

MT SOLEDAD BUSINESS PARK



2621-2637

MT SOLEDAD
BUSINESS PARK

→ 1ST FLOOR 2621-2637
→ 2ND FLOOR 2665
← 2639-2657

2621-2665 ARIANE DRIVE
SAN DIEGO, CA 92117



IDEAL
LOCATION



GRADE LEVEL
LOADING



DESIRABLE
BUILDOUT



STRONG
DEMOGRAPHICS



NEARBY
AMENITIES



MT SOLEDAD BUSINESS PARK

ADDRESS: 2621-2665 Ariane Drive

SUBMARKET: Morena

LOADING: Grade Level Loading

PARKING: 3.15/1,000 RSF

ZONING: IP-2-1

WAREHOUSE CLEAR HEIGHT: 11'

WATER & SEWERAGE SERVICE: San Diego Water District

ELECTRICAL SERVICE: San Diego Gas & Electric

MT SOLEDAD BUSINESS PARK

SUITES FOR LEASE

2621-2637 ARIANE DRIVE, 2665 ARIANE DRIVE

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 10/1/2026

2639-2657 ARIANE DRIVE

SUITE 2639-2641

1,800 SF

\$2.30 PSF Gross + Electric
Available 10/1/2026

2649-2651 ARIANE DRIVE

SUITE 2649A

1,200 SF

\$2.00 PSF Gross + Electric
Available Now



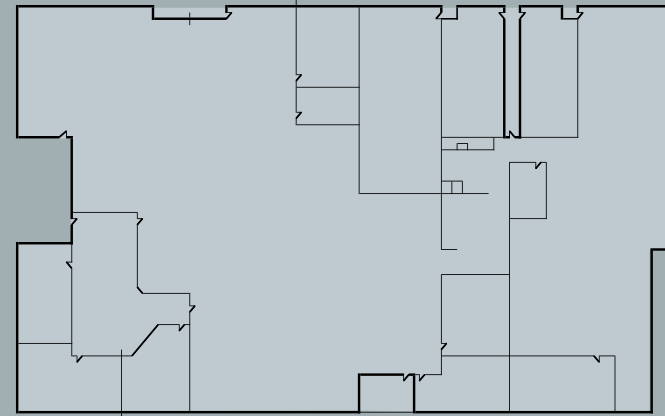
2665 ARIANE DRIVE, SUITE 200-206

SUITE 2665

