

VIEWRIDGE

BUSINESS
PARK



OFFICE SUITES FOR LEASE IN KEARNY MESA
4711, 4715 & 4719 VIEWRIDGE AVENUE, SAN DIEGO CA 92123





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VIEWRIDGE

BUSINESS PARK

PREMIER OFFICE SUITES AVAILABLE FOR LEASE
IN KEARNY MESA

4711 VIEWRIDGE AVENUE

VIRTUAL TOUR

SUITE	SF	AVAILABLE	LEASE RATE	NOTES
210	3,393	Now	\$1.99 SF + E	Reception, five (5) private offices, conference room, break area, IT/storage, and open area
230	2,084	Now	\$1.99 SF + E	Reception, two (2) private offices, and large open area
260	1,789	Now	\$1.99 SF + E	Reception, conference room, three (3) private offices, and large open area

4715 VIEWRIDGE AVENUE

SUITE	SF	AVAILABLE	LEASE RATE	NOTES
250	12,144	4/1/2027	\$2.15 + E	Reception, six (6) private offices, conference room, break area, large open area, and IT/storage

4719 VIEWRIDGE AVENUE

SUITE	SF	AVAILABLE	LEASE RATE	NOTES
130	2,334	Now	\$2.15 + E	Reception, four (4) private offices, conference room, break room, and open area

Asking Rate

\$2.05 - \$2.15 SF + E

Available Options

From 1,789 – 3,393 RSF, offering flexibility for a range of tenants

Spec Suite Available

Move-in-ready suite for efficient, expedited occupancy

Responsive Management

Hands-on ownership ensures attentive service and maintenance



VIEWRIDGE BUSINESS PARK: PROFESSIONAL BY DESIGN, KEARNY MESA BY LOCATION.

Situated at the prominent corner of I-15 and Balboa Avenue, Viewridge Business Park offers exceptional visibility and immediate regional connectivity in the heart of central San Diego. Abundant natural light and recently updated common areas create a functional and efficient workplace environment. Tenants benefit from direct access to I-15 and SR-52, and close proximity to the diverse dining, retail, fitness, and service amenities of Kearny Mesa and Tierrasanta—delivering everyday convenience in a highly accessible location.

Prominent Corner Location

High-visibility site at a major freeway interchange: I-15 and Balboa Avenue

On-Site Showers

Convenient amenities for active and wellness-focused commuters

Immediate Access to I-15 & SR-52

Direct freeway connectivity across San Diego

Parking Ratio

Convenient surface parking 3.9/1,000 ratio

Southeast-Facing Views

Benefit from natural light and open views

Building Signage Opportunities

Freeway-visible signage enhances brand exposure





WHERE TOP COMPANIES MEET EVERYDAY AMENITIES

Kearny Mesa's effortless access to amenities makes it a top choice for San Diego's corporate users. Anchored by the Convo Pan-Asian Cultural District, the area is a hub for commerce, cuisine, and culture, with distinctive restaurants, international markets, entertainment, professional services, and cultural institutions—all offering unmatched convenience for today's workforce.

1 Clairemont Mesa Boulevard Between SR-163 and I-15

The Coffee Bean & Tea Leaf The UPS Store Filippi's Pizza Grotto Tahini Middle Eastern	Chase Bank Starbucks Arco Panda Express	Toby Wells YMCA Quantum Brewing Kogi BBQ Robeks Fresh Juices & Smoothies
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2 Clairemont Mesa Boulevard Between I-805 and SR-163

99 Ranch Market Tea N More Common Theory LA Fitness Societe Brewing Co. LABORA Coffee	Hopnonyous Brewing Co. The Godfather Yakyudori Walmart Kilowatt Brewing Matcha Cafe Maiko	Zion Market Food 4 Less Dream & Wonder Bakery Katsu Cafe Wushiland Boba Yiko Yiko
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3 Convo District

