

±5,833 SF OFFICE SUITE FOR LEASE

9449 BALBOA AVENUE, UNIT A, SAN DIEGO, CA 92123



RYAN BRACKER

Senior Vice President, Partner | Lic. #01353870

858.458.3355 | rbracker@voitco.com

PATRICK BLACK

Office Specialist | Lic. #02206670

619.993.3605 | pblack@voitco.com

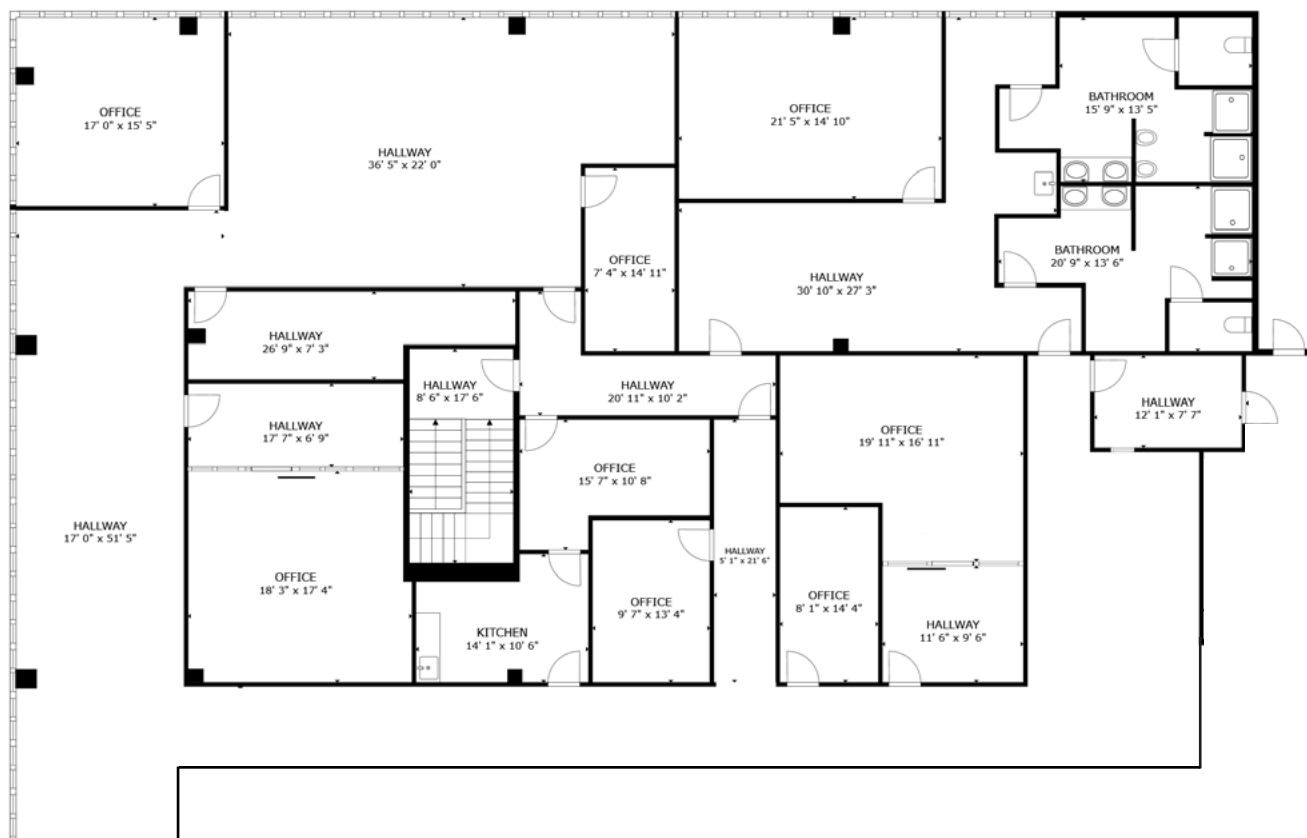


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REAL ESTATE SERVICES

PROPERTY FEATURES

TOTAL BUILDING SIZE	±57,048 RSF
AVAILABLE SIZE	±5,833 RSF
LOT SIZE	±90,169 RSF
PARKING	Covered: 103 Surface: 228 ±4,200/1,000 Square Feet
ELEVATOR	Yes
SPRINKLERS	Yes
ZONING	IL-2-1
LEASE RATE	\$2.25 + Electric PSF/Mo.

