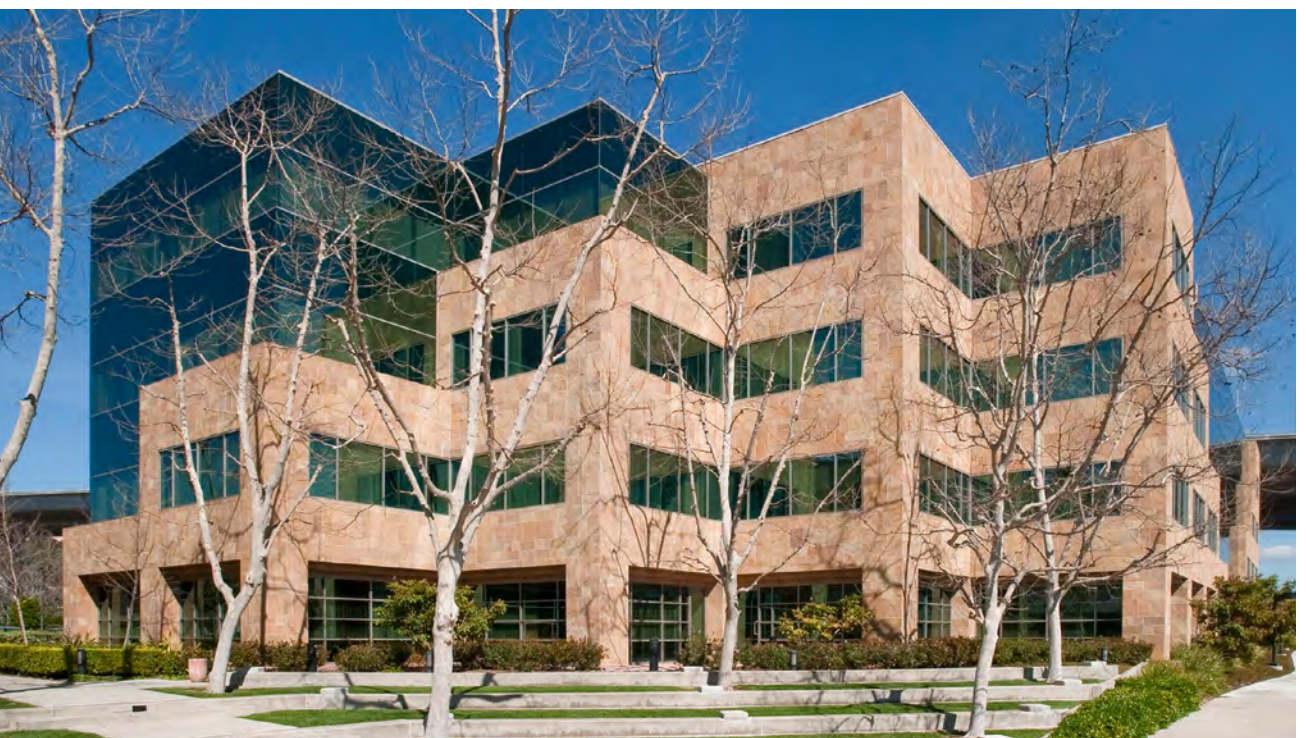
Building Size	82,000 r.s.f.
Year Built	2005
No. Floors	4
Core Factor	15%
Zoning	MV-CO
Parking Ratio	5/1,000 u.s.f.
Floor to Floor	14' Floor-to-Floor
Ceiling Height	9' minimum-10' maximum
Floor Loads	100 lbs. live load/80 lbs. dead load
Window Mullions	5' typical
Bay Depth	38-40 feet
Fire & Life Safety	Fully sprinklered



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SUITE	SQUARE FEET	LEASE RATE	DESCRIPTION
100	6,324	Withheld	Available with 30 days notice. Double-door lobby ID.
150	3,054	Withheld	Available with 30 days notice.
220*	3,518	Withheld	Available 2/1/20.
230*	2,418	Withheld	Vacant.

