

RIO PLAZA II

RIO II

CLASS A OFFICE BUILDING FOR LEASE



2275 RIO BONITO WAY, SAN DIEGO, CA 92108

TENANT LOUNGE



TAILORED TO SUIT TODAY'S DYNAMIC WORKPLACE NEEDS

NEW TENANT AMENITIES INCLUDING:

- Conference center
- Coffee bar
- Tenant lounge
- Gym with showers/lockers



Surrounded by 6 RETAIL CENTERS



4/1,000 SF Abundant surface parking



QUICK ACCESS TO:

- I-8
- Highway 163
- I-15
- I-805
- 5 minute drive to Fenton and Rio Vista Trolley Stations

BRIGHT IDEAS

START HERE

Located in the vibrant core of San Diego, Rio II is a cutting-edge, 3-story, Class A office building designed to foster innovation, collaboration, and efficiency. Boasting expansive ±25,000 SF floor plates, sleek floor-to-ceiling windows that flood the interiors with natural light, and thoughtfully designed outdoor spaces, this property delivers an environment where creativity thrives.



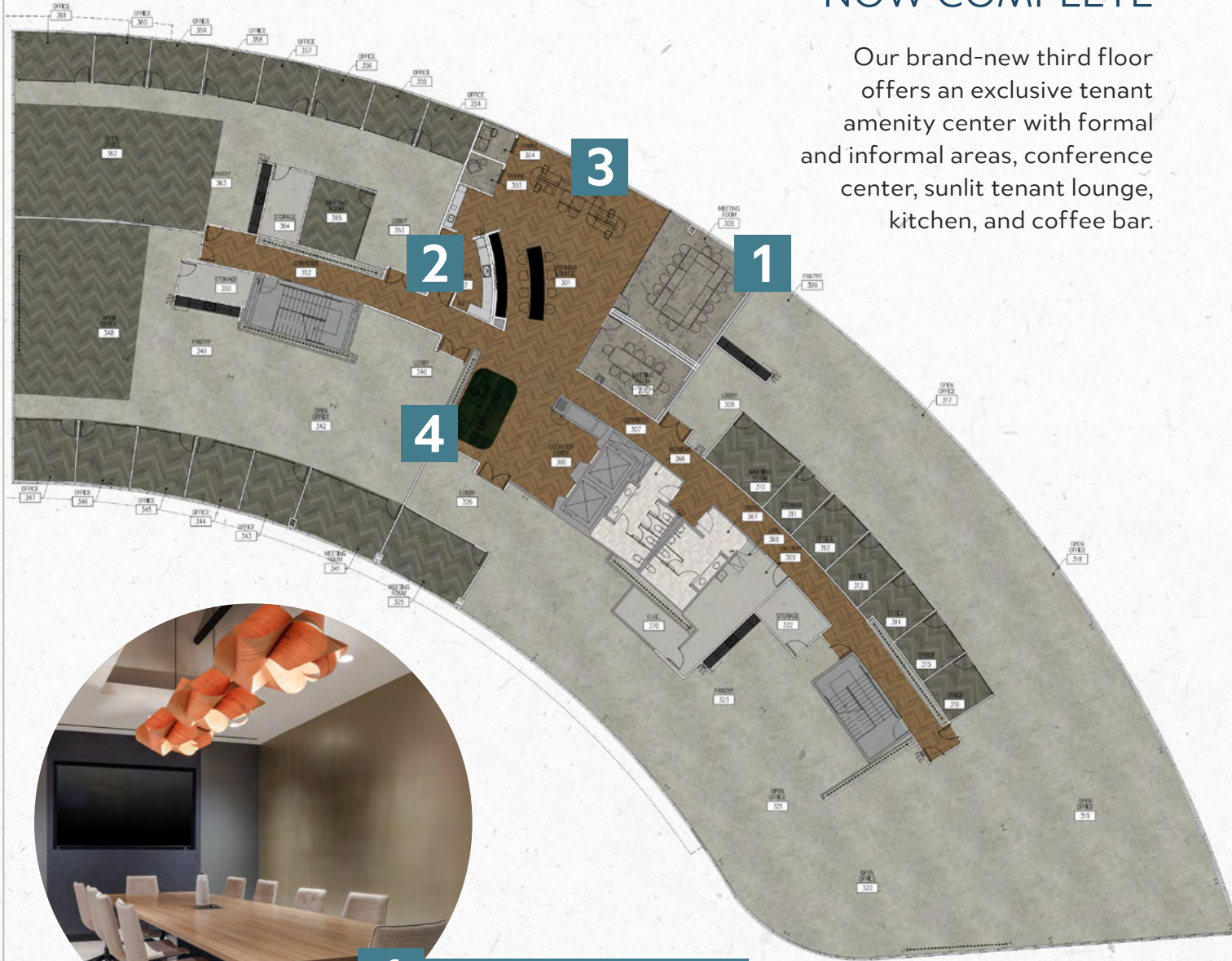
CONFERENCE CENTER

DISCOVER A WORKSPACE

BUILT FOR THE FUTURE

TENANT AMENITIES NOW COMPLETE

Our brand-new third floor offers an exclusive tenant amenity center with formal and informal areas, conference center, sunlit tenant lounge, kitchen, and coffee bar.



