

RIO PLAZA II

RIO II

CLASS A OFFICE BUILDING FOR LEASE



2275 RIO BONITO WAY, SAN DIEGO, CA 92108

TENANT LOUNGE | COMING SOON



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.



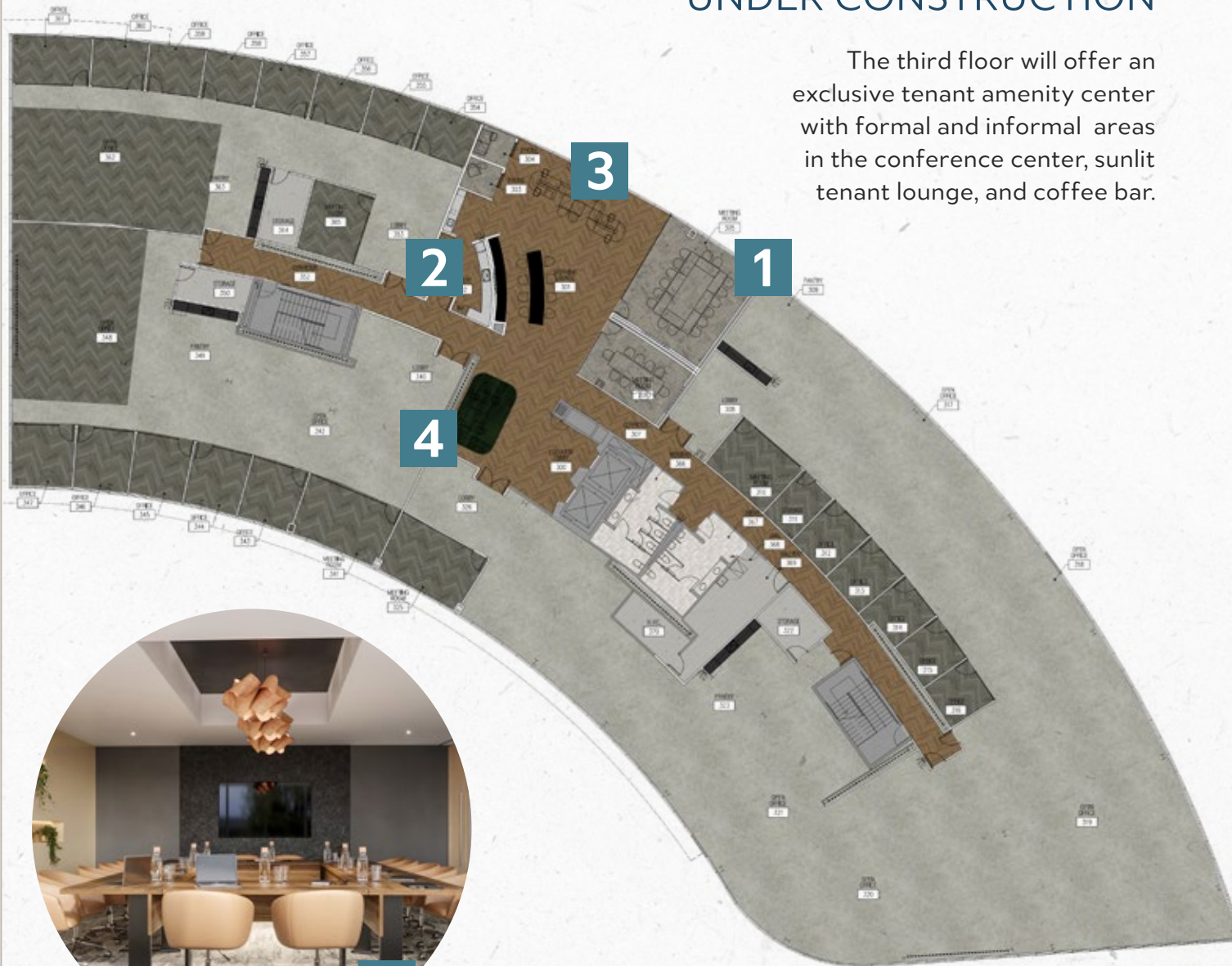
CONFERENCE CENTER | COMING SOON

DISCOVER A WORKSPACE

BUILT FOR THE FUTURE

TENANT AMENITIES UNDER CONSTRUCTION

The third floor will offer an exclusive tenant amenity center with formal and informal areas in the conference center, sunlit tenant lounge, and coffee bar.



