



TIDEWATER
STUDIO

— PREPARED FOR TIDEWATER STUDIO

San Diego studio space options

Office and flex space of 1,000–3,000 SF for a podcast and production studio, across five San Diego areas.

OPTIONS

13

All direct leases

SQUARE FEET

1–3k

Offices or open area

TERM

3 yr

Direct

AREAS

5

Downtown to Sorrento

PREPARED BY



VANTMOOR
TENANT ADVISORY

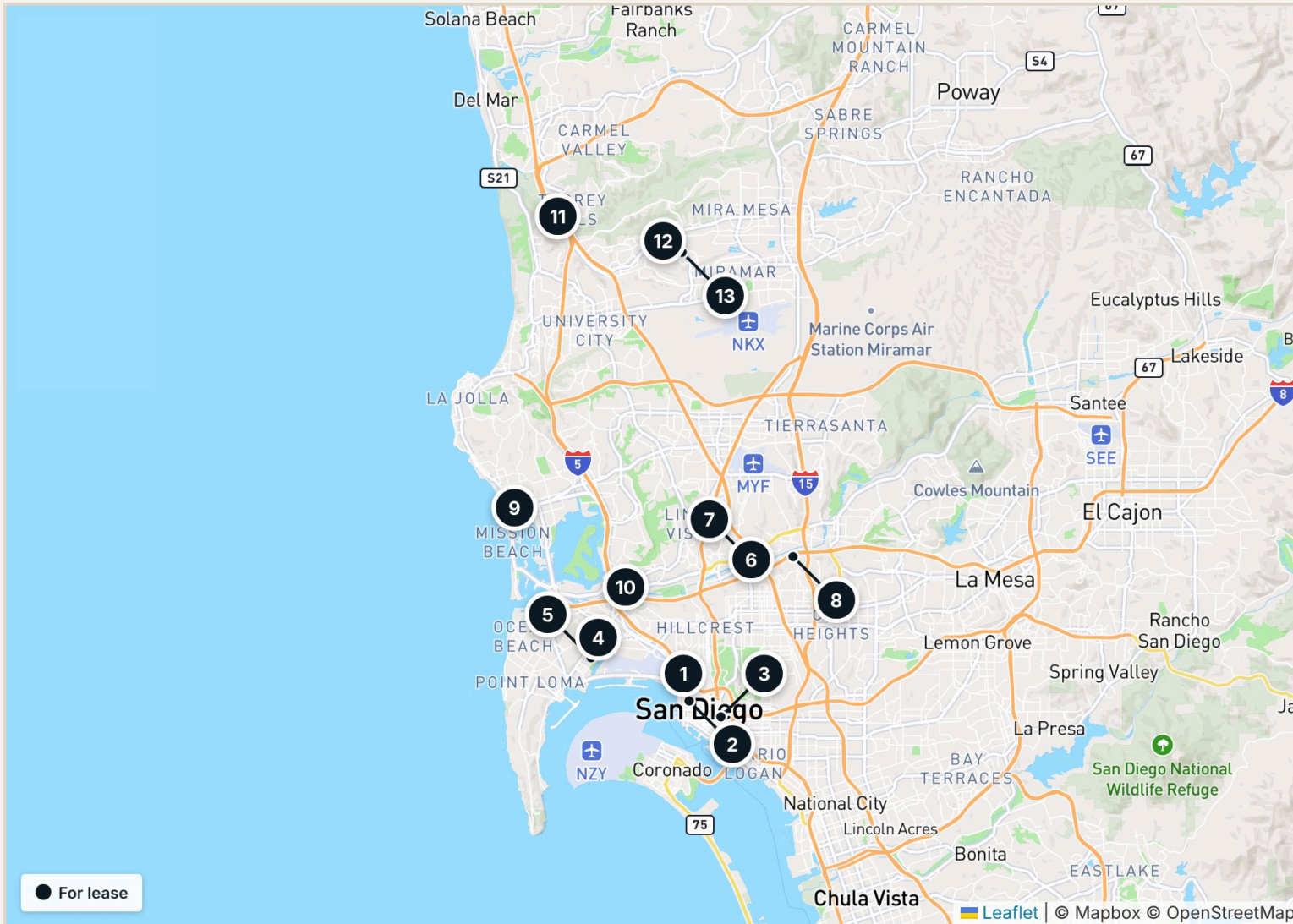
What the space has to do

Private offices or an open office area, plus a lockable room for camera and production gear, in 1,000–3,000 SF on a 3-year direct lease. Coworking and medical space are left out.

- Thirteen suites across five areas, from 1,435 to 2,889 SF. No sublease of this size runs a full 3 years, so all 13 are direct.
- For a quiet recording room, start with suites that have an enclosed interior room: 700–740 13th St, 8889 Rio San Diego Dr, 3465 Camino del Rio S and 7098 Miratech Dr.
- 5 downtown and Point Loma suites sit within 1.5 km of the SAN runway 27 approach. 909 W Laurel St is closest, about 80 m off the centerline.
- For moving gear, 700–740 13th St has an oversized freight elevator and 814 Morena Blvd offers lockable garages at \$250 a month.
- Asking rent runs from \$2,007 to \$8,021 a month before utilities, NNN charges and parking.

Thirteen options at a glance

#	Property	Area	SF	Asking rate	Monthly at asking	Occupancy
1	909 W Laurel St Suite 150	Downtown	2,707	\$2.85/SF/mo + Util	\$7,715	Immediately
2	1350 Columbia St Suite 500 · MetroWork	Downtown	2,719	\$2.95/SF/mo + Elec	\$8,021	30 Days
3	700-740 13th St Suite 208 · East Village Art Block	Downtown	1,544	\$1.30/SF/mo + Elec	\$2,007	Immediately
4	3065 Rosecrans Pl Suite 200 · Loma Starr	Point Loma	2,413	\$1.78/SF/mo MG	\$4,295	Immediately
5	2468 Historic Decatur Rd Suite 140 · Liberty Station	Point Loma	1,435	\$3.73-4.56/SF/mo	\$5,355-6,545	30 Days
6	8889 Rio San Diego Dr Suite 104 · Rio Vista Plaza	Mission Valley	2,041	\$3.15/SF/mo + Elec	\$6,429	Immediately
7	8885 Rio San Diego Dr Suite 107 · Rio Vista Bldg	Mission Valley	2,595	\$2.85/SF/mo + Util	\$7,396	Immediately
8	3465 Camino del Rio S Suite 400 · Stadium View	Mission Valley	2,703	\$2.20/SF/mo + Elec	\$5,947	Dec 2026
9	967-969 Hornblend St Whole floor	PB & Morena	2,072	\$3.75/SF/mo + Util	\$7,770	Immediately
10	814 Morena Blvd Suite 108/109 · Sun Office Plaza	PB & Morena	1,530	\$2.25/SF/mo + Util	\$3,442	Immediately
11	11575 Sorrento Valley Rd Suite 207 · SOVA	Sorrento	2,490	\$2.38-2.91/SF/mo NNN	\$5,924-7,240	Immediately
12	9909 Huennekens St Suite 215 · Lusk-Mira Mesa Bldg Park	Sorrento	2,889	\$1.95/SF/mo + Elec	\$5,634	Immediately
13	7098 Miratech Dr Suite 130 · Fenton Technology Park	Sorrento	2,052	\$3.65/SF/mo NNN	\$7,490	Immediately