Eastern Dynasty Song Hak Korean BBQ Rakiraki Ramen Tasty Noodle House SomiSomi Grandma Tofu & BBQ Shan Xi Magic Kitchen DaYung's Tea Original Pancake House Costco Business Center	Tan-Cha Submarine Crab Chopstix Dumpling Inn Urban Eats Kitchen & Tap CoCo Ichibanya Curry Melody Karaoke & Cafe Phuong Trang Fish With You Target	Carriage House Cocktails & Karaoke Friend's House Korean Happy Lemon Convo Min Sok Chon H Mart Balboa Cross Street Chicken & Beer It's Boba Time San Diego Super Sergio's Mexican Koon Thai Kitchen Starbucks
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4 Corporate Neighbors

1 Kaiser Permanente 4 Cubic 7 SDGE	2 Northrop Grumman 5 Solar Turbines 8 Raytheon 10 Sharp	3 ResMed 6 Lockheed Martin 9 Kyocera
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SUITE	210
SIZE	±3,392 SF
RATE	\$1.99 SF + E
AVAILABLE	NOW

NOTES

Reception, five (5) private offices, conference room, break area, open area and IT/storage

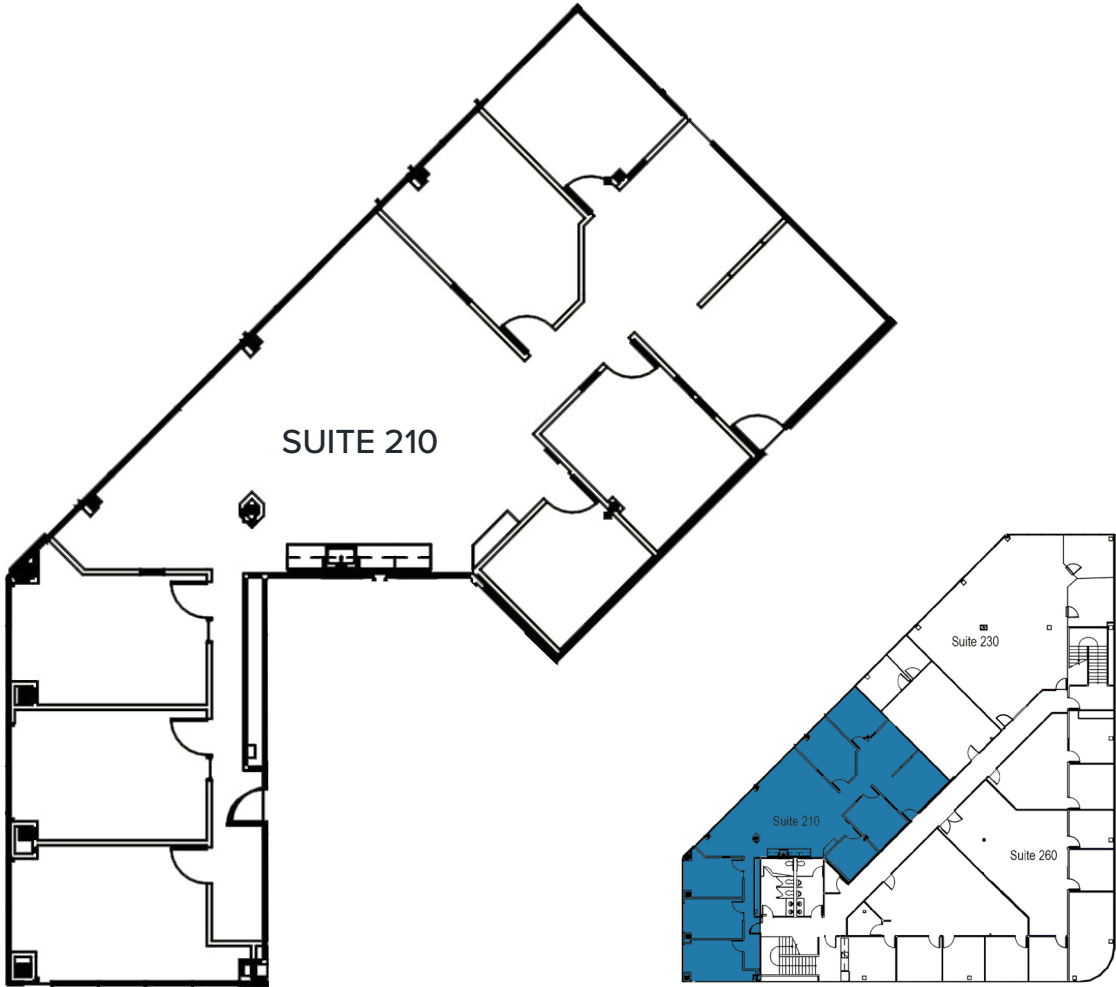


4711 VIEWRIDGE AVENUE

SUITE 210 | SECOND FLOOR

±3,392 SF

VIRTUAL TOUR



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BUSINESS
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4711 VIEWRIDGE AVENUE