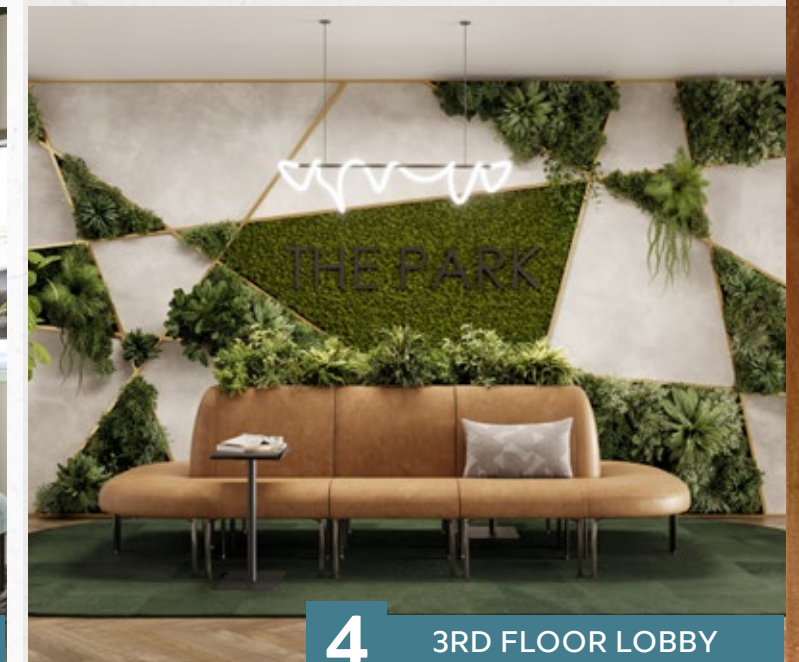
1 CONFERENCE CENTER



2 COFFEE BAR



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, 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
COMING SOON!



OUTDOOR AMENITY
AREAS WITH SEATING



AVAILABILITES

OPPORTUNITIES AVAILABLE
FOR LARGE AND SMALL TEAMS

SUITE	SIZE	DESCRIPTION	AVAILABLE
THE RIO SUITE	4,630 SF	Future spec suite with 8 offices, conference room, kitchen, lounge, and open work area.	JULY 2025
THE CAMINO SUITE	5,524 SF	Future spec suite with 5 offices, conference room, kitchen, lounge, and open work area.	JULY 2025
THE FRIARS SUITE	6,785 SF - 14,361 SF	Flexible space and future spec suite with 5 offices, conference rooms, break areas, and abundant open space.	JULY 2025



