

viewridge

BUSINESS PARK



4711, 4715, 4719 Viewridge Ave.

Kearny Mesa Office Space for Lease

Viewridge Business Park consists of three (3) office buildings totaling approximately 71,962 rentable square feet. Prominently located on the corner of Balboa Avenue and I-15, Viewridge Business Park provides tenants with excellent freeway exposure and access. The building has several, features which include: building signage opportunities, shower, on-site deli, ample parking and a convenient central San Diego location.

PROJECT HIGHLIGHTS

- Desirable Kearny Mesa Location
- Prominent location on the corner of I-15 and Balboa Ave
- Building signage opportunities; freeway visible
- On-site showers
- 3.9 / 1000 RSF Parking ratio
- Responsive ownership & management
- On-site gourmet deli
- Excellent corporate identity/image
- Expansion opportunities within the project
- Southeast facing views
- Immediate access to I-15 & Hwy. 52

4711 Viewridge Ave. (19,802 RSF)

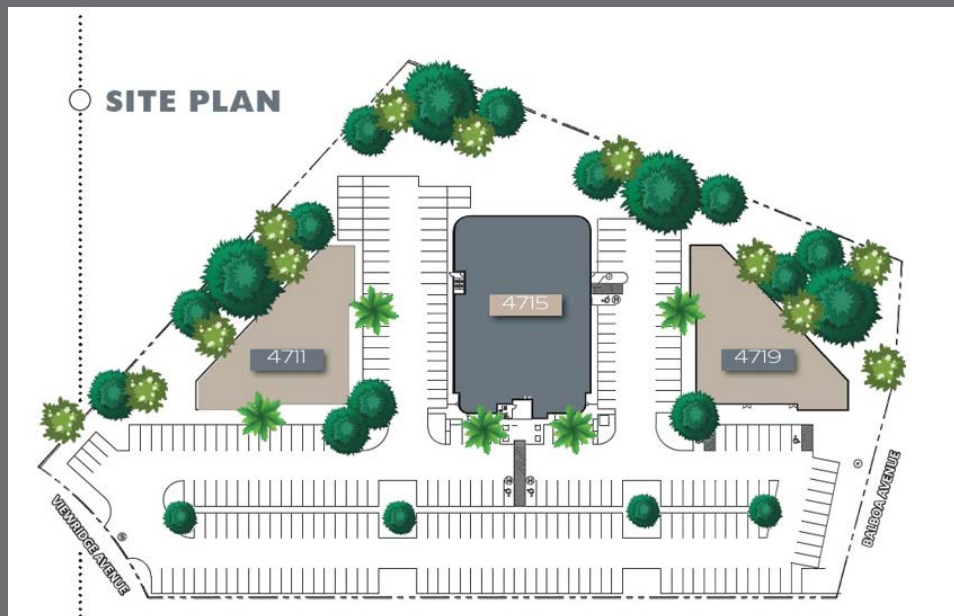
	SIZE (RSF)	RATE/RSF	DESCRIPTION
230	2,084	\$2.15 + E	3 private offices and large open area.
260	1,789	\$2.15 +E	Spec suite. 3 private offices, conference room and open area.

