

2251 SAN DIEGO AVENUE



# OLD TOWN PLAZA

Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

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# OLD TOWN PLAZA

Old Town Plaza is a modern Spanish style office park that has been completely renovated and showcases unique creative style office suites that feature exposed wood beams and vaulted ceilings. It is located in a neighborhood that is packed with charm and character. Located in the heart of San Diego with exceptional free-way access and close proximity to SD International Airport, Little Italy and Point Loma, Old Town is extremely desirable being one of the most conveniently located office markets in the county. It is also within walking distance to numerous retail and restaurant options. Tenants in Old Town Plaza also benefit from its central transit hub where employees in the market can utilize the city bus system, trolley system and Amtrak's Coaster allowing for public transit throughout the county in no time.



## PROPERTY HIGHLIGHTS



**SPANISH STYLE**  
architecture



**BEAUTIFUL COURTYARDS**  
with lush landscaping



**SECURE PARKING**  
underground; parking



**CREATIVE OFFICE**  
with exposed ceilings



**HIGH-SPEED INTERNET FIBER**  
to keep you connected



**STORAGE FACILITIES**  
**AVAILABLE**  
ranging in size from single  
rooms to 1,500 s.f.

## AREA HIGHLIGHTS



**SHOPS, HOTELS &  
RESTAURANTS**  
within walking distance



**PUBLIC TRANSPORTATION**  
short walk to Old Town  
MTS Transit Hub  
(Coaster + Trolley)



**HUBZONE LOCATION**  
close proximity to SPAWAR,  
Caltrans, Solar Turbines



**HISTORIC SITES**  
Home to Old Town  
San Diego State Historic  
Park, Presidio Park &  
Heritage Park



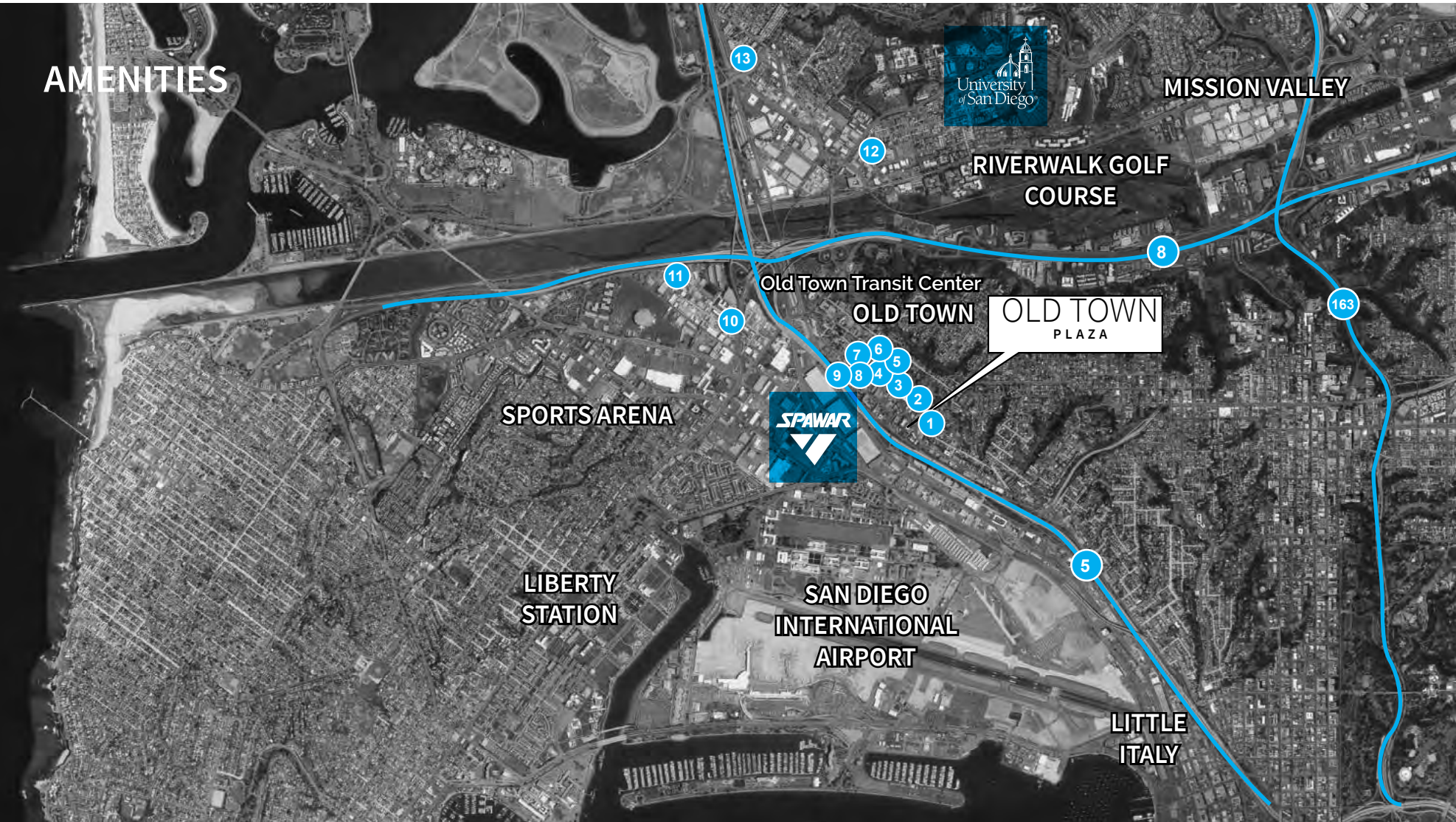
**EXCELLENT ACCESS**  
I-5, I-8 and SR 163 minutes away



