

MT SOLEDAD BUSINESS PARK

2621-2665 ARIANE DRIVE
SAN DIEGO, CA 92117

CUSHMAN & WAKEFIELD

IDEAL LOCATION

GRADE LEVEL LOADING

DESIRABLE BUILDOUT

STRONG DEMOGRAPHICS

NEARBY AMENITIES



MT SOLEDAD BUSINESS PARK

ADDRESS:	2621-2665 Ariane Drive	ZONING:	IP-2-1
SUBMARKET:	Morena	WAREHOUSE CLEAR HEIGHT:	11’
LOADING:	Grade Level Loading	WATER & SEWERAGE SERVICE:	San Diego Water District
PARKING:	3.15/1,000 RSF	ELECTRICAL SERVICE:	San Diego Gas & Electric

MT SOLEDAD BUSINESS PARK

SUITES FOR LEASE

2621-2637 ARIANE DRIVE, 2665 ARIANE DRIVE		
SUITE 2633	1,800 SF	$2.30 PSF Gross + Electric Available Now
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 Now
2639-2657 ARIANE DRIVE		
SUITE 2639-2641	1,800 SF	$2.30 PSF Gross + Electric Available Now
2649-2651 ARIANE DRIVE		
SUITE 2649A	1,200 SF	$2.00 PSF Gross + Electric Available Now



SUITE 2633

2621-2637 ARIANE DRIVE

DETAILS

- 1,800 SF
- Industrial/Flex Suite
- $2.30 PSF Gross + Electric
- Details Pending
- Available Now
- 1 grade level loading door