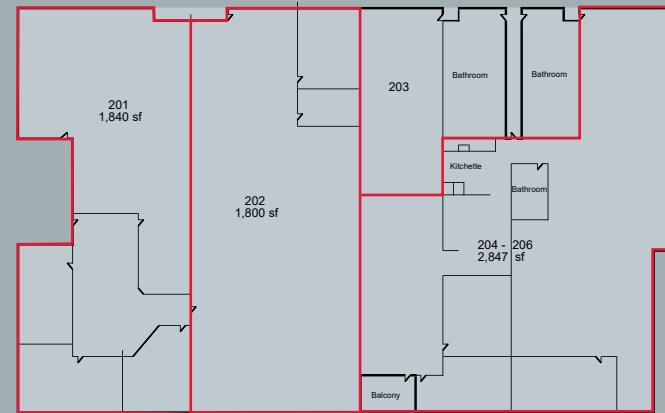
DETAILS

- 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

MT SOLEDAD BUSINESS PARK



OPTION 1 - 6,487 SF



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



* FLOOR PLANS TO BE VERIFIED

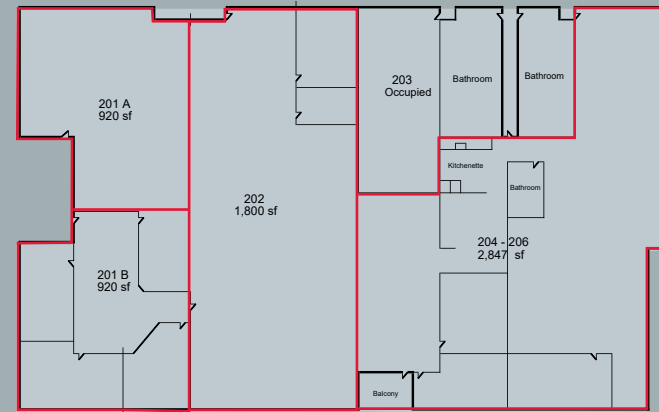
2665 ARIANE DRIVE, SUITE 200-206

SUITE 2665

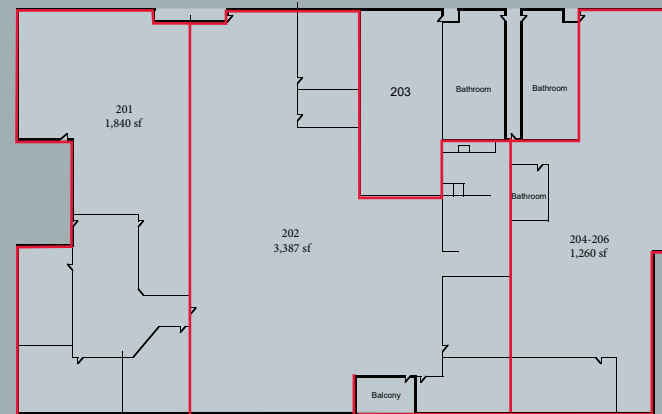
DETAILS

- 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

MT SOLEDAD BUSINESS PARK



OPTION 3 - 920 SF - 2,847 SF



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

* FLOOR PLANS TO BE VERIFIED



2665 ARIANE DRIVE, SUITE 207

SUITE 2665

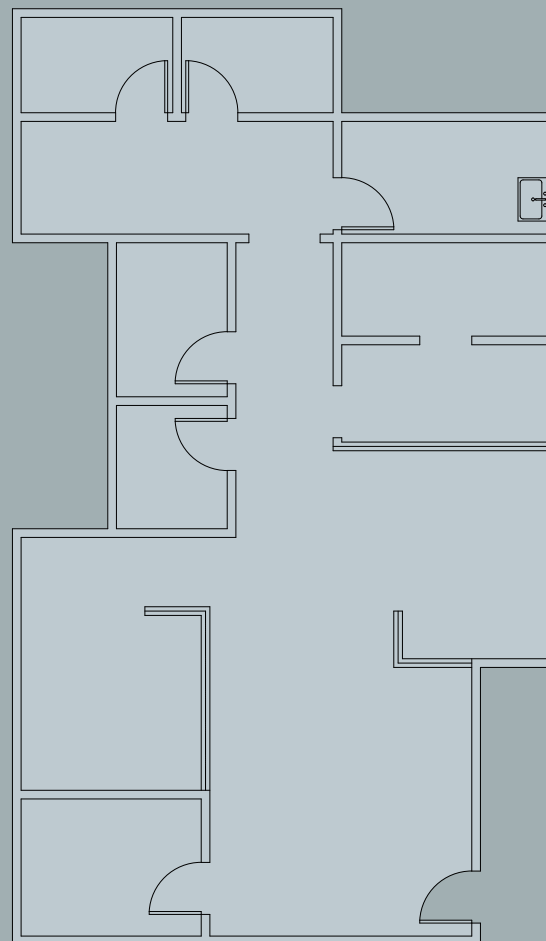
DETAILS

- 1,614 SF
- Office Suite
- \$1.75 PSF Gross + Electric
- Available 10/1/2026



MT SOLEDAD BUSINESS PARK

AS-IS PLAN



* FLOOR PLAN TO BE VERIFIED

2639-2641 ARIANE DRIVE

SUITE 2639

DETAILS

- 1,800 SF
- Industrial/ Flex Suite
- \$2.30 PSF Gross + Electric
- Details Pending
- Available 10/1/2026

