

OFFICE & MEDICAL SUITES
FOR LEASE

Colliers

Convoy Business Center

7071 CONVOY COURT
SAN DIEGO, CA 92111
KEARNY MESA



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COLLIERS

4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122

**Hello from
Kearny Mesa**



The Property

CONVOY BUSINESS CENTER



Accessible and Functional Workspaces

Convoy Business Center offers attractive, modern office space with extensive recent renovations, mature landscaping, and light, bright, stylistic choices.

Take advantage of this fantastic opportunity to work in Kearny Mesa, San Diego's most centrally located neighborhood.

HIGHLIGHTS

- ±28,704 SF office project
- Lot Size: 0.94 Acres - 40,946 SF
- Freestanding, three-story, elevator-served multi-tenant building
- Abundant parking on corner lot
- Project renovated in 2020
- Within walking distance to numerous retail amenities
- Zoning: IL-2-1
- Excellent access to I-805, I-15, Hwy-163 and Hwy-52

Discover Kearny Mesa



Lease Rate

Office: \$1.95/SF + Utilities
Medical: \$2.50/SF + Utilities



Availability

1,042 - 7,812 SF



Convoy District

Situated alongside the Convoy District— a vibrant, booming business community



Current Availabilities

SUITE	SF	AVAILABLE	LEASE RATE	NOTES
106	1,042	Now	\$1.95Gross-\$2.50Gross + util.	SPEC SUITE; 2 offices, storage, open area
117	2,373	Now	\$1.95Gross-\$2.50Gross + util.	1 office, conference room, large open area
210	1,906	Now	\$1.95Gross-\$2.50Gross + util.	1 office, open area, storage, breakroom
310	2,491	Now	\$1.95Gross-\$2.50Gross + util.	1 office, conference room, storage, large open area, sink



