

Chula Vista Medical Arts II

450 4th Avenue, Chula Vista, CA 91910

Now Leasing



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Owned and Operated by:

welltower

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FEATURES:

- 4 story medical office building
- 36,586 SF of total building size
- Dual elevator served
- Covered tenant parking
- Strong demographics
- On Campus of Scripps Mercy Hospital Chula Vista
- Professionally managed
- Walking distance to retail amenities



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AERIAL VIEW:

SCRIPPS MERCY HOSPITAL
CHULA VISTA

CVMA II



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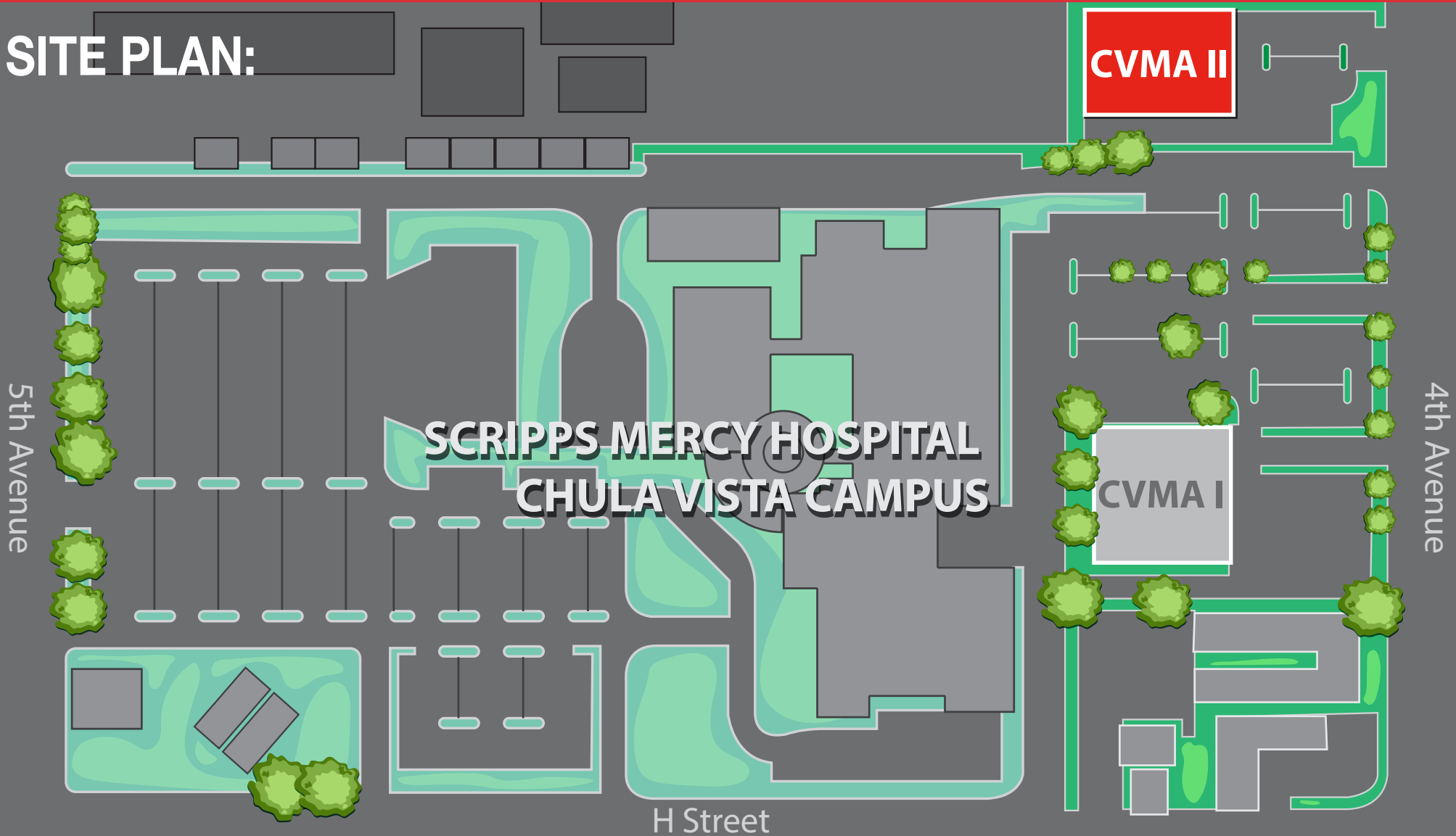
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SITE PLAN:



