

±2,500 SF - ±9,563 SF OFFICE SUITE FOR LEASE

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



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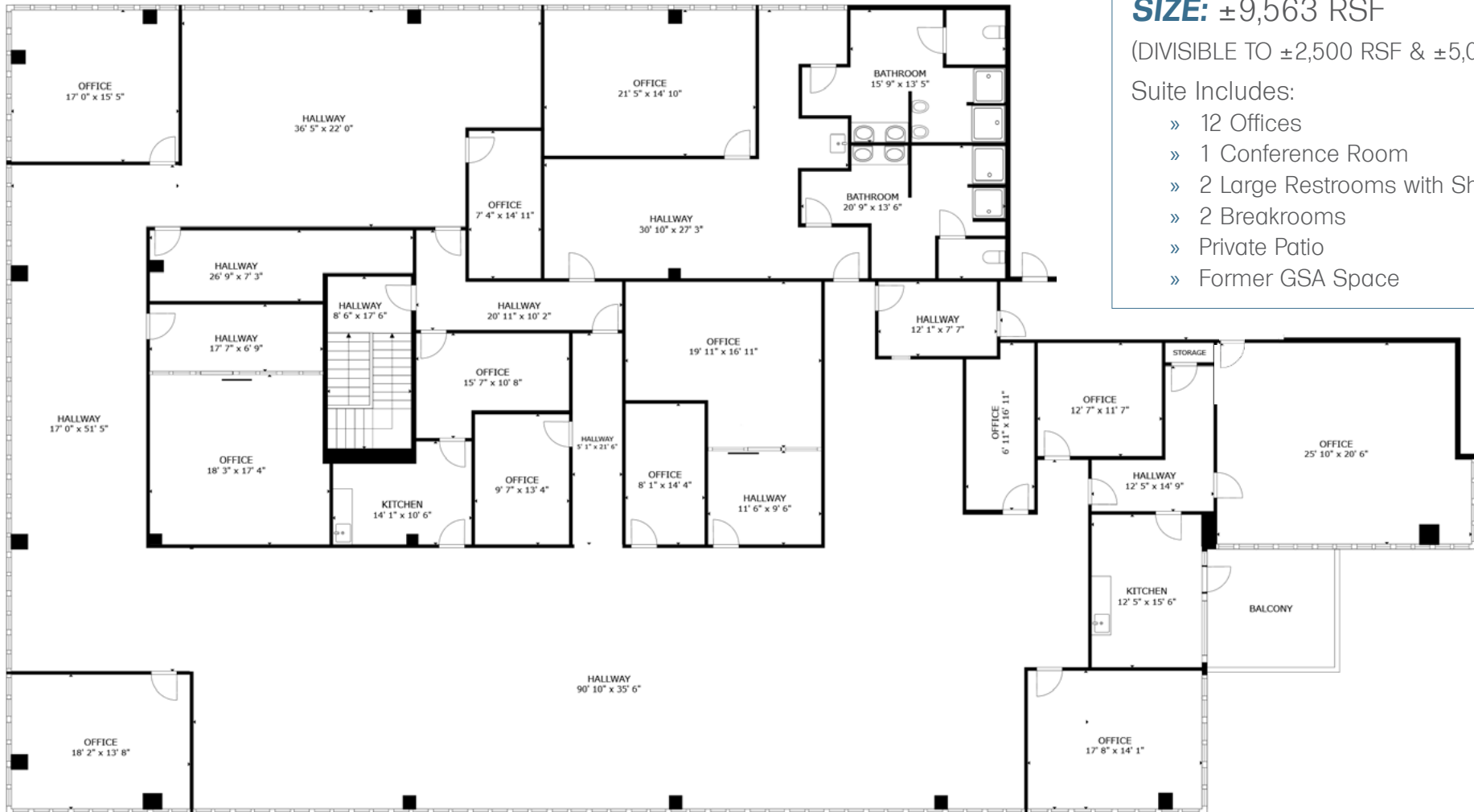


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REAL ESTATE SERVICES

PROPERTY FEATURES

TOTAL BUILDING SIZE	±57,048 RSF
AVAILABLE SIZE	±2,500 RSF - ±9,563 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.