MT SOLEDAD BUSINESS PARK

FLOOR PLAN
PENDING

MT SOLEDAD BUSINESS PARK

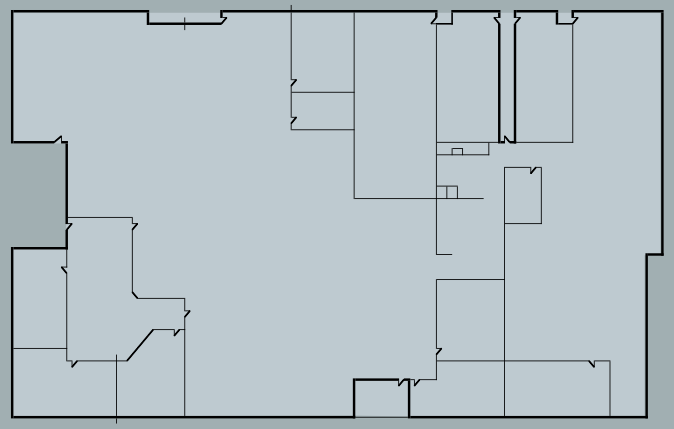
SUITE 2665

2665 ARIANE DRIVE, SUITE 200-206

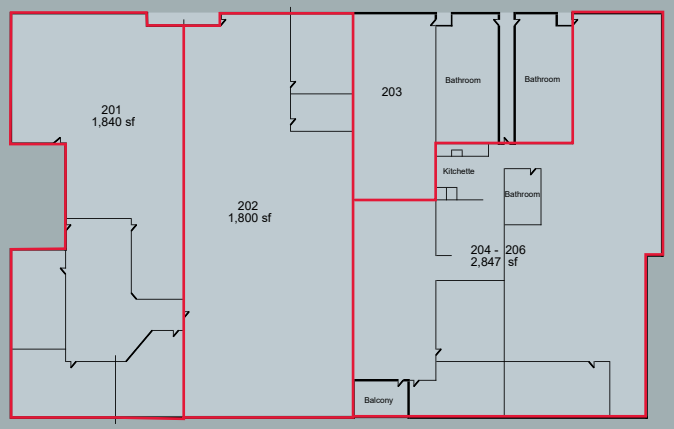
DETAILS

- 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





OPTION 1 - 6,487 SF



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

* FLOOR PLANS TO BE VERFIED

SUITE 2665

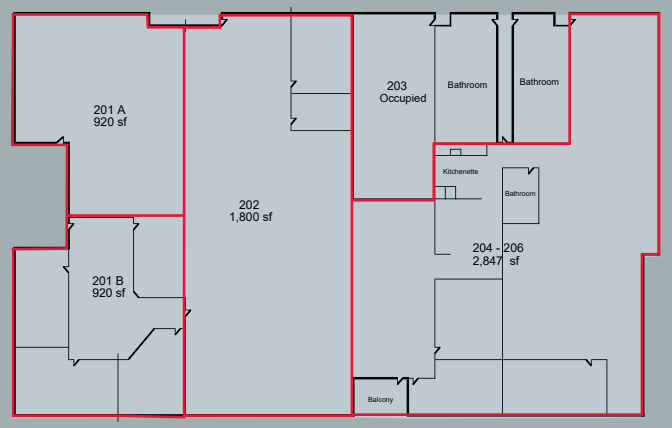
2665 ARIANE DRIVE, SUITE 200-206

DETAILS

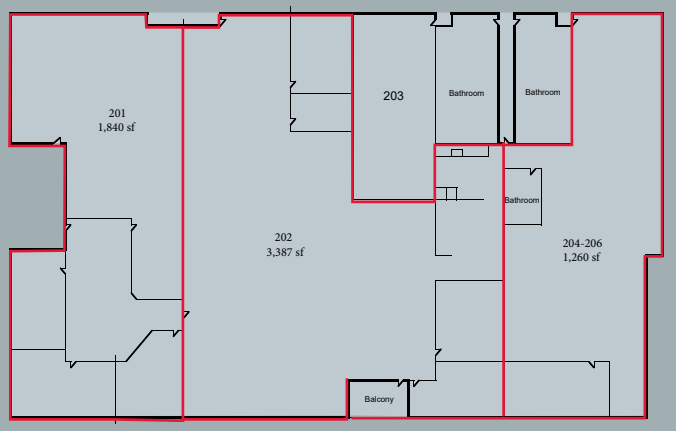
- 900 SF – 6,487 SF
- Office Suite
- $1.75 PSF Gross + Electric
- Details Pending
- Available Now
- Divisible to 900 SF, 1,470 SF and 1,800 SF suites