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AVAILABILITIES

SECOND FLOOR	SUITE	RSF	CONTIGUOUS (RSF)	DESCRIPTION
	200	844	5,860	2 Exam rooms, Lab, Reception / Admin, Doctor's office
	205	901		Shell Space.
	212	4,253	5,860	Shell Space.
THIRD FLOOR	214	763	5,860	2 Exam rooms, 1 Consultation, In-Suite restroom, Office, Reception / Admin
	SUITE	RSF	CONTIGUOUS (RSF)	DESCRIPTION
	300	861		Exam Room, 2 Offices, In-Suite Restroom, Reception/Admin
FOURTH FLOOR	SUITE	RSF	CONTIGUOUS (RSF)	DESCRIPTION
	401B	396		Shell Space.
	407	1,073		3 Offices, Supply Room, In-Suite Restroom and Open Area

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FLOOR PLAN

AVAILABLE SUITE:

SUITE 200 - 844 RSF

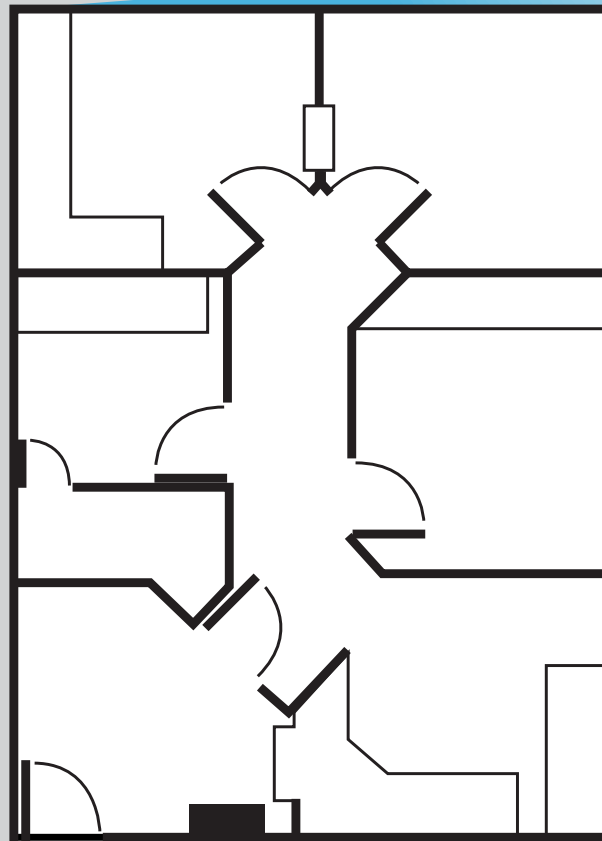
(Contiguous up to 5,860 rsf)

SUITE DESCRIPTION:

2 Exam rooms, Lab,
Reception / Admin,
Doctor's office

LEASE RATE:

\$3.25 MG



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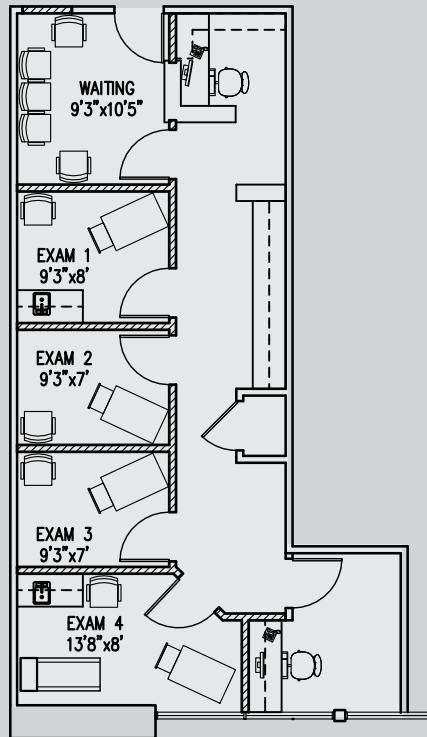
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FLOOR PLAN