WHERE THEY ARE

Five areas, one drive apart

1	909 W Laurel St	Downtown
2	1350 Columbia St	Downtown
3	700-740 13th St	Downtown
4	3065 Rosecrans Pl	Point Loma
5	2468 Historic Decatur Rd	Point Loma
6	8889 Rio San Diego Dr	Mission Valley
7	8885 Rio San Diego Dr	Mission Valley
8	3465 Camino del Rio S	Mission Valley
9	967-969 Hornblend St	PB & Morena
10	814 Morena Blvd	PB & Morena
11	11575 Sorrento Valley Rd	Sorrento
12	9909 Huennekens St	Sorrento
13	7098 Miratech Dr	Sorrento

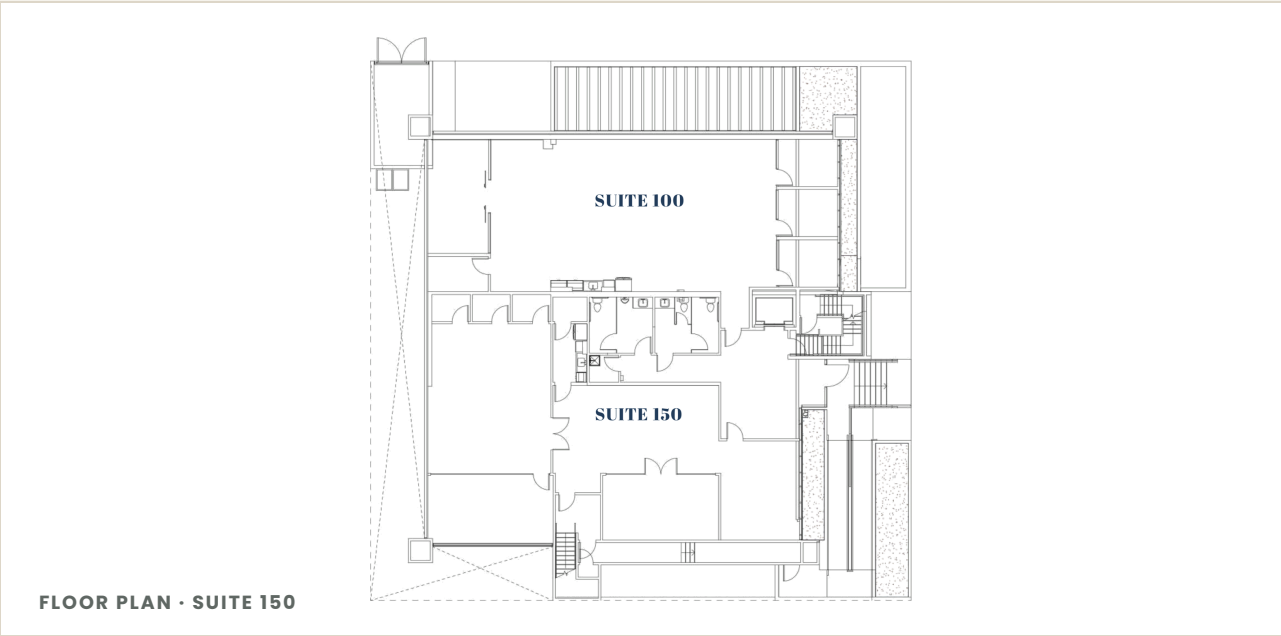
1 909 W Laurel St

Suite 150, San Diego

SPACE	Suite 150 · 2,707 SF · Direct
ASKING RATE	\$2.85/SF/mo + Util
MONTHLY	\$7,715 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	Open area, 3 enclosed rooms, closet, kitchenette
CONDITION	Full build-out
BUILDING	11,000 SF two-story office building in Little Italy; full renovation 2017; 30-stall underground covered garage
FLIGHT PATH	About 80 m from the SAN runway 27 approach centerline

- The rent roll in the offering memorandum lists Suite 150 at 2,793 SF against 2,707 SF marketed. Verify the size before a proposal.
- Building is offered for sale at \$7,250,000 as an investment or owner-user property, and Suite 150 is shown as a potential 1-year seller leaseback.
- Underground covered garage with 30 stalls; covered parking offered at \$100 per stall.
- Property sits near the I-5 on-ramp with freeway frontage.

