

RIO PLAZA II

RIO II

CLASS A OFFICE BUILDING FOR LEASE



2275 RIO BONITO WAY, SAN DIEGO, CA 92108

TENANT LOUNGE



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.

TAILORED
TO SUIT
TODAY'S
DYNAMIC
WORKPLACE
NEEDS

NEW TENANT AMENITIES INCLUDING:

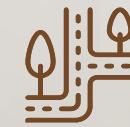
- Conference center
- Tenant lounge
- Coffee bar
- Gym with showers/lockers



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

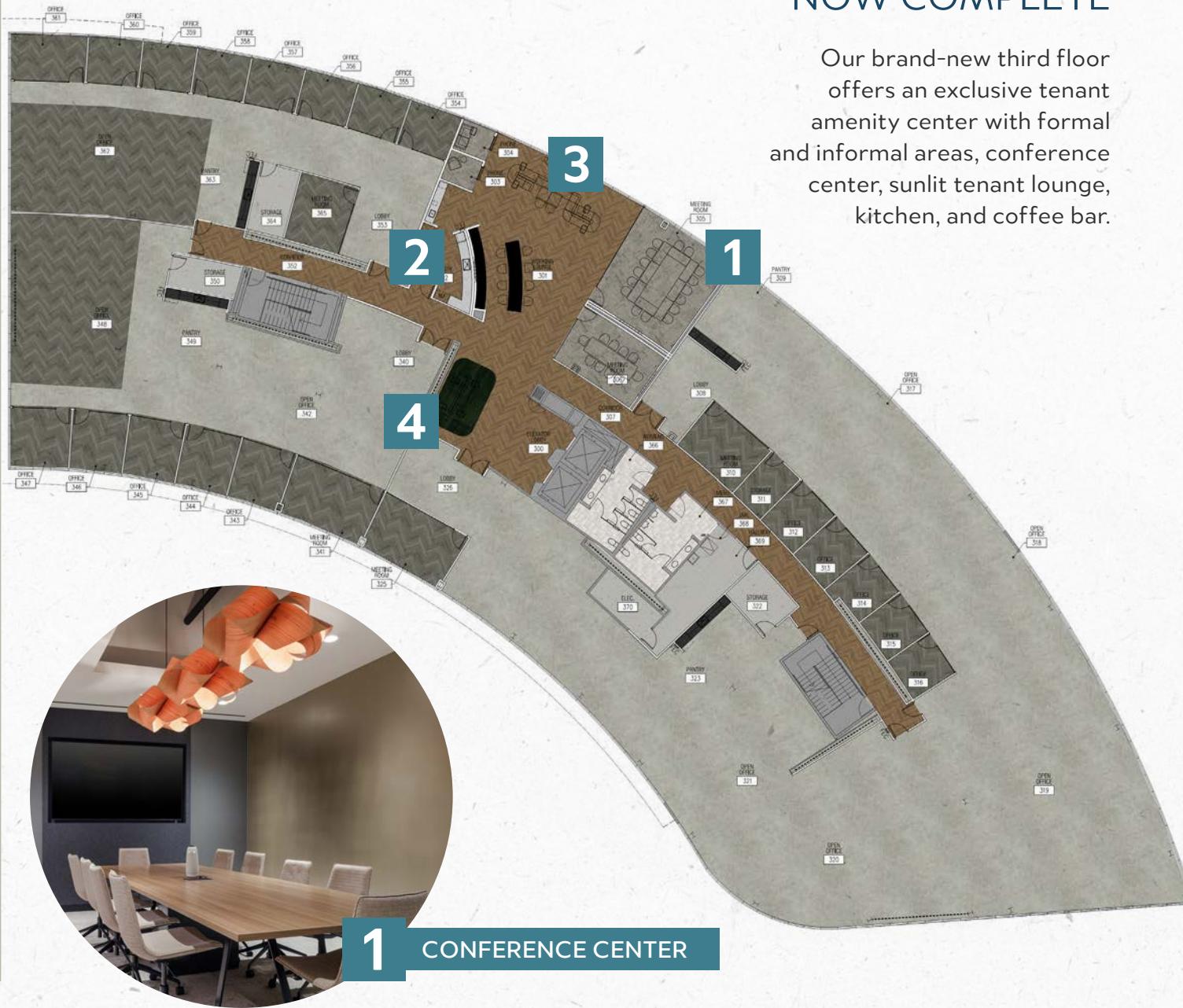


CONFERENCE CENTER

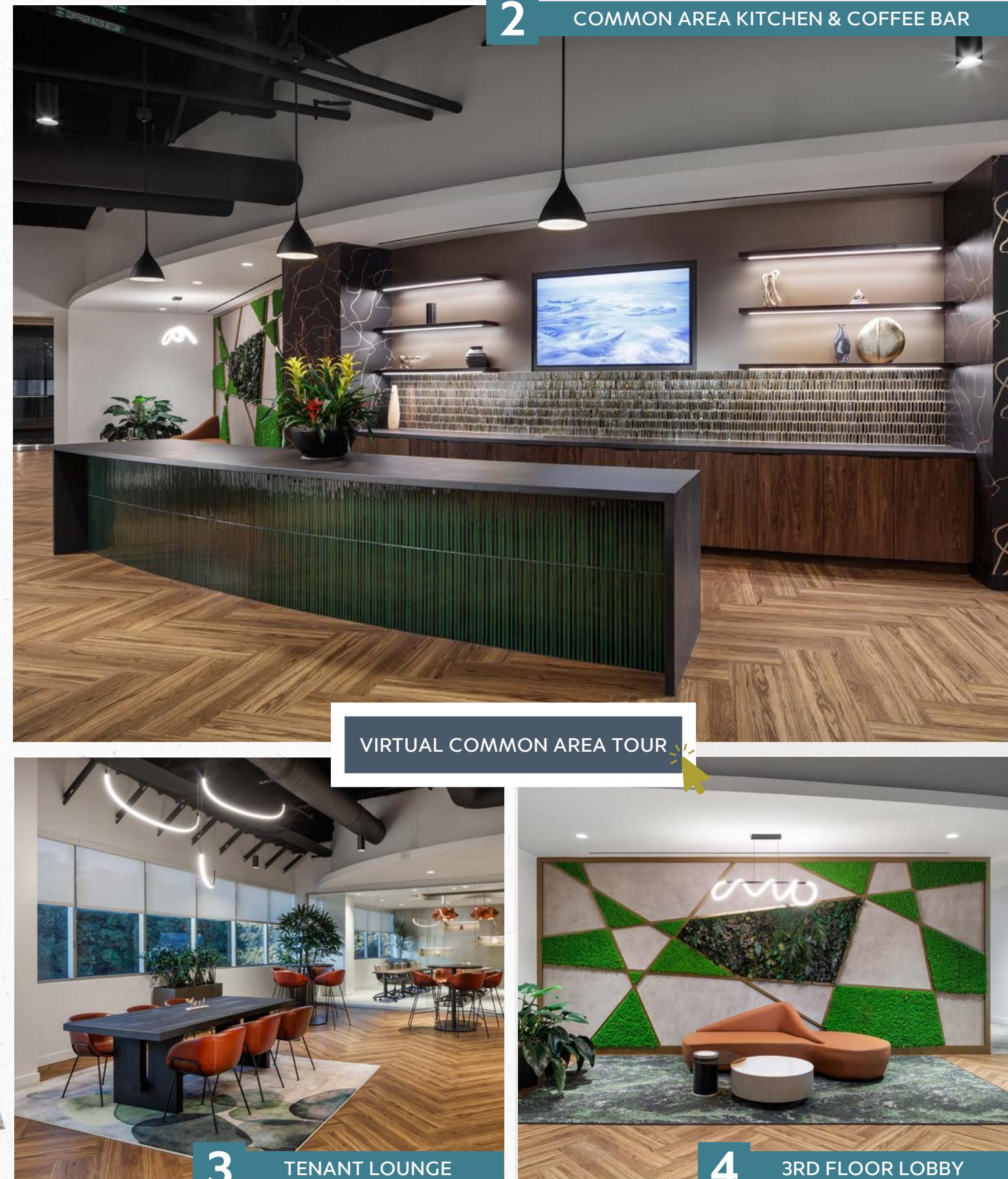
DISCOVER A WORKSPACE BUILT FOR THE FUTURE

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.