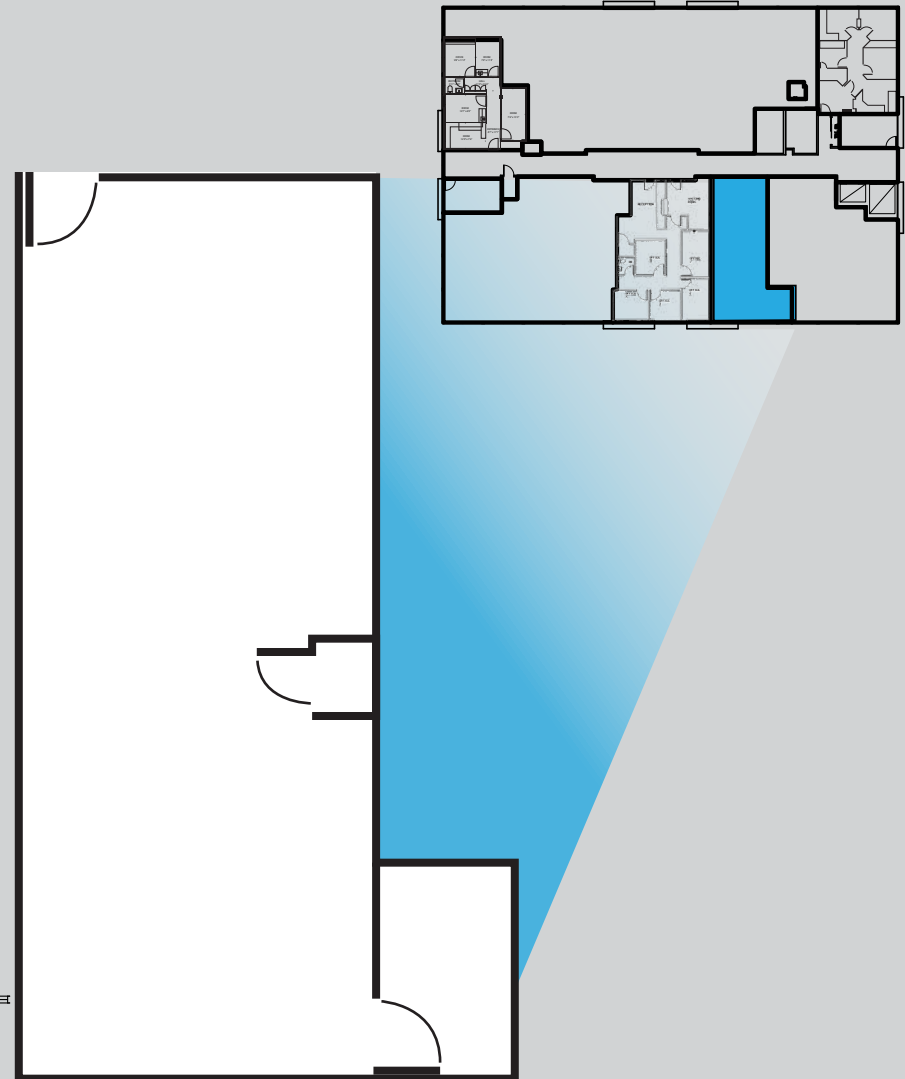
AVAILABLE SUITE:
SUITE 205 - 901 RSF

SUITE DESCRIPTION:
Shell space

LEASE RATE:
\$3.25 MG



* Hypothetical Floor Plan Layout



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FLOOR PLAN

AVAILABLE SUITE:

SUITE 212 - 4,253 RSF

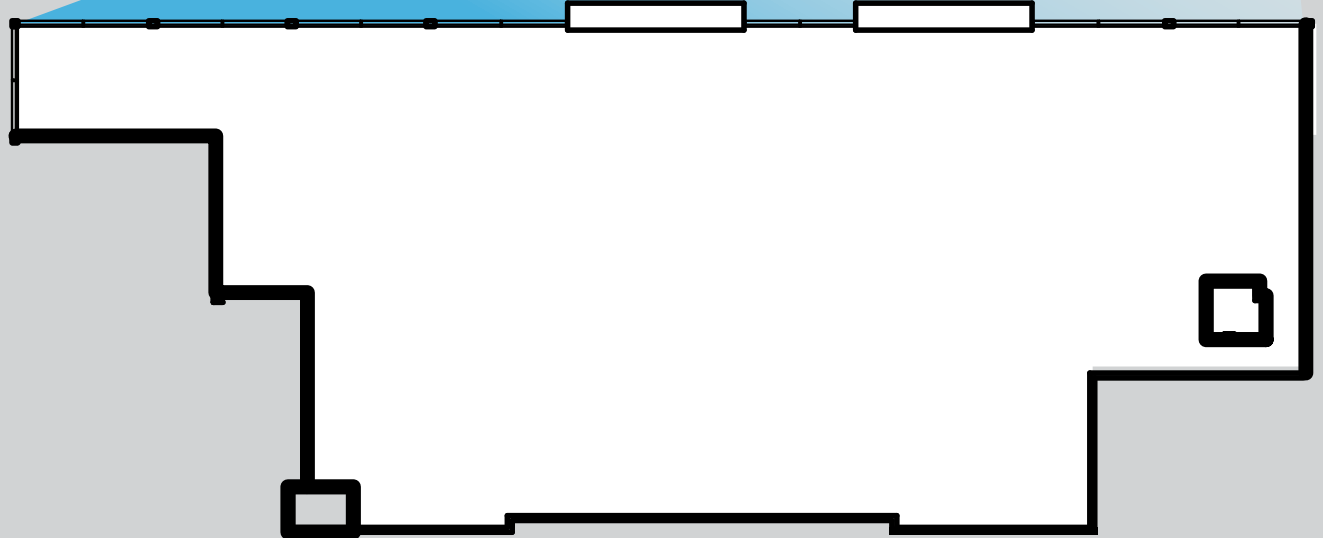
(Contiguous up to 5,860 rsf)