Open flyer (PDF) ›



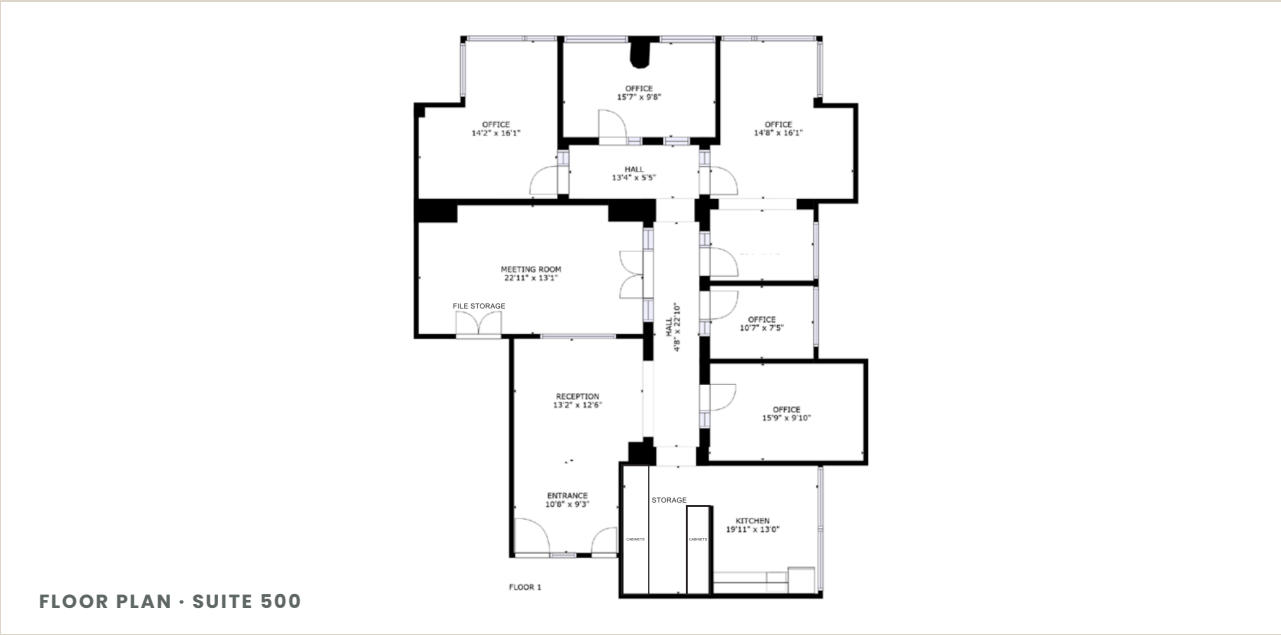
2 1350 Columbia St

Suite 500 · MetroWork, San Diego

SPACE	Suite 500 · 2,719 SF · Direct
ASKING RATE	\$2.95/SF/mo + Elec
MONTHLY	\$8,021 at asking
OCCUPANCY	30 Days
TERM	Negotiable
LAYOUT	5 offices, meeting room, reception, storage room, kitchen
CONDITION	Full build-out
BUILDING	Class B, nine-story office condominium building (77,859 SF) built 2007; typical floor 6,678 SF; Little Italy
FLIGHT PATH	About 960 m from the SAN runway 27 approach centerline

- Plan shows 5 offices, a meeting room with file storage, reception, a storage room and a kitchen.
- A ground-floor live music venue (Music Box signage at the street entrance) occupies the base of the building.
- Building parking is limited to about 7 covered spaces (0.09 per 1,000 SF).
- Building is an office condominium and the space is also listed for sale.

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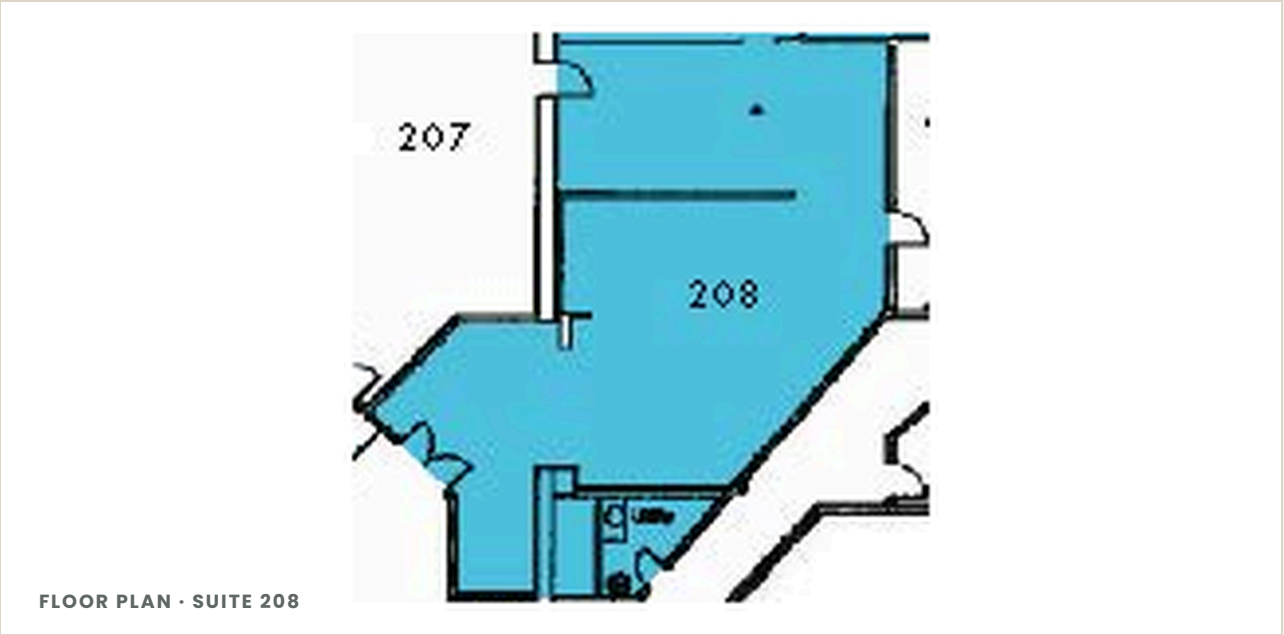
700-740 13th St

Suite 208 · East Village Art Block, San Diego

SPACE	Suite 208 · 1,544 SF · Direct
ASKING RATE	\$1.30/SF/mo + Elec
MONTHLY	\$2,007 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	Open plan with reception and a small enclosed storage room; interior, no windows
CONDITION	Partial build-out
BUILDING	The Ratner (710-740 13th St), part of the East Village Art Block; historic 1925 construction, five stories; original hardwood floors, exposed ceilings, operable windows
FLIGHT PATH	About 1.2 km from the SAN runway 27 approach centerline

- Flyer lists Suite 208 at 1,554 RSF against 1,544 SF marketed. Verify the size.
- Interior suite with no exterior windows; plan shows a small utility room at the south end.
- Oversized freight elevator serves the building for equipment moves.

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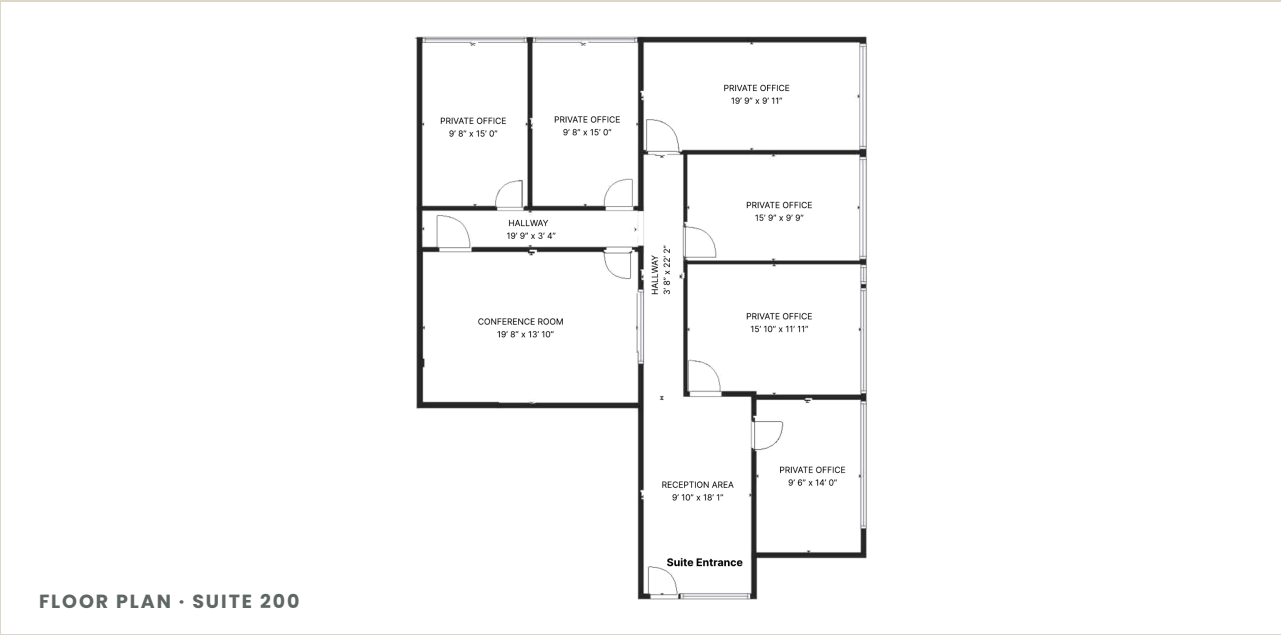
3065 Rosecrans Pl