**CENTRALITY**  
Ideal location between  
Downtown & suburban  
submarkets

OLD TOWN  
PLAZA

# AMENITIES





1. HOME & AWAY
2. SUSHI TADOKORO
3. EL AGAVE TEQUILERIA
4. CAFE COYOTE
5. MIGUELS COCINA
6. FRED'S MEXICAN CAFE
7. OLD TOWN MEXICAN CAFE
8. HARNEY SUSHI
9. THE ALAMO MEXICAN CAFE
10. MODERN TIMES BEER
11. BAY CITY BREWING COMPANY
12. BALLAST POINT BREWERY
13. BAY CITY BREWING COMPANY








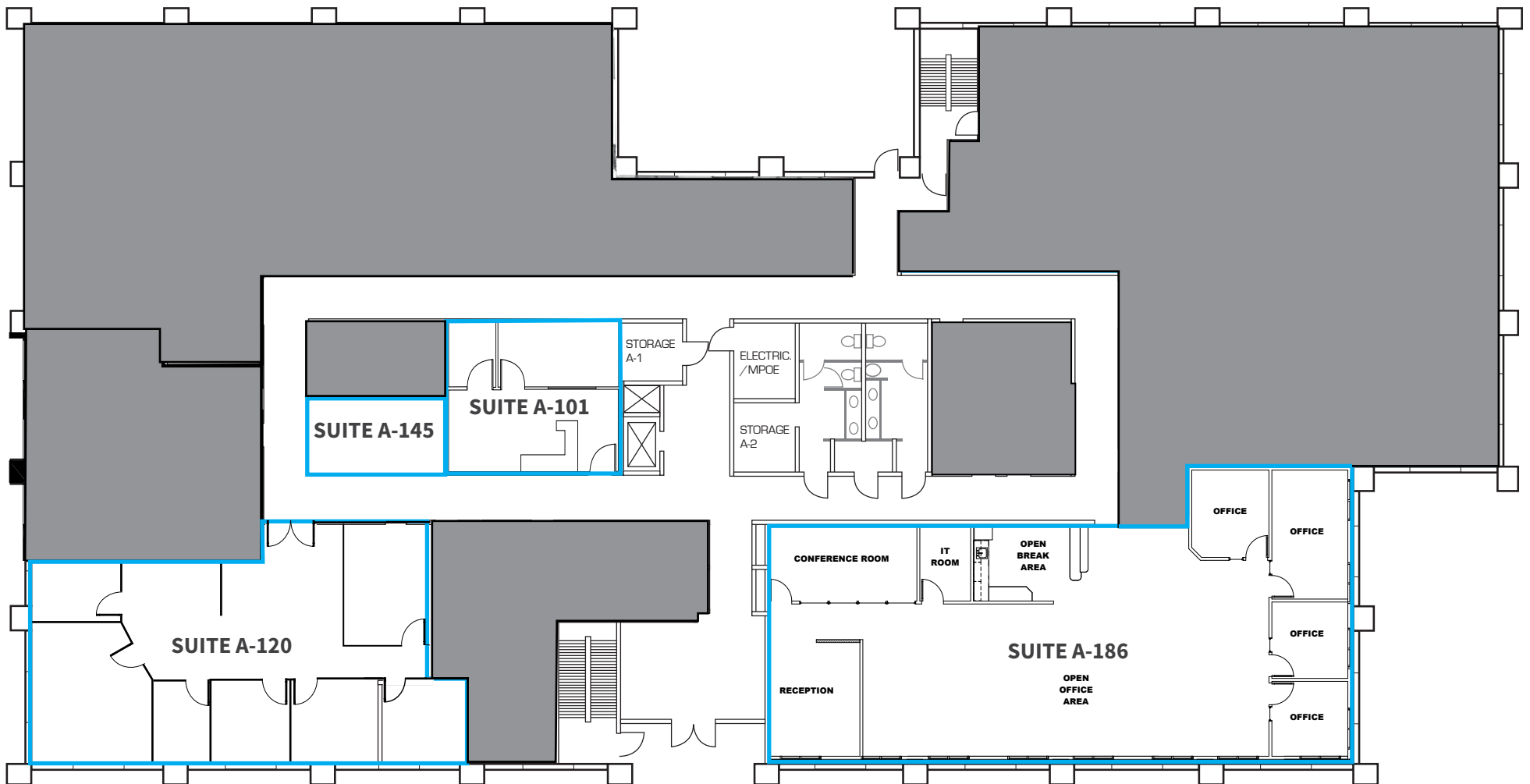
# AVAILABILITY






SUITE	RSF	RENT/RSF	COMMENTS
A-101	591	\$2.50 FS	Vacant.
A-120	2,173	\$3.50 FS	Vacant.
A-145	293	\$2.50 FS	Vacant.
A-186	3,395	\$3.50 FS	Vacant.
A-230	1,494	\$3.50 FS	Vacant.
A-231	1,060	\$2.50 FS	Vacant.
A-238	1,293	\$3.50 FS	Vacant.
A-250**	8,860	\$3.50 FS	Vacant.
A-261**	419	\$2.50 FS	Vacant.
B- 110	1,272	\$3.50 FS	8/1/26
B-157	656	\$2.50 FS	Vacant.
B-208	1,878	\$3.50 FS	Available 1/1/27
B-274	592	\$2.50 FS	Vacant.

\*On-site storage spaces available. Inquire for availability.