MT SOLEDAD BUSINESS PARK



OPTION 3 - 920 SF - 2,847 SF



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

* FLOOR PLANS TO BE VERFIED

SUITE 2665

2665 ARIANE DRIVE, SUITE 207

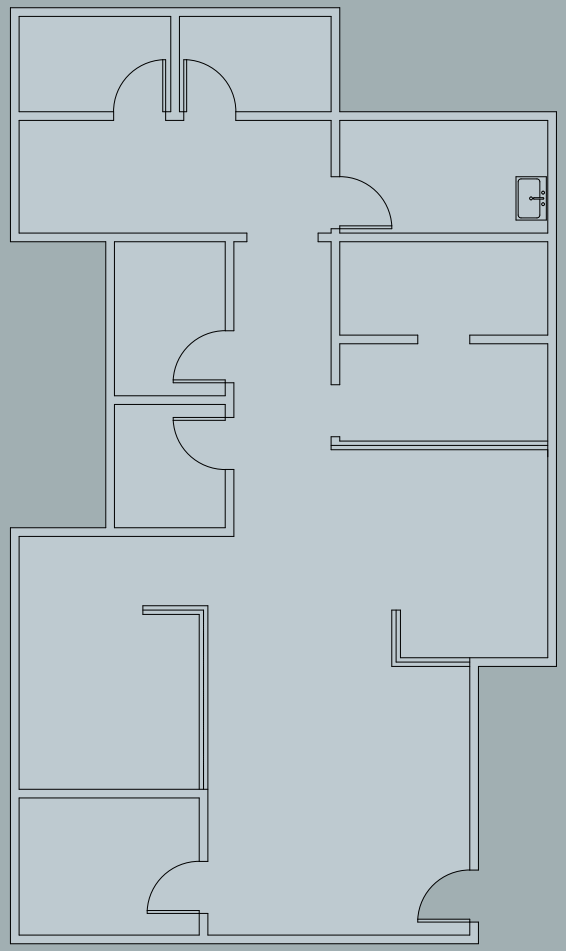
DETAILS

- 1,614 SF
- Office Suite
- $1.75 PSF Gross + Electric
- Available Now



MT SOLEDAD BUSINESS PARK

AS-IS PLAN



* FLOOR PLAN TO BE VERFIED

SUITE 2639

2639-2641 ARIANE DRIVE

DETAILS

- 1,800 SF
- Industrial/Flex Suite
- $2.30 PSF Gross + Electric
- Details Pending
- Available Now
- 1 grade level loading door



