

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.



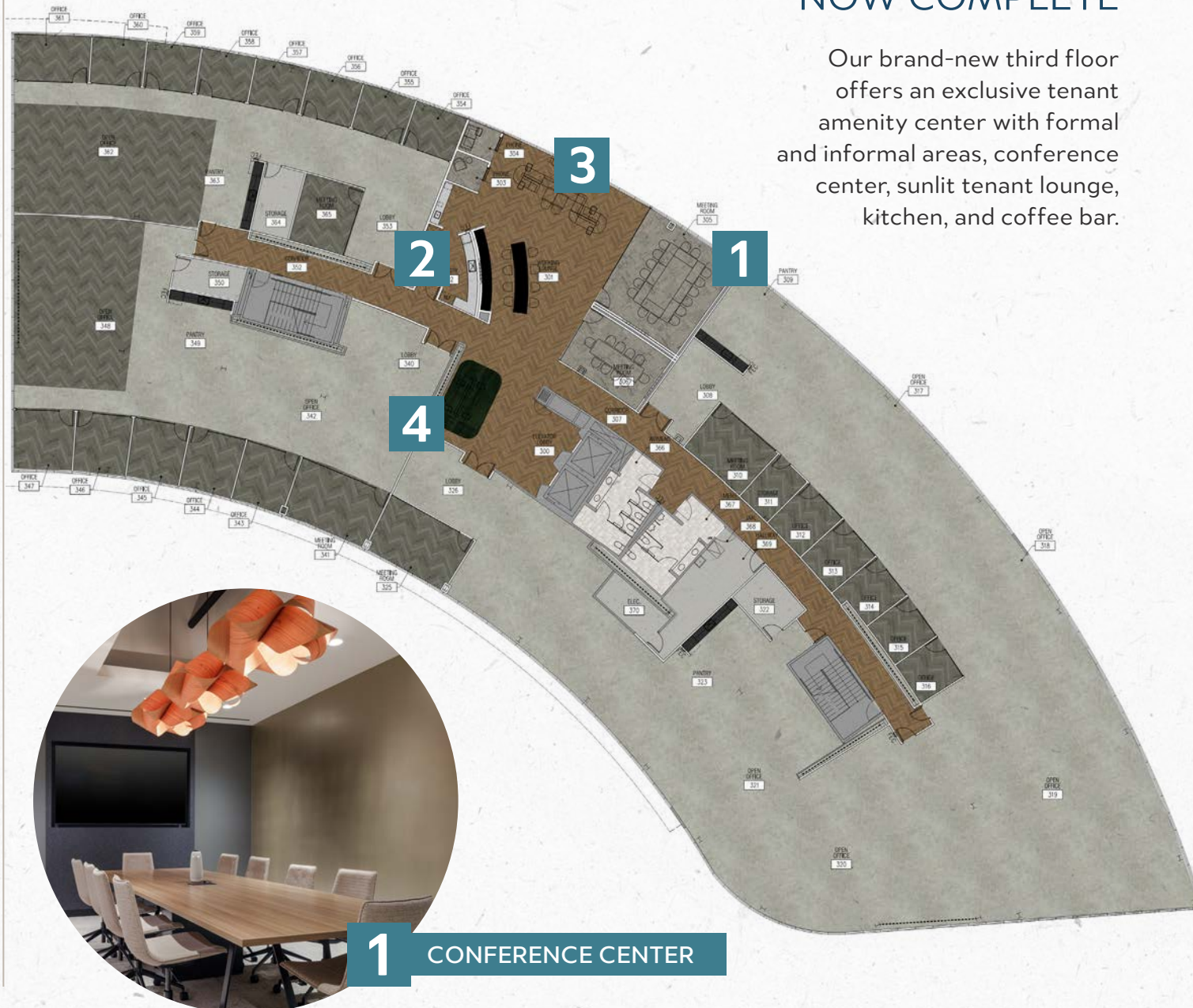
CONFERENCE CENTER

DISCOVER A WORKSPACE