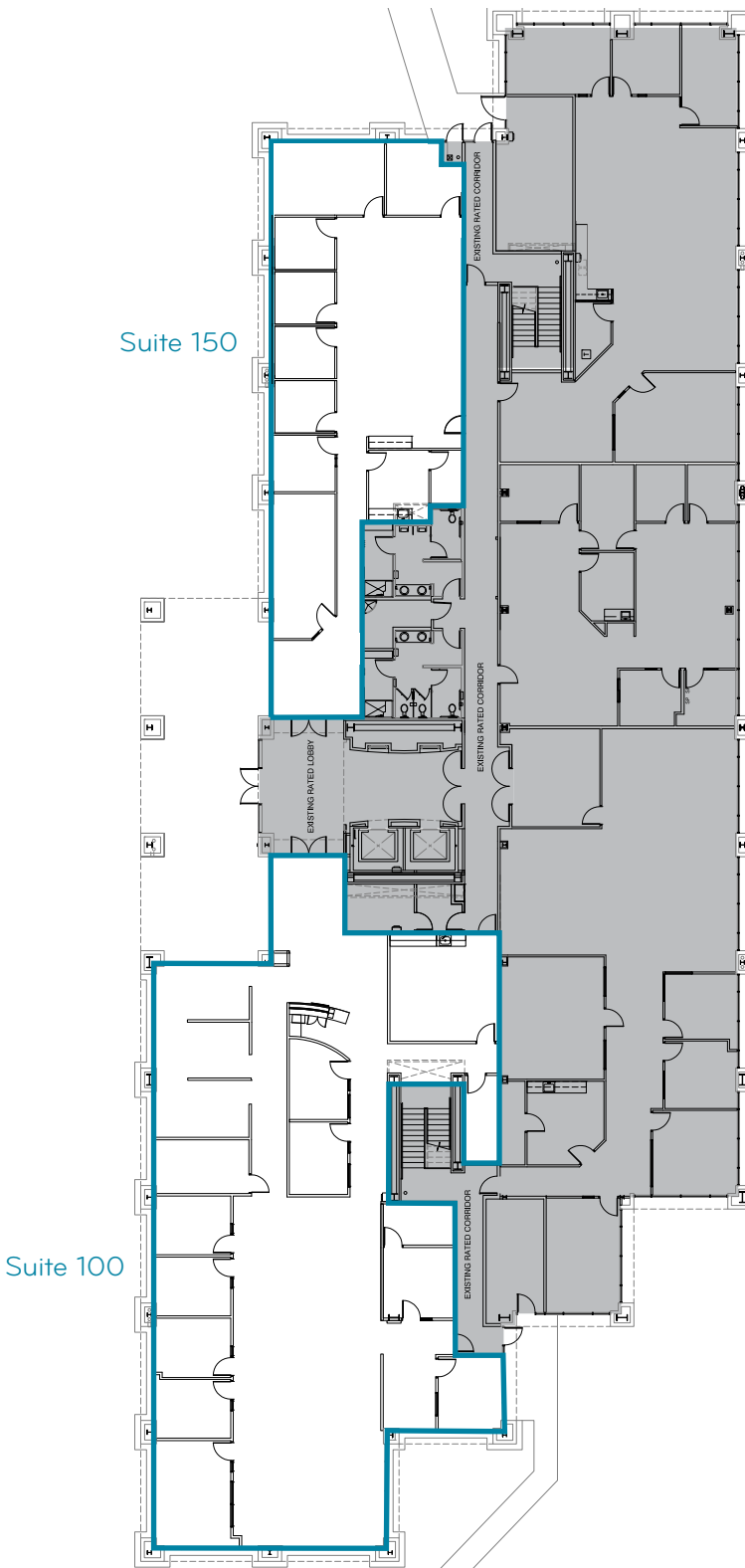
*Suites 220 & 230 are contiguous for up to 5,936 SF





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Suite	Size	Comments
100	6,324	Available with 30 days notice. Double-door lobby ID.
150	3,054	Available with 30 days notice.