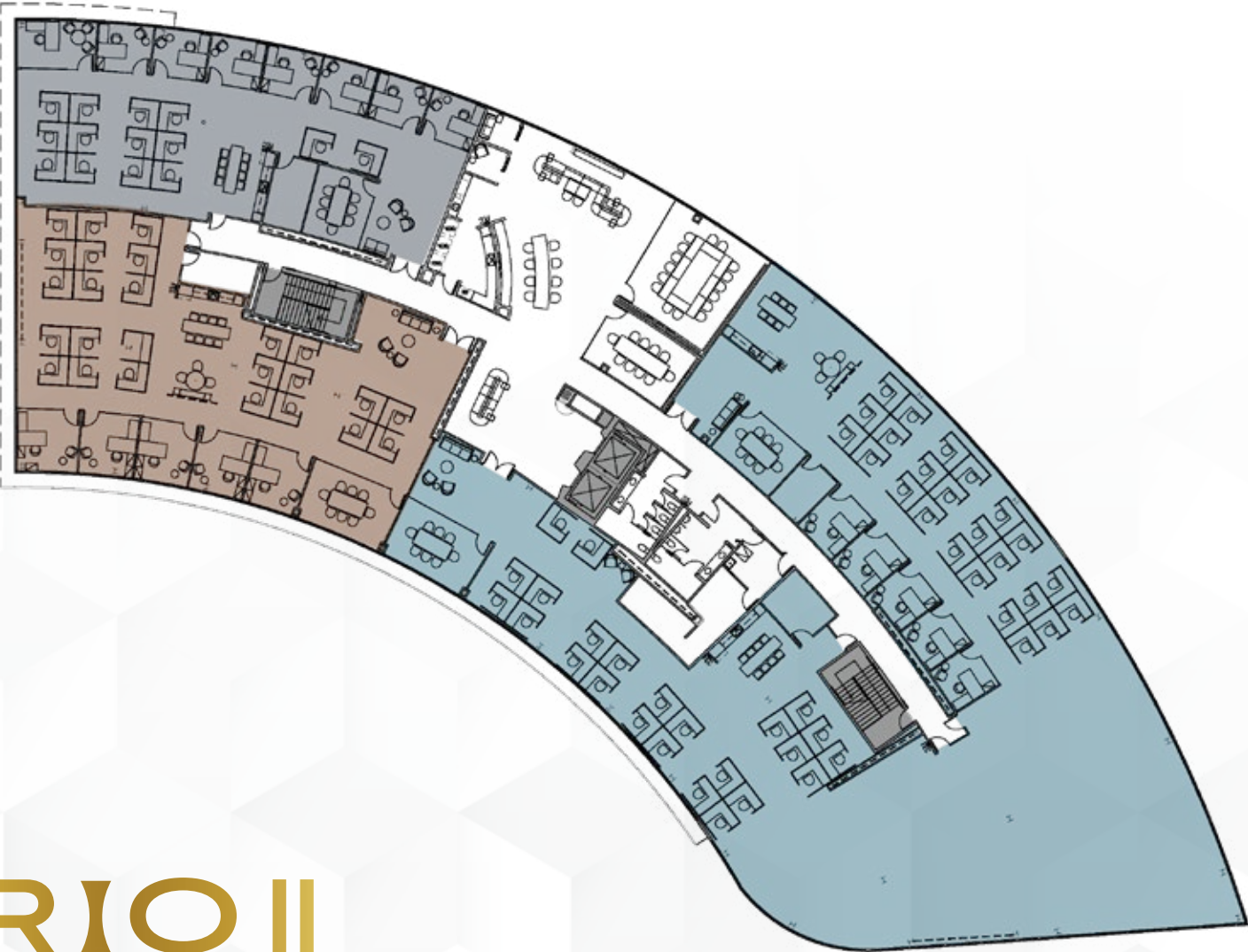
YOUR VISION, REALIZED:
CREATE YOUR IDEAL
WORKSPACE.