2 COMMON AREA KITCHEN & COFFEE BAR



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
- FLOORPLATE SIZE:** ±25,000 SF
- ELEVATORS:** 2 Hydraulic
- TELECOM/WI-FI:** AT&T, Cox, and Time Warner
- 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



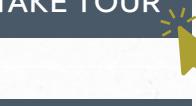
RENOVATED LOBBY AND 1ST FLOOR FITNESS CENTER



OUTDOOR AMENITY AREAS WITH SEATING

AVAILABILITIES

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

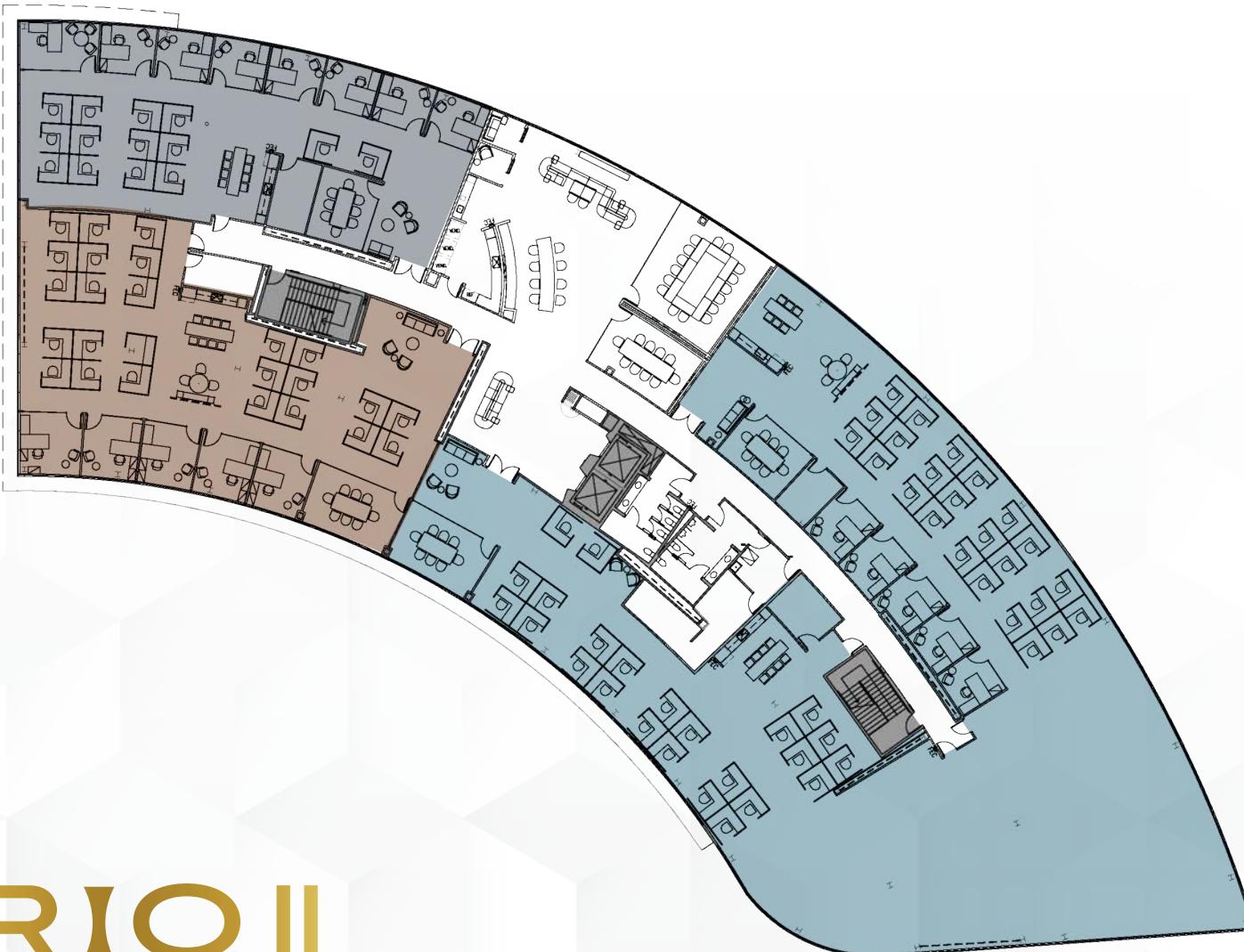
AVAILABILITY FROM 4,644 SF - 24,644 SF

SUITE 310

4,644 SF

TAKE TOUR

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



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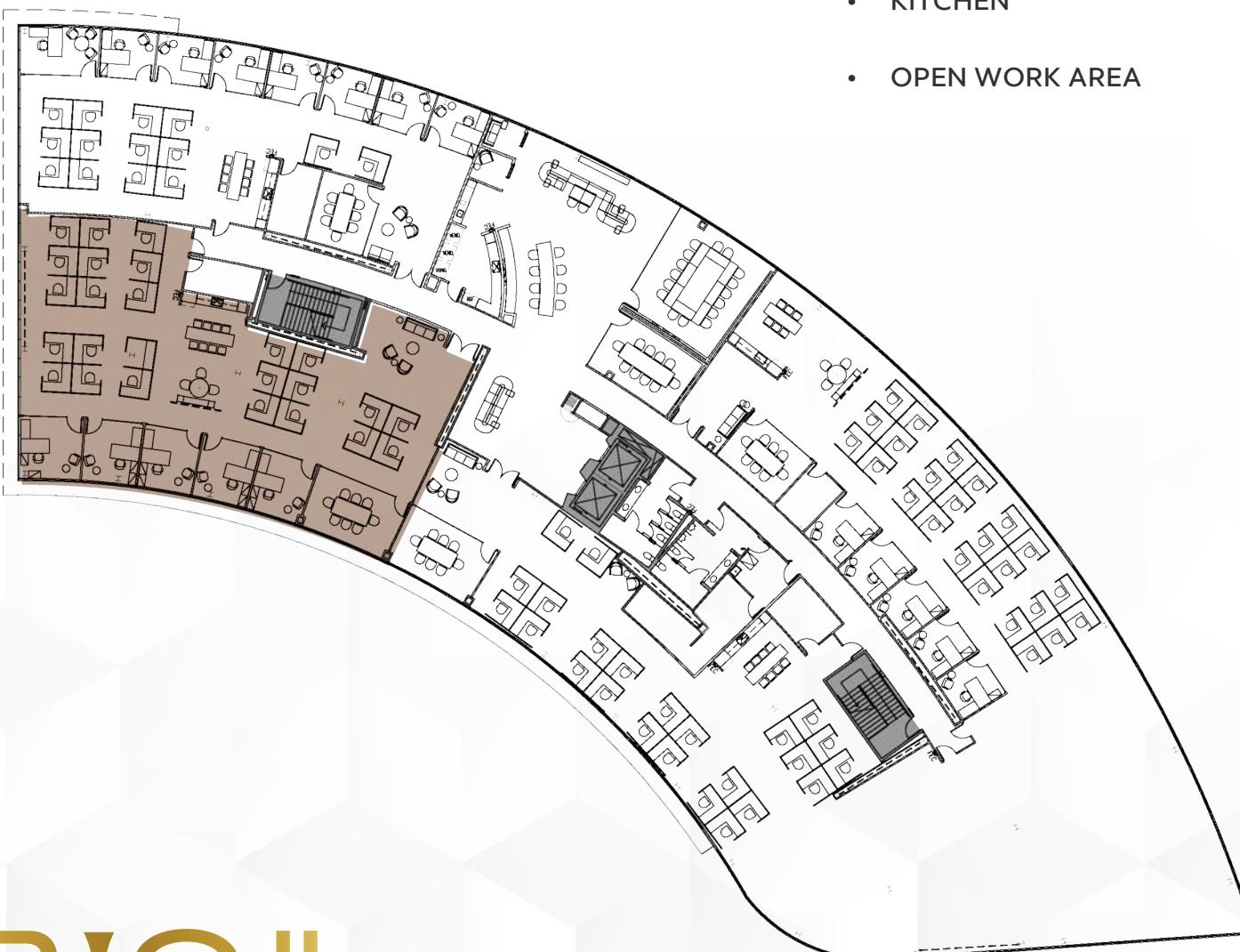
RIO II