SUITE 230 | SECOND FLOOR

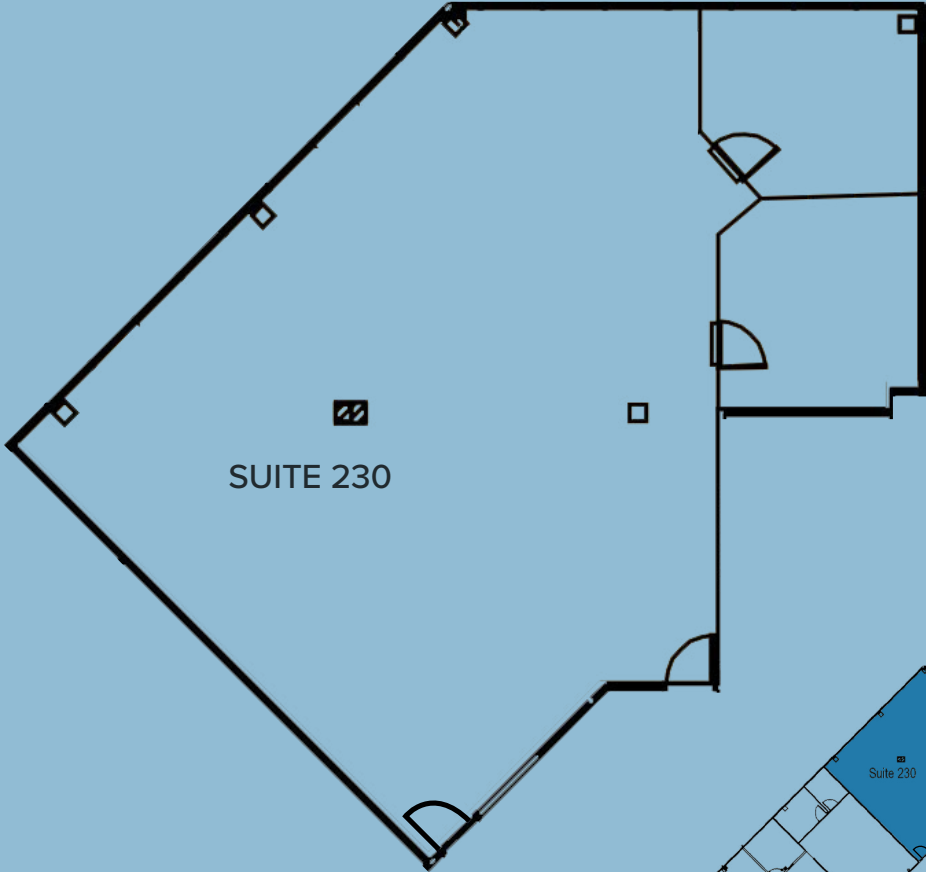
±2,084 SF

VIRTUAL TOUR

SUITE	230
SIZE	±2,084 SF
RATE	\$1.99 SF + E
AVAILABLE	NOW

NOTES