BUILT FOR THE FUTURE

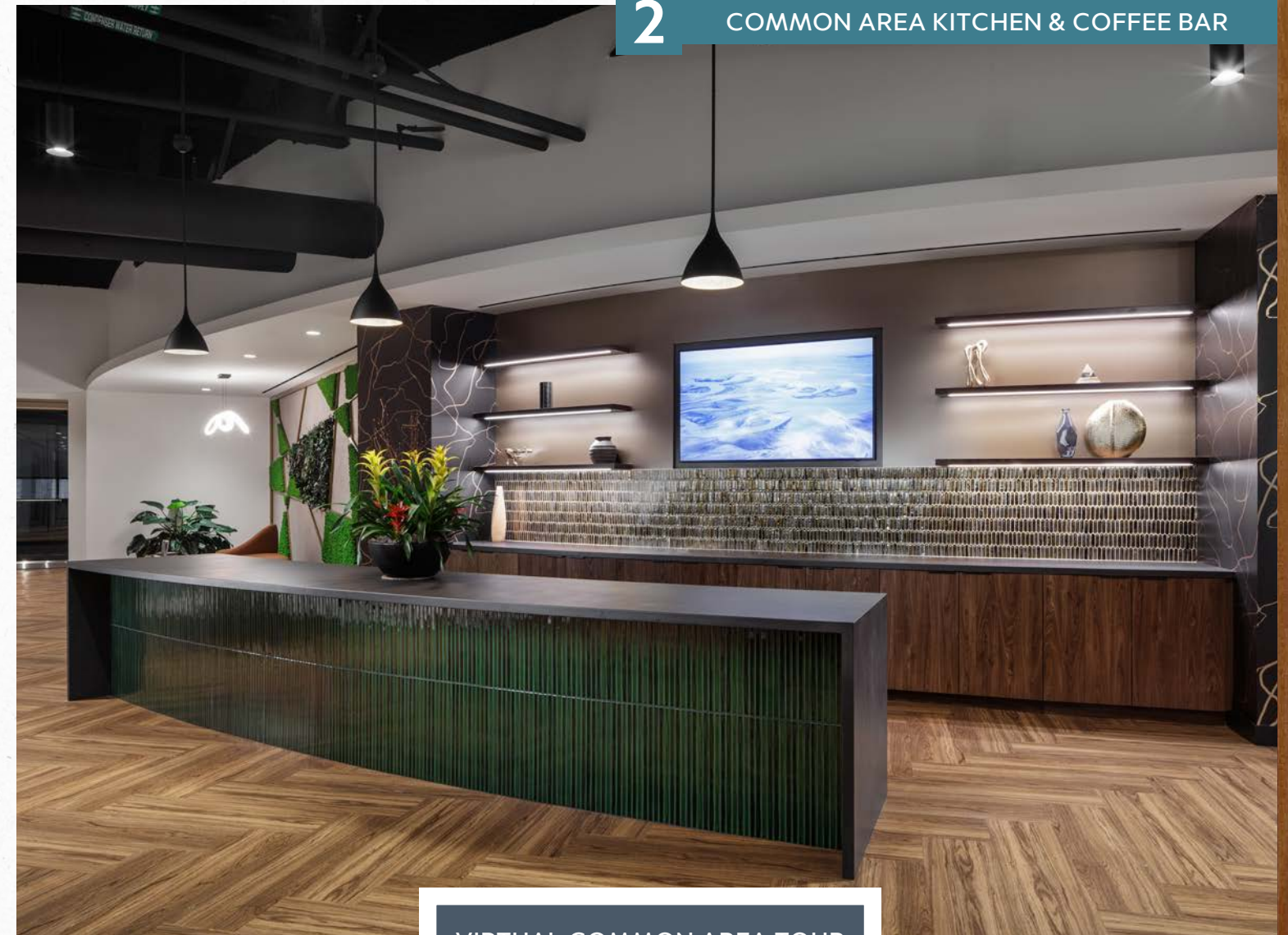
TENANT AMENITIES NOW COMPLETE

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.