SUITE 330

5,624 SF

TAKE TOUR

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



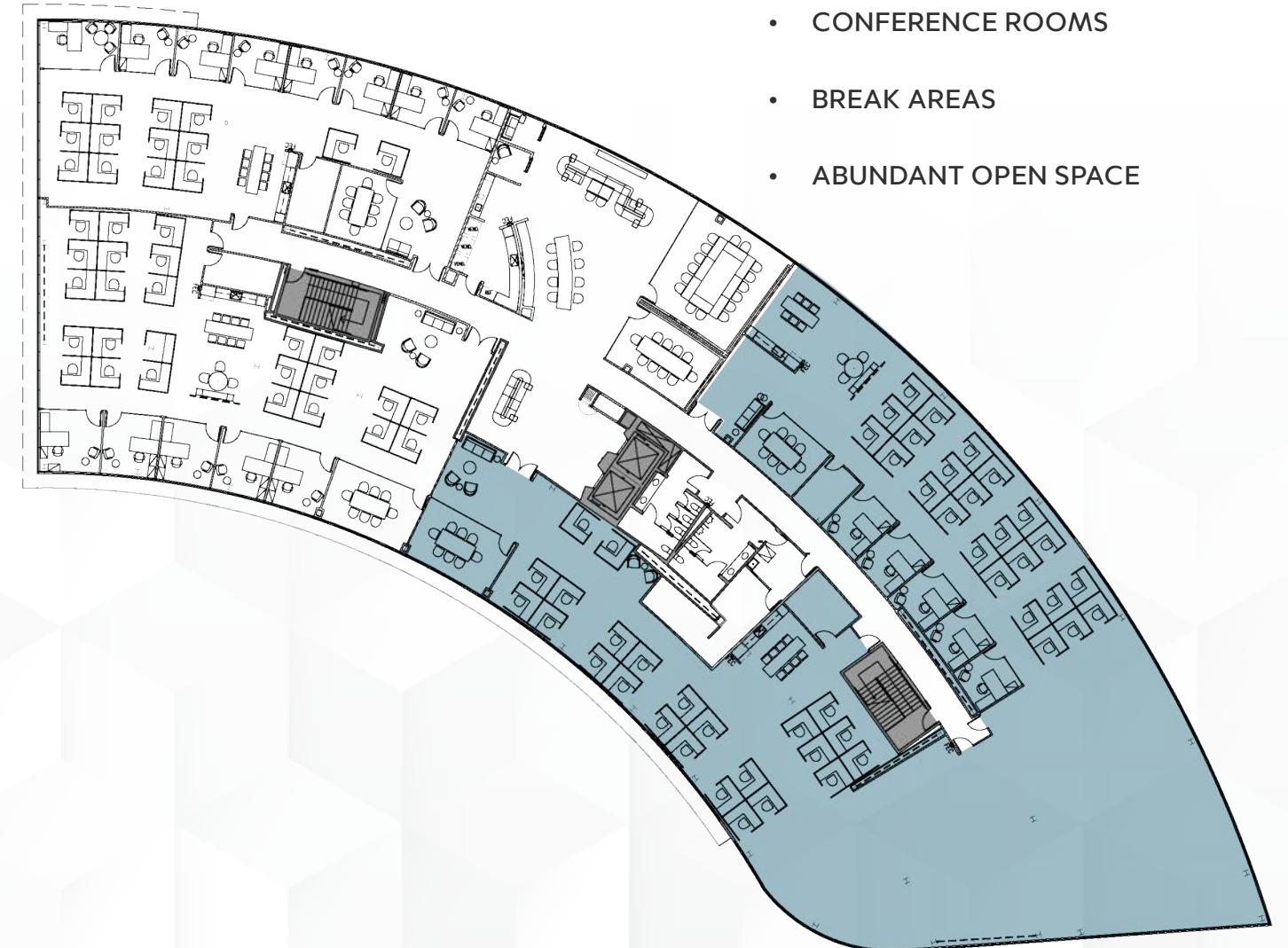
SUITE 350

6,856 SF - 14,376 SF

TAKE TOUR

FLEXIBLE SPACE FROM
6,856 SF TO 14,376 SF TO INCLUDE:

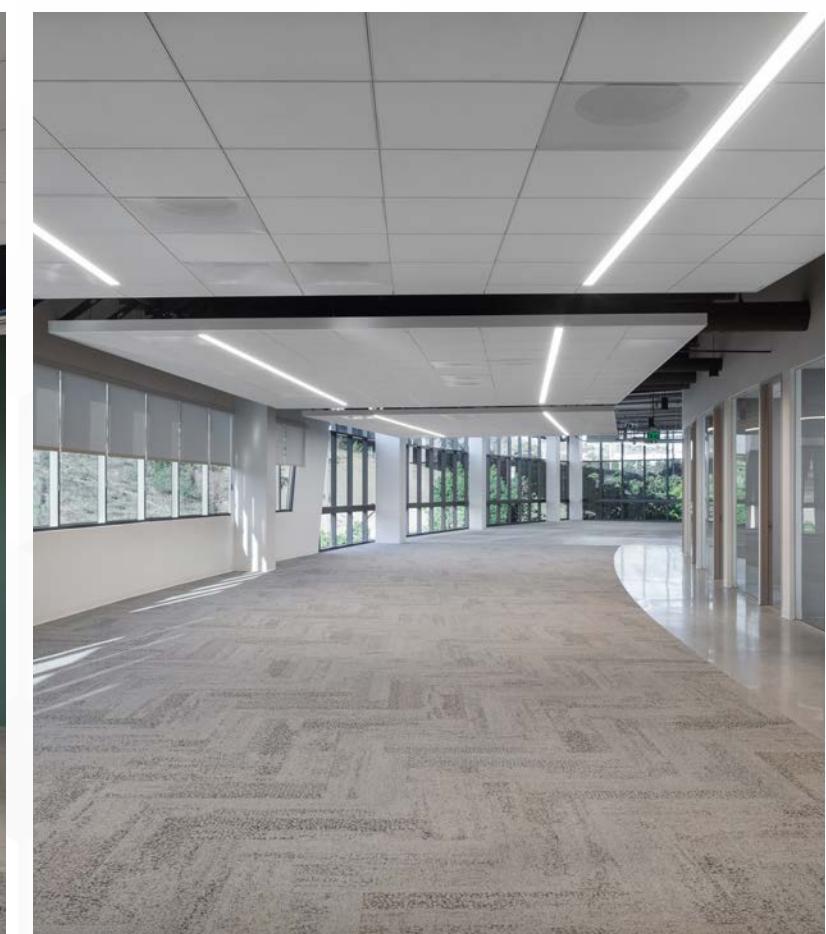
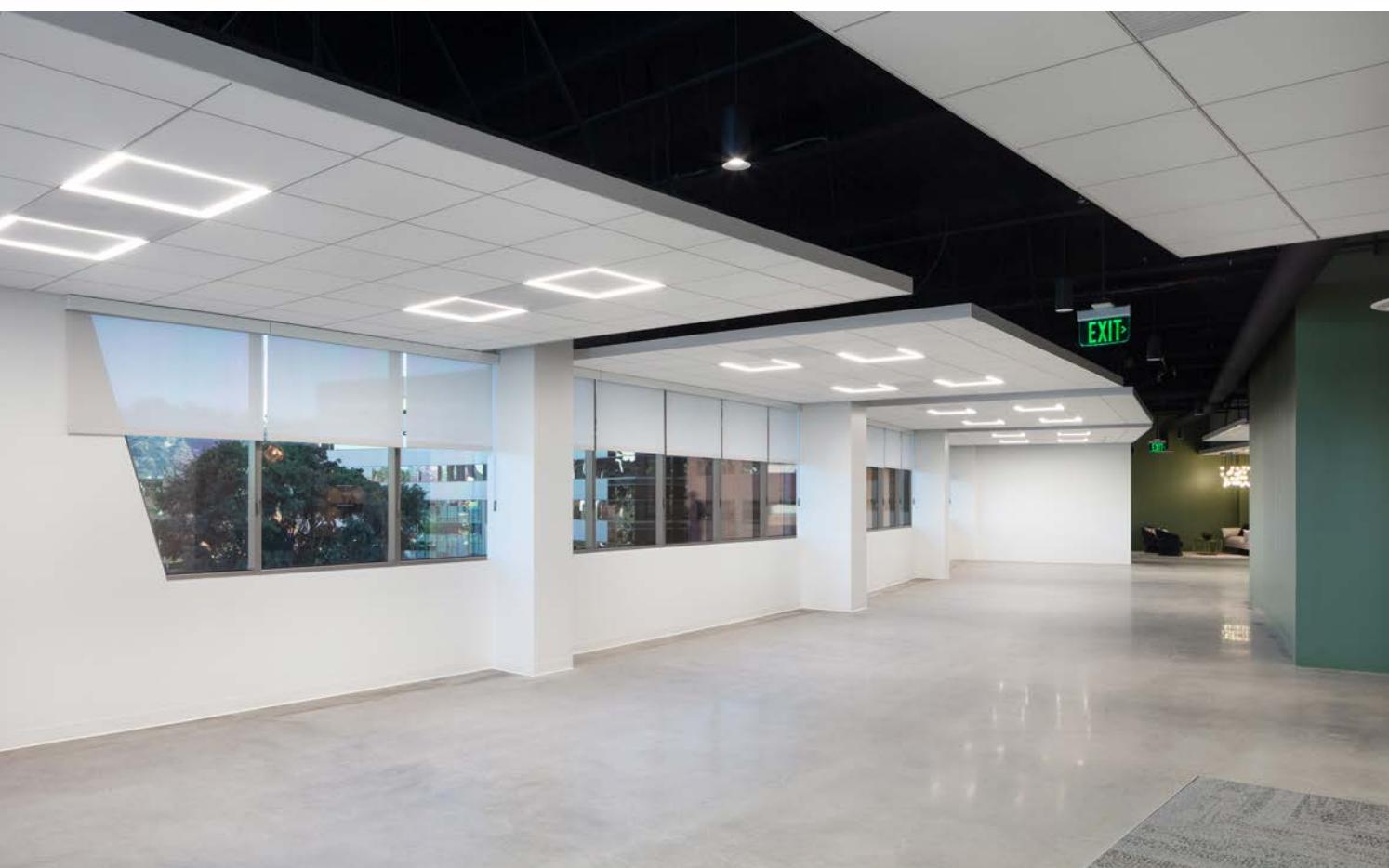
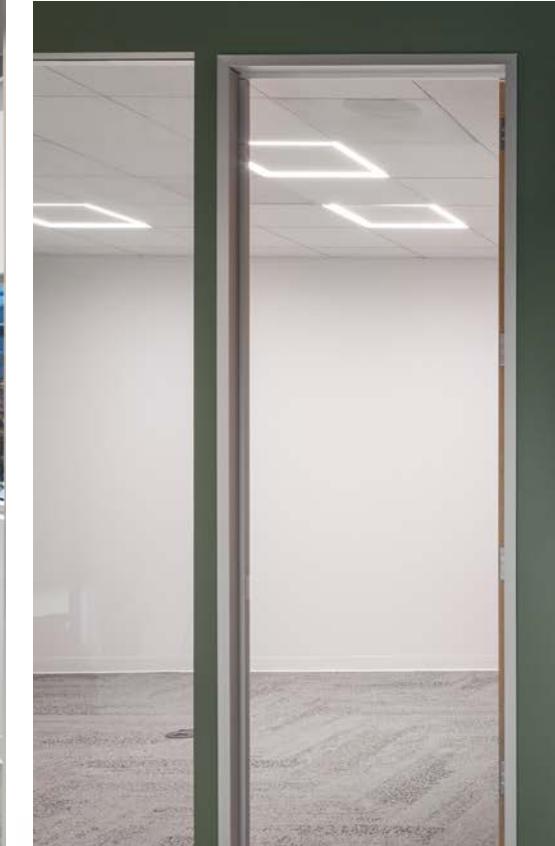
- 5 BUILT OUT OFFICES WITH FLEXIBILITY TO CONSTRUCT MORE
- CONFERENCE ROOMS
- BREAK AREAS
- ABUNDANT OPEN SPACE



