

MT SOLEDAD BUSINESS PARK

2621-2665 ARIANE DRIVE
SAN DIEGO, CA 92117

CUSHMAN & WAKEFIELD

IDEAL LOCATION

GRADE LEVEL LOADING

DESIRABLE BUILDOUT

STRONG DEMOGRAPHICS

NEARBY AMENITIES



MT SOLEDAD BUSINESS PARK

ADDRESS:	2621-2665 Ariane Drive	ZONING:	IP-2-1
SUBMARKET:	Morena	WAREHOUSE CLEAR HEIGHT:	11’
LOADING:	Grade Level Loading	WATER & SEWERAGE SERVICE:	San Diego Water District
PARKING:	3.15/1,000 RSF	ELECTRICAL SERVICE:	San Diego Gas & Electric

MT SOLEDAD BUSINESS PARK

SUITES FOR LEASE

2621-2637 ARIANE DRIVE, 2665 ARIANE DRIVE		
SUITE 2633	1,800 SF	$2.30 PSF Gross + Electric Available Now
SUITE 200-206	900 SF – 6,487 SF	$1.75 PSF Gross + Electric Available Now
SUITE 207	1,614 SF	$1.75 PSF Gross + Electric Available Now
2639-2657 ARIANE DRIVE		
100% LEASED		
2649-2651 ARIANE DRIVE		
SUITE 2649A	1,200 SF	$2.00 PSF Gross + Electric Available Now



SUITE 2633

2621-2637 ARIANE DRIVE

DETAILS

- 1,800 SF
- Industrial/Flex Suite
- $2.30 PSF Gross + Electric
- Details Pending
- Available Now
- 1 grade level loading door



MT SOLEDAD BUSINESS PARK

FLOOR PLAN
PENDING

MT SOLEDAD BUSINESS PARK

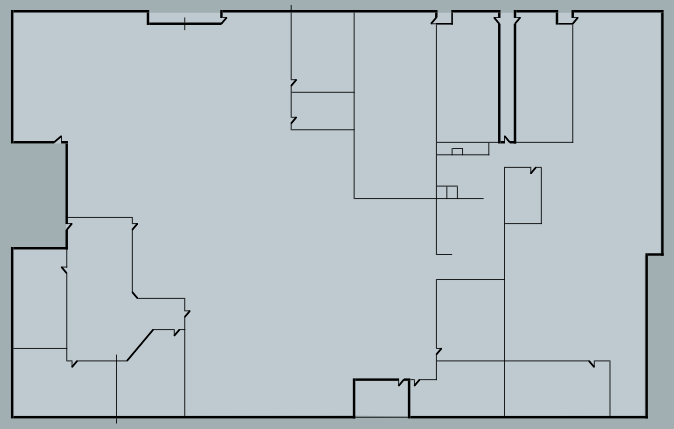
SUITE 2665

2665 ARIANE DRIVE, SUITE 200-206

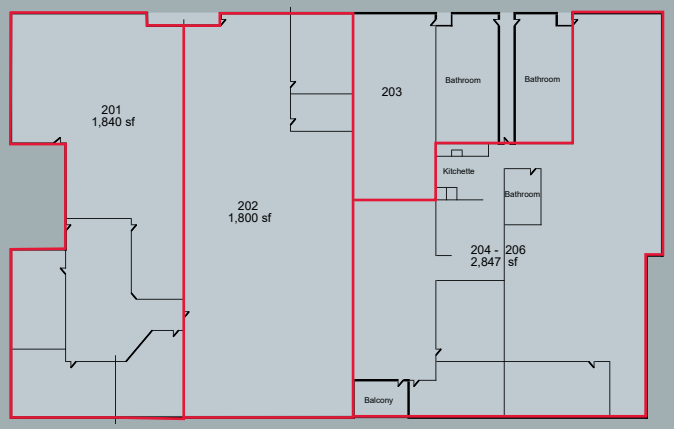
DETAILS

- 900 SF – 6,487 SF
- Office Suite
- $1.75 PSF Gross + Electric
- Details Pending
- Available Now
- Divisible to 900 SF, 1,470 SF and 1,800 SF suites