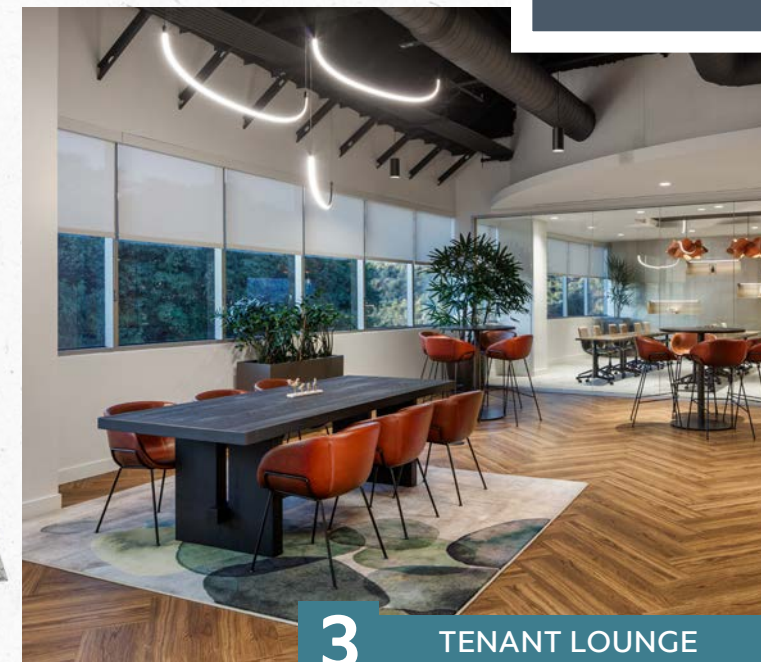


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COMMON AREA KITCHEN & COFFEE BAR

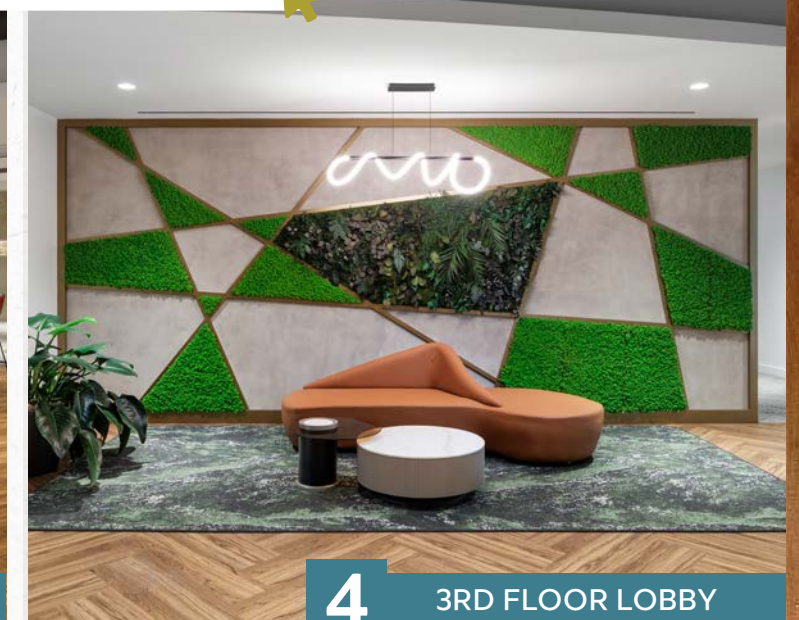


VIRTUAL COMMON AREA TOUR



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 310 | 4,644 SF | Spec suite with 8 offices, conference room, kitchen, and open work area. | TAKE TOUR |
| 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.



