

# ALLIED PLAZA

7777 ALVARADO ROAD, LA MESA, CA 91942

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## PROPERTY HIGHLIGHTS

- » East County's largest and most prestigious office building
- » 7-stories, ±125,000 SF
- » Located just off the I-8 Freeway in La Mesa
- » Great visibility and excellent freeway access
- » Only minutes east of Mission Valley, easily accessible from all parts of San Diego County

**For More Information, Please Contact:**

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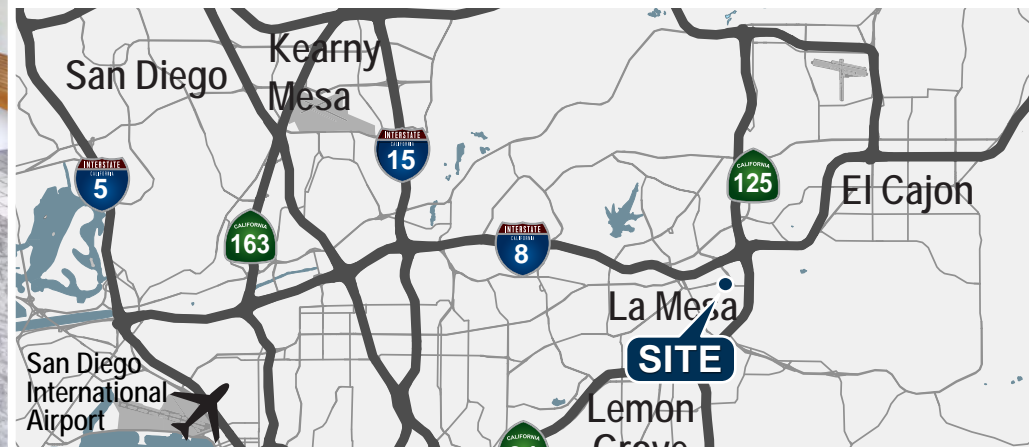
## CLASS A OFFICE SPACE FOR LEASE

**AVAILABILITY:** ±357 - ±2,819 RSF

**LEASE RATE:** \$2.25 + Utilities PSF/Month

### PROPERTY FEATURES

- On-site management / engineering / security
- Two conference rooms
- Picnic area in a park like setting
- Deli
- Elevator modernization recently completed
- Great corporate image
- Full service bank with ATM
- 5-day janitorial
- 300 free underground parking spaces with 84 free surface spaces (4.00/1,000 ratio)
- Built in 1983





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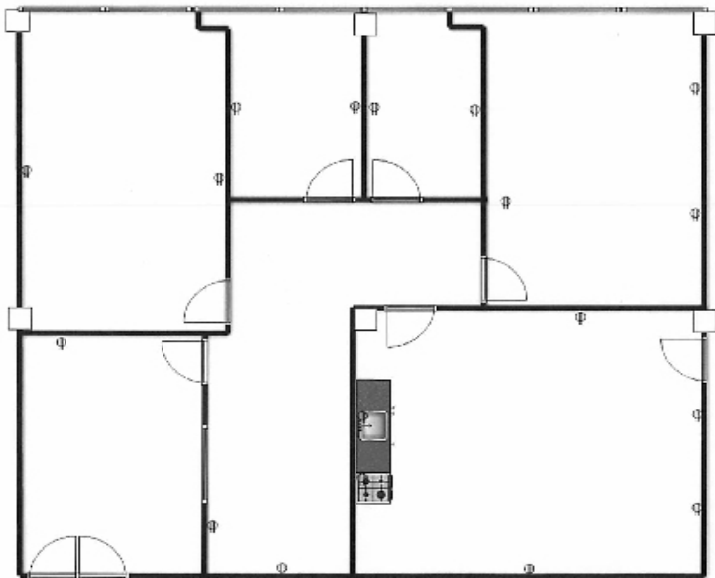
**SUITE 227: 1,656 RSF**

**AVAILABLE: OCTOBER 1, 2018**

**(LEASE EXPIRES 09/30/2018 BUT TENANT WOULD MOVE EARLIER)**

**\$2.25 + UTILITIES PSF/MO**

Three (3) private offices, open area, conference room, and kitchen.



