

4141
Jutland Drive
San Diego, CA 92117

FOR LEASE



JUTLAND OFFICE PARK - MORENA BLVD



Keith Herbert
kherbert@mckeecompany.com
619-642-2711 xt. 205
Lic No. 01892190

39,207 Square Foot Corporate Office Center
Centrally Located with Great Freeway Visibility & Accessibility

Ashley Cosentino
acosentino@mckeecompany.com
619-642-2711 xt. 221
Lic No. 01977154

4141 Jutland Drive San Diego, CA 92117

FOR LEASE

PROPERTY INFO:

Building Size -	39,207 SF	Location -	Rose Canyon/Morena Blvd
Stories -	3	Use Type -	Office
Elevator -	Accessess all floors	Parking -	1 st & 2 nd floor parking lots
Restrooms -	Common area women's & men's on each floor	Guest Parking -	Plentiful free onsite parking

Jutland Office Park is a three-story Corporate Office Building, located near Pacific Beach and La Jolla, with lush and well maintained landscaping. Building has freeway visibility to the 5 North and South, providing signage opportunities. Building is elevator served to all three floors with common area men's and women's restrooms located on each floor. Parking lots on both the first and second floor provide plenty of unassigned parking options for employees and guests; all building related expenses are included in leasing rate, NO CAM's; tenant to pay pro-rata share of electricity.

Jutland Office Park is located near numerous retail amenities such as Costco Wholesale & Gasoline and Harley Davidson which are less than a quarter mile away, Karl Strauss Brewing, coffee shops, Pilates studios and fitness centers, pet daycare, and under construction Pacific Beach Trolley Station with an estimated completion in 2021, are all less than two miles away.

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average Age	42.95	39.65	38.00
Consumer Spending	\$187,532	\$2,210,235	\$3,548,079
Population Growth 2010-2018	5.63%	9.08%	9.88%
Population Growth 2018-2023	3.92%	4.46%	4.47%

*SOURCE: WWW.COSTAR.COM

Keith Herbert
kherbert@mckeecompany.com
619-642-2711 xt. 205
Lic No. 018992190



WWW.MCKEECOMMERCIALREALESTATE.COM

Ashley Cosentino
acosentino@mckeecompany.com
619-642-2711 xt. 221
Lic No. 01977154

4141
Jutland Drive
SAN DIEGO, CA 92117

SUITE 210

RENT AMOUNT

\$9,695 per month

TERM

3+ years minimum

SIZE

± 4,715 SF

PARKING

On site parking lots located on 1st & 2nd floor, plentiful free unassigned parking for employees and guests

DETAILS

Second floor location with plentiful light and window exposure, reception area, server & storage rooms, kitchenette, 12 private offices, open work area, and conference room.