DEMISING OPTIONS

3RD FLOOR

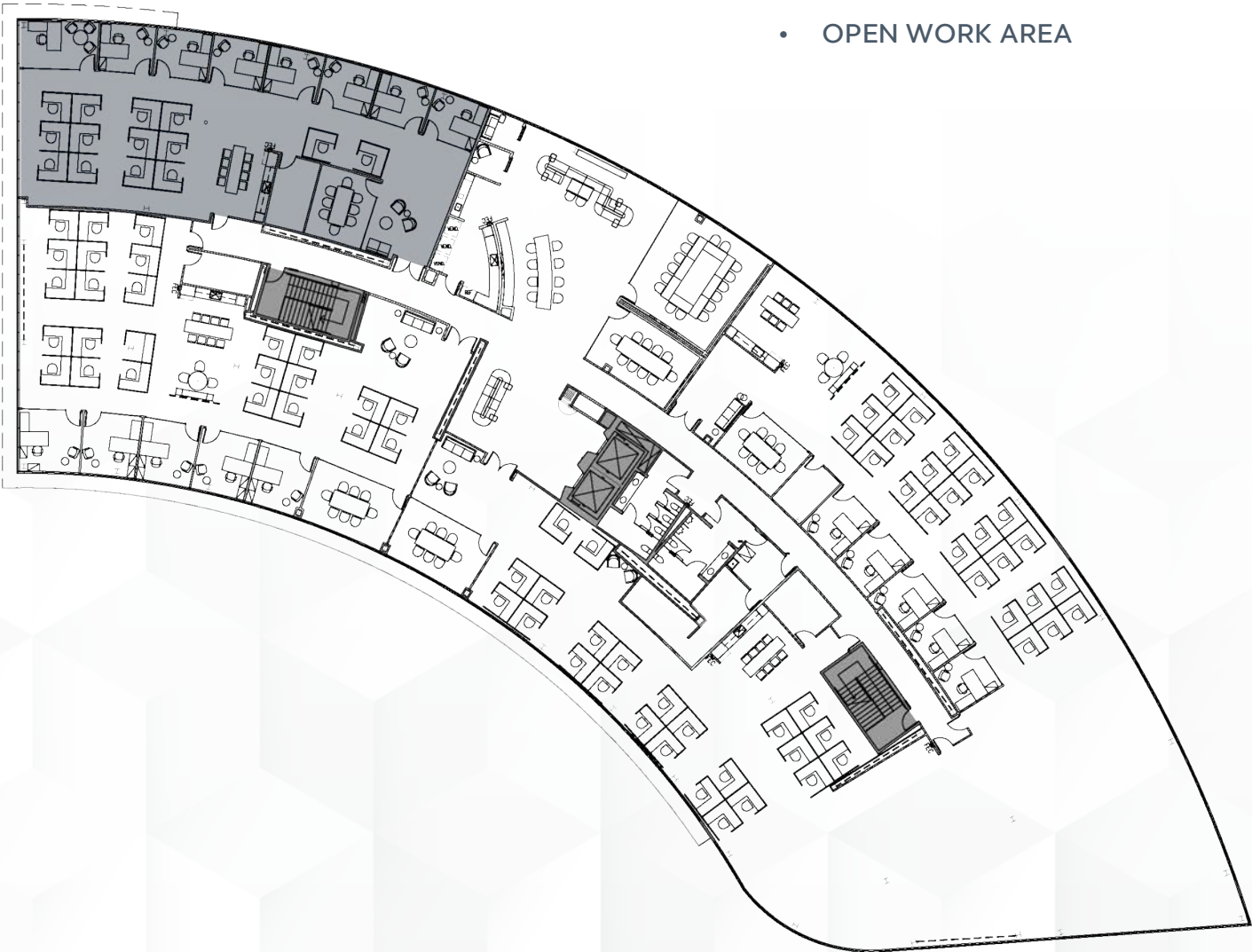