DEMISING OPTIONS

3RD FLOOR

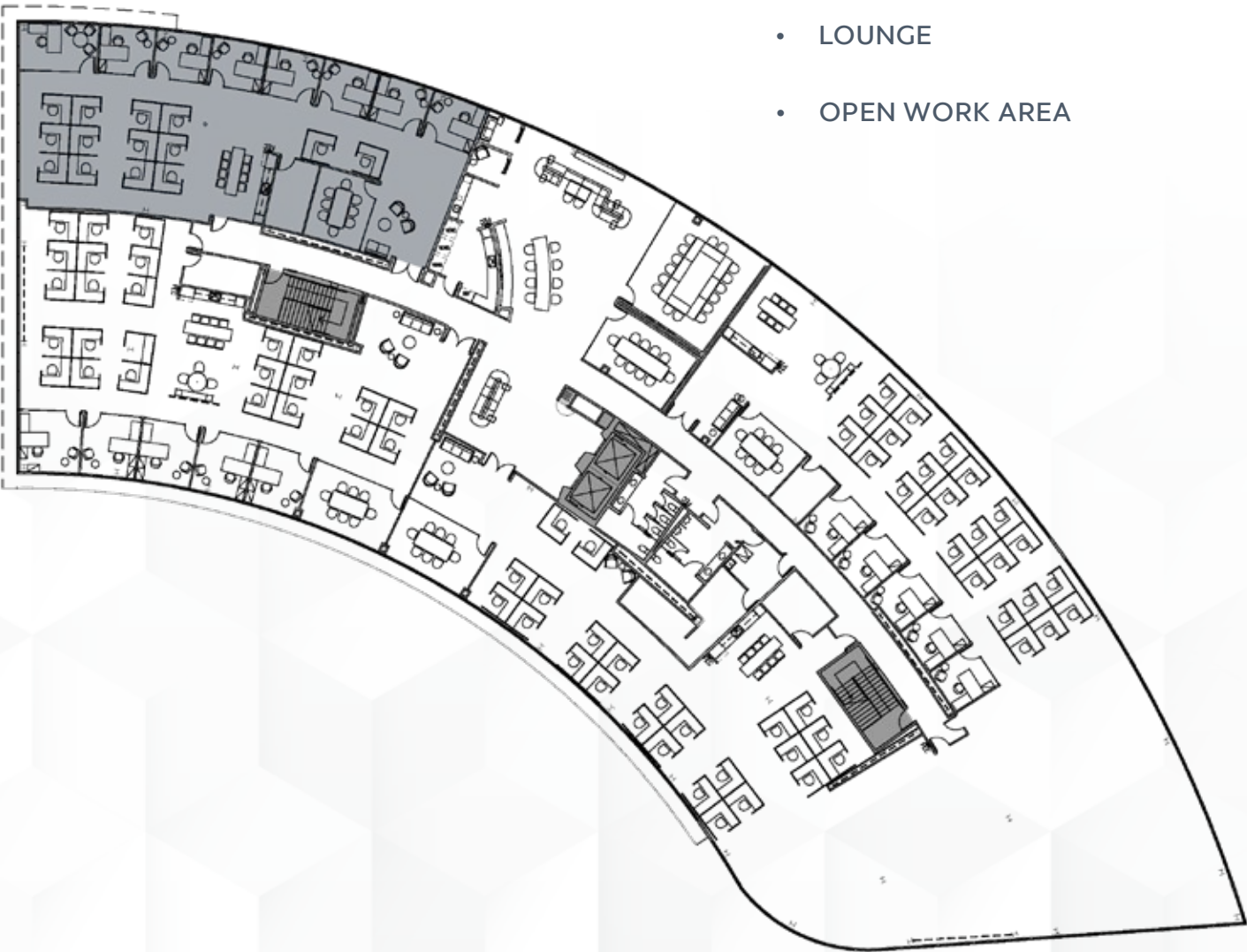
AVAILABILITY FROM 4,630 SF - 24,604 SF



THE RIO SUITE

4,630 SF

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



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THE CAMINO SUITE

5,524 SF

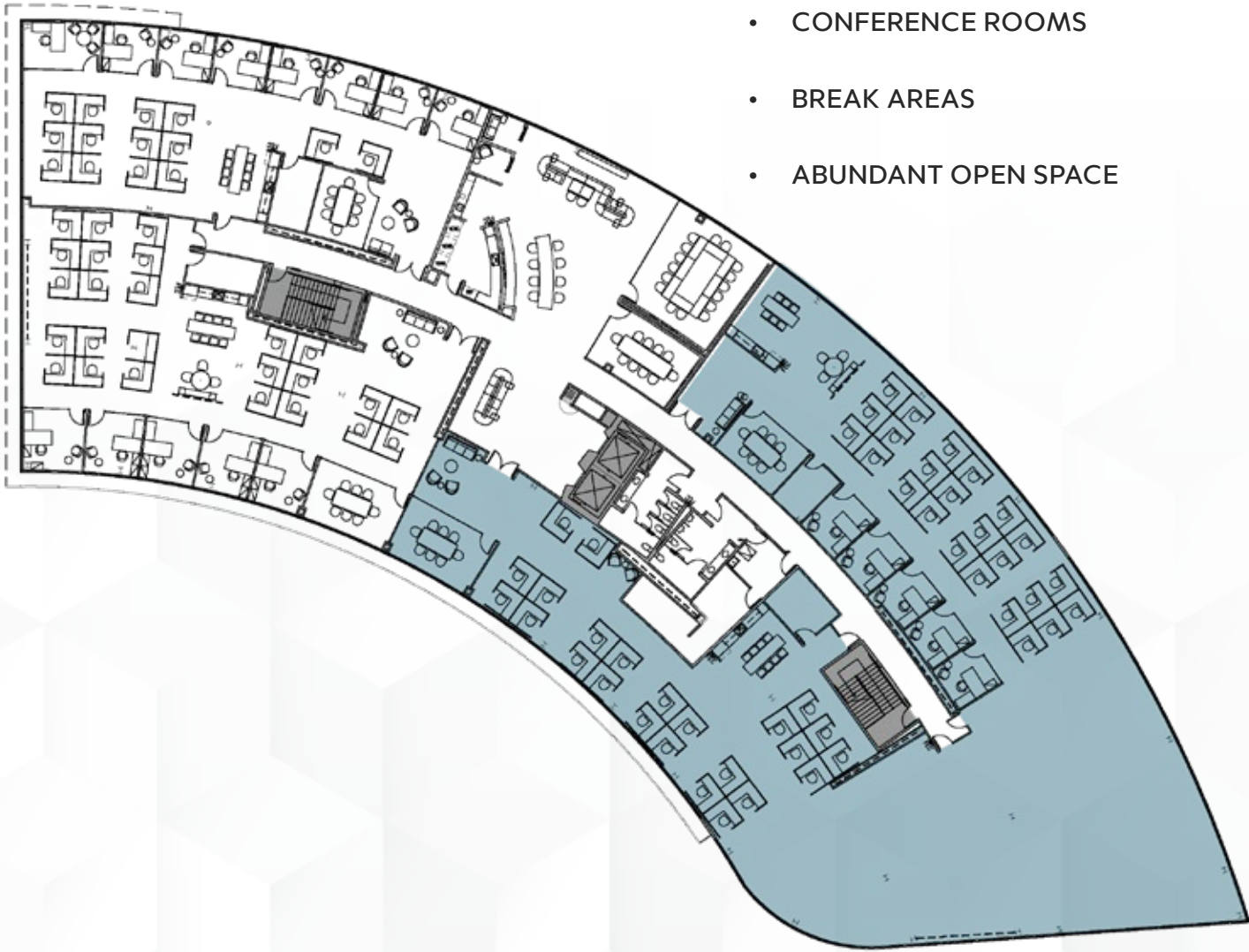
- 5 OFFICES
- KITCHEN
- LOUNGE
- OPEN WORK AREA
- CONFERENCE ROOM



THE FRIARS SUITE

6,785 SF - 14,361 SF

- FLEXIBLE SPACE FROM 6,785 SF TO 14,361 SF TO INCLUDE:
- 5 BUILT OUT OFFICES WITH FLEXIBILITY TO CONSTRUCT MORE
 - CONFERENCE ROOMS
 - BREAK AREAS
 - ABUNDANT OPEN SPACE