1 CONFERENCE CENTER



2 COMMON AREA KITCHEN & COFFEE BAR

VIRTUAL COMMON AREA TOUR



3 TENANT LOUNGE



4 3RD FLOOR LOBBY

STRONG FOUNDATIONS

SPARK BOLD ACHIEVEMENTS



PROJECT FEATURES

- Fitness center with showers and lockers
- Tenant amenity center with lounge, common area kitchen and coffee bar, and conference center
- Outdoor spaces
- Signage opportunities



BUILDING SPECS

- | | |
|--|--|
| YEAR BUILT: 2005 | DROP CEILING HEIGHT: 9 feet |
| FLOORPLATE SIZE: ±25,000 SF | HVAC: High performance, energy efficient water source, and heat pumps |
| ELEVATORS: 2 Hydraulic | ELECTRICITY: Separately metered |
| TELECOM/WI-FI: AT&T, Cox, and Time Warner | WINDOWS: Abundant natural light from floor-to-ceiling windows |
| PARKING: 4/1,000 SF | |



LOCATION BENEFITS

- Walking distance to Fenton and Rio Vista Trolley Stations
- Easy and convenient access to I-8, I-15, I-805 and Hwy 163
- Close proximity to several retail amenities



RENOVATED LOBBY AND 1ST FLOOR FITNESS CENTER



OUTDOOR AMENITY AREAS WITH SEATING

AVAILABILITES

OPPORTUNITIES AVAILABLE FOR LARGE AND SMALL TEAMS

SUITE	SIZE	DESCRIPTION	
SUITE 330	5,624 SF	Spec suite with 5 offices, conference room, kitchen, and open work area.	TAKE TOUR
SUITE 350	6,856 SF - 14,376 SF	Flexible spec suite with 5 offices, conference rooms, break areas, and abundant open space.	TAKE TOUR



YOUR VISION, REALIZED:
CREATE YOUR IDEAL
WORKSPACE.