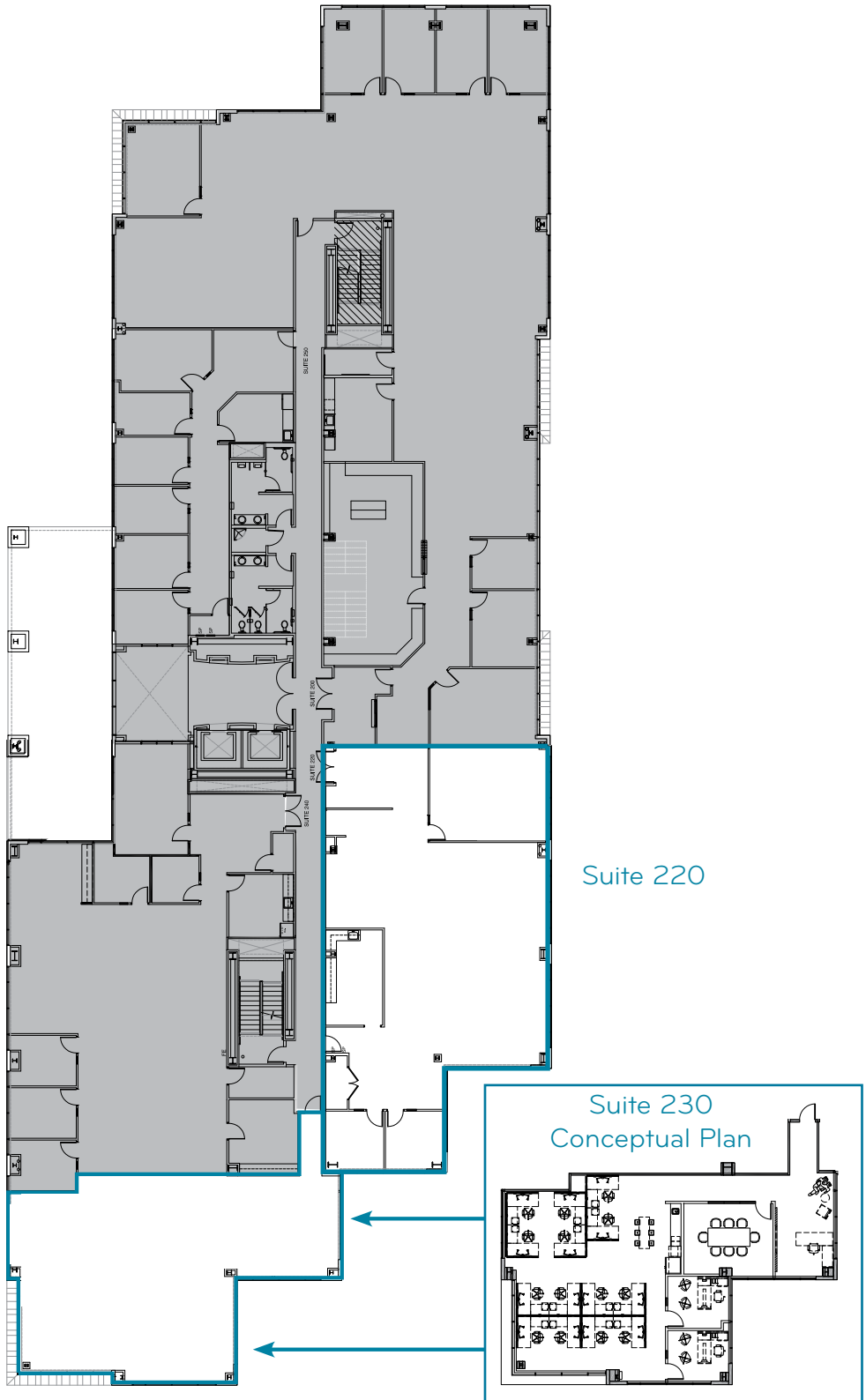
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Suite	Size	Comments
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220	3,518	Available 2/1/20.
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230	2,418	Vacant.
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*Suites 220 & 230 are contiguous for up to 5,936 SF



AREA AMENITIES

Located in one of San Diego's most central and accessible business centers between Downtown San Diego (south) and San Diego's coastal communities (north)

Superior access to residential, commercial, and recreational destinations located in the surrounding areas.