Floorplans

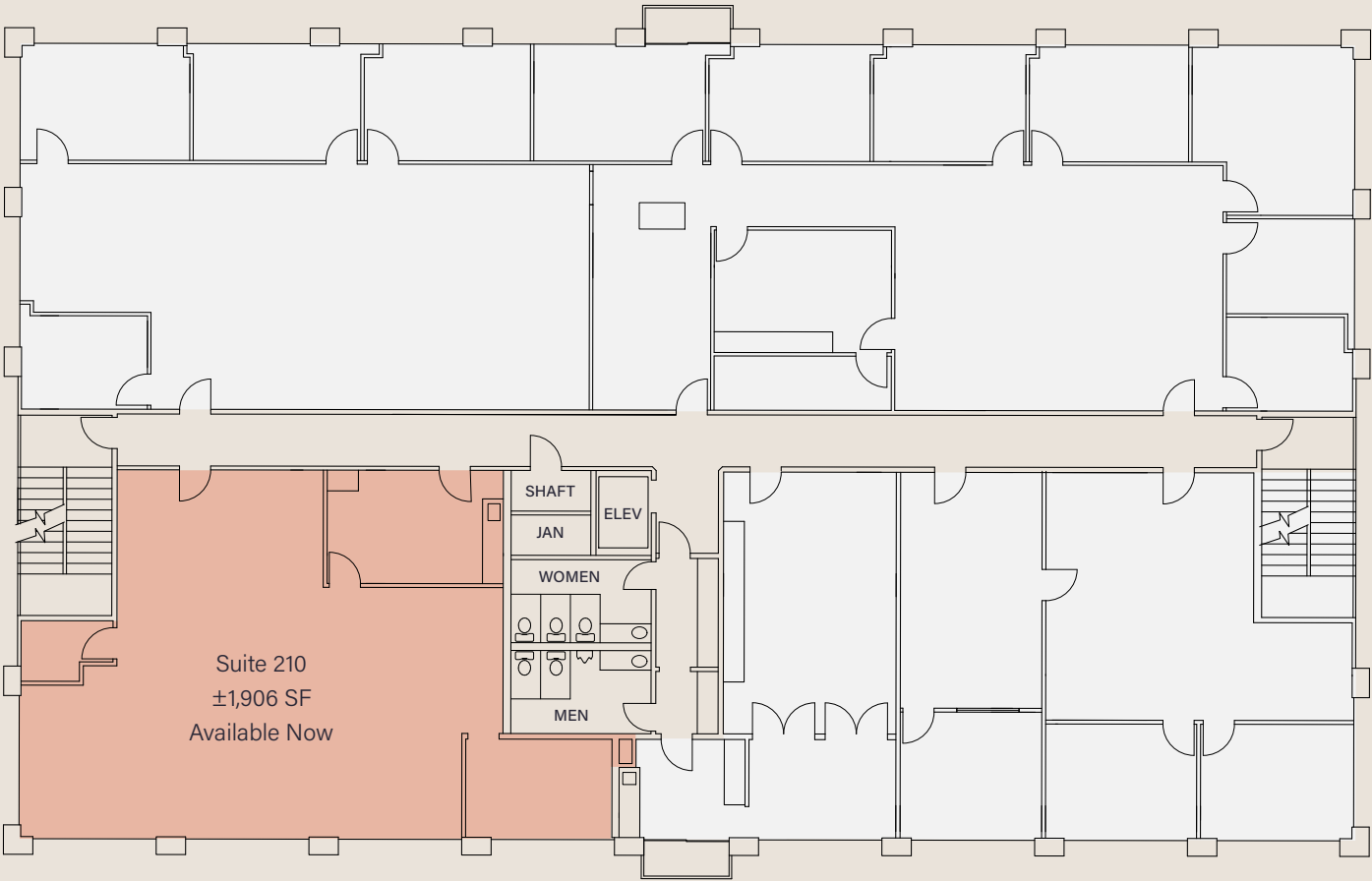
FIRST FLOOR

±1,042 - ±3,415 SF AVAILABLE



SECOND FLOOR