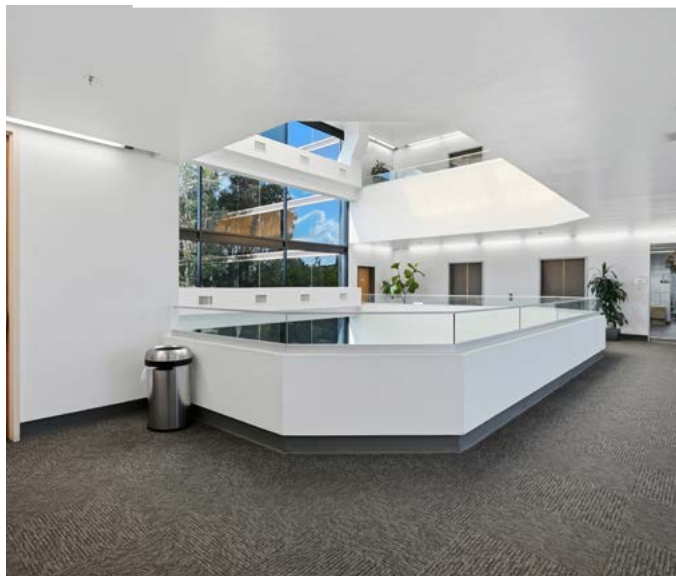


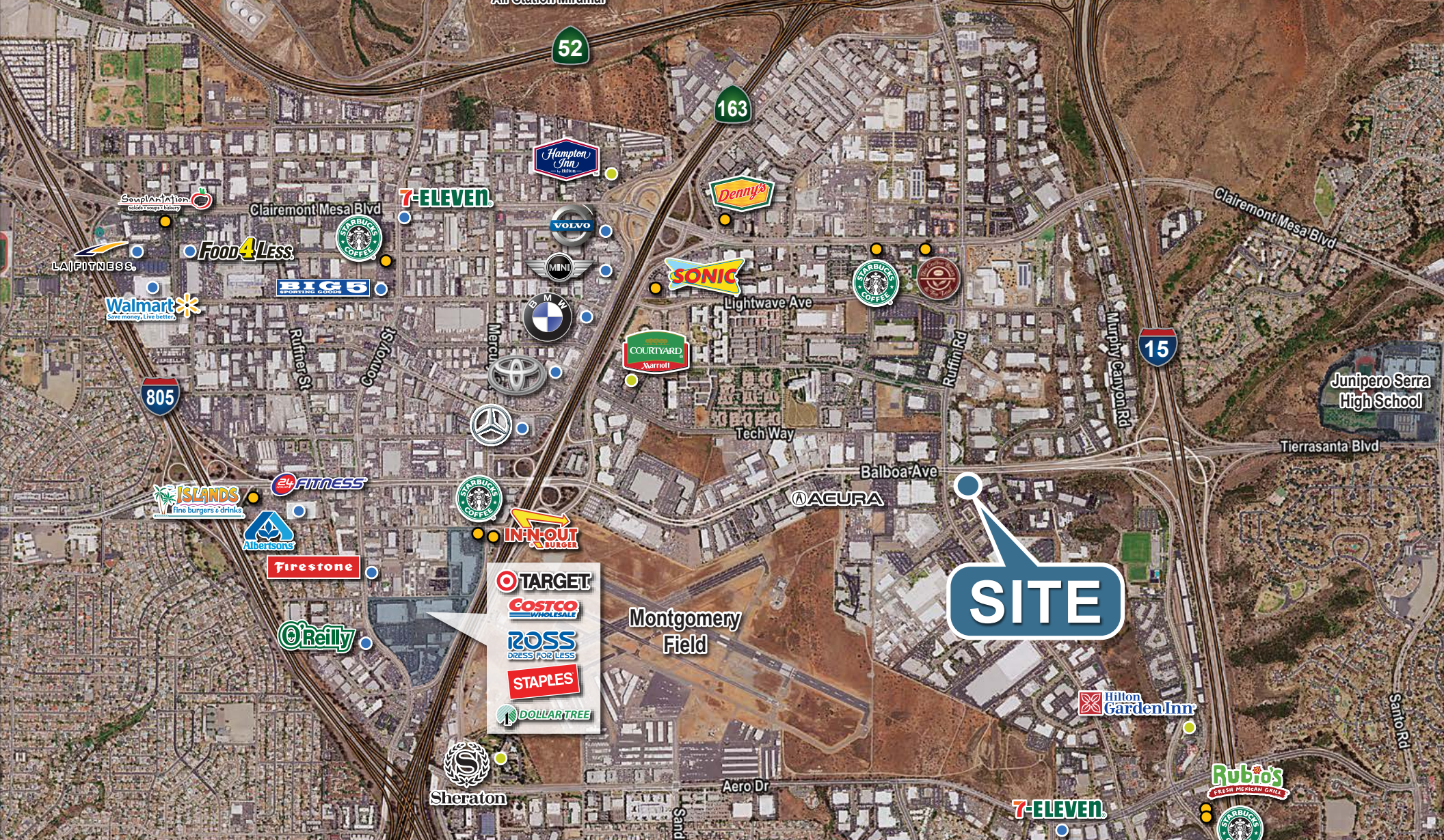
SUITE: 200

SIZE: ±5,833 RSF

Suite Includes:

- » 12 Offices
- » 1 Conference Room
- » 2 Large Restrooms with Showers
- » 2 Breakrooms
- » Private Patio
- » Former GSA Space





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4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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