

MISSION VALLEY OFFICE SPACE FOR LEASE

RIO VISTA BUILDING

8885

RIO SAN DIEGO



For additional information:

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Property Overview

Rio Vista Building is one of Mission Valley's most prominently located office projects. This uniquely designed office project is located adjacent to the San Diego River, offering spectacular south facing river views and is within walking distance to the Rio Vista Trolley Station, which provides trolley access from La Mesa to the Mexican border. Rio Vista Building also fronts a jogging path which connects Fenton Marketplace to Mission Bay. Other features of the project include; lush tropical landscape, an on-site gourmet deli, conference facility and storage.

FREE
WI-FI IN
COURTYARD



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Walking Distance
Amenities

1. Promenade at Rio Vista
 - Wahoo's Fish Tacos
 - Starbuck's
2. Trolley Stop
3. Marriott Hotel
 - Cafe Del Sol
 - Gratzi Restaurant
4. Cooked Goose Deli
5. Brothers Deli

Rio Vista Plaza
260,000 SF of Retail Amenities

- Little Ceasar's Pizza
- Anthony's Express
- Dragon Chef
- Pat & Oscar's Restaurant
- Sombrero Mexican Food
- Submarina Sub's & Sandwiches
- Wendy's

Rio Vista Building

Fenton Market Place
560,000 SF of Retail Amenities

- Subway Sandwiches
- Dragon Chinese
- Cold Stone Creamery
- Juice Shop
- IHOP
- Stuft Pizza
- Taco Del Mar
- Starbucks Coffee
- Fish Market Restaurant
- Island's Fine Burgers

PROJECT INFORMATION

Address:	8885 Rio San Diego Drive, San Diego, California 92108
Size:	108,550 SF Rentable
Total Stories:	Three
Year Built:	1984
Typical Floor Plate:	36,000 SF
Location:	The property is centrally located in Mission Valley on Rio San Diego Drive, bordered on the west by Qualcomm Way. The property is bordered on the east by Interstate 805, which parallels Interstate 5 from La Jolla all the way to the Mexican Border.
Parking:	4/1,000 USF
Security:	Parking lot security guard
Elevators:	One hydraulic-powered passenger elevator
Fiber Providers:	Time Warner - T1, Redwire DSL
Zoning:	MV-CO, San Diego
Project Overview:	On-site amenities include a deli and a conference facility. The building has been constructed as two separate buildings joined by a common roof and common walls at the east and west ends and is physically separated on the interior north and south sides by an open atrium. The atrium contains open areas and landscaped planters.
HVAC:	Water source heat pump
Exterior:	Stucco and glass
Building Hours:	Monday thru Friday 6am-7pm / Saturday 8am-1pm



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Suite	Size (RSF)	Rate (PSF)	Comments
135	4,944	\$2.65 + U	Vacant.
252	1,919	\$2.65 + U	Reception area, bullpen area, conference room and 3 private offices.
260	1,120	\$2.65 + U	Available 3/1/20.
337	1,344	\$2.65 + U	Open area and storage/copy room.
347	1,568	\$2.65 + U	Available 10/1/20.



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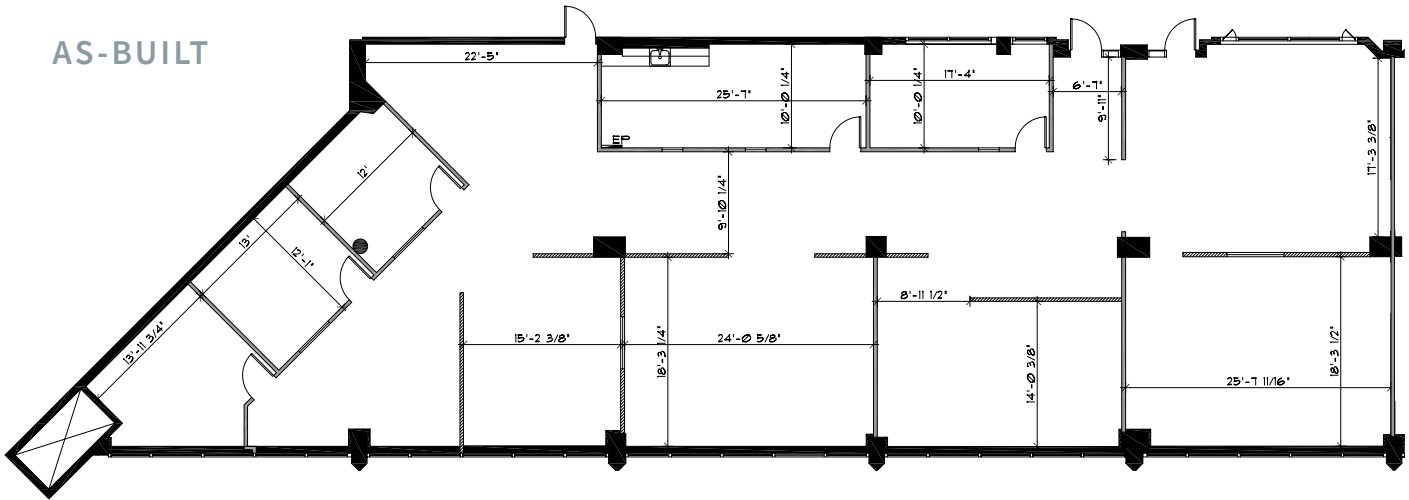
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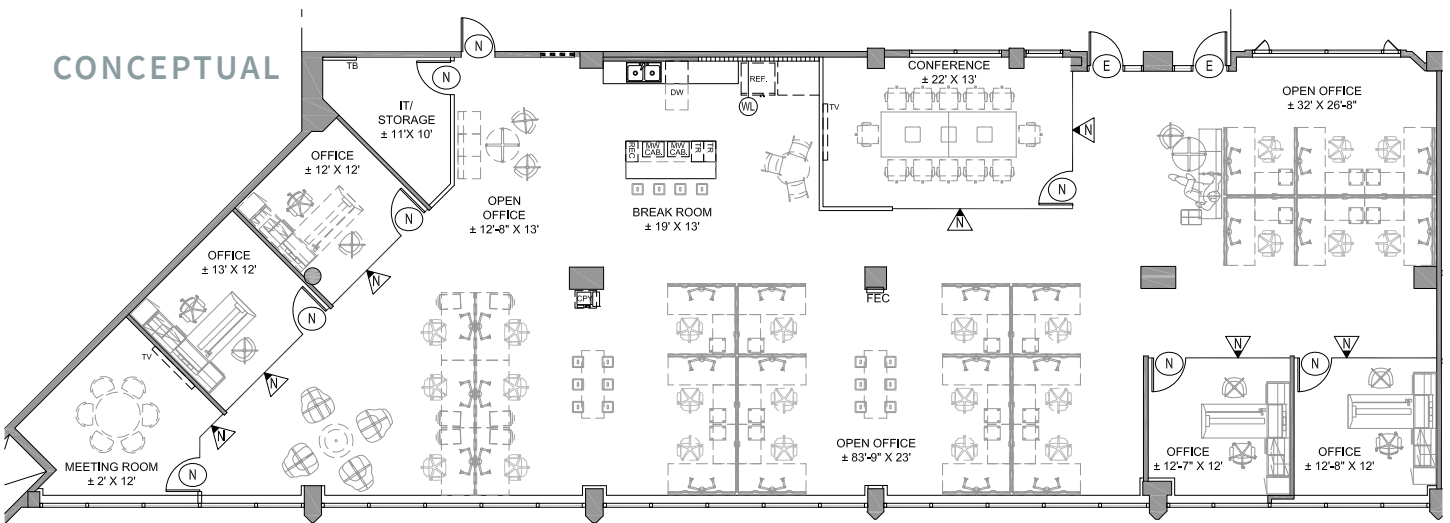
RIO SAN DIEGO

Suite 135 | 4,944 SF | \$2.65 + U | Vacant.

AS-BUILT



CONCEPTUAL



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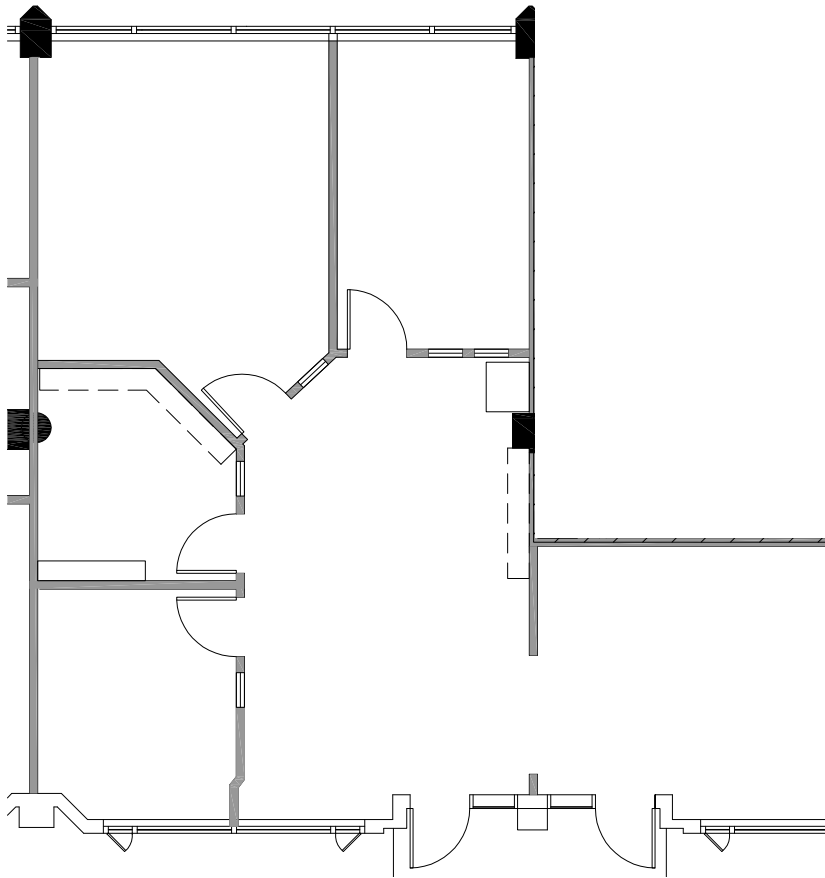
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Suite 252 | 1,919 SF | \$2.65 + U | Reception area, bullpen area, conference room and 3 private offices.



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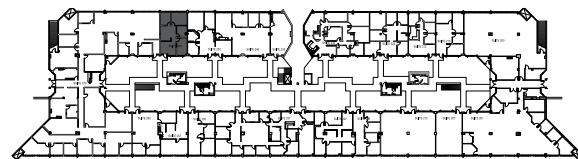
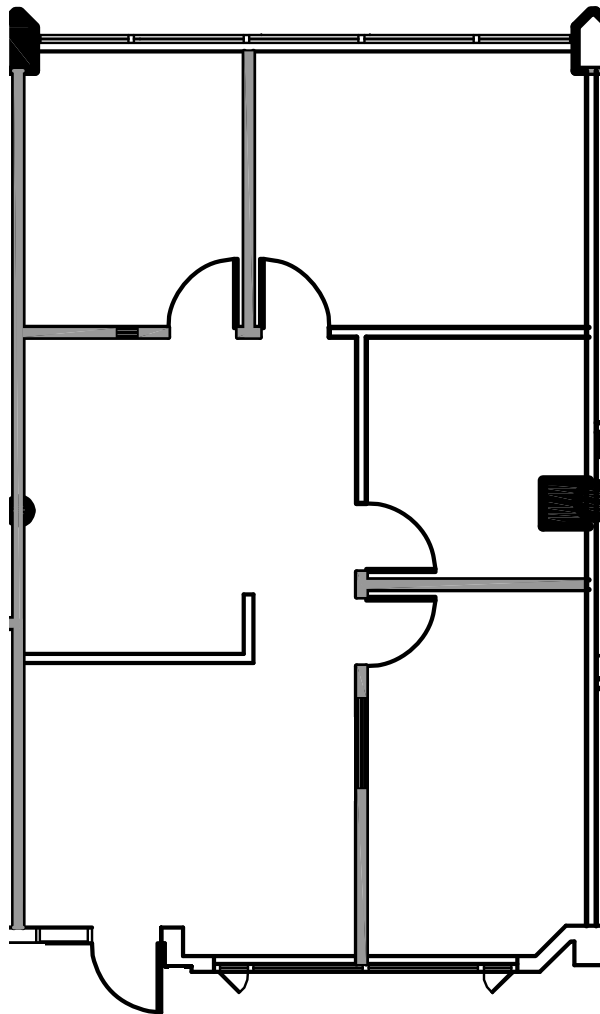
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Suite 260 | 1,120 SF | \$2.65 + U | Available 3/1/20.



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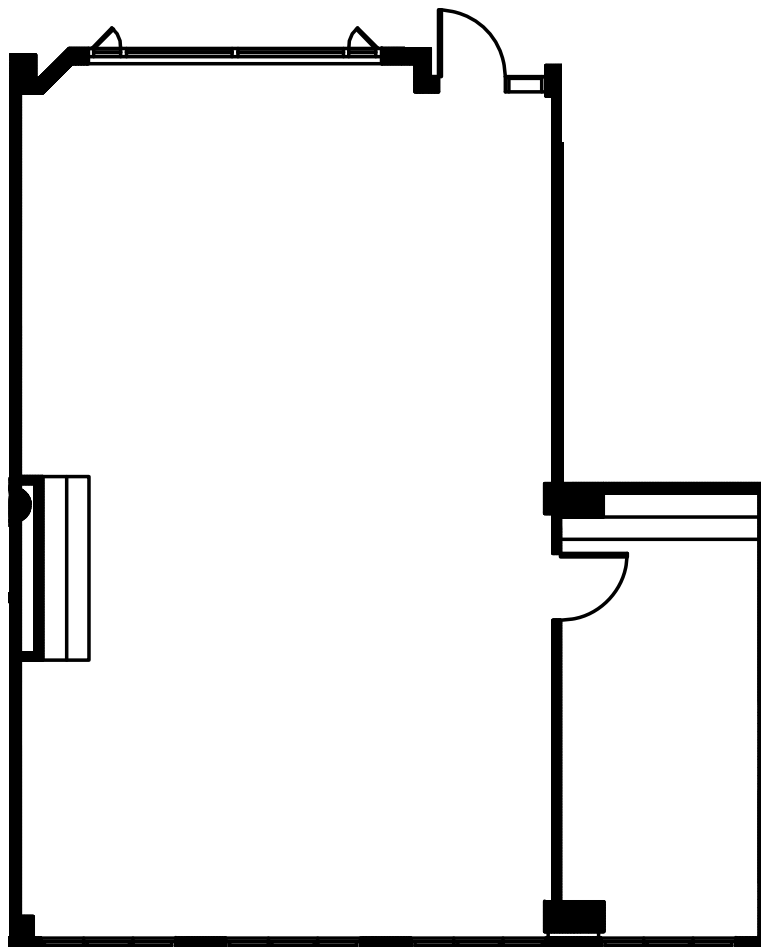
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Suite 337 | 1,344 SF | \$2.65 + U | Open area and storage/copy room.



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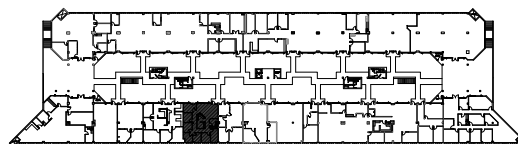
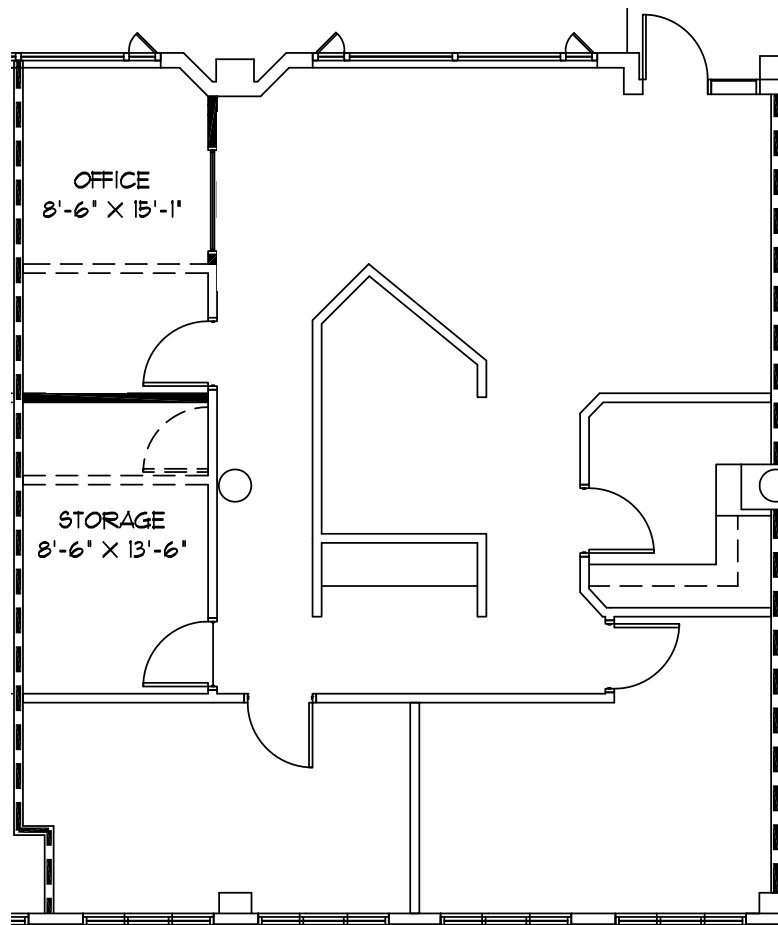
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RIO SAN DIEGO

Suite 347 | 1,568 SF | \$2.65 + U | Available 10/1/20.



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