SUITE DESCRIPTION:

Shell space

LEASE RATE:

\$3.25 MG



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FLOOR PLAN

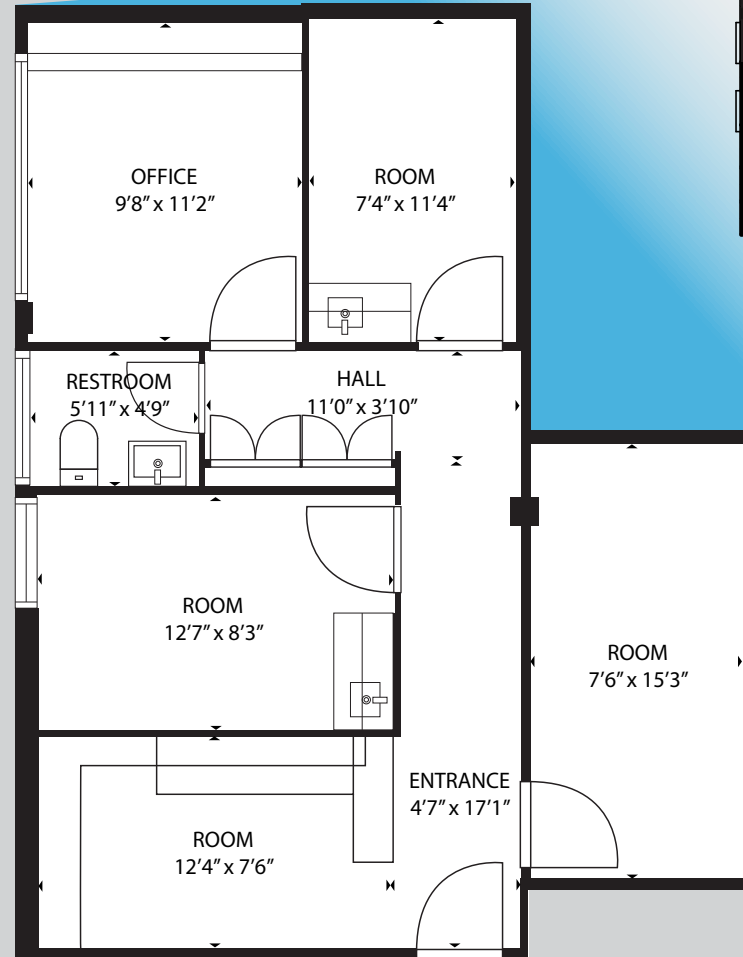
AVAILABLE SUITE: SUITE 214 - 763 RSF

(Contiguous up to 5,860 rsf)

SUITE DESCRIPTION:

2 Exam rooms
1 Consultation
In-Suite restroom
1 Office
Reception / Admin

LEASE RATE:
\$3.25 MG



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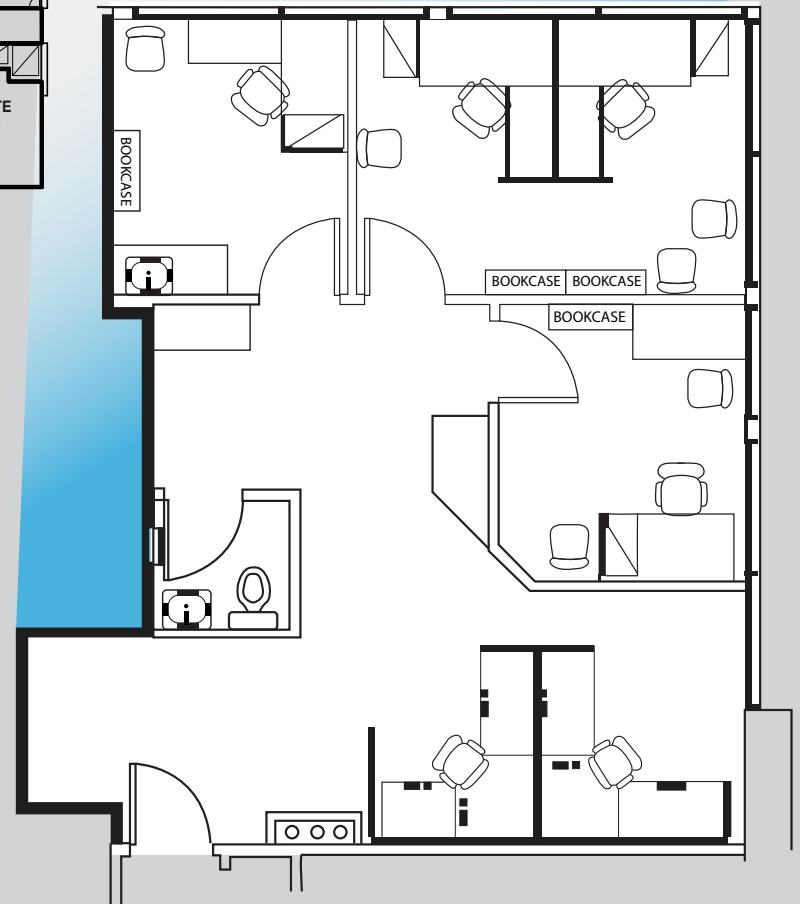
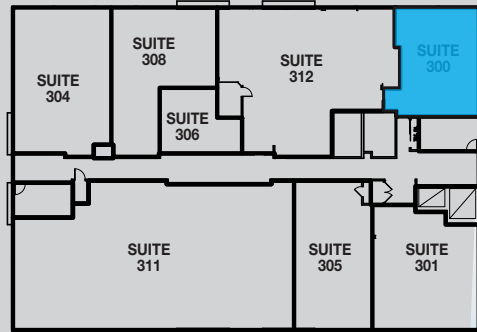
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FLOOR PLAN