OPTION 1 - 6,487 SF



OPTION 2 - 1,800 SF - 2,847 SF

* FLOOR PLANS TO BE VERFIED

SUITE 2665

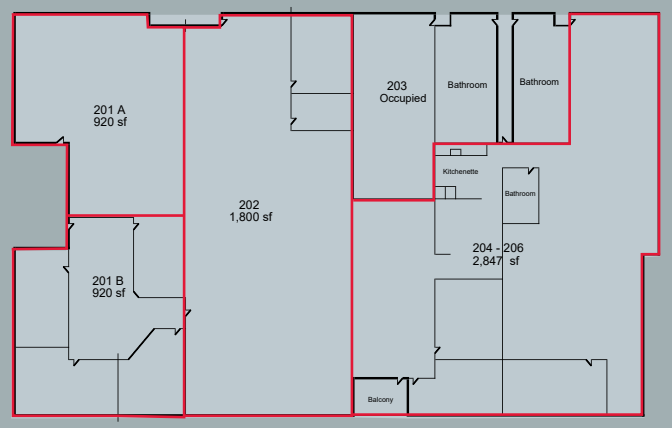
2665 ARIANE DRIVE, SUITE 200-206

DETAILS

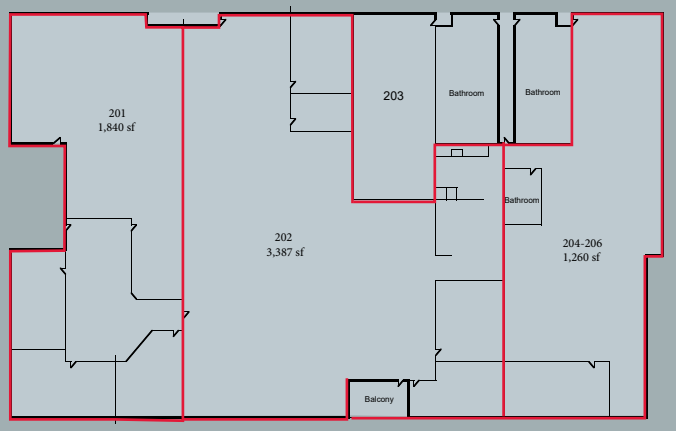
- 900 SF – 6,487 SF
- Office Suite
- $1.75 PSF Gross + Electric
- Details Pending
- Available Now
- Divisible to 900 SF, 1,470 SF and 1,800 SF suites



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OPTION 3 - 920 SF - 2,847 SF