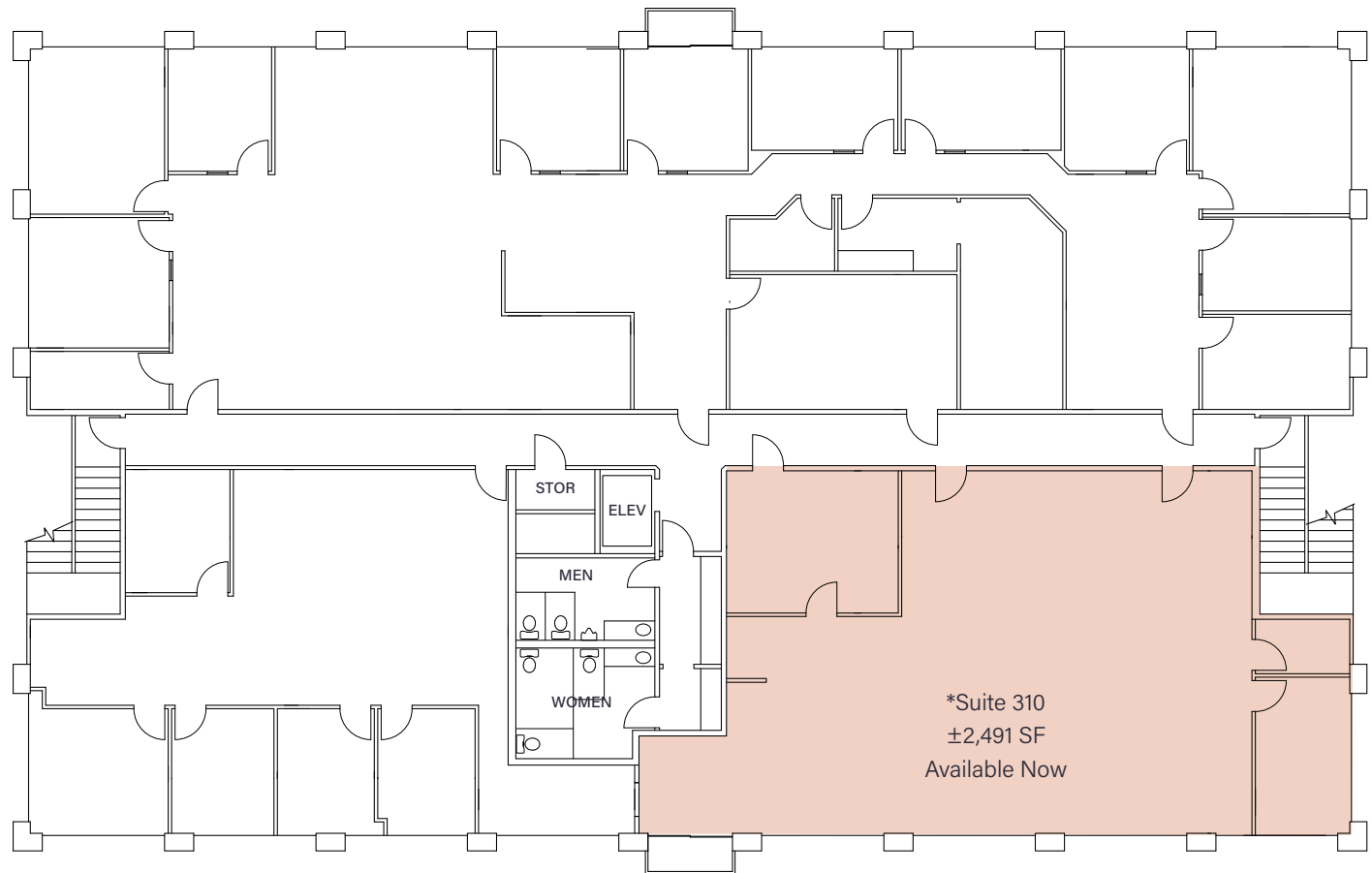
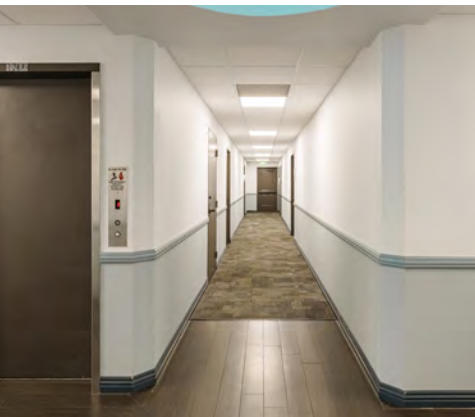
±1,906 SF AVAILABLE