Reception, two (2) private offices, and large open area



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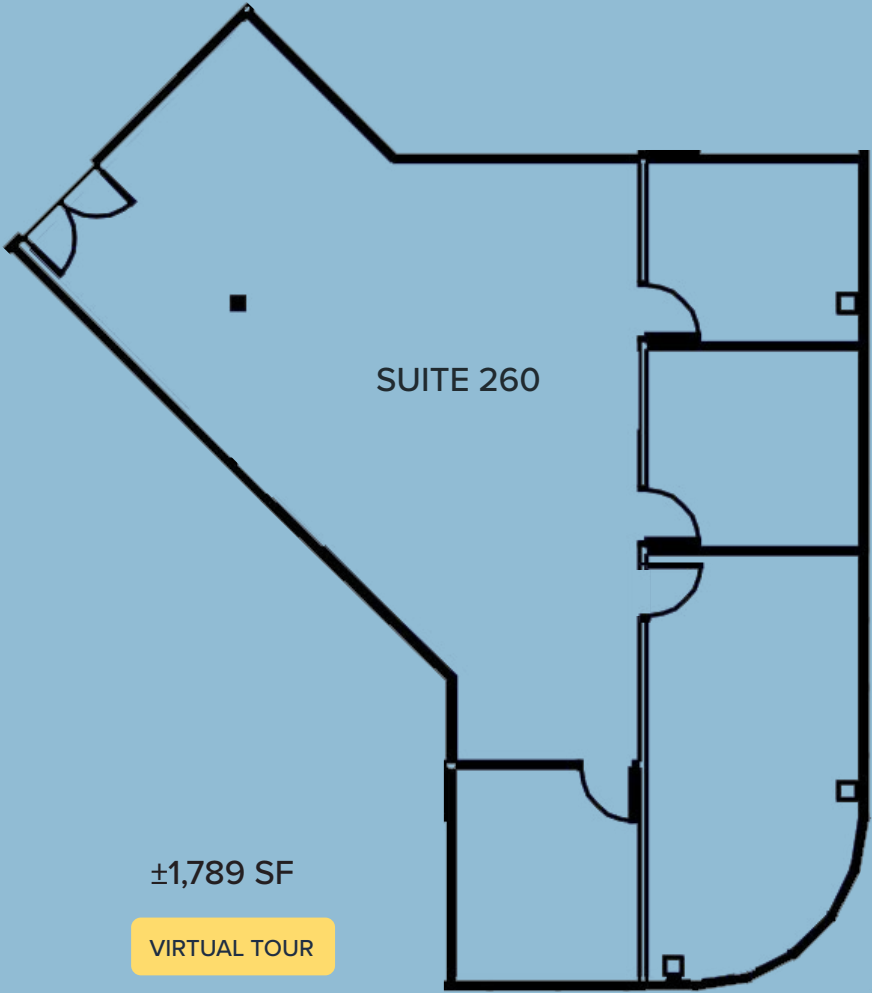
4711 Viewridge Avenue