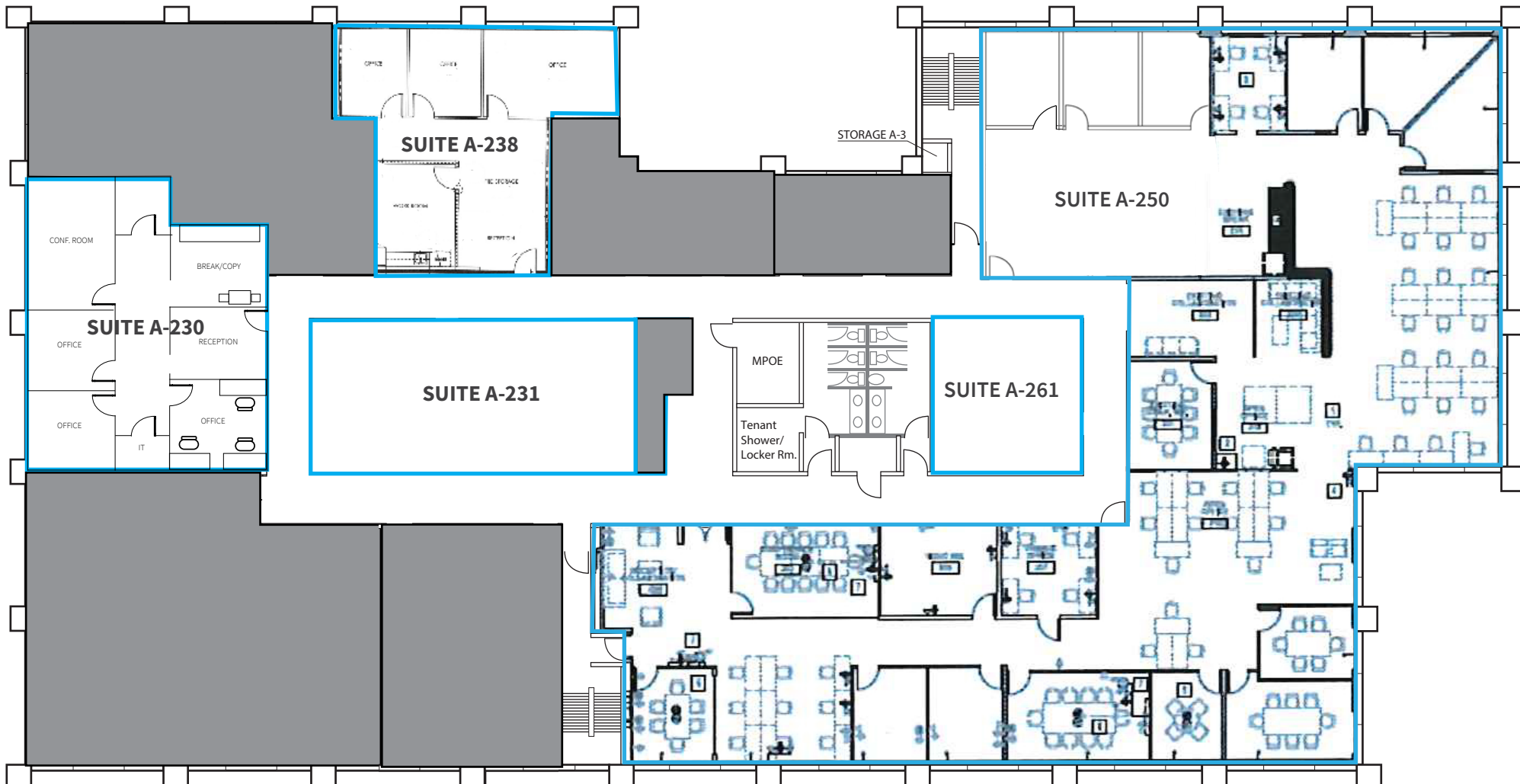
\*\*Contiguous for up to 9,279 SF.

<b>SUITE A-101</b>	591 SF	Vacant		Virtual Tour
<b>SUITE A-120</b>	2,174 SF	Vacant		Virtual Tour
<b>SUITE A-145</b>	293 SF	Vacant		
<b>SUITE A-186</b>	3,395 SF	Vacant		Virtual Tour



<b>SUITE A-231</b>	1,060 SF	Vacant	 Virtual Tour
<b>SUITE A-230</b>	1,494 SF	Vacant	 Virtual Tour
<b>SUITE A-238</b>	1,293 SF	Vacant	 Virtual Tour
<b>SUITE A-250*</b>	8,860 SF	Vacant	 Virtual Tour
<b>SUITE A-261*</b>	419 SF	Vacant	 Virtual Tour

