

4305 University Ave.  
San Diego, CA 92105

CITY  
HEIGHTS  
CENTER



OFFICE SPACE FOR LEASE

CBRE

# LOCATION FEATURES

- ★ High profile location on University Avenue between Fairmount Avenue and 43rd Street
- 👥 Situated in the heart of the City Heights Urban Village
- 🛣️ Convenient freeway access, near I-15, I-805, Highway 94 and I-8
- 🛍️ Across the street from Walgreens, Starbucks, Subway, Jamba Juice, City Heights Square Apartments and Village Townhomes

- 📍 Located just minutes from Downtown, Hillcrest and North Park
- 📁 Located within HUBZone which provides small businesses with preferential access to federal procurement opportunities
- 🔄 SR-15 Mid-City Centerline Transit Station is located one-half mile from the building, and provides easy public transportation to Downtown and Escondido
- 🚌 Adjacent to the Fairmount/University public transit bus stop



BUILDING ENTRANCE



TRAINING CENTER



CONFERENCE CENTER

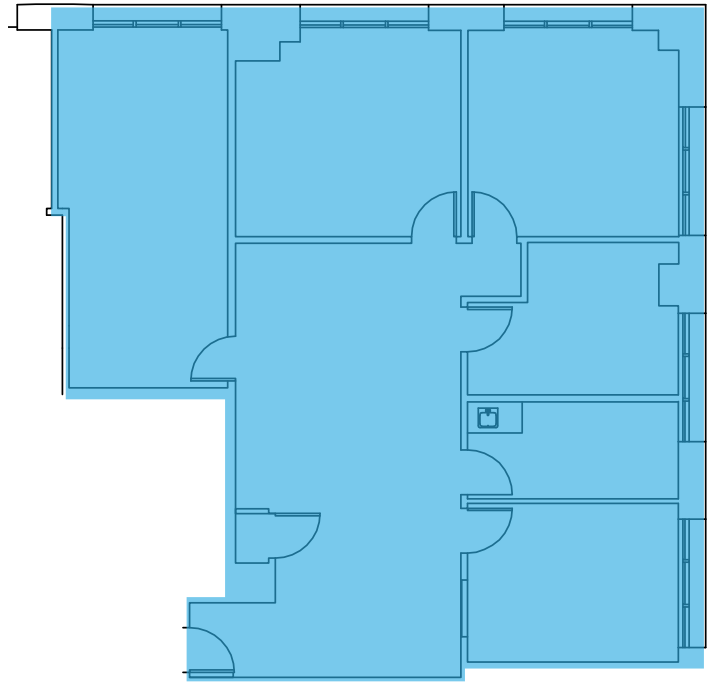
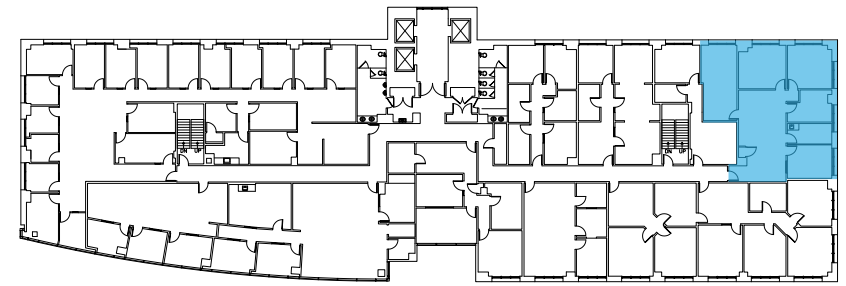
# BUILDING FEATURES

- Highly visible location along University Avenue
- 6-story, 120,000 sf office building constructed in 2002
- 3/1,000 sf parking ratio in dedicated parking structure with direct building access
- 24-hour security

# AVAILABILITIES

SUITE	RSF	AVAILABILITY	RENTAL RATE
525	1,973	Vacant	Negotiable

# FLOOR 5 SUITE 525 - 1,973 RSF



# LEASING CONTACTS

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# CITY HEIGHTS CENTER

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[www.cityheightscenter.com](http://www.cityheightscenter.com)

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