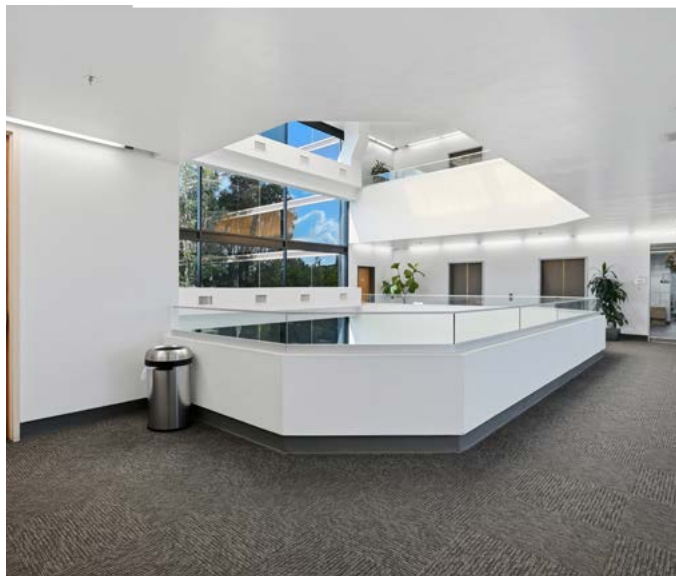
SUITE: 200

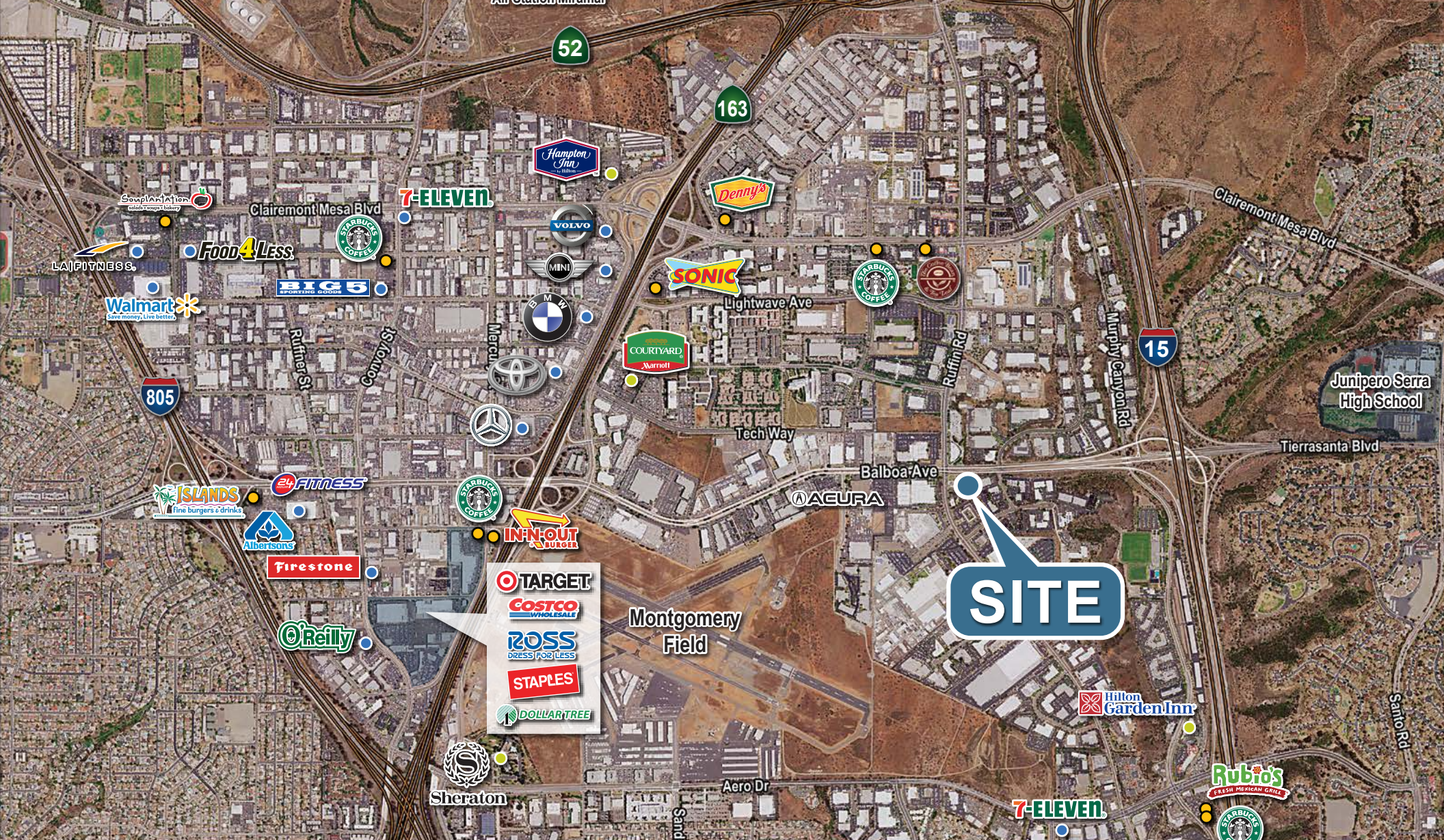
SIZE: ±9,563 RSF

(DIVISIBLