

For Sale or Lease

3434 Grove Street
Lemon Grove, CA 91945

5,160 SF Office Building

Cameron Czubernat
619 922 2192
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CA Lic. 01383317

Kerry Schimpf
619 920 0311
Kerry@cpgsd.com
CA Lic. 00955075



Property Highlights

Lease Rate: \$9,750/Month NNN (\$1.89 PSF + NNN)
Sales Price: \$1,995,000 (\$386 PSF)



Approximate 5,160 SF office building on .5 acres



Office improvements: private offices with direct access to patio, 2 Restrooms (One with Shower), server room with dedicated hvac, Large conference room, fire sprinklers, and Cat 5 wiring



21 parking spaces



Newer roof on main section of building



2 HVAC units



Solar owned

Floor Plan

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Area Location



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