

**75%
SOLD!**

EXCLUSIVE OFFICE CONDOMINIUMS FOR SALE OR LEASE



ONE OF THE LAST OPPORTUNITIES FOR OFFICE/MEDICAL CONDOS FOR PURCHASE IN EASTLAKE

2080-2090

Otay Lakes Road, Chula Vista, CA 91915

Voit
REAL ESTATE SERVICES





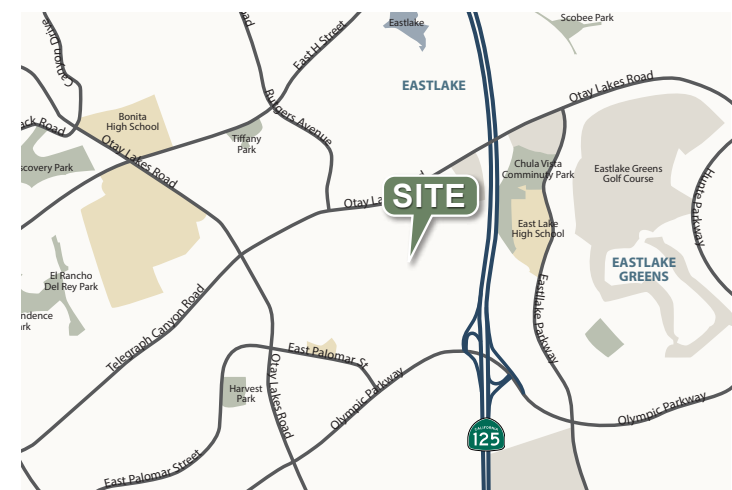
75%
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EASTLAKE MEDICAL AND PROFESSIONAL CENTER is a ten building center totaling approximately 68,000 SF. It is a rare offering of smaller office condominium properties for sale or lease that feature contemporary and professional urban loft designs. It is located in the heart of Chula Vista's Eastlake and Otay Ranch commercial districts.

Great Suites Still Available



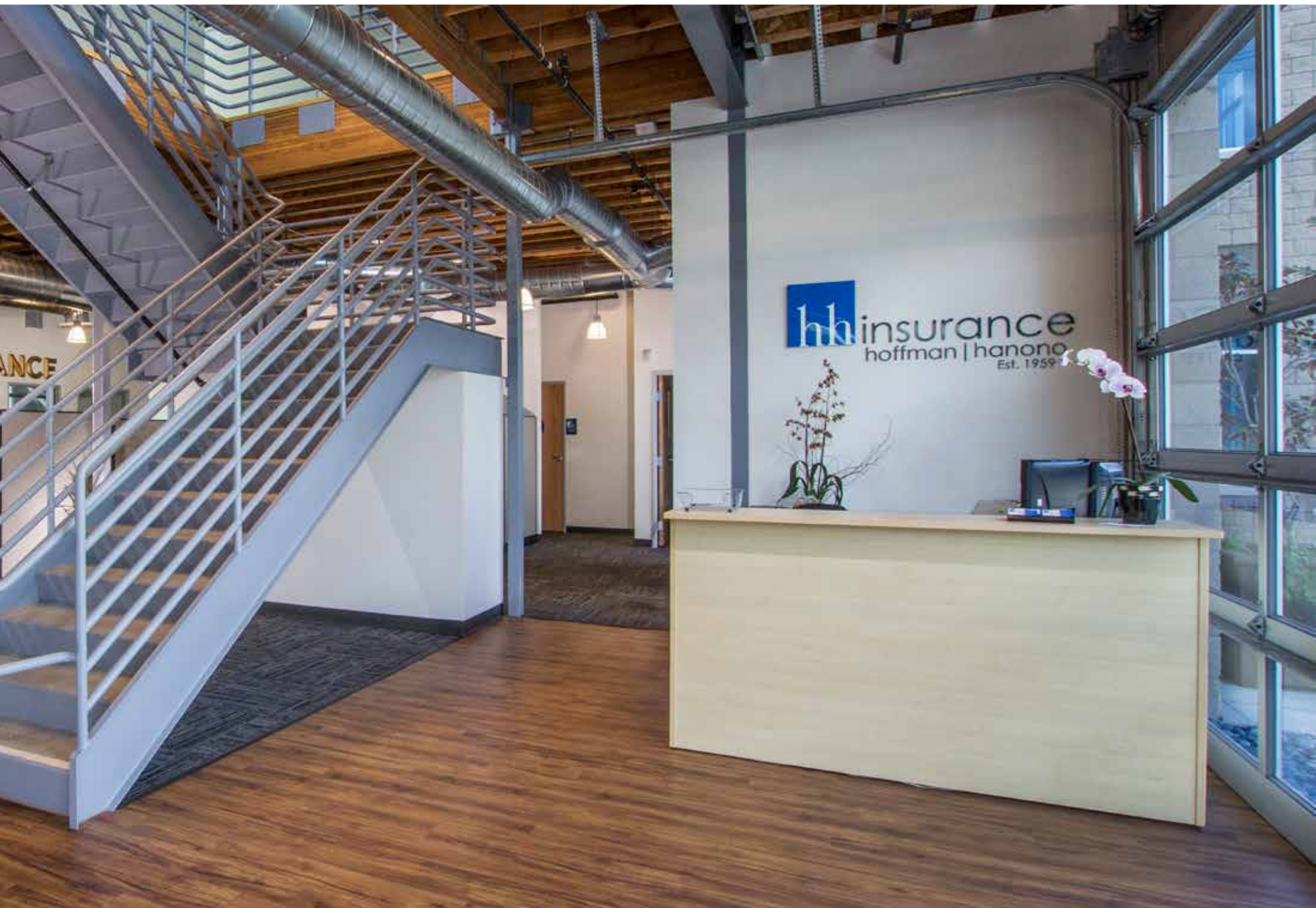
- ±7,776 SF space for medical or professional office uses
- Located in the heart of Chula Vista's Eastlake and Otay Ranch commercial districts with SR-125 visibility and monument signage available on Otay Lakes Road
- Parking ratio up to 5 spaces per 1,000 SF to accommodate both medical and professional businesses