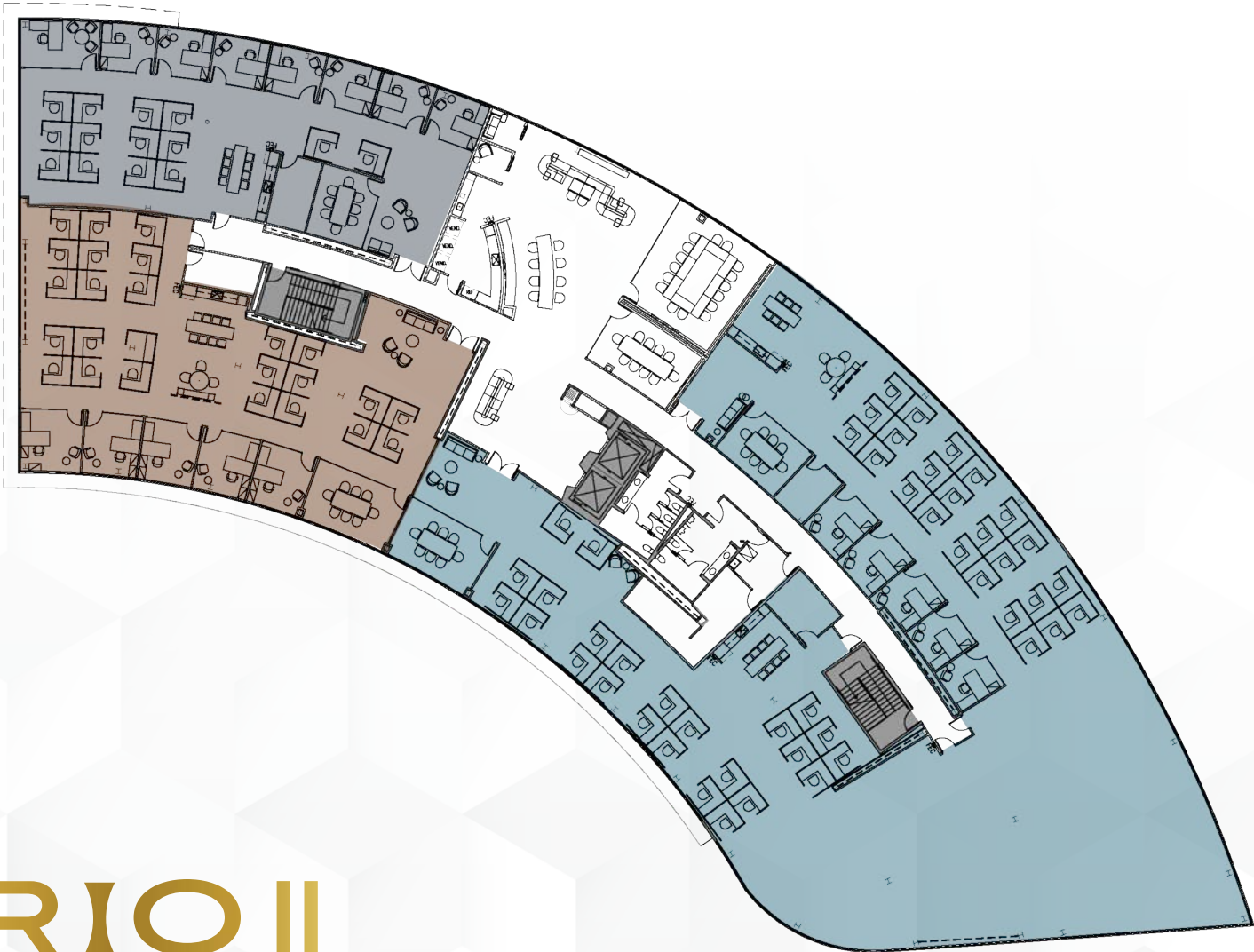
AVAILABILITY FROM 4,644 SF - 24,644 SF