Suite 200 · Loma Starr, San Diego

SPACE	Suite 200 · 2,413 SF · Direct
ASKING RATE	\$1.78/SF/mo MG
MONTHLY	\$4,295 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	6 private offices, conference, reception; no open area or storage room
CONDITION	Full build-out
BUILDING	Loma Starr, 26,000 SF office building in Point Loma near Rosecrans St and Lytton St/Barnett Ave; updated landscaping and restrooms; renovated elevator
FLIGHT PATH	About 550 m from the SAN runway 27 approach centerline

- Flyer and plan show 2,242 RSF against 2,413 SF marketed. Verify the size before a proposal.
- Plan shows 6 private offices (about 9 ft 6 in x 14 ft to 19 ft 9 in x 9 ft 11 in), a 19 ft 8 in x 13 ft 10 in conference room and a 9 ft 10 in x 18 ft 1 in reception area.
- Plan shows no open area, storage room, kitchen or in-suite restroom.
- Secured, covered, gated garage parking.

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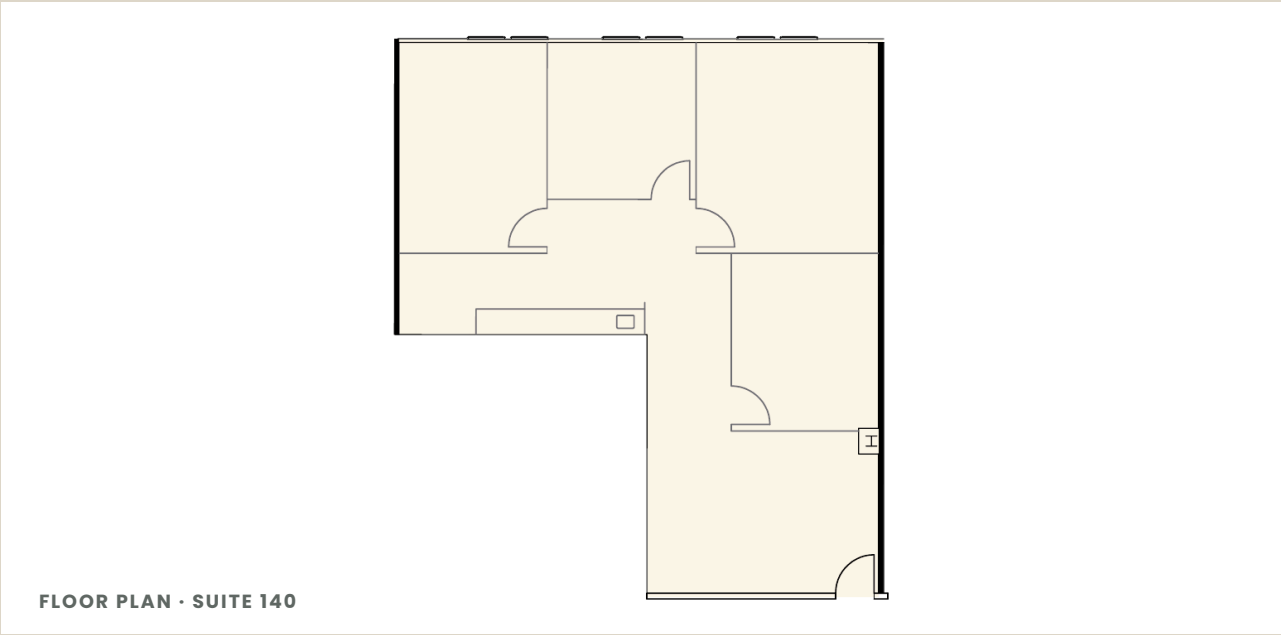
2468 Historic Decatur Rd

Suite 140 · Liberty Station, San Diego

SPACE	Suite 140 · 1,435 SF · Direct
ASKING RATE	\$3.73–4.56/SF/mo
MONTHLY	\$5,355–6,545 at asking
OCCUPANCY	30 Days
TERM	Negotiable
LAYOUT	3 private offices, conference room, open break area
BUILDING	Liberty Station office campus (187,269 SF, four buildings at 2280, 2468 and 2488 Historic Decatur Rd and 2750 Womble Rd); ENERGY STAR 2023 certification
FLIGHT PATH	About 420 m from the SAN runway 27 approach centerline

- Former spec suite with 3 private offices, a conference room and an open break area; available now.
- Contiguous with Suite 130 for up to 3,483 RSF.
- Lobby renovations at 2468 Historic Decatur Rd are complete.

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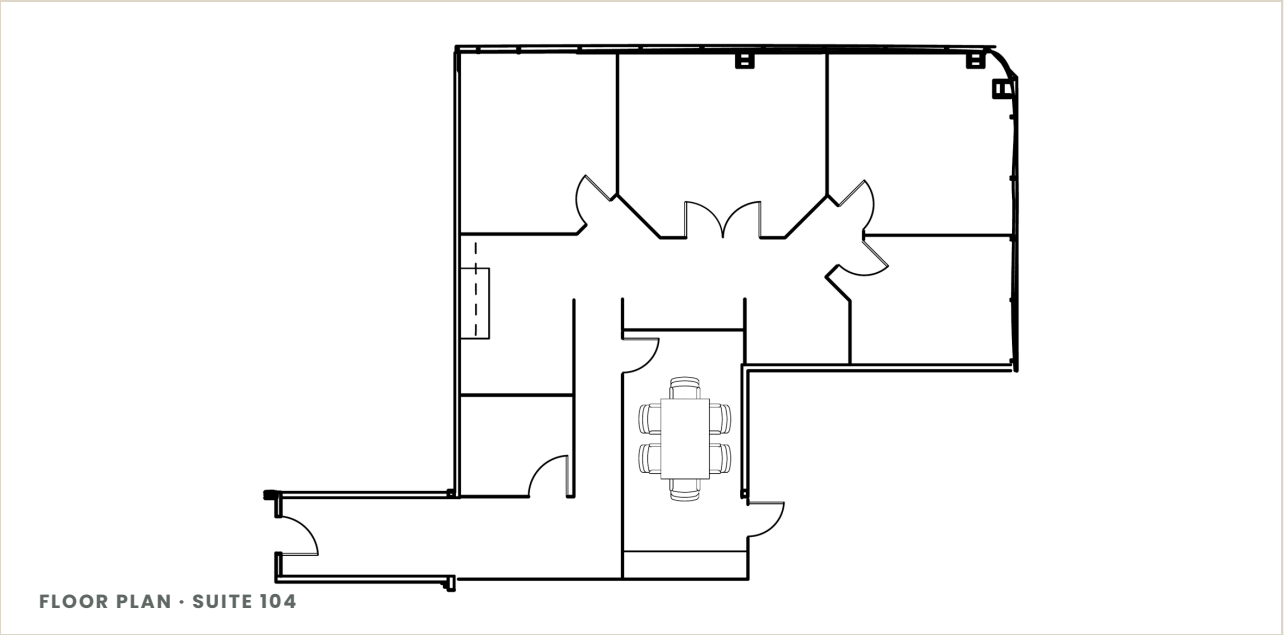
8889 Rio San Diego Dr

Suite 104 · Rio Vista Plaza, San Diego

SPACE	Suite 104 · 2,041 SF · Direct
ASKING RATE	\$3.15/SF/mo + Elec
MONTHLY	\$6,429 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	4 private offices, conference, break counter, small enclosed room
BUILDING	Class A, 2 stories, 29,639 SF, steel frame construction, on-site building engineer, 4.0/1,000 parking ratio, building and monument signage, walking distance to Rio Vista trolley station

- Flyer says available on 30 days notice; current marketing says immediately. Verify the date.
- Contiguous with Suite 102 (3,373 SF, available 8/1/27) for up to 5,414 SF combined.
- Plan shows 4 window offices, a conference room and 2 small interior rooms off a central corridor; one interior room is worth testing as a recording booth.
- An elevated freeway runs directly behind the building in aerial photos, and the Rio Vista trolley station is within walking distance.

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8885 Rio San Diego Dr

Suite 107 • Rio Vista Bldg, San Diego

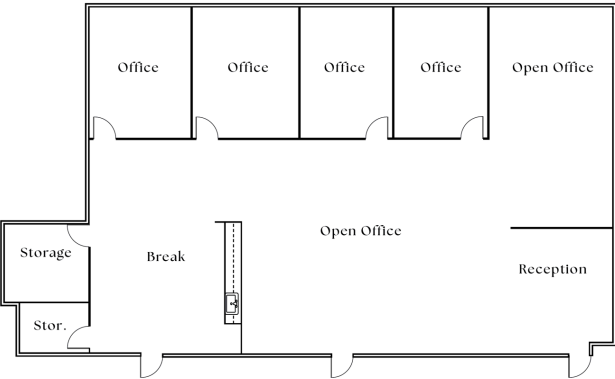
SPACE	Suite 107 • 2,595 SF • Direct
ASKING RATE	\$2.85/SF/mo + Util
MONTHLY	\$7,396 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	4 private offices, large open office, reception, break room, 2 storage rooms
CONDITION	Full build-out
BUILDING	3 stories, 110,556 SF total, 36,183 SF average floor plate, south-facing San Diego River views, common area conference room, interior courtyard with outdoor seating, 5 minute walk to Rio Vista trolley station

- Spec suite with newer finishes; the 4 window-line private offices have glass fronts, which limits their use as recording rooms without added treatment.
- Plan shows 2 storage rooms off the break area and 3 doors along one long wall.
- Aerial shows the trolley line running between the building and the San Diego River.

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SUITE 107

2,595 RSF



FLOOR PLAN • SUITE 107



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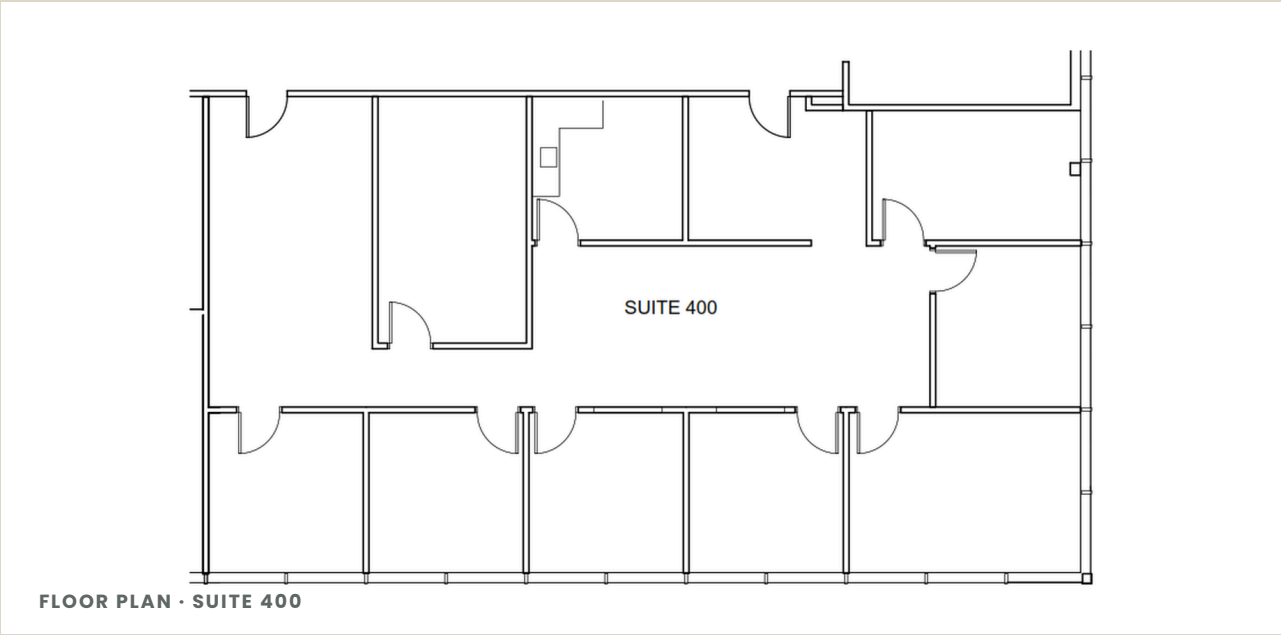
3465 Camino del Rio S

Suite 400 · Stadium View, San Diego

SPACE	Suite 400 · 2,703 SF · Direct
ASKING RATE	\$2.20/SF/mo + Elec
MONTHLY	\$5,947 at asking
OCCUPANCY	Dec 2026
TERM	Negotiable
LAYOUT	7 private offices, conference, break room, storage area; no open area
CONDITION	Full build-out
BUILDING	Stadium View, approx. 46,653 SF multi-tenant office building; two elevators; covered, secured parking with reserved stalls available

- Fourth floor suite served by two elevators; plan shows private offices lining the exterior windows and interior rooms along a central corridor, with no open work area.
- Building sits on Camino del Rio S directly beside I-8 (254,980 vehicles per day).
- Covered, secured parking with reserved stalls available.
- Flyer notes new ownership with interior improvements underway.

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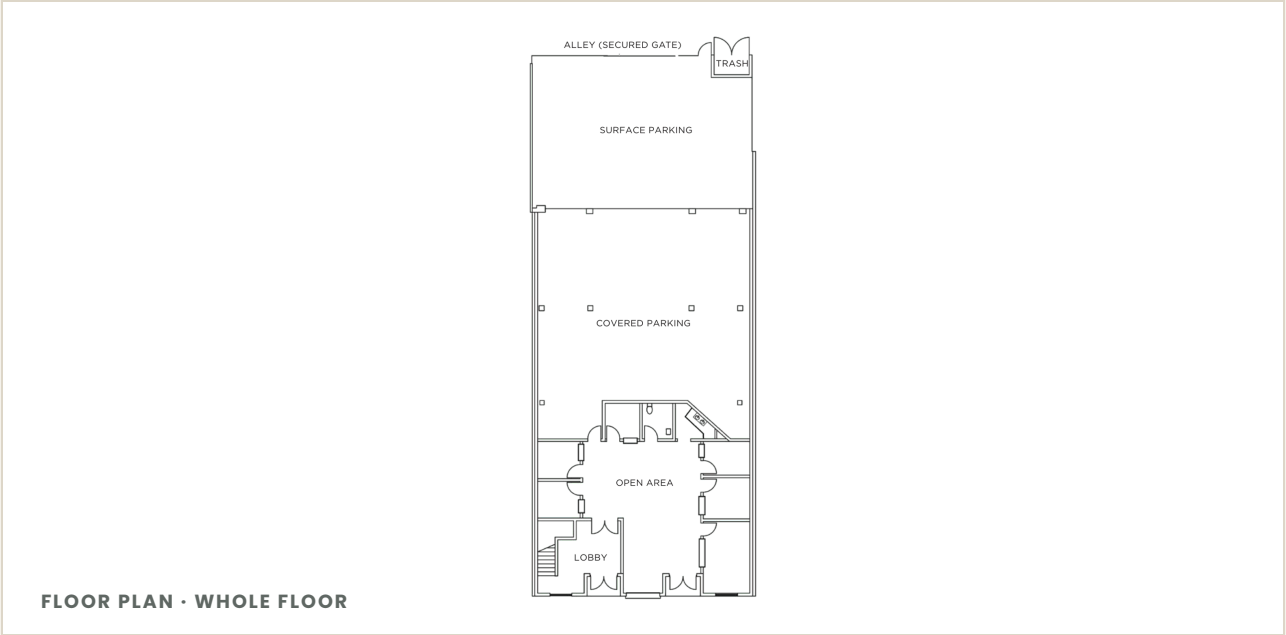
967-969 Hornblend St

Whole floor, San Diego

SPACE	Whole floor · 2,072 SF · Direct
ASKING RATE	\$3.75/SF/mo + Util
MONTHLY	\$7,770 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	Open area, lobby, about 5 rooms with doors, kitchenette, restroom
CONDITION	Full build-out
BUILDING	Two-story, approx. 6,578 RSF building on 0.14 acres (6,250 SF lot), CC-4-2 zoning; 11 gated parking spaces plus 1 motorcycle space, part covered; operable roll-up window and skylights

- Building is also offered for sale at \$4,850,000 (reduced from \$5,750,000).
- First floor plan shows a central open area ringed by about 5 doored rooms, a lobby with the stair to the second floor, restroom and kitchenette.
- 11 gated parking spaces plus 1 motorcycle space behind the building, part covered, with alley access through a secured gate.
- Two blocks from the beach in central Pacific Beach, near Garnet Ave retail and nightlife.

Open flyer (PDF) ›



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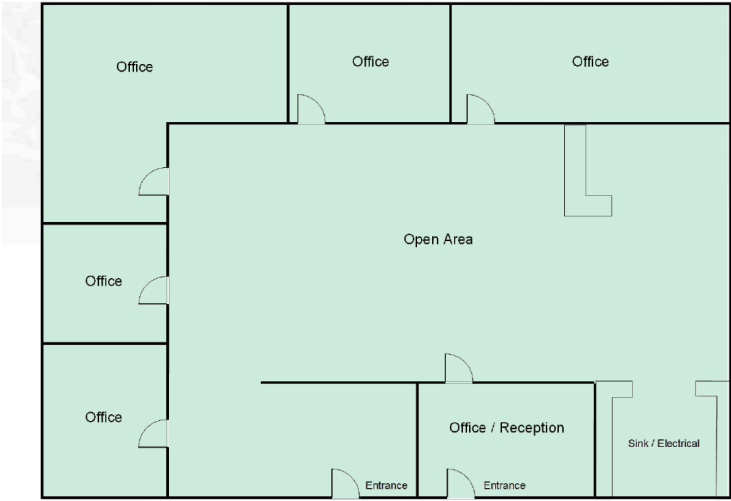
814 Morena Blvd

Suite 108/109 · Sun Office Plaza, San Diego

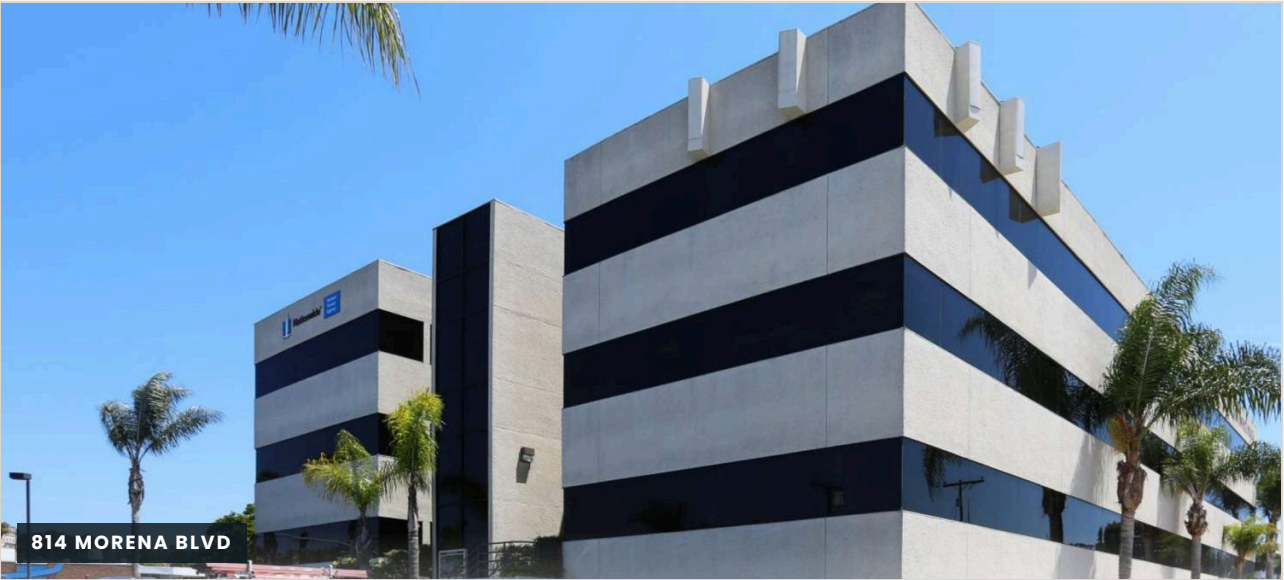
SPACE	Suite 108/109 · 1,530 SF · Direct
ASKING RATE	\$2.25/SF/mo + Util
MONTHLY	\$3,442 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	5 offices, reception, central open area, small utility room
CONDITION	Partial build-out
BUILDING	Sun Office Plaza, 3-story office building across the street from the Morena/Linda Vista trolley station; 24/7 access; direct SDG&E metering with individually controlled HVAC

- Plan shows 5 offices, an office/reception room, a central open area, a sink/electrical room and 2 entrances.
- Garages are available for \$250 per month, a lockable option for equipment storage.
- Rate is plus separately metered utilities and includes janitorial 3 times per week.
- Trolley station and I-5/I-8 are adjacent.

Open flyer (PDF) ›



FLOOR PLAN · SUITE 108/109



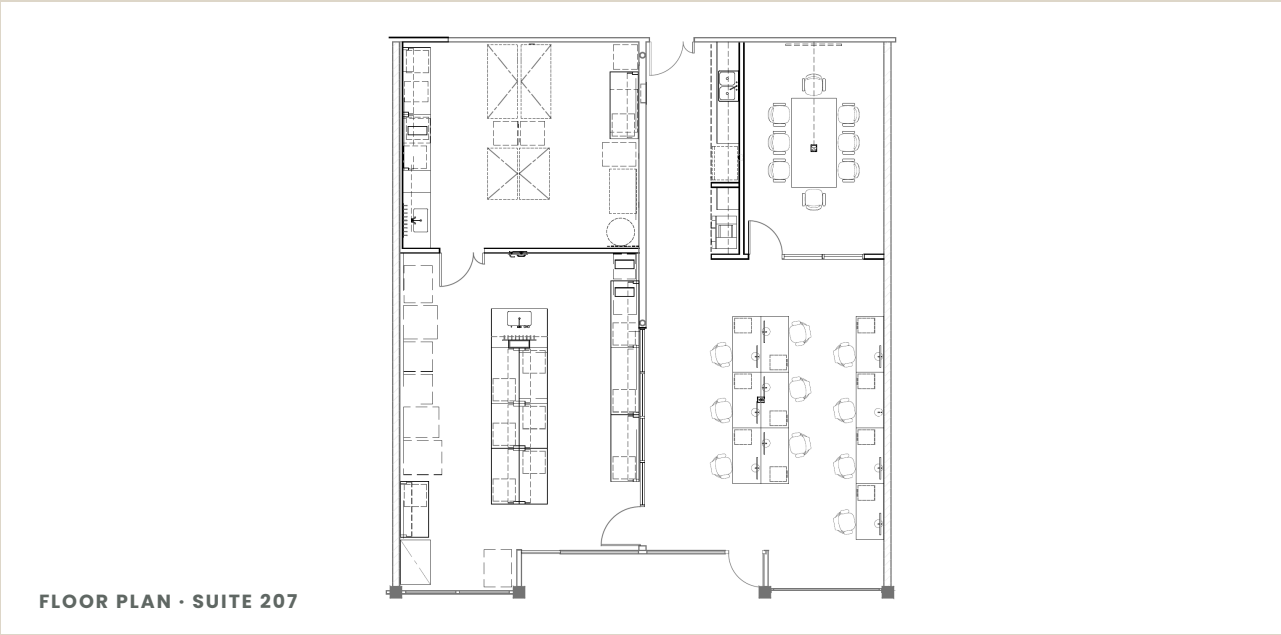
11 11575 Sorrento Valley Rd

Suite 207 • SOVA, San Diego

SPACE	Suite 207 • 2,490 SF • Direct
ASKING RATE	\$2.38–2.91/SF/mo NNN
MONTHLY	\$5,924–7,240 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	Open office (about 10 desks), conference, 2 enclosed lab rooms; no private offices
BUILDING	SOVA Science District, Central campus (approx. 250,454 SF across its buildings) in Sorrento Valley next to the Sorrento Valley train station; on-campus patio, fitness center and outdoor exercise yard, coffee cart, taco restaurant and brewery; EV charging

- Plan shows two enclosed lab rooms with casework, sinks and benches, a conference room and an open office with about 11 desks, and no private offices.
- Portfolio marketing lists this space as suite 207–208 at 2,515 RSF; current marketing shows suite 207 at 2,490 RSF.
- Campus is next to the Sorrento Valley rail station and near I-5 and I-805.
- On-campus brewery, taco restaurant and patio events can bring crowd noise.