4711 VIEWRIDGE AVENUE
SUITE 260 | SECOND FLOOR

SUITE	260
SIZE	±1,789 SF
RATE	\$1.99 SF + E
AVAILABLE	NOW

NOTES Reception, conference room,
three (3) private offices, and
large open area

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±1,789 SF
VIRTUAL TOUR



SUITE	250
SIZE	±12,144 SF
RATE	\$2.15 SF + E
AVAILABLE	4/1/2027

NOTES

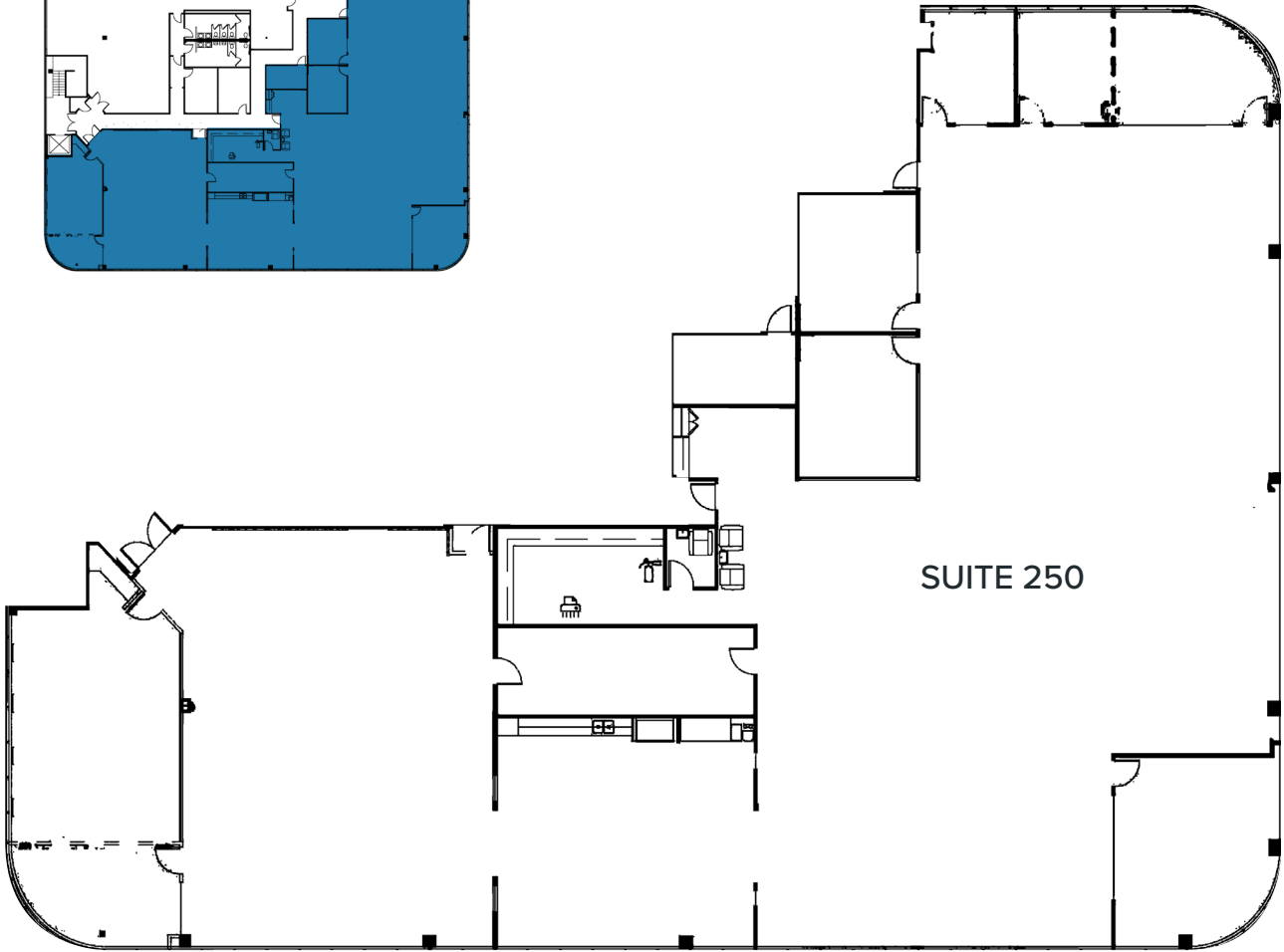
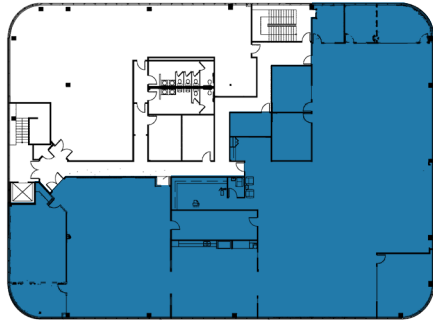
Reception, six (6) private offices, conference room, break area, large open area, and IT/storage



