



**MERCY  
MEDICAL**  
4060 4TH AVENUE . SAN DIEGO, CA



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**MEDICAL OFFICE FOR LEASE**





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RENOVATIONS



VIEWS



PARKING



TENANT PATIO

- Iconic medical building adjacent to Scripps Mercy Hospital in Hillcrest
- Accessible from all directions via I-5, I-8 and SR-163
- In the heart of walkable Hillcrest and surrounded by restaurants, cafés and retail
- \$8 million renovation completed in 2017
- Improved vehicle flow in on-site parking garage
- Outstanding parking (4.9/1,000 SF)
- Suites with panoramic views of downtown, San Diego Bay and the mountains
- On-site ancillary services: full-service pharmacy, LabCorp, Quest Labs
- Private tenant patio for outside dining and lounging
- Professional on-site property management
- Long-term, stable ownership





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Available Suites for Lease:

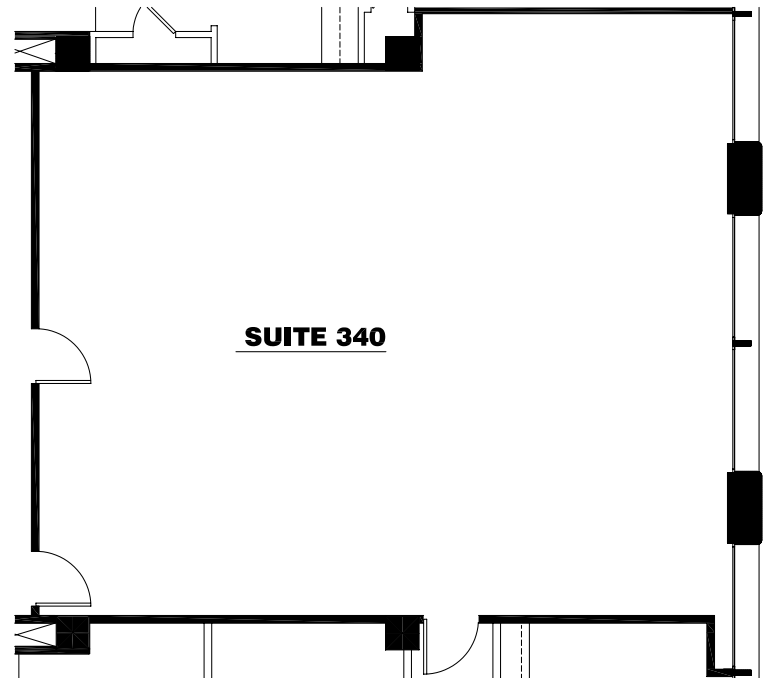
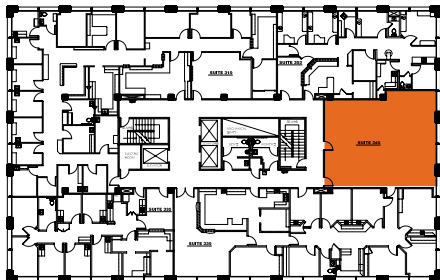
340	1,377 RSF
445	968 RSF
540	1,722 RSF
700	12,537 RSF (Available 10/1/2021)







Suite 340  
1,377 RSF



Healthcare Practice Group:



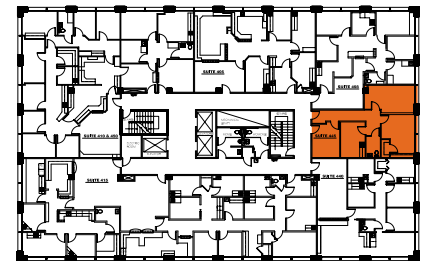
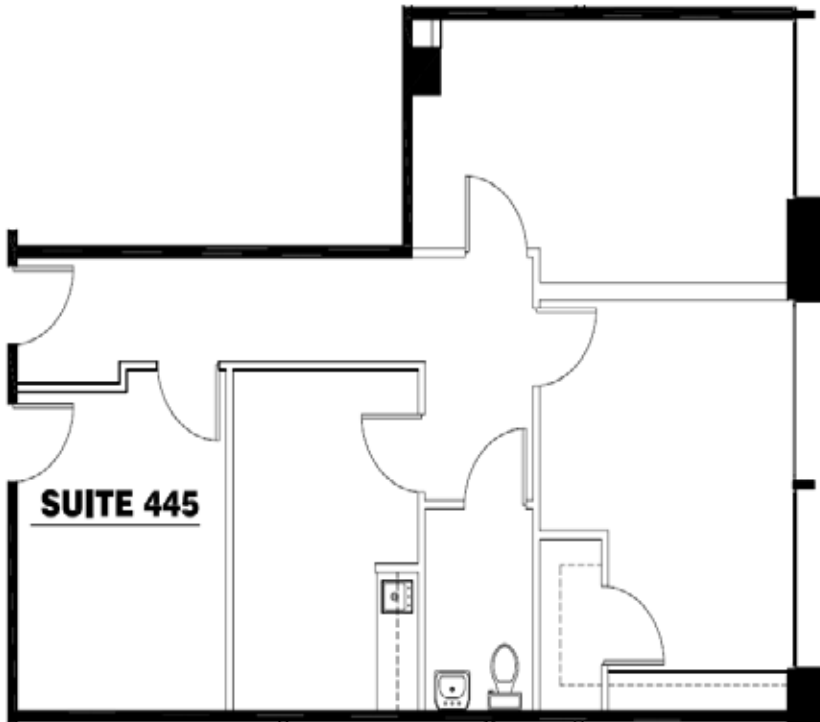
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Suite 445  
968 RSF



Healthcare Practice Group:



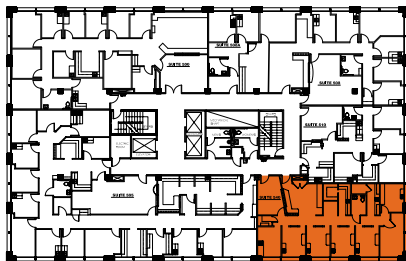
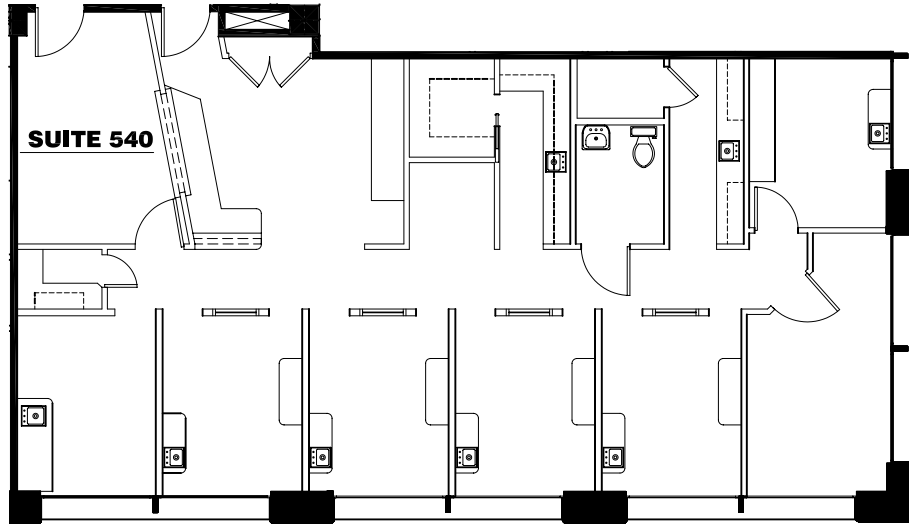
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Suite 540  
1,722 RSF



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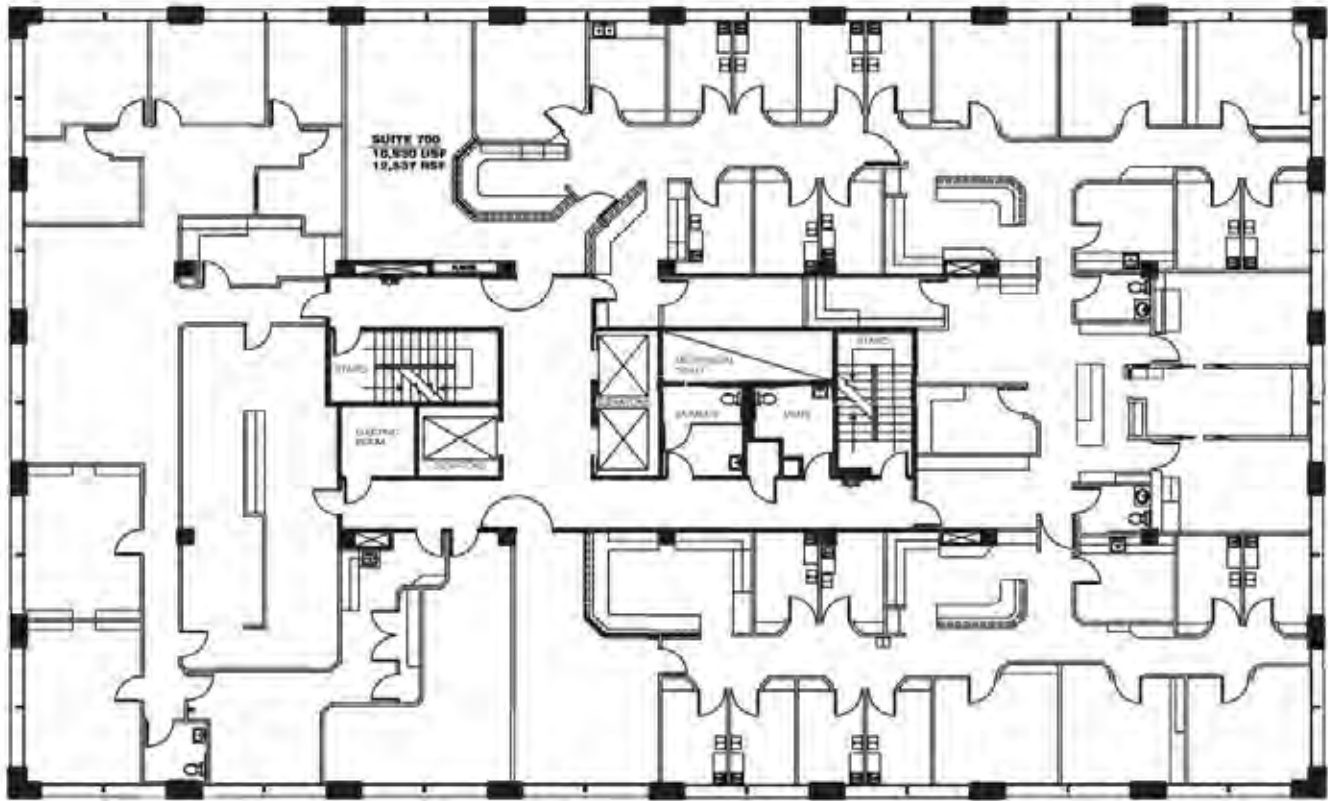
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Suite 700  
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MEDICAL  
CENTER

MERCY  
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4060 4TH AVENUE, SAN DIEGO, CA

WASHINGTON STREET

UNIVERSITY AVENUE

4TH AVENUE







163

CRIPPS MERCY  
HOSPITAL



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