SUITE 310

4,644 SF

TAKE TOUR

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



RIO II

2275 RIO BONITO WAY, SAN DIEGO, CA 92108

SUITE 330

5,624 SF

TAKE TOUR

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

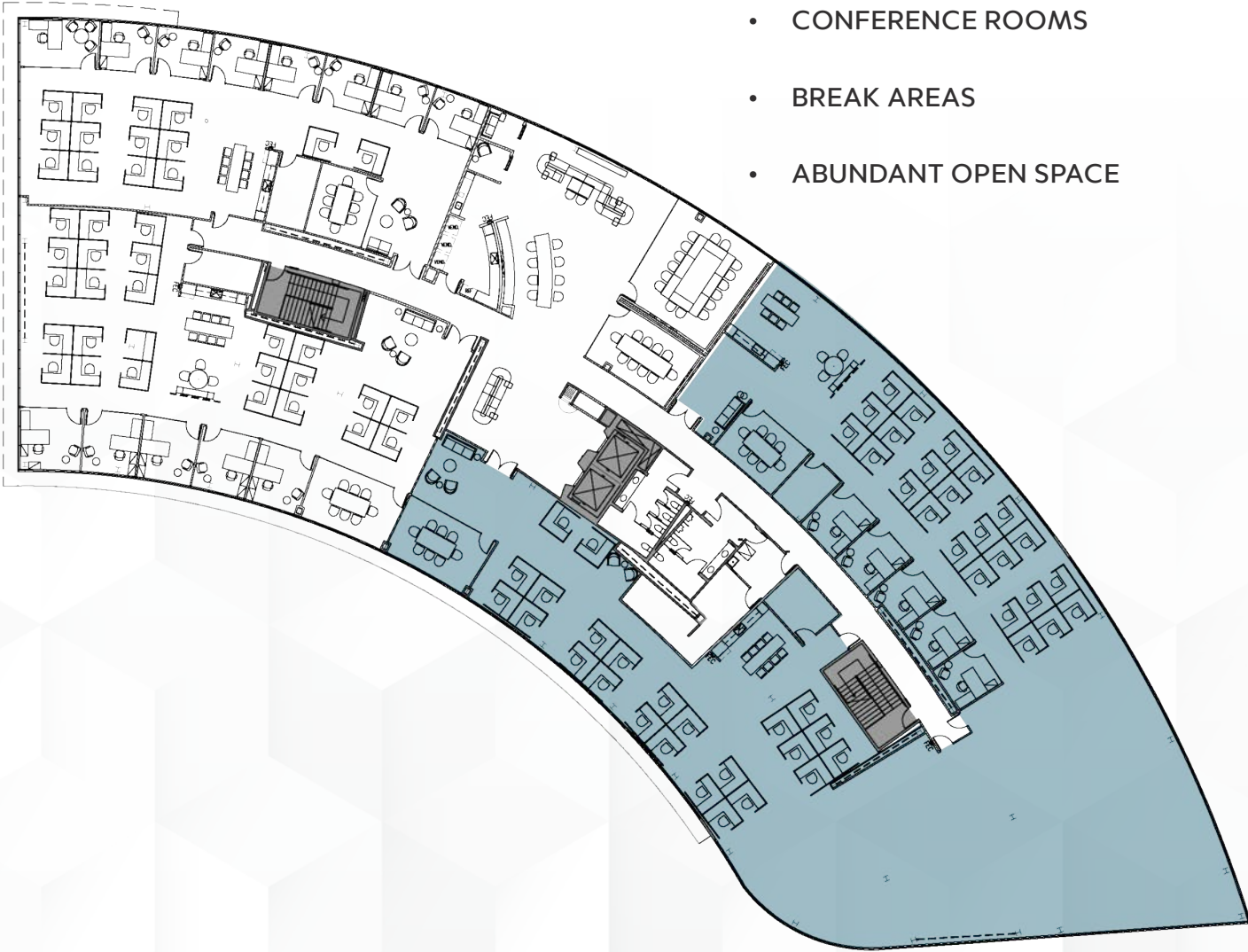


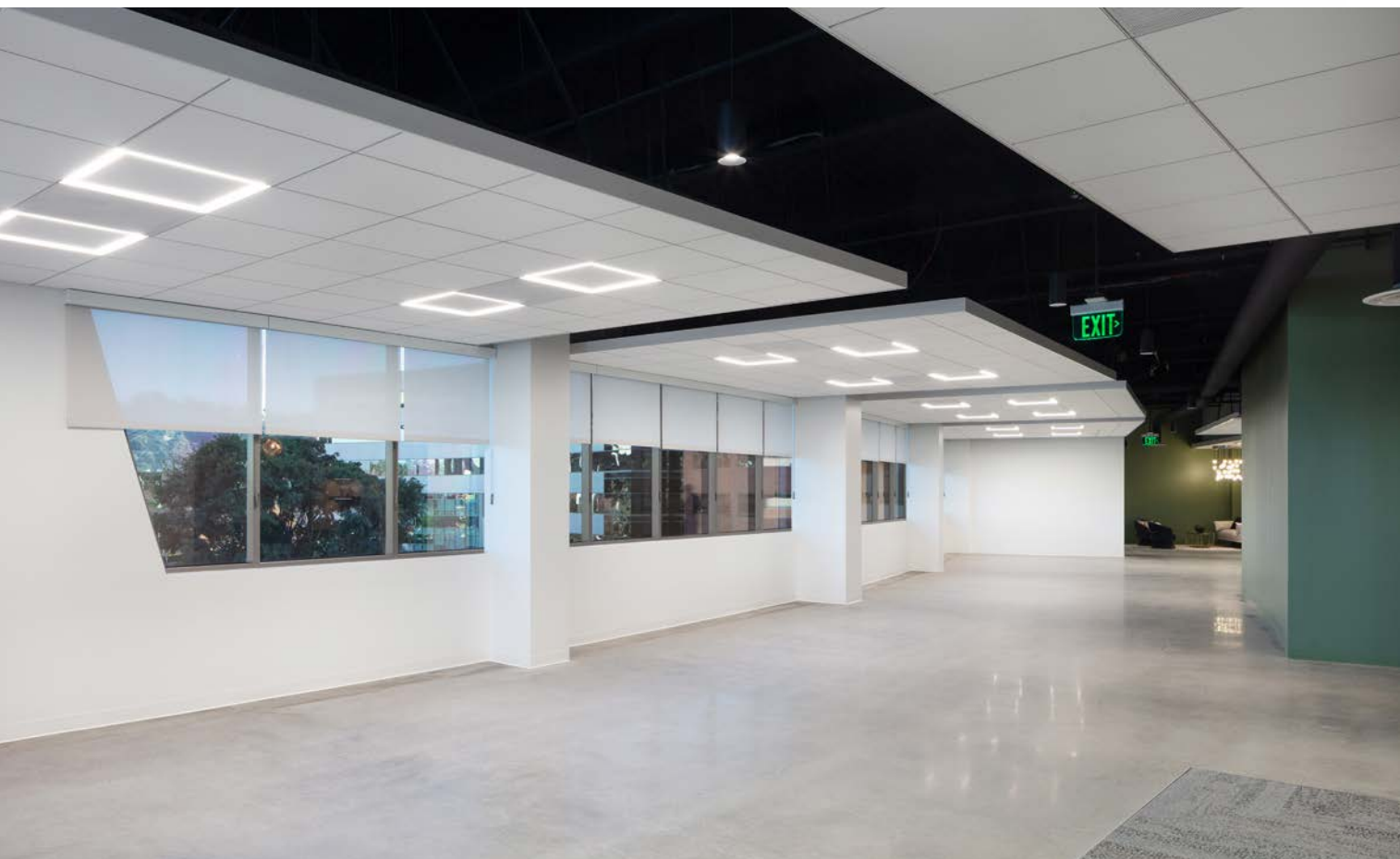
SUITE 350

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





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

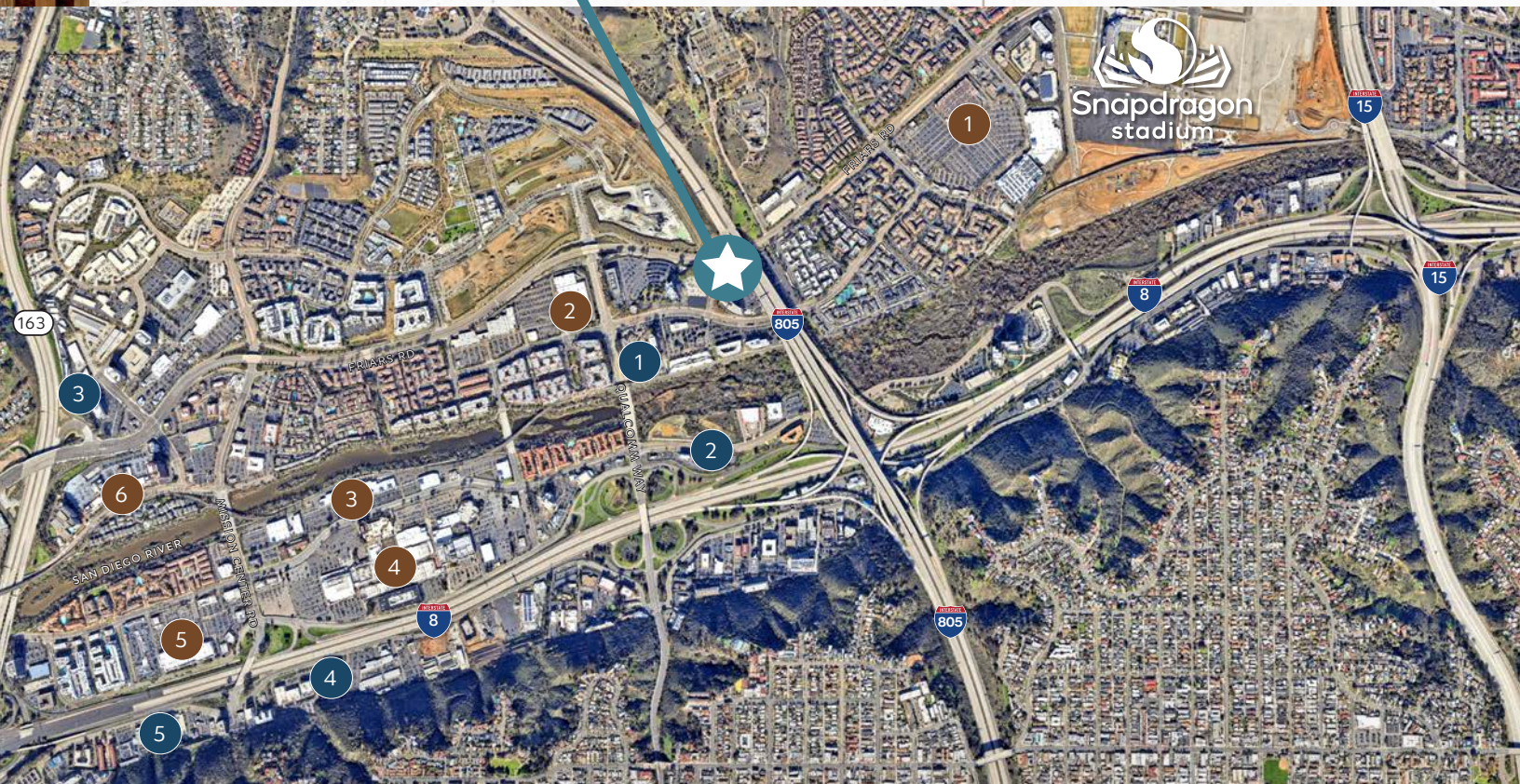
RESTAURANTS:

- Wood Ranch BBQ
- Which Wich

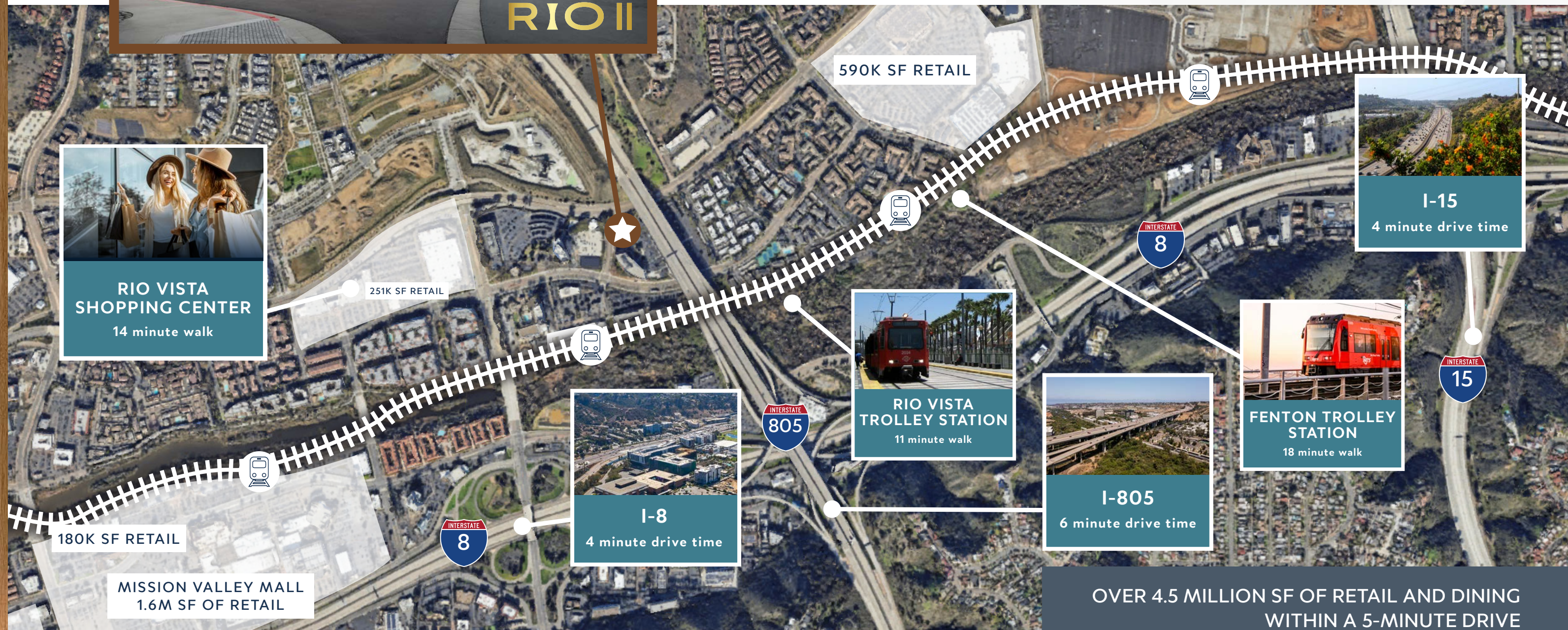
- BJ's Restaurant
- Negihama Sushi Bar

RETAIL:

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



MISSION VALLEY: EXPLORE WITH EASE



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For more information, please contact:

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