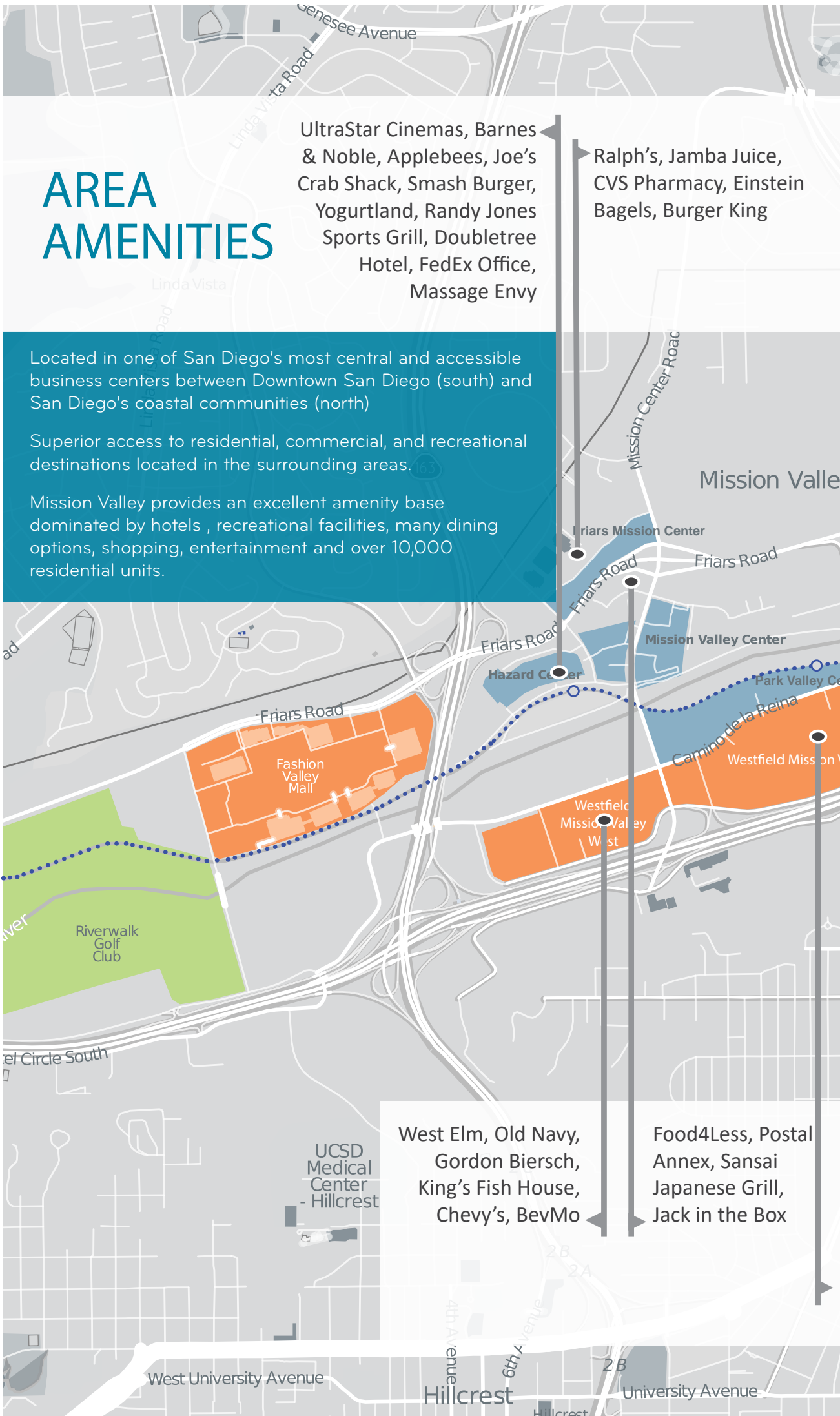
Mission Valley provides an excellent amenity base dominated by hotels, recreational facilities, many dining options, shopping, entertainment and over 10,000 residential units.