\*Contiguous for up to 9,279 SF

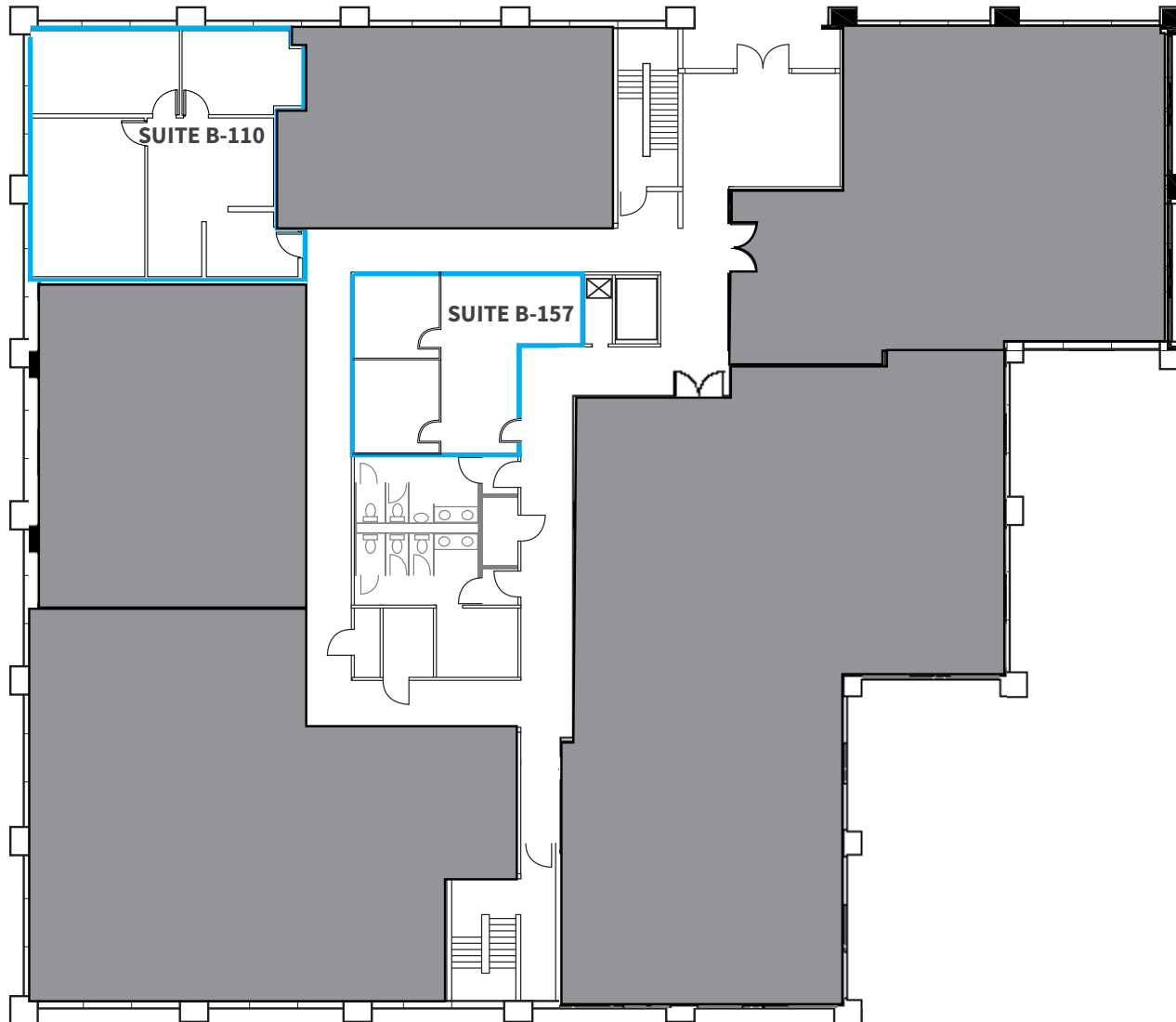


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**SUITE B-110**  
**SUITE B-157**