BENEFITS OF OWNERSHIP

- Control your occupancy cost with a 25-year, fixed rate loan below 4.5%
- Tax benefits through depreciation and interest deductions
- Build equity for you and your business through appreciation and principal reduction
- Buy below replacement cost
- Pay rent to yourself and not to a landlord
- Hedge against inflation
- Invest in a market with a bright future
- Diversify your investment portfolio





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CONDOMINIUM PRICING FOR SALE

BUILDINGS CURRENTLY AVAILABLE

BUILDING & SUITE NO.	FLOOR(S)	SIZE (SF)	SALE PRICE
2080	1 st & 2 nd	7,776	\$1,905,000
2090-Suite 101** Move-in Ready	1 st & 2 nd	6,638	PENDING

*The 2082 suite 202 building has spec improvements, which includes electrical, lighting, ADA restrooms, kitchenette, and HVAC ducting.

**The 2090 building has spec improvements, which includes electrical, lighting, ADA restrooms, reception area, a conference room, and HVAC ducting.

BUILDINGS CURRENTLY SOLD OR IN ESCROW

BUILDING & SUITE NO.	FLOOR(S)	SIZE (SF)	STATUS
2082 - Suite 101	1 st	2,578	SOLD
2082 - Suite 102	1 st	2,744	SOLD
2082 - Suite 201	2 nd	2,550	SOLD
2082 - Suite 202	2 nd	2,879	SOLD
2084 - Suite 101	1 st	5,216	SOLD
2084 - Suite 102	1 st & 2 nd	10,716	SOLD
2086	1 st & 2 nd	8,191	SOLD
2088 - Suite 101	1 st & 2 nd	6,919	SOLD
2088 - Suite 102	1 st & 2 nd	5,771	SOLD
2090-Suite 102	1 st & 2 nd	5,925	SOLD



*Monthly mortgage payments based on a 25-year, fixed rate SBA 7a loan with interest rate at 4.5% (as of March 2016).



PURCHASE SCENARIO

SBA 7a | 90% LTV

Property Purchase Price:	\$1,905,000
Tenant Improvements & Loan Fees*:	\$0
Total Project Amount:	\$1,905,000
Less Down Payment:	\$190,500
Wells Fargo 1st TD:	\$1,714,500
Amort - Wells Fargo 1st TD:	25
Wells Fargo Interest Rate:	4.85%
Total Monthly Payment:	\$9,874
Total Monthly Payment Per Square Foot:	\$1.30

ESTIMATED LOAN COSTS

Wells Fargo and SBA:	
Loan Documentation Fee:	\$0
Wells Fargo Loan Fee:	\$0
Closing (For SBA Loans, Can Be Financed):	
SBA or SBA/CDC Loan Fee:	\$45,720
Title Insurance/Escrow:	\$1,800
Appraisal and Review:	\$3,500
Environmental:	\$2,500
Total Fees:	\$53,520