AVAILABLE SUITE:
SUITE 300 - 861 RSF

SUITE DESCRIPTION:
Exam Room, 2 Offices,
In-Suite Restroom,
Reception/Admin

LEASE RATE:
\$3.25 MG



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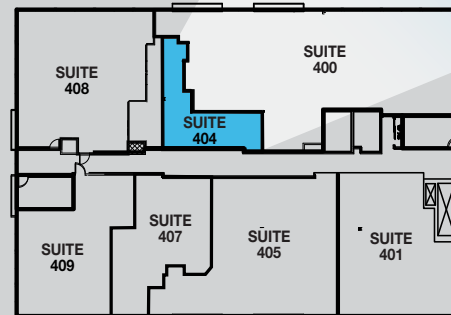
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FLOOR PLAN

AVAILABLE SUITE:
SUITE 401B - 396 RSF

SUITE DESCRIPTION:
Shell space

LEASE RATE:
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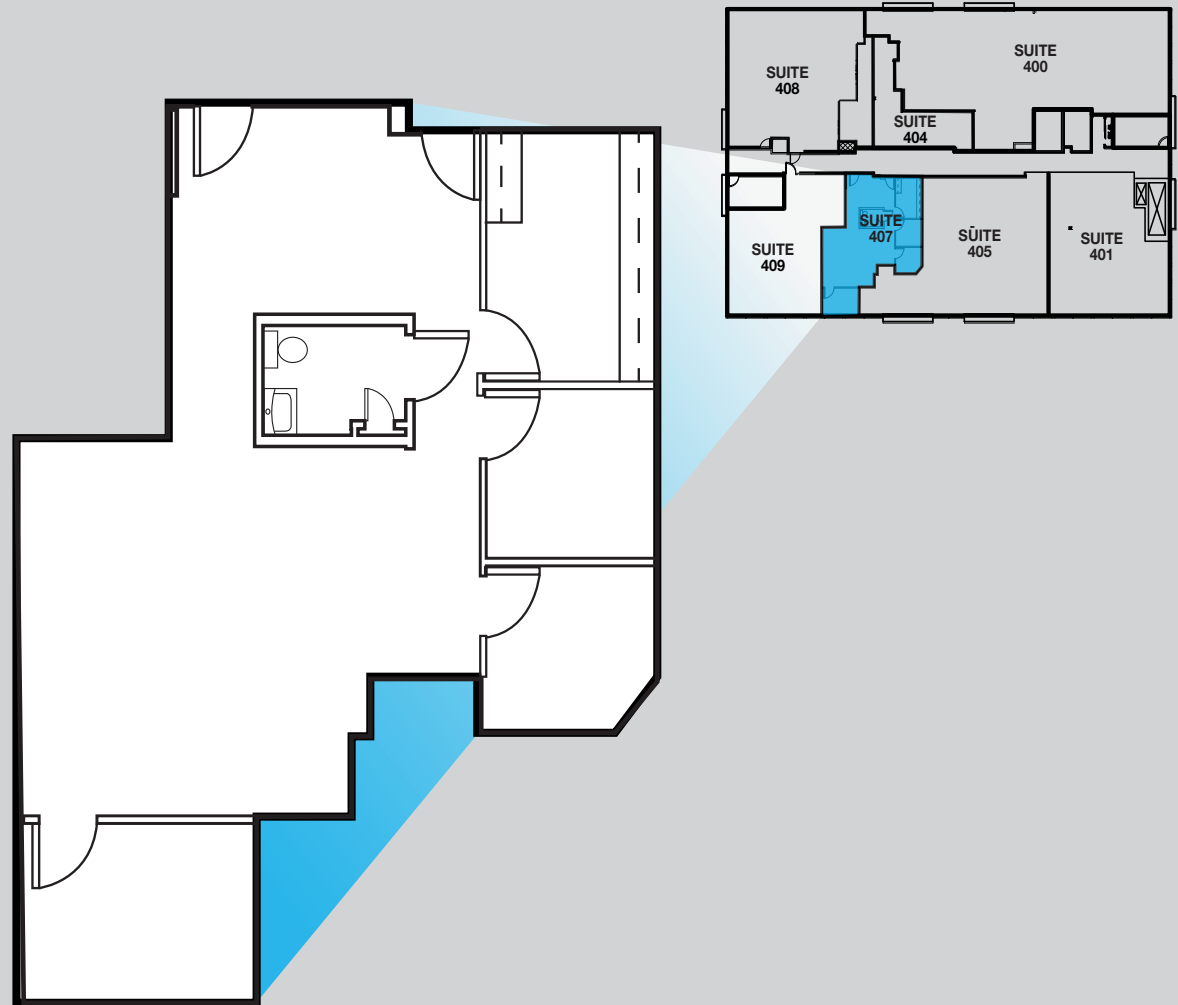
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FLOOR PLAN