Open flyer (PDF) ›



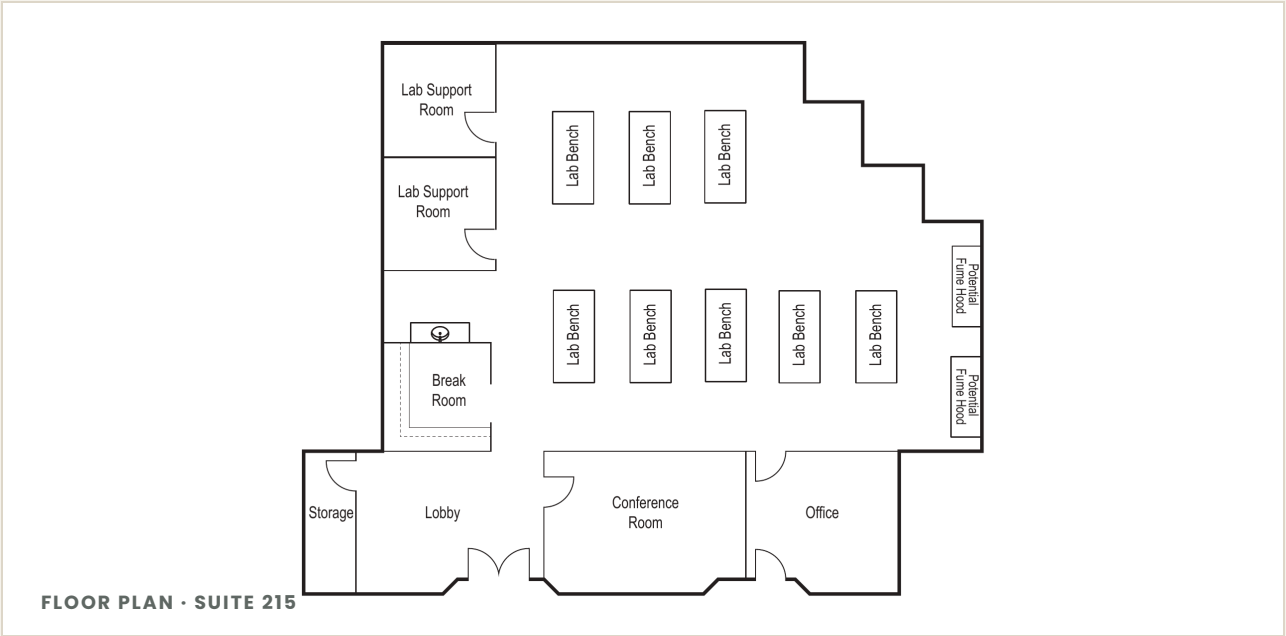
12 9909 Huennekens St

Suite 215 · Lusk-Mira Mesa Bldg Park, San Diego

SPACE	Suite 215 · 2,889 SF · Direct
ASKING RATE	\$1.95/SF/mo + Elec
MONTHLY	\$5,634 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	1 office, conference, break room, storage room, 2 lab support rooms, open lab
CONDITION	Partial build-out
BUILDING	Two-story lab building in Sorrento Mesa; elevator served; biology and chemistry lab uses

- Second-floor corner suite reached by elevator; no grade-level door or ground-floor loading shown for the suite.
- Suite is roughly 80% lab and 20% office, with VCT flooring, a lab sink and 8 lab benches in the open area.
- Flyer lists the suite at \$5.00 sf NNN plus \$0.48 and available October 1, 2023, which conflicts with the current \$1.95 + Elec, available immediately.

Open flyer (PDF) ›



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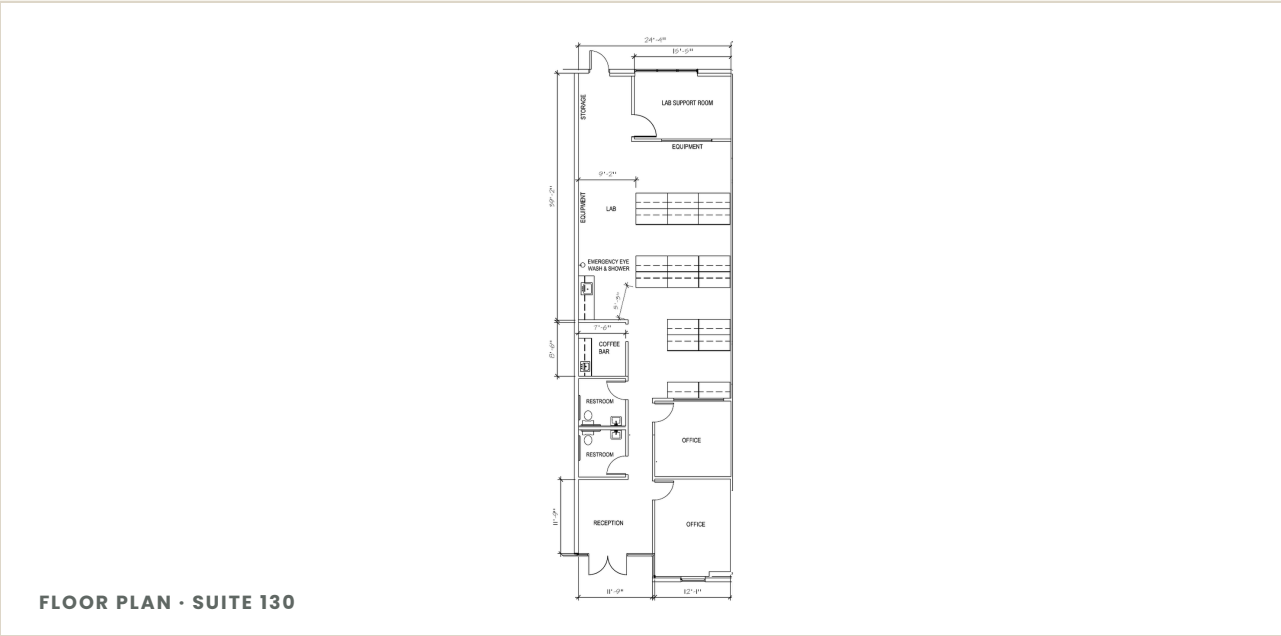
7098 Miratech Dr

Suite 130 • Fenton Technology Park, San Diego

SPACE	Suite 130 • 2,052 SF • Direct
ASKING RATE	\$3.65/SF/mo NNN
MONTHLY	\$7,490 at asking
OCCUPANCY	Immediately
TERM	Negotiable
LAYOUT	2 offices, reception, open lab, storage area, enclosed lab support room
CONDITION	Spec suite
BUILDING	Three-building park (7090, 7094 and 7098 Miratech Dr); spec light lab suites with safety shower/eyewash, lab sink, TC/equipment room, coffee bar, private in-suite restrooms, fiber optic access, outdoor eating areas; clear heights 8'

- Clear height is listed at 8' to 10' and 7' to 11' across the park.
- Suite has 2 private offices, reception, 2 in-suite restrooms, a coffee bar and a lab support room that could serve as an isolated booth.
- Open area is built as a lab with fixed benches and an emergency eyewash and shower.
- Suite is about 24'-4" wide with a front glass storefront entry; no grade-level door is shown on the plan.

Open flyer (PDF) ›





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