EXPENSES

Tenant pays pro-rata share of utilities, NO CAM charges



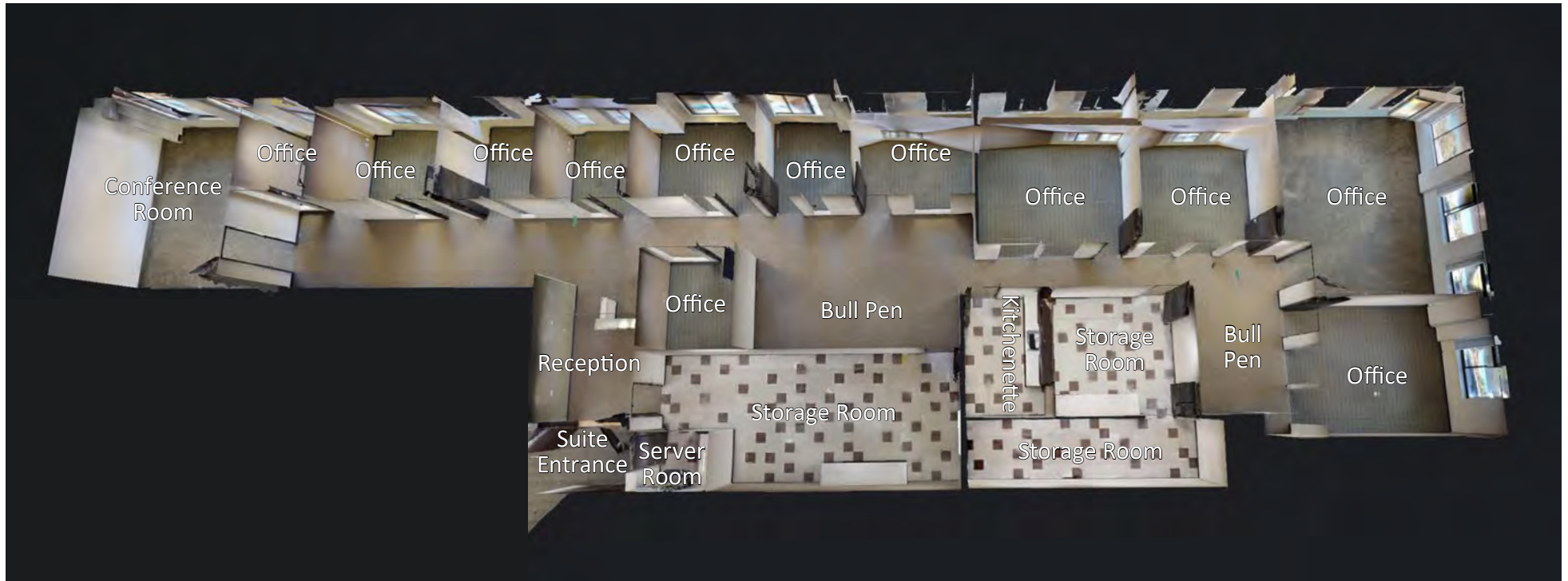
WWW.MCKEECOMMERCIALREALESTATE.COM

4141

Jutland Drive

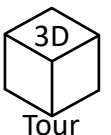
San Diego, CA 92117

SUITE 210 ±4,715 SF



WWW.MCKEECOMMERCIALREALESTATE.COM

*All measurements are approximate and for illustrative purposes only



4141
Jutland Drive
SAN DIEGO, CA 92117

SUITE 335

RENT AMOUNT

\$1,995 per month

TERM

3+ years minimum

SIZE

± 1,206 SF

PARKING

On site parking lots located on 1st & 2nd floor, plentiful free unassigned parking for employees and guests

DETAILS

Third/top floor corner location, 1 private office with exterior windows, bull pen/ open work area, and modern wood covered ceilings with skylight

EXPENSES

Tenant pays pro-rata share of utilities, NO CAM charges



Video Tour



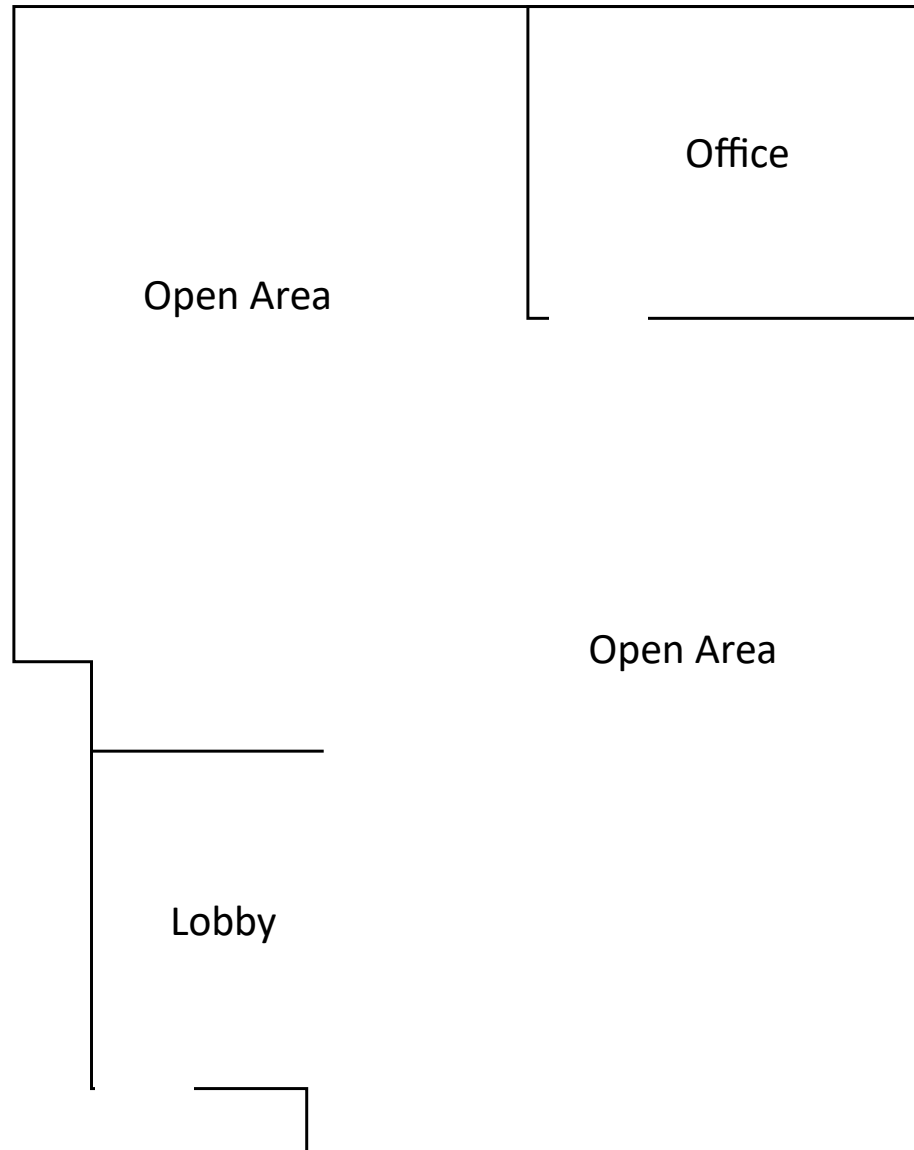
WWW.MCKEECOMMERCIALREALESTATE.COM

4141

Jutland Drive

San Diego, CA 92117

SUITE 335 ±1,206 SF



4141
Jutland Drive
San Diego, CA 92117

FOR LEASE



Keith Herbert
kherbert@mckeecompany.com
619-642-2711 xt. 205
Lic No. 018992190


LEASE | MANAGE | INVEST
WWW.MCKEECOMMERCIALREALESTATE.COM

Ashley Cosentino
acosentino@mckeecompany.com
619-642-2711 xt. 221
Lic No. 01977154