AVAILABLE SUITE:
SUITE 407 - 1,073 RSF

SUITE DESCRIPTION:
3 Offices, Supply Room,
In-Suite Restroom and
Open Area

LEASE RATE:
\$3.25 MG



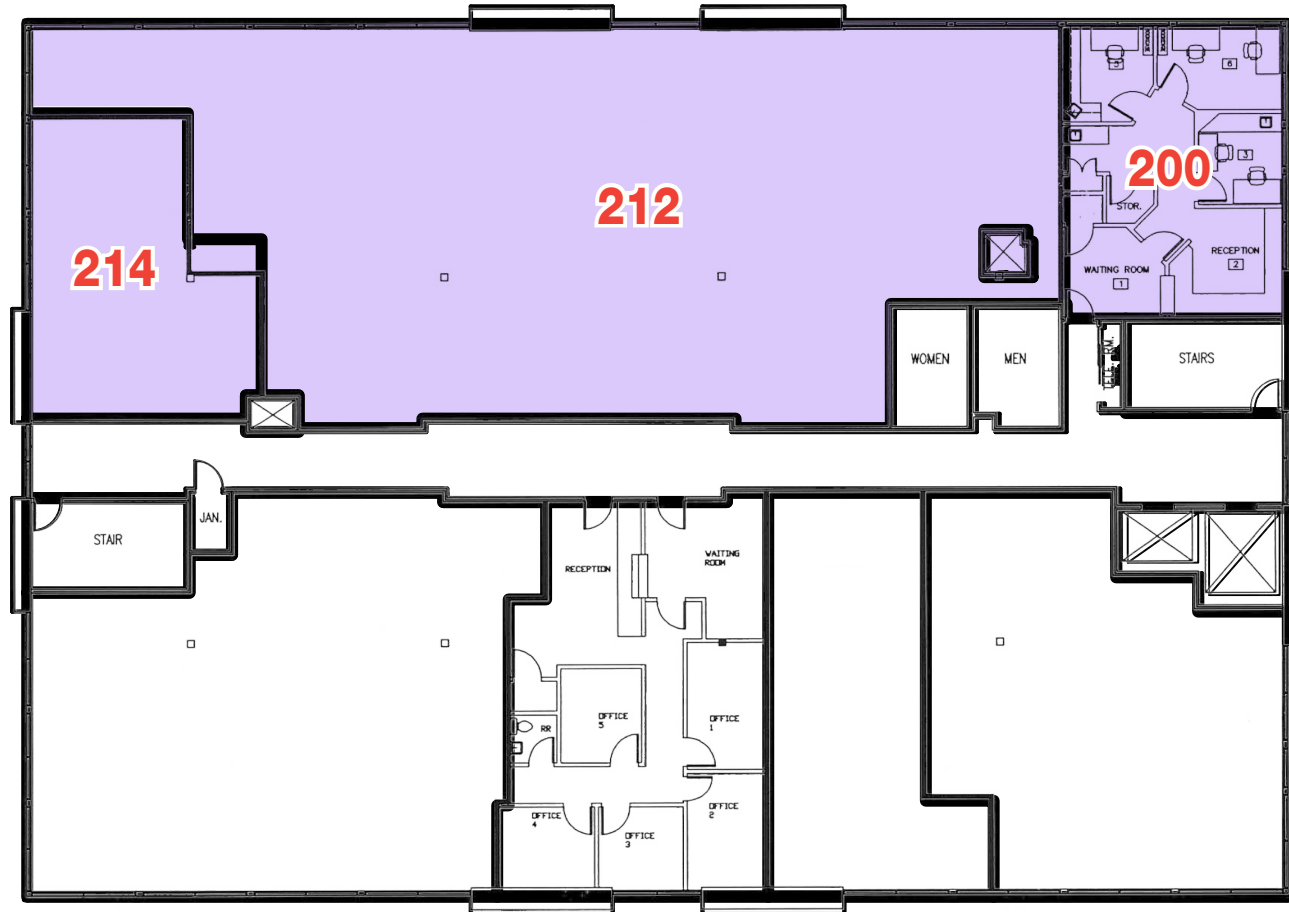
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FLOOR PLAN - CONTIGUOUS SUITES