MT SOLEDAD BUSINESS PARK

FLOOR PLAN
PENDING



2649-2651 ARIANE DRIVE

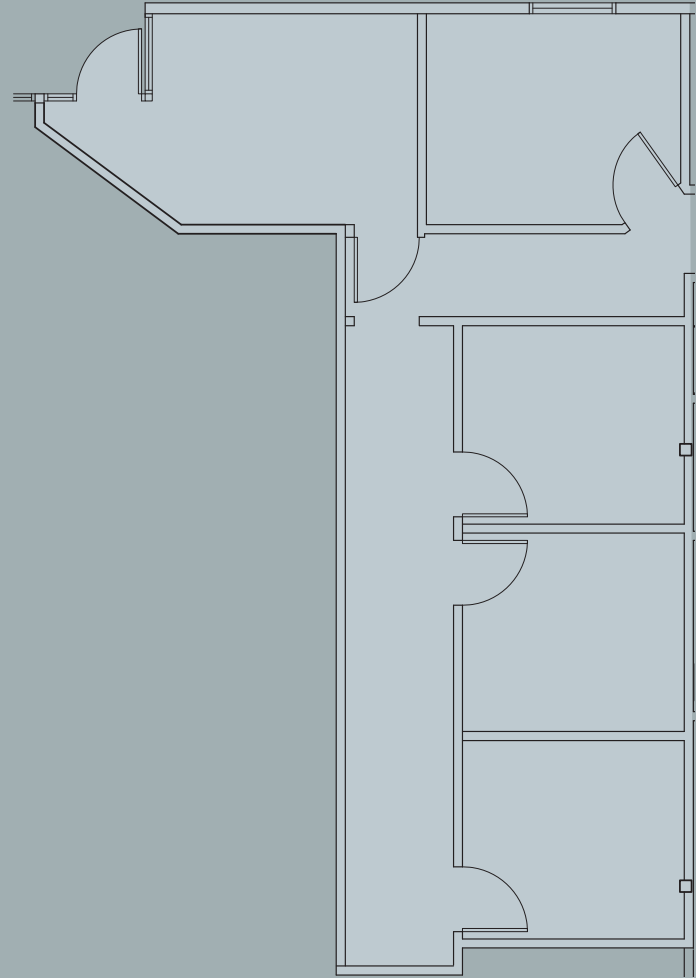
SUITE 2649A

DETAILS

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

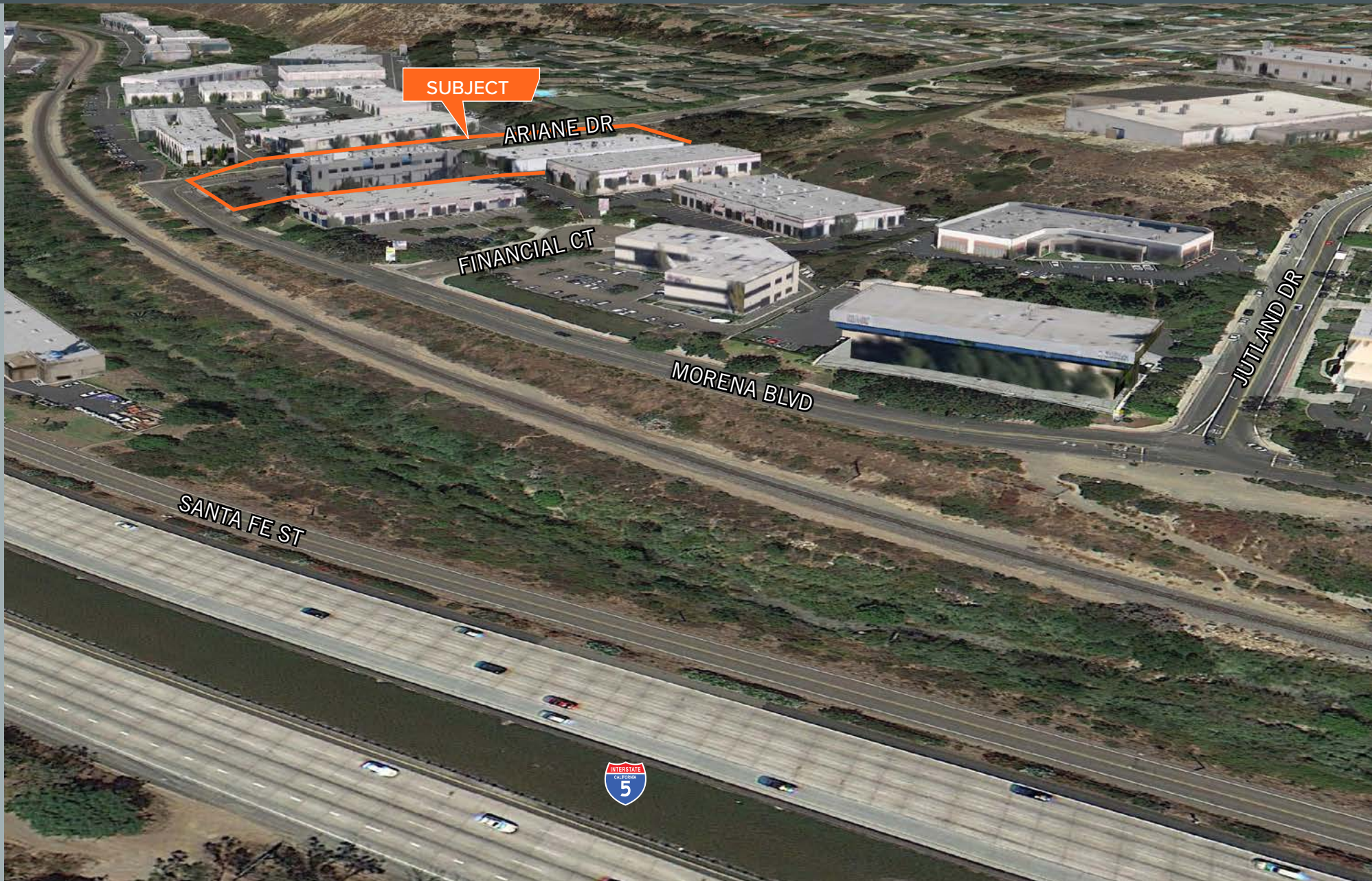


MT SOLEDAD BUSINESS PARK



* FLOOR PLANS TO BE VERIFIED

MT SOLEDAD BUSINESS PARK



SUBJECT

ARIANE DR

FINANCIAL CT

MORENA BLVD

SANTA FE ST

JUTLAND DR





MT SOLEDAD BUSINESS PARK

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