4715 VIEWRIDGE AVENUE

SUITE 250 | SECOND FLOOR

±12,144 SF



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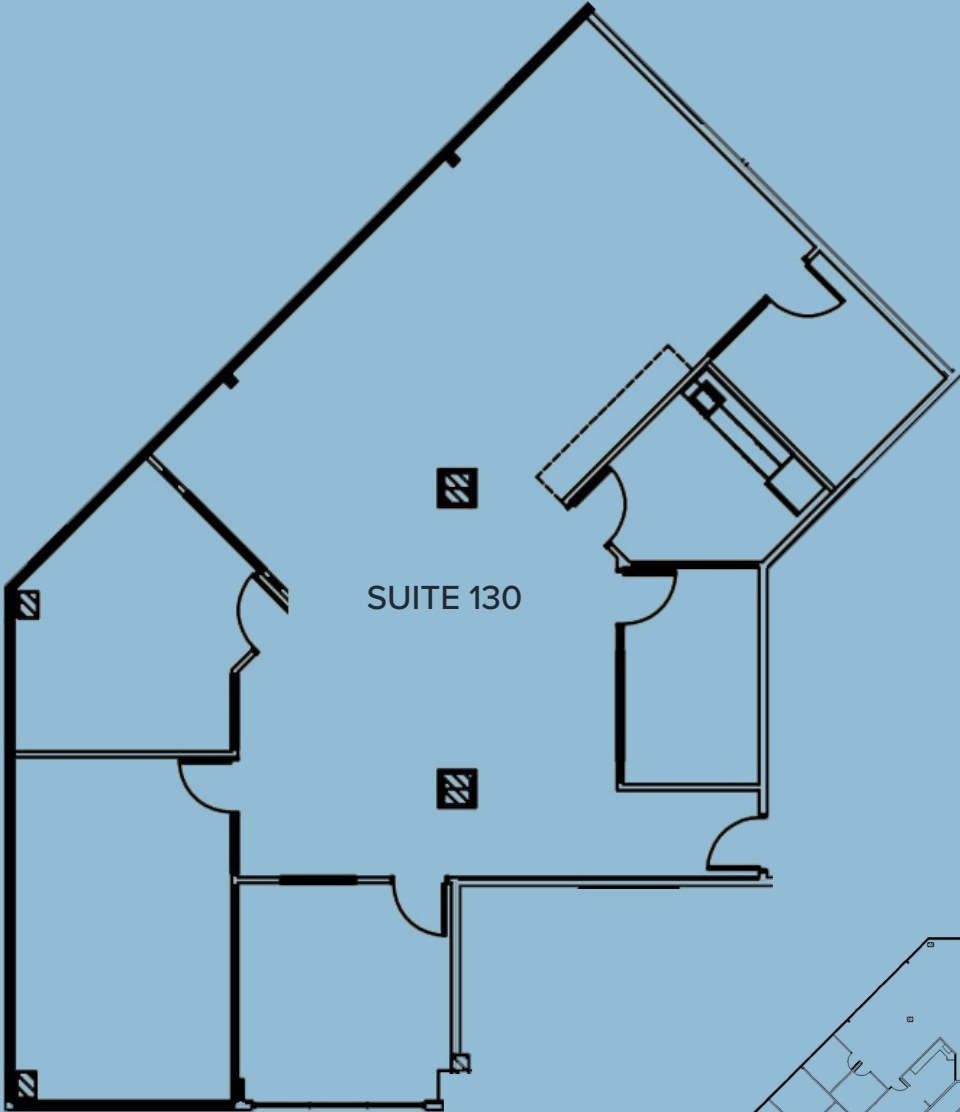
4719 VIEWRIDGE AVENUE