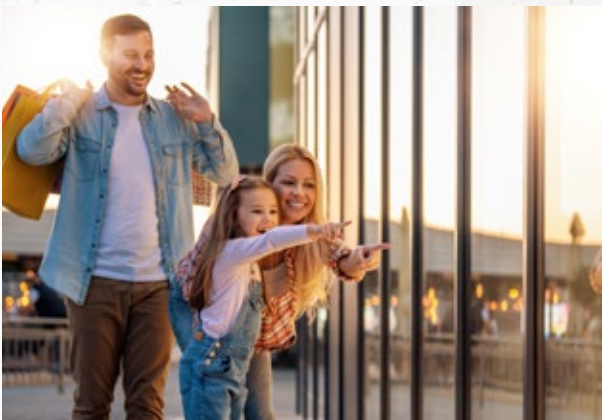
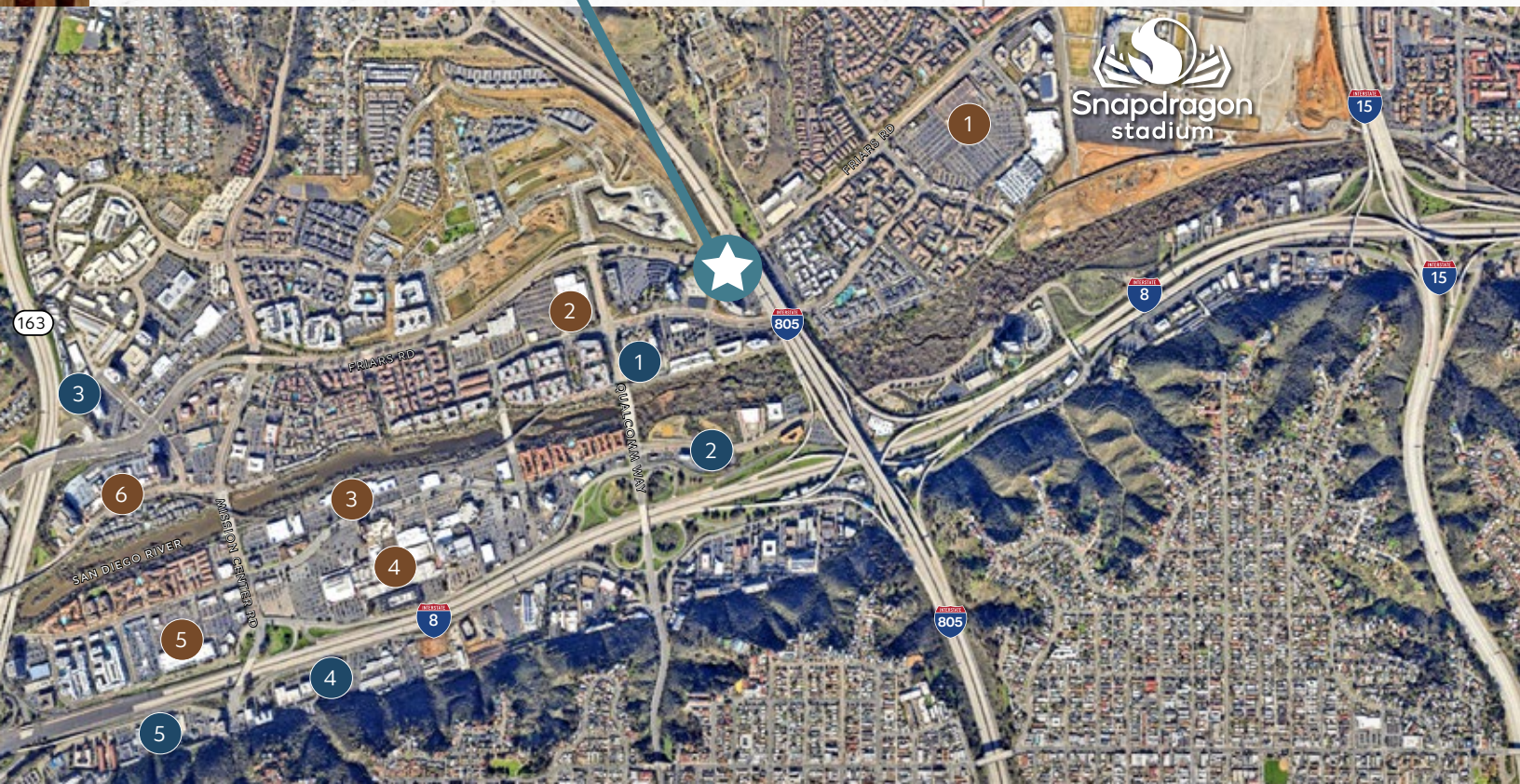