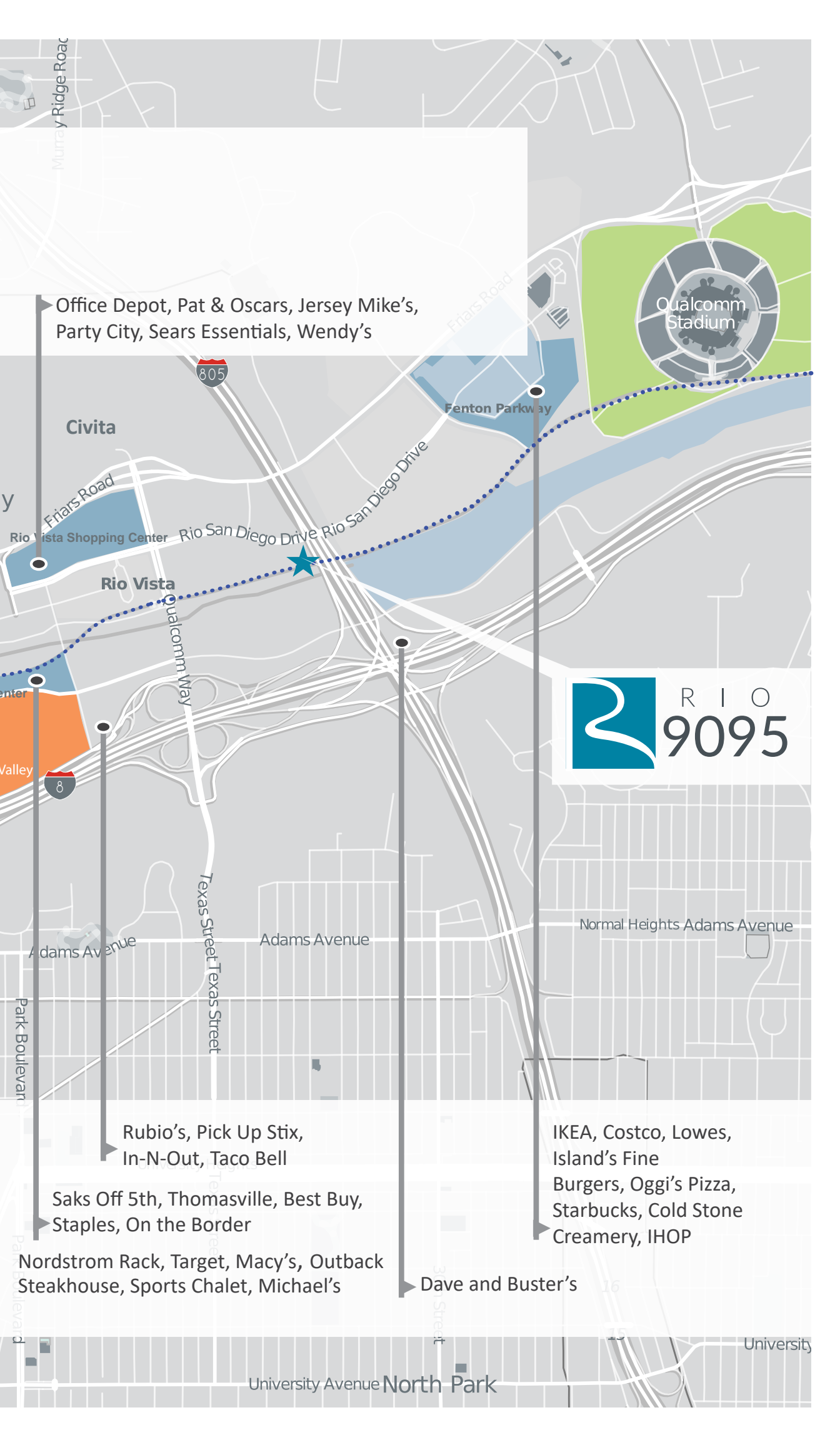
UltraStar Cinemas, Barnes & Noble, Applebees, Joe's Crab Shack, Smash Burger, Yogurtland, Randy Jones Sports Grill, Doubletree Hotel, FedEx Office, Massage Envy

Ralph's, Jamba Juice, CVS Pharmacy, Einstein Bagels, Burger King

West Elm, Old Navy, Gordon Biersch, King's Fish House, Chevy's, BevMo

Food4Less, Postal Annex, Sansai Japanese Grill, Jack in the Box





Office Depot, Pat & Oscars, Jersey Mike's, Party City, Sears Essentials, Wendy's

Qualcomm Stadium

Civita

Fenton Parkway

Rio Vista



Rubio's, Pick Up Stix, In-N-Out, Taco Bell

IKEA, Costco, Lowes, Island's Fine Burgers, Oggi's Pizza, Starbucks, Cold Stone Creamery, IHOP

Saks Off 5th, Thomasville, Best Buy, Staples, On the Border

Nordstrom Rack, Target, Macy's, Outback Steakhouse, Sports Chalet, Michael's

Dave and Buster's

University Avenue North Park

University



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