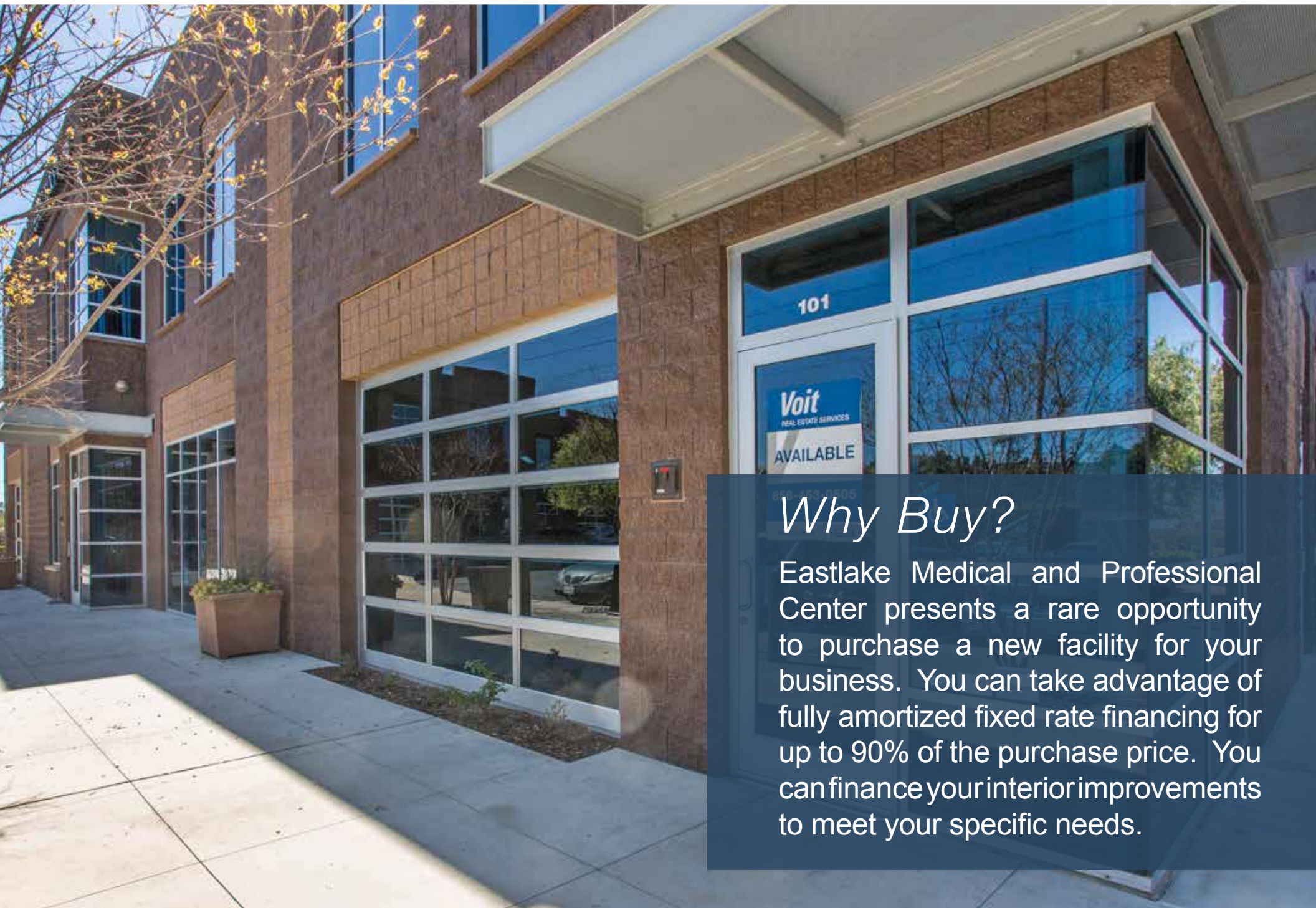


BASED ON 2080 OTAY LAKES ROAD

Floor(s): 1st and 2nd | Size: 7,776 SF

Sale Price: \$1,905,000

SAVE MONEY —————
THROUGH OWNERSHIP



Why Buy?

Eastlake Medical and Professional Center presents a rare opportunity to purchase a new facility for your business. You can take advantage of fully amortized fixed rate financing for up to 90% of the purchase price. You can finance your interior improvements to meet your specific needs.

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EASTLAKE PARKWAY

FENTON STREET

OTAY LAKES ROAD

SITE





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