SUITE 330

5,624 SF

TAKE TOUR

- 5 OFFICES
- CONFERENCE ROOM
- KITCHEN
- OPEN WORK AREA

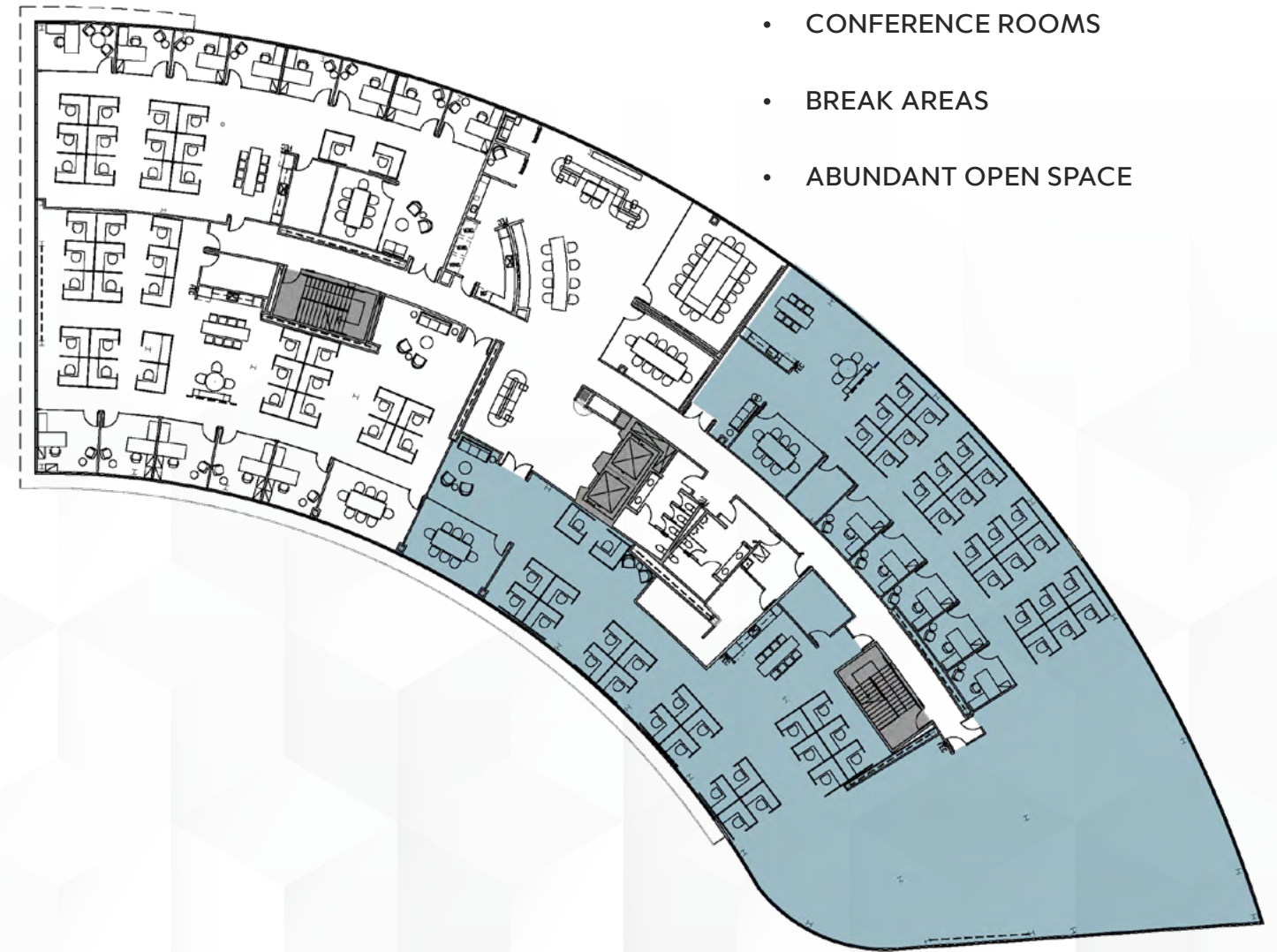


SUITE 350

6,856 SF - 14,376 SF

TAKE TOUR

- FLEXIBLE SPACE FROM 6,856 SF TO 14,376 SF TO INCLUDE:
- 5 BUILT OUT OFFICES WITH FLEXIBILITY TO CONSTRUCT MORE
 - CONFERENCE ROOMS
 - BREAK AREAS
 - ABUNDANT OPEN SPACE



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BOLD EXPERIENCES AWAIT



NEARBY HOTELS

1. SAN DIEGO MARRIOTT
2. SPRINGHILL SUITES
3. DOUBLETREE BY HILTON
4. SHERATON
5. HILTON SAN DIEGO

NEARBY SELECT RESTAURANTS & RETAIL

1 FENTON MARKETPLACE

RESTAURANTS:

- Islands
- Sushi Kuchi
- Luna Grill

- Starbucks
- Oggi's Brewhouse

RETAIL:

- Ikea
- Costco
- Lowe's

2 RIO VISTA SHOPPING CENTER

RESTAURANTS:

- Mission Valley Breakfast Company
- Wendy's

- Sombrero Mexican Food
- Jersey Mike's
- Epic Wings

RETAIL:

- Total Wine
- Living Spaces
- Navy Federal Credit Union

3 PARK VALLEY CENTER

RESTAURANTS:

- California Fish Grill
- Qdoba

- Breakfast Republic
- The Kebab Shop

RETAIL:

- Best Buy
- PetSmart
- Saks Off 5th Avenue

4 MISSION VALLEY MALL

RESTAURANTS:

- 356 Korean BBQ
- Yard House
- Mendocino Farms

- CAVA
- Tender Greens

RETAIL:

- Target
- Macy's
- Nordstrom Rack

5 MISSION VALLEY WEST

RESTAURANTS:

- King's Fish House
- Lazy Dog

- Puesto
- The Habit

RETAIL:

- Trader Joe's
- Ultra Beauty
- BevMo!
- DSW

6 THE LANDING HZRD

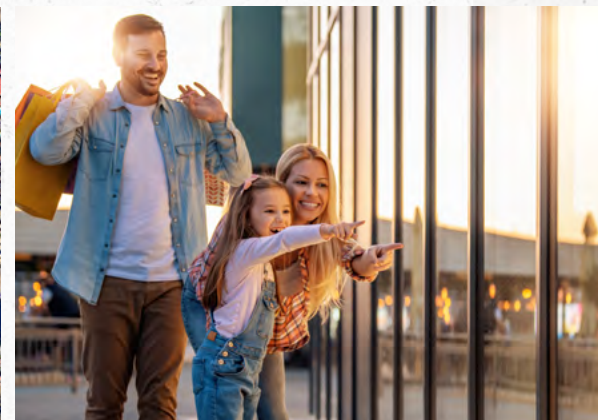
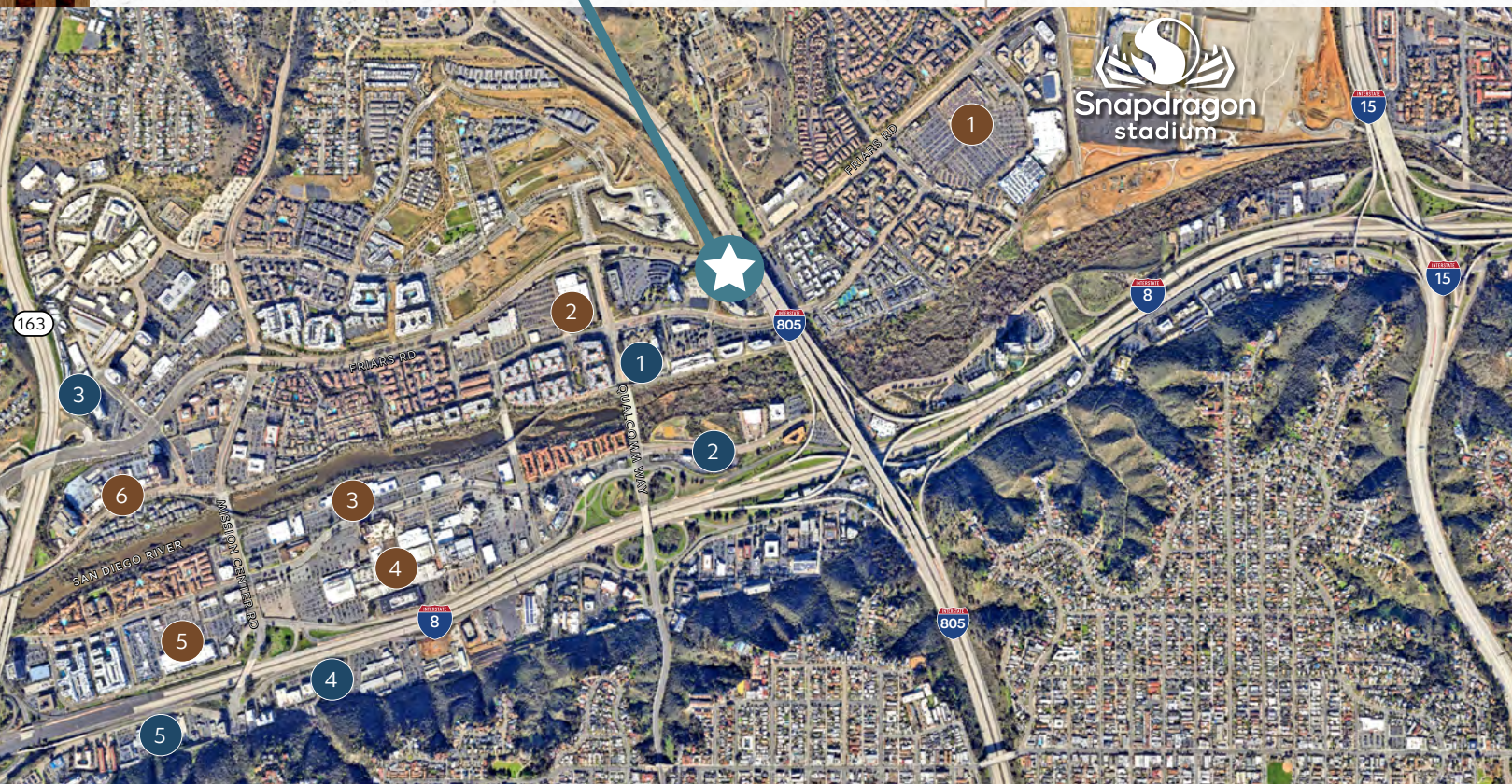
RESTAURANTS:

- Wood Ranch BBQ
- Which Wich

- BJ's Restaurant
- Negihama Sushi Bar

RETAIL:

- Orange Theory Fitness
- Barnes & Noble
- UltraStar Mission Valley



MISSION VALLEY: EXPLORE WITH EASE



RIO II



**OVER 4.5 MILLION SF OF RETAIL AND DINING
WITHIN A 5-MINUTE DRIVE**

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