Floorplans

THIRD FLOOR

±1,882 - ±7,835 SF AVAILABLE





The Location

Convoy Business Center is situated alongside The Convoy Pan-Asian and Cultural Business Innovation District. These are exciting times for Kearny Mesa.

Located in Kearny Mesa, The Convoy Pan Asian and Cultural Business Innovation District encompasses the Convoy Street area, known for its vibrant Asian culture and cuisine. The district is focused on fostering innovation and creativity. It aims to attract startups, tech companies, and creative professionals by providing a conducive environment for collaboration and growth. By leveraging the diverse talents and perspectives within the Pan-Asian community, the district seeks to drive innovation across a variety of industries.

CONVOY PAN-ASIAN CULTURAL AND BUSINESS INNOVATION DISTRICT

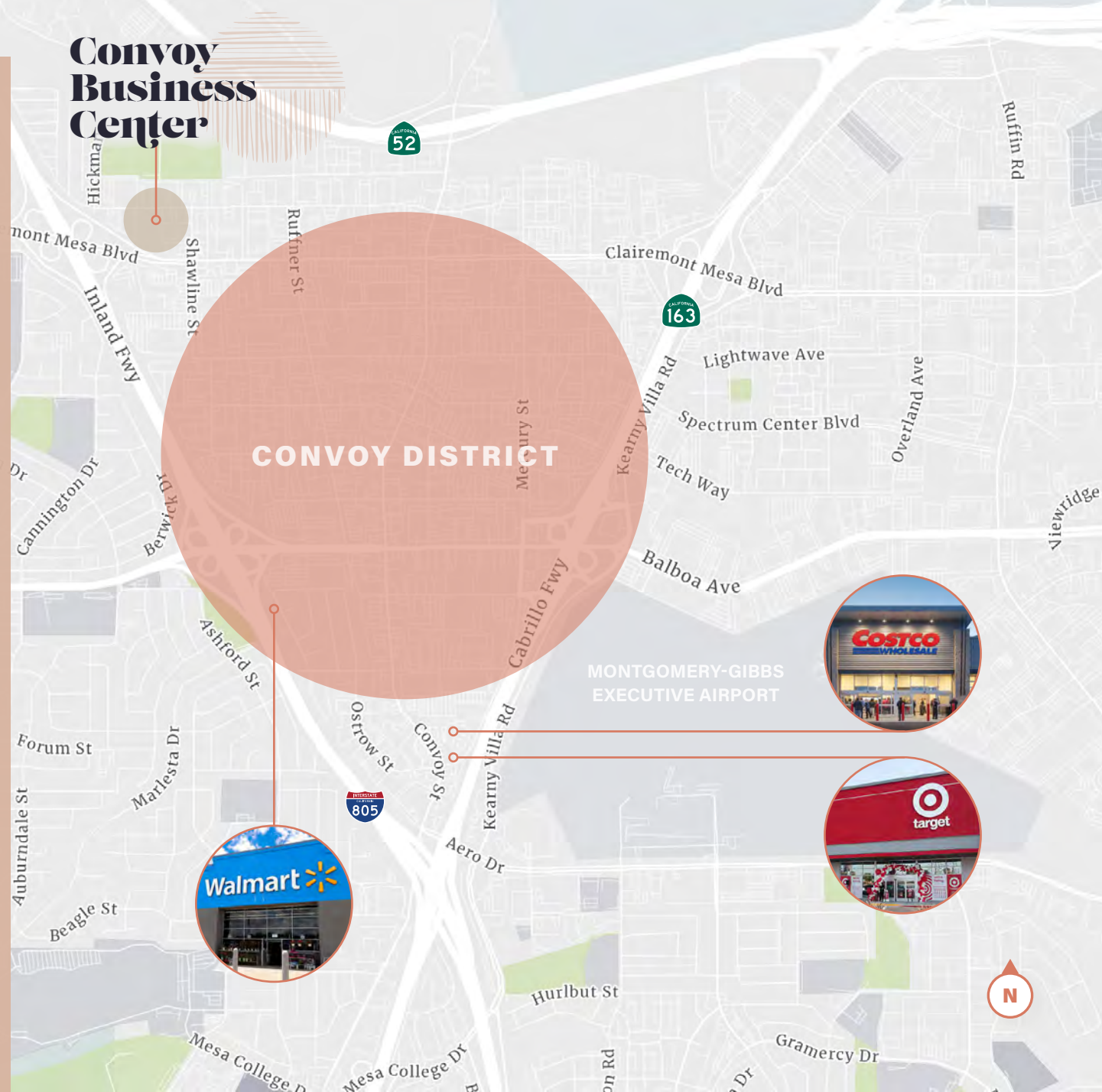


AMENITIES

99 Ranch Market
 Ajisen Ramen
 Common Theory
 LA Fitness
 Societe Brewing Co.
 Kung Fu Tea
 Hopnonymous Brewing Co.
 Yakyudori
 Kilowatt Brewing
 Sharetea
 Zion Market
 The Keep Coffee
 Mikami Bar & Revolving Sushi
 Wushiland Boba
 Sizzling Pot King
 Eastern Dynasty
 Song Hak Korean BBQ
 Rakiraki Ramen
 Tasty Noodle House
 SomiSomi
 Grandma Tofu & BBQ
 Shan Xi Magic Kitchen
 DaYung's Tea
 Tan-Cha
 Submarine Crab
 Chopstix
 Dumpling Inn
 Manna BBQ
 CoCo Ichibanya
 Melody Karaoke & Cafe
 Phuong Trang
 Koon Thai Kitchen
 Carriage House Cocktails & Karaoke
 Friend's House Korean
 Happy Lemon Convoy
 Min Sok Chon
 H Mart Balboa
 Cross Street Chicken & Beer
 It's Boba Time San Diego
 Spicy House

Convoy Business Center

CONVOY DISTRICT





CONVOY CT

SHAWLINE ST



HICKMAN FIELD
PARK

Convoy Business Center

CALIFORNIA
52

CROSSROADS CENTER

99 Ranch Market
Sunny Dumpling
Sam Woo BBQ
Kilowatt Brewing
U.S. Bank
Twinkle Boba

Rubio's
Carl's Jr
The Godfather
Yiko Yiko
Yakitori Hino
Sieu Sieu BBQ
Ajisen Ramen

CONVOY CT



SHAWLINE ST

CLAIREMONT MESA BLVD

GATEWAY AT KEARNY MESA

Starbucks
McDonald's
Chipotle
Elijah's Deli
Angel Nails
Bei Yuan Tea

Wal Mart
LA Fitness
Food 4 Less
Mega Fuel
Lolita's Mexican
The Curry Club
Niban Japanese

INTERSTATE
805

E

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