4715 Viewridge Ave. (32,509 RSF)

	SIZE (RSF)	RATE/RSF	DESCRIPTION
100	16,582	\$2.50 + E	Available 4/1/25

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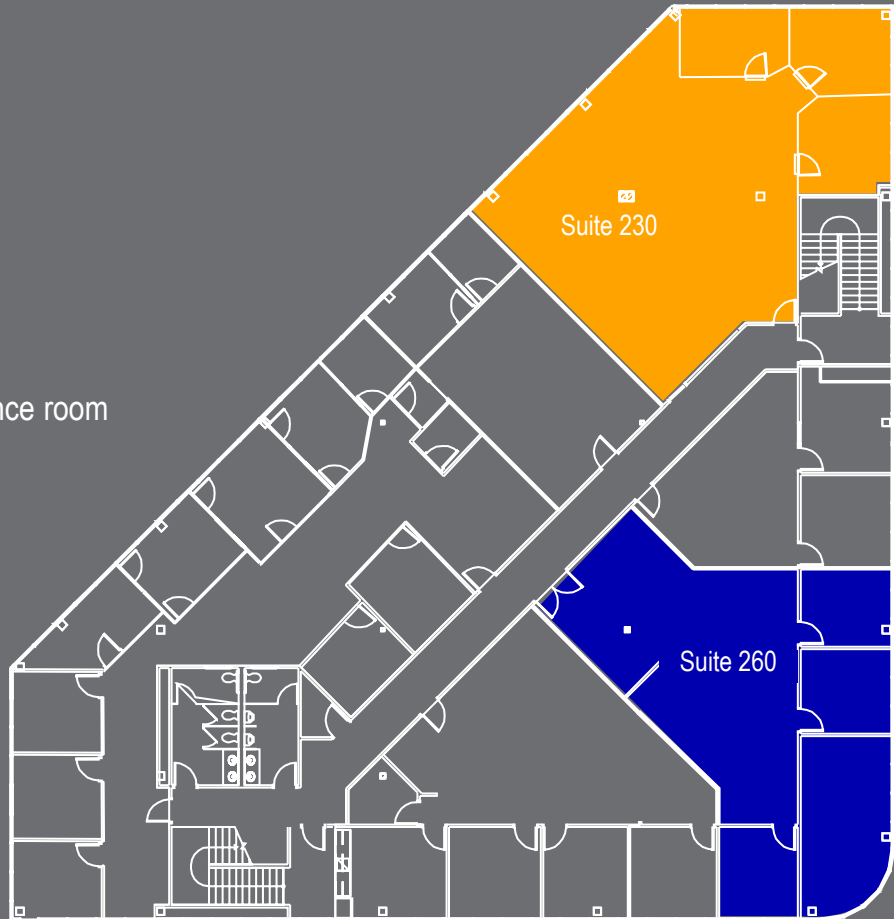
4711, 4715, 4719 Viewridge Ave.

Kearny Mesa Office Space for Lease

4711 Viewridge Ave.
2nd Floor

Suite 230 | 2,084 s.f.
3 private offices and large open area.

Suite 260 | 1,789 s.f. 
Spec suite. 3 private offices, conference room
and open area.



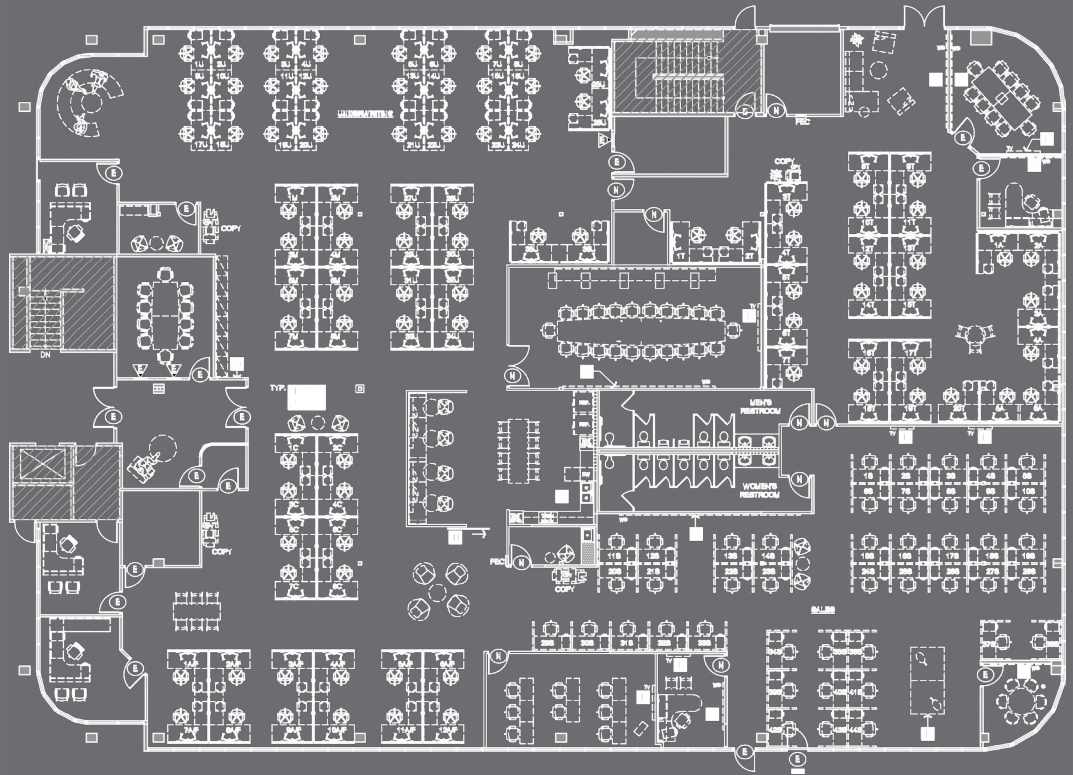
Kearny Mesa Office Space for Lease

4715 Viewridge Ave.
1st Floor

Suite 100 | 16,582 s.f.

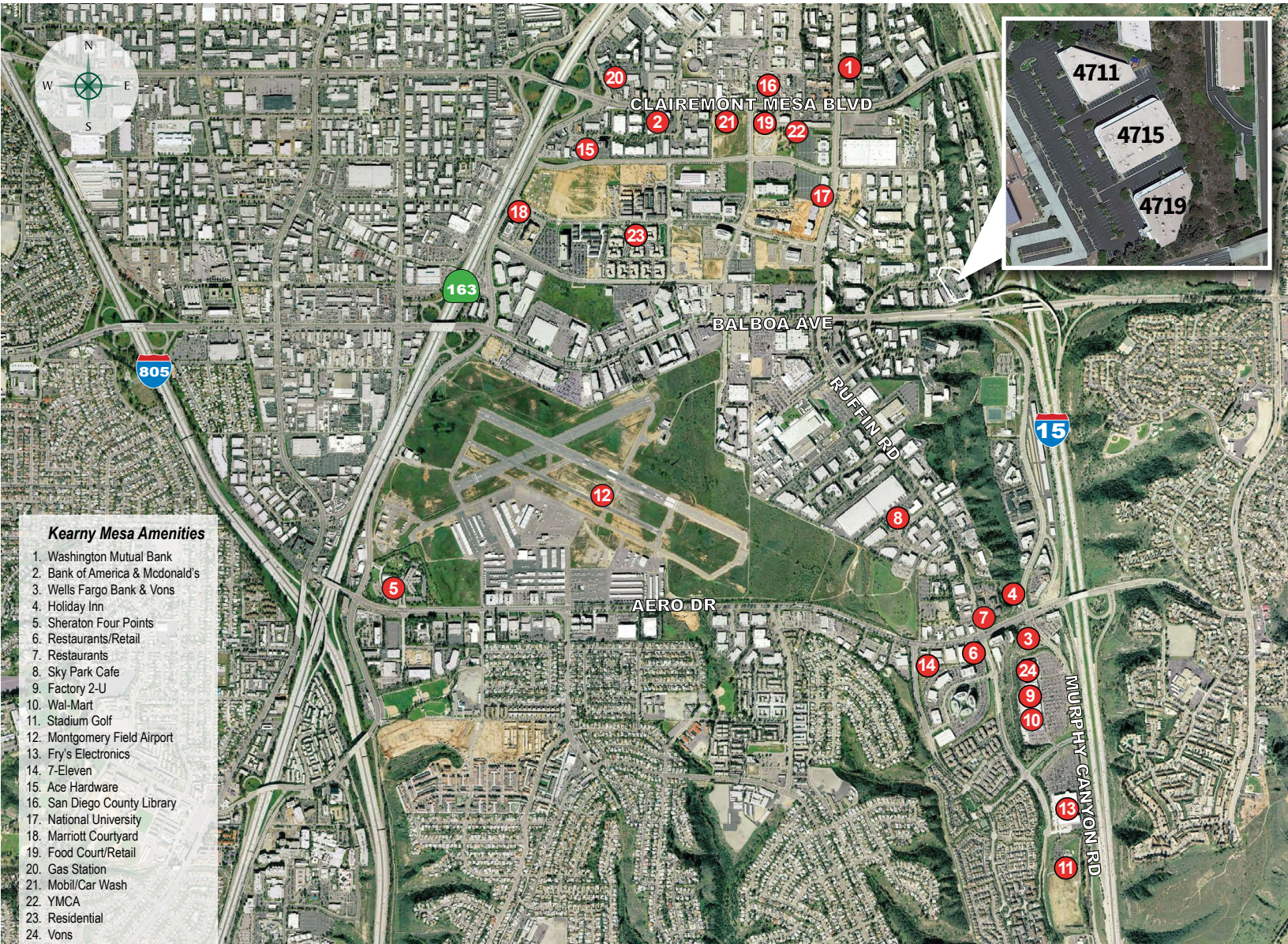
Available 4/1/25

Ground floor creative office with
highly upgraded finishes



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 DOLLINGER PROPERTIES