OPTION 4 - 1,260 SF - 3,387 SF

* FLOOR PLANS TO BE VERFIED

SUITE 2665

2665 ARIANE DRIVE, SUITE 207

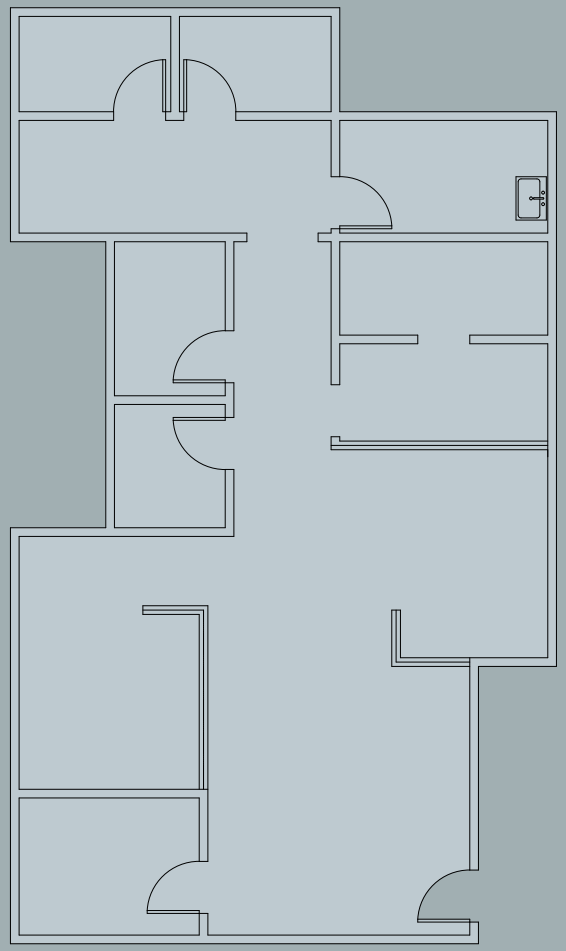
DETAILS

- 1,614 SF
- Office Suite
- $1.75 PSF Gross + Electric
- Available Now



MT SOLEDAD BUSINESS PARK

AS-IS PLAN



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MT SOLEDAD BUSINESS PARK

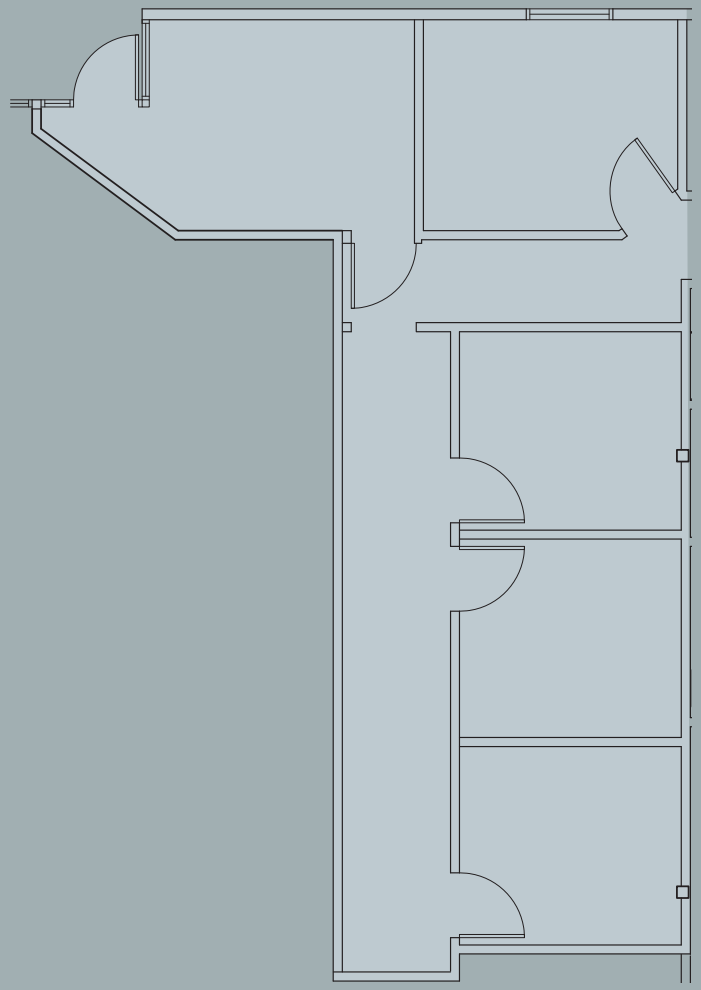
SUITE 2649A

2649-2651 ARIANE DRIVE

DETAILS

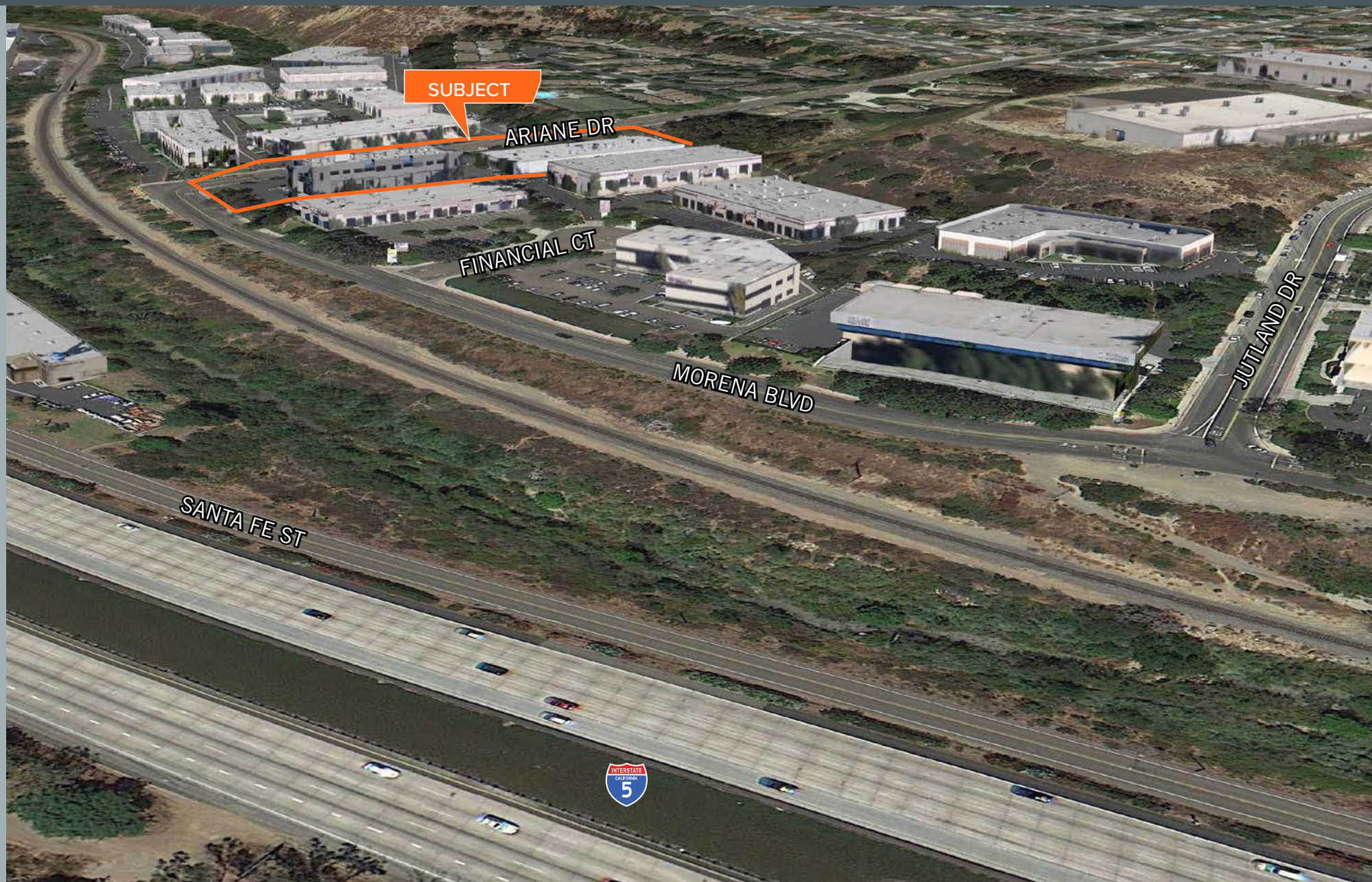
- 1,200 SF
- 100% Office
- $2.00 PSF Gross + Electric
- Available Now
- Access to common area restrooms
- Reception with 4 private offices





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