1,272 SF  
656 SF

8/1/26  
Vacant



OLD TOWN  
PLAZA

**SUITE B-208**

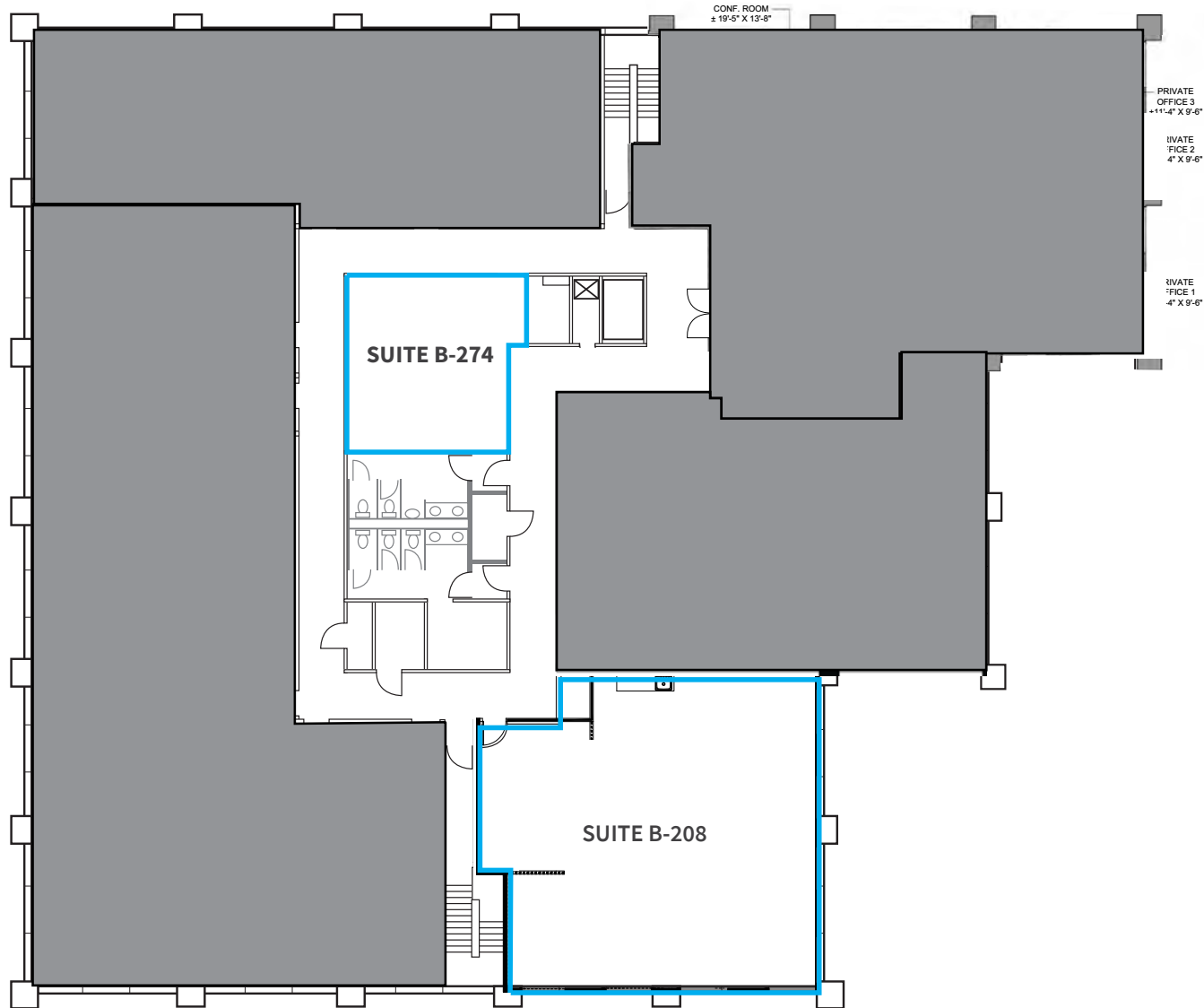
1,878 SF

Available 1/1/27. Creative finishes with vaulted wood beam ceilings

**SUITE B-274**

592 SF

Newly updated interior suite, kitchenette with sink



## LEASING INFORMATION

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CASEY BROWN COMPANY



# OLD TOWN PLAZA

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