BOLD EXPERIENCES AWAIT



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 HAZARD CENTER

RESTAURANTS:

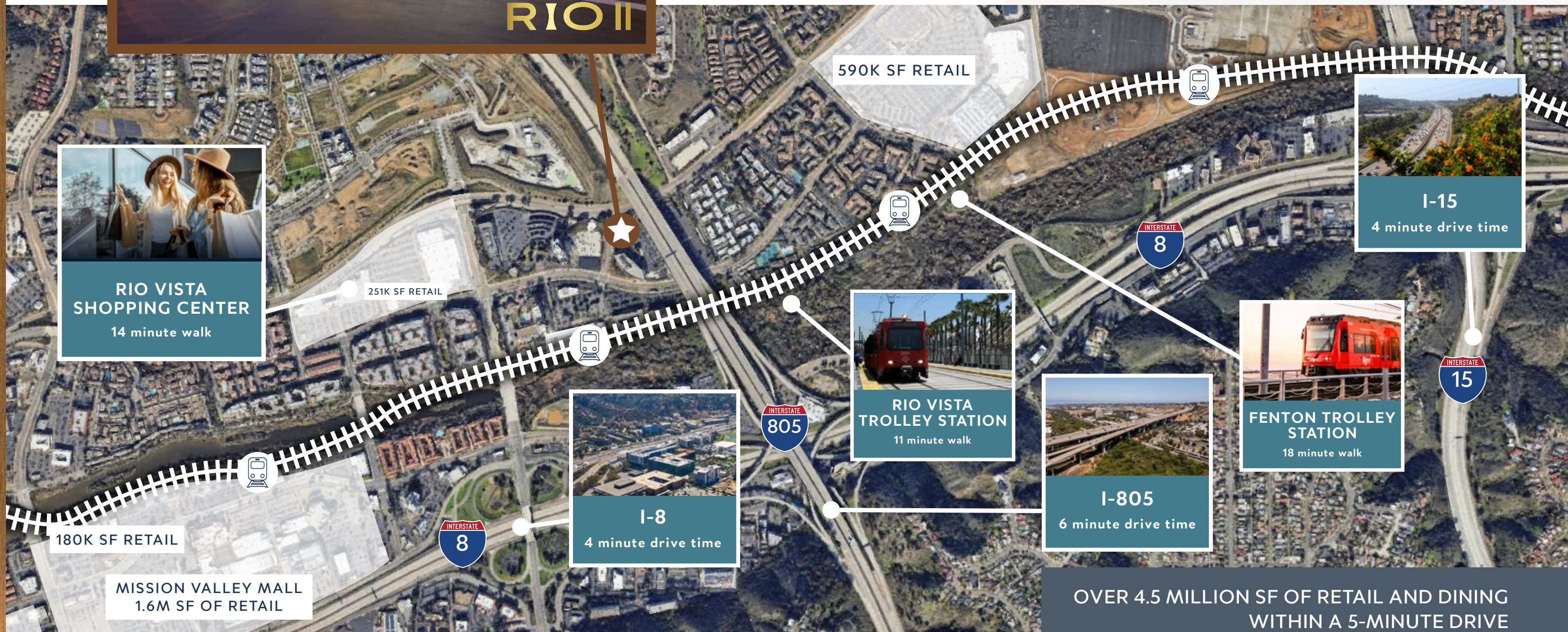
- Wood Ranch BBQ
- Which Wich

- 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:

DEREK HULSE

CA Lic.: 01740180

858 334-4005

derek.hulse@cushwake.com

MIKE NOVKOV

CA Lic.: 01890388

858 546-5412

mike.novkov@cushwake.com