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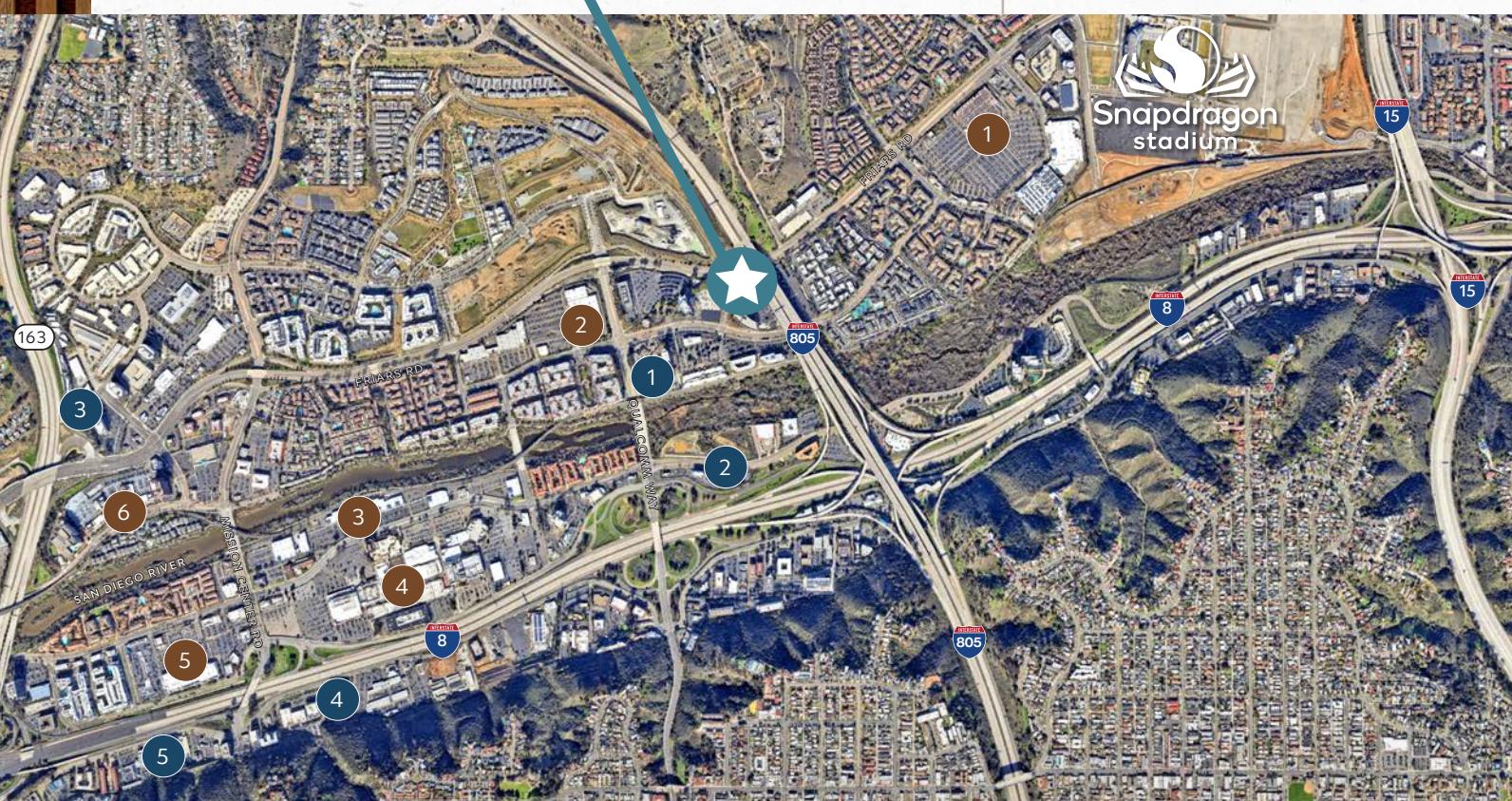


BOLD EXPERIENCES AWAITS



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

RETAIL:

- Starbucks
- Oggi's Brewhouse

RETAIL:

- Ikea
- Costco
- Lowe's

2 RIO VISTA SHOPPING CENTER

RESTAURANTS:

- Mission Valley Breakfast Company
- Wendy's

RETAIL:

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

3 PARK VALLEY CENTER

RESTAURANTS:

- California Fish Grill
- Qdoba

RETAIL:

- 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

RETAIL:

- CAVA
- Tender Greens

RETAIL:

- Target
- Macy's
- Nordstrom Rack

5 MISSION VALLEY WEST

RESTAURANTS:

- King's Fish House
- Lazy Dog

RETAIL:

- Puesto
- The Habit

RETAIL:

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

6 THE LANDING HZRD

RESTAURANTS:

- Wood Ranch BBQ
- Which Wich

RETAIL:

- BJ's Restaurant
- Negihama Sushi Bar
- Orange Theory Fitness
- Barnes & Noble
- UltraStar Mission Valley

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- UltraStar Mission Valley

MISSION VALLEY: EXPLORE WITH EASE



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