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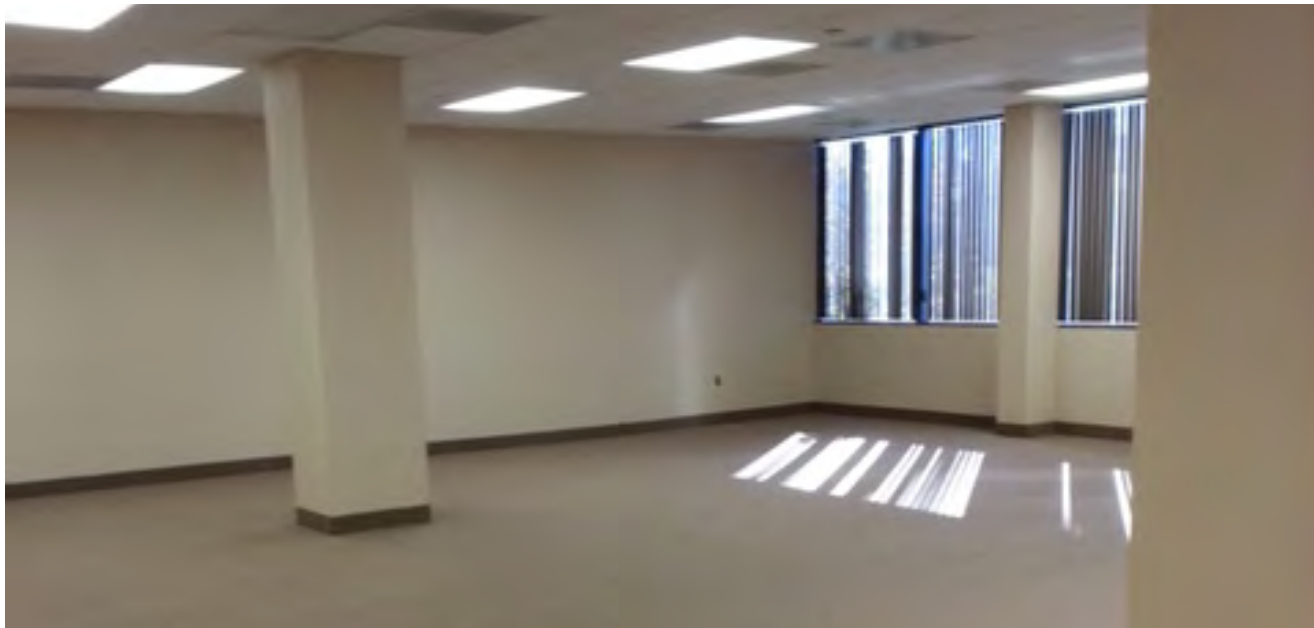
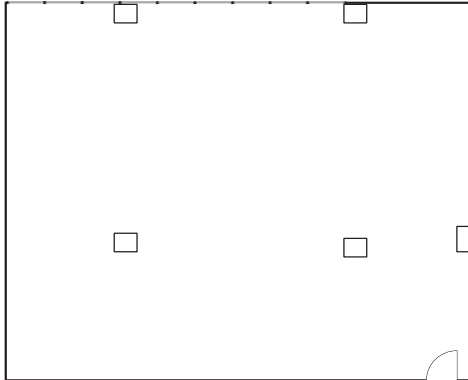
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## SUITE 302: 1,636 RSF

**LEASING SPECIAL! DISCOUNTED RATE, FREE RENT, ETC.**

Shell condition, potential built to suit.



## SUITE 302 CONCEPT: 1,636 RSF \$2.25 + UTILITIES PSF/MO

Proposed build-out can accommodate five (5) offices, conference room and reception/lobby area.



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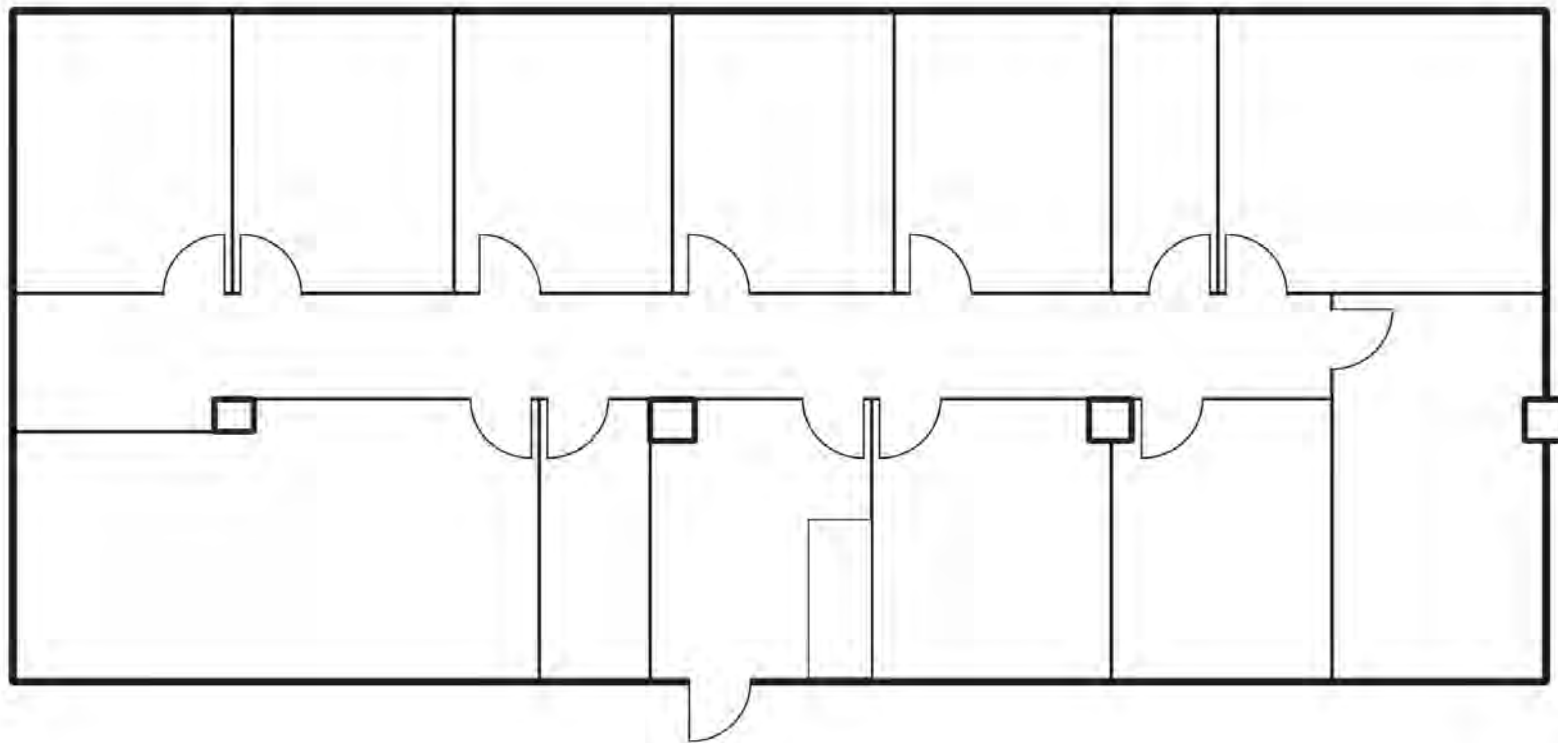
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**SUITE 320: 2,819 RSF**

**\$2.25 + UTILITIES PSF/MO**

Nine (9) private offices, conference room, and reception area.





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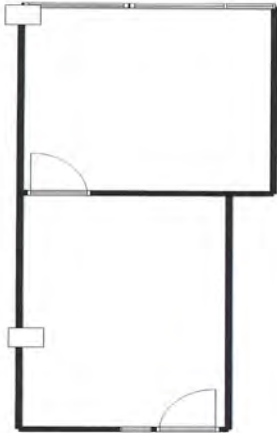
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## SUITE 406: 385 RSF \$2.25 + UTILITIES PSF/MO

Two (2) private offices.



## SUITE 408B: 357 RSF \$2.25 + UTILITIES PSF/MO

Two (2) private offices.





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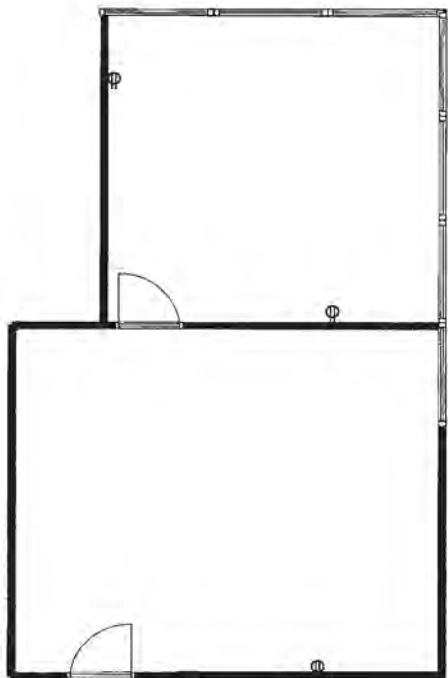
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**SUITE 624: 710 RSF**

**AVAILABLE: AUGUST 1, 2018**

**\$2.25 + UTILITIES PSF/MO**

Two (2) private offices.





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## AVAILABILITY

FLOOR	SUITE #	RSF	RATE PSF/MONTH	COMMENTS
Second	227	±1,656	\$2.25/SF + Utilities	Located on the 2nd floor, three (3) private offices, kitchen, conference room, and open area
Third	302 (Concept)	±1,636	Negotiable	Located on the 3rd floor, south facing offices, concept build-out for possible five (5) offices, conference room and lobby/reception area, one interior office and large open area for cubicle furniture. Concessions available.
Third	320	±2,819	\$2.25/SF + Utilities	Located on the 3rd floor, Nine (9) private offices and reception area.
Fourth	406	±385	\$2.25/SF + Utilities	Located on the 4th floor, Two (2) private offices and open area.
Fourth	408B	±357	\$2.25/SF + Utilities	Located on the 4th floor, Two (2) private offices.
Sixth	624	±710	\$2.25/SF + Utilities	Located on the 6th floor, Two (2) private offices.



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