SUITE 130 | FIRST FLOOR

SUITE	130
SIZE	±2,334 SF
RATE	\$2.15 SF + E
AVAILABLE	NOW

NOTES

Reception, four (4) private offices, conference room, break room, and open area



±2,334 SF

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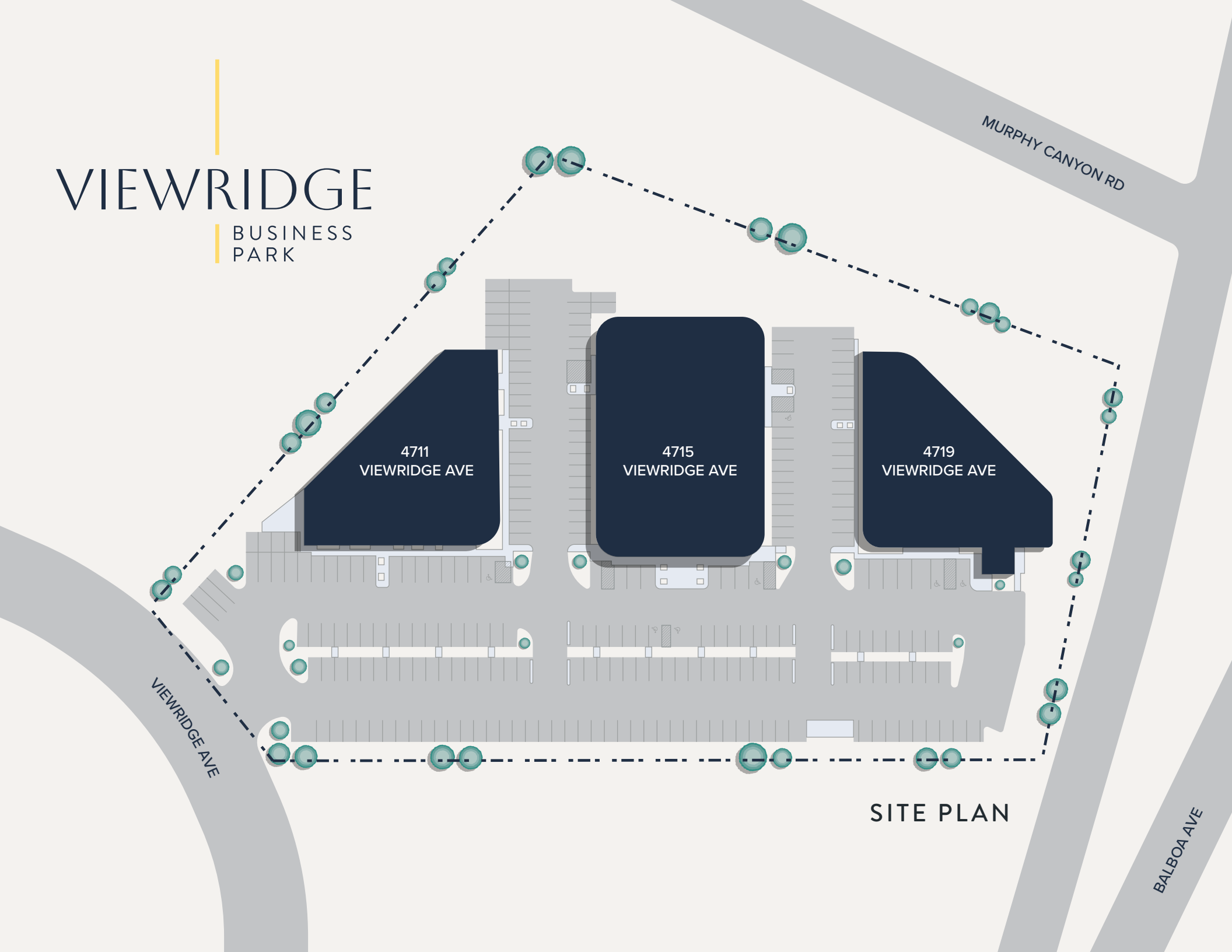




4715 Viewridge Avenue

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An aerial photograph of Viewridge Business Park and its surroundings. The park features several large, modern commercial buildings with flat roofs and blue accents. A large parking lot is visible in the foreground. In the background, a multi-level highway interchange is visible, surrounded by greenery and hills. The Colliers logo is in the top left corner, and a circular icon with the number 15 is near the highway.

Colliers

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