SECOND FLOOR



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AMENITIES AROUND THE PROPERTY



DINING



Birrieria Y Menuderia
Guadalajara



HOTELS



FITNESS & LEISURE



San Diego
Country Club



Fit Fusion



SHOPPING

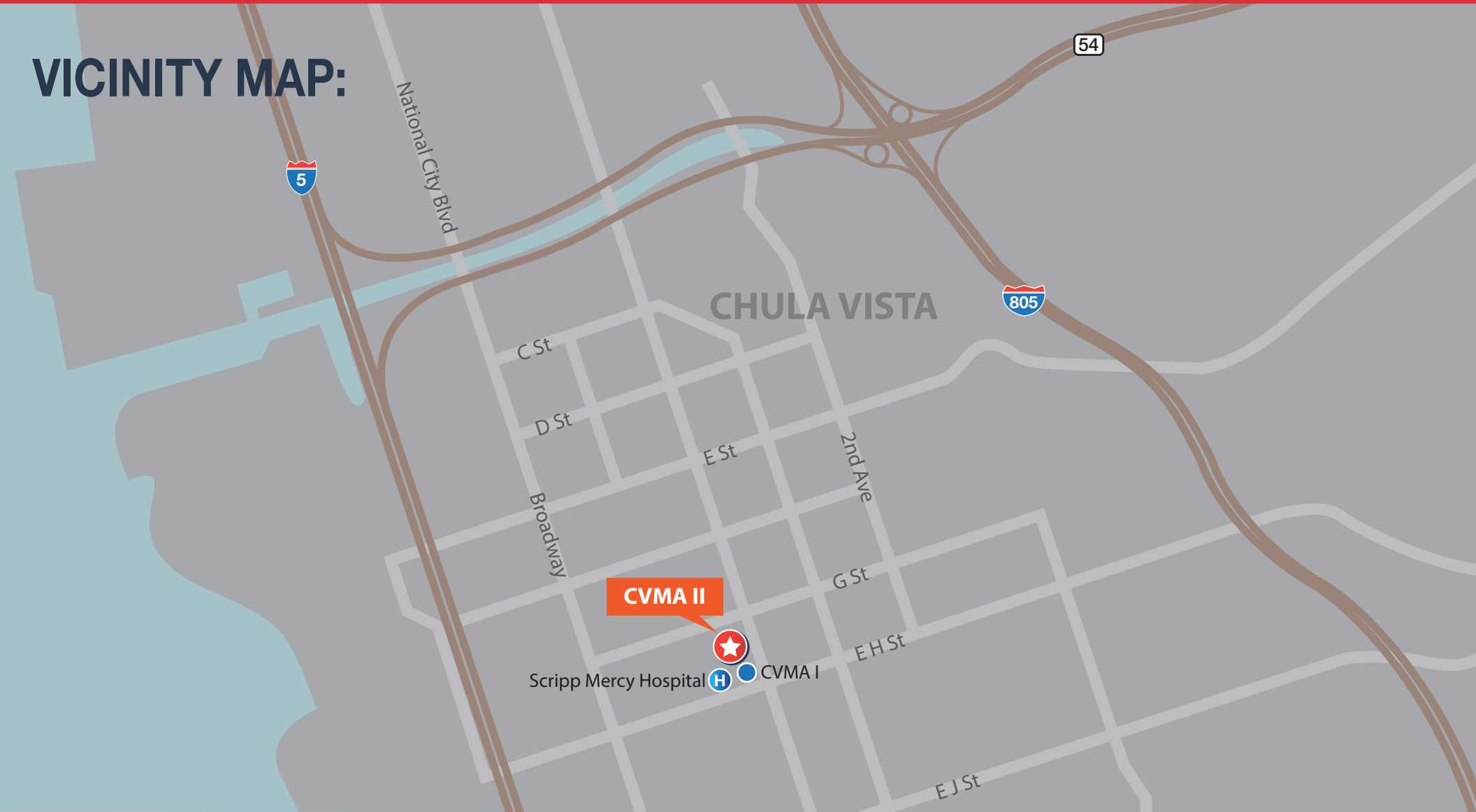


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VICINITY MAP:



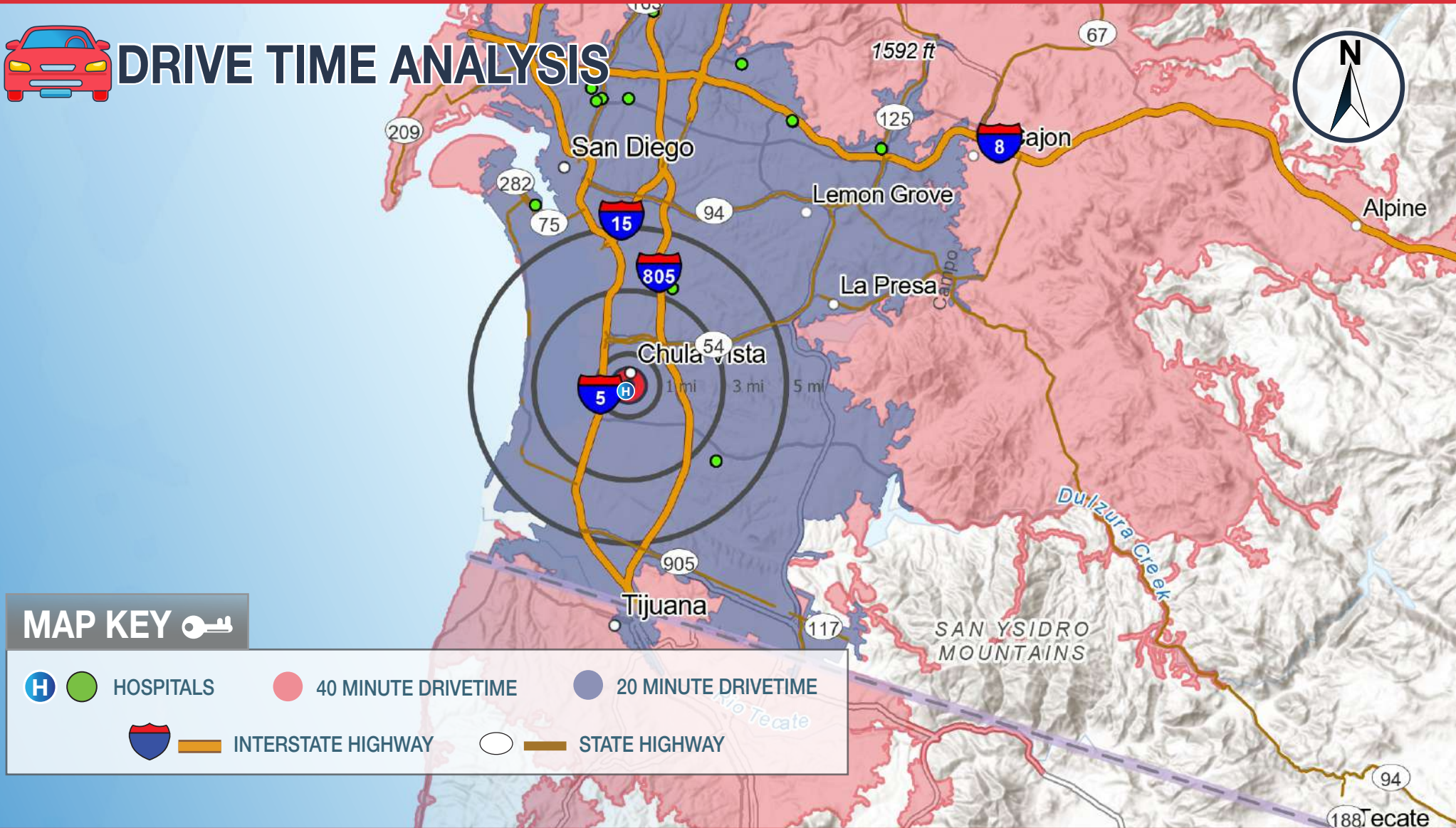
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DRIVE TIME ANALYSIS



MAP KEY

-   HOSPITALS
-  40 MINUTE DRIVETIME
-  20 MINUTE DRIVETIME
-   INTERSTATE HIGHWAY
-   STATE HIGHWAY