MT SOLEDAD BUSINESS PARK

FLOOR PLAN
PENDING

MT SOLEDAD BUSINESS PARK

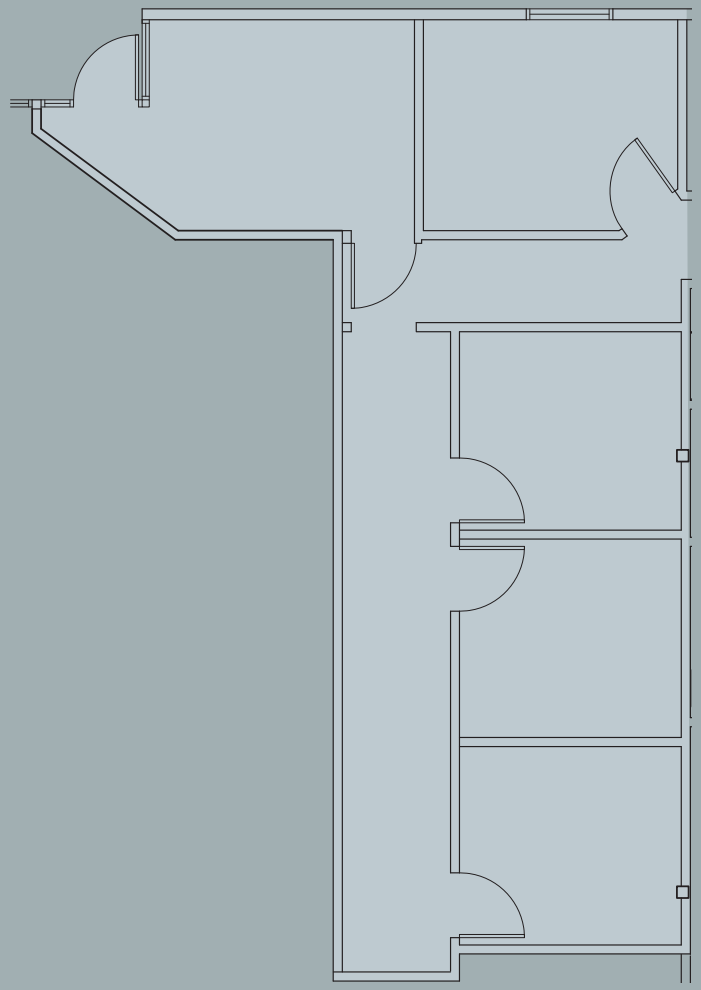
SUITE 2649A

2649-2651 ARIANE DRIVE

DETAILS

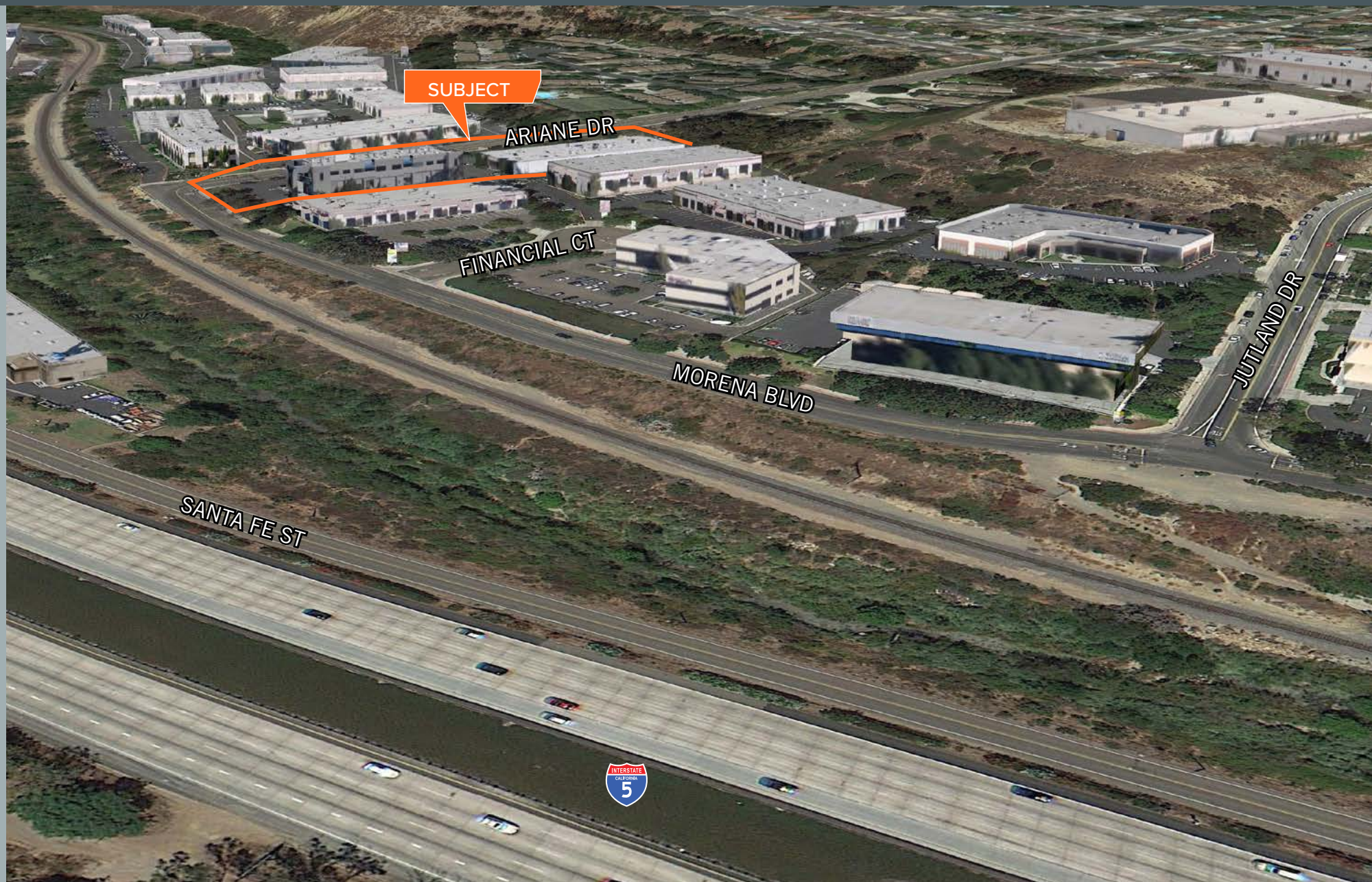
- 1,200 SF
- 100% Office
- $2.00 PSF Gross + Electric
- Available Now
- Access to common area restrooms
- Reception with 4 private offices





* FLOOR PLANS TO BE VERFIED

MT SOLEDAD BUSINESS PARK







MT SOLEDAD BUSINESS PARK









MT SOLEDAD BUSINESS PARK



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA Lic 01955032

MIKE NOVKOV
858.546.5412
mike.novkov@cushwake.com
CA Lic 01890388

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA Lic 01773573

CUSHMAN & WAKEFIELD

12830 El Camino Real, Suite 100
San Diego, CA 92130 | USA
P: 858.546.5600 | F: 858.452.3206
www.cushmanwakefield.com

©Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.