



**FOR LEASE**

**AIRWAY TRADE CENTER**

**2225 & 2235 AVENIDA COSTA ESTE, SAN DIEGO, CA 92154**

**AVAILABLE SPACE AS OF JANUARY 2019**

**2225 Avenida Costa Este**

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
1000/ 1200/ 1600	Leased	40,195	5,706	1	7	23'	X
1800	Leased	12,181	1,800	0	2	23'	X
1700	Leased	8,633	Shell	0	2	23'	X
2300	Available	10,540	Shell / **	0	3	23'	\$0.70

**2225 Avenida Costa Este (Office Suites)**

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
1400	Leased	2,286	2,286	0	0	X	X
1750	Leased	1,800	1,800	0	0	X	X

**2235 Avenida Costa Este**

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
100	Leased	8,100	1,750	2	0	23'	X
200	Leased	8,076	748	1	1	23'	X
400	Leased	20,000	Shell**	1	4	23'	X
600	Available	10,396	4,284	4	0	23'	\$0.75

**\*Net charges are estimated at \$0.19 PSF.**

**\*\*Built-to-suit**

**Suites 100-600, totaling 46,572 SF, can be combined.**



**Regan Tully**

Senior Vice President | Cushman & Wakefield

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San Diego, CA 92154



## FOR LEASE

### Property Highlights:

Zoning: Otay Mesa Development District, Free Enterprise Zone and Foreign Trade Zone

Parking: 1.21/1,000

Ceiling Height: 23' (average)

Door Sizes: Dock and Grade-Level Loading

Availability: Turn-Key Suites Ready for Immediate Occupancy / Divisible to 8,100 SF

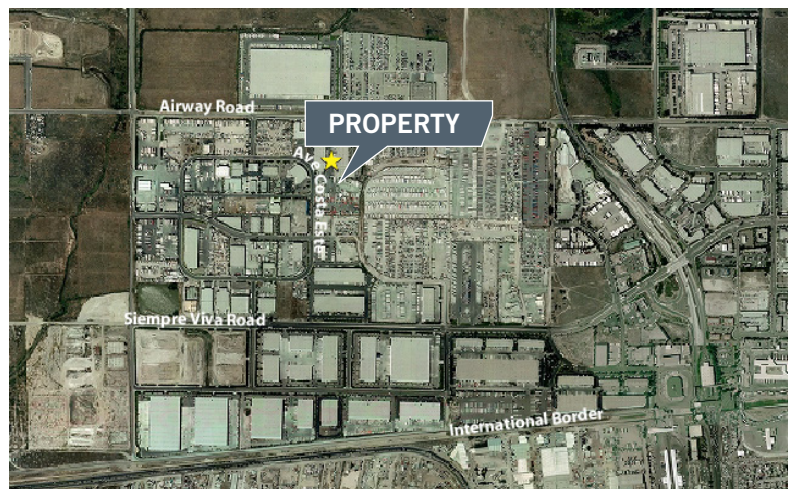
**Base Rent: \$0.75/SF - NNN: \$0.19 PSF**

For more information, contact:

**Regan Tully**  
**Senior Vice President**

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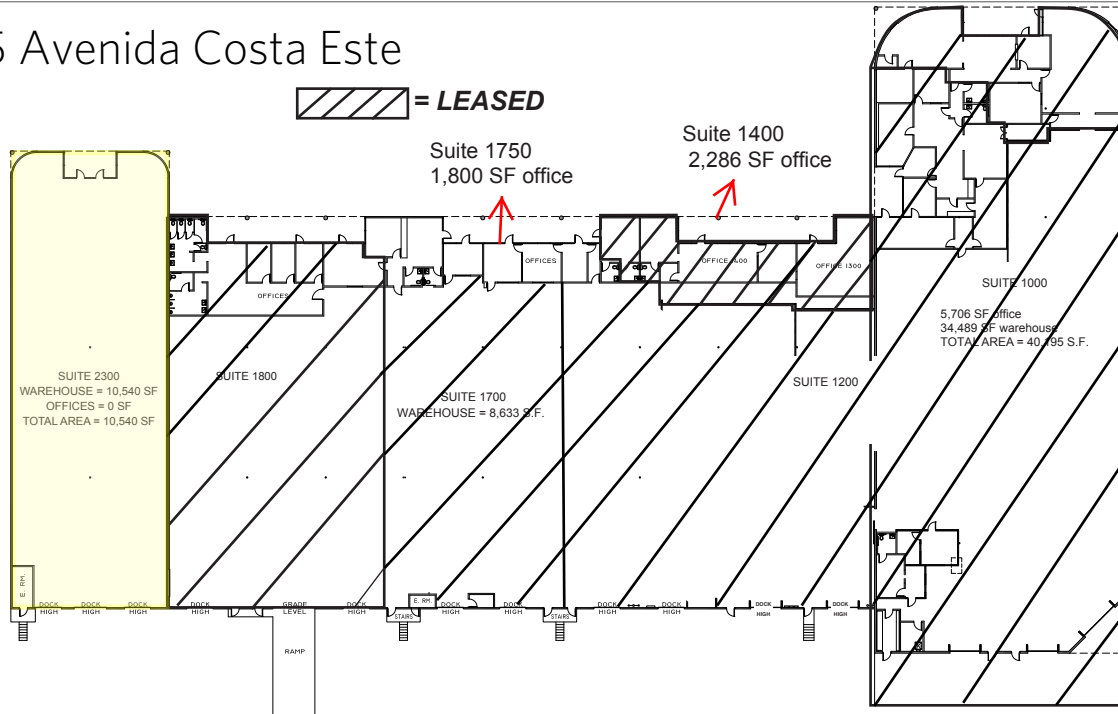
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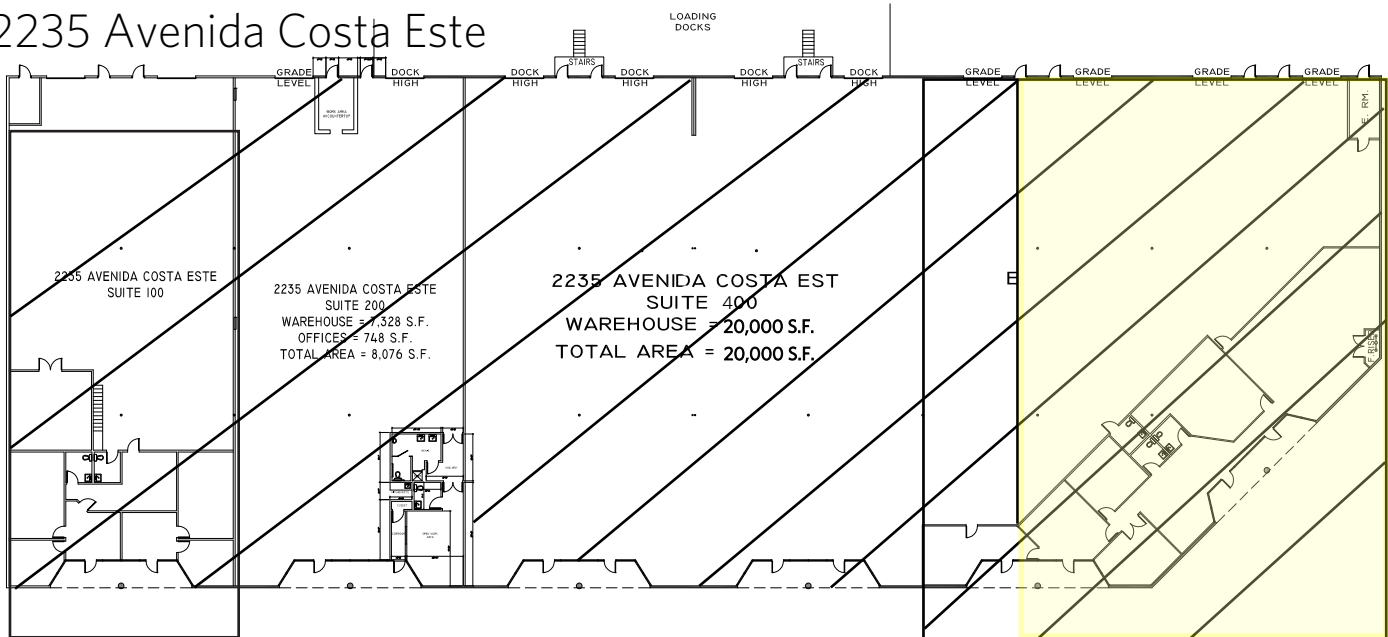
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### Este San Diego, CA 92154

#### 2225 Avenida Costa Este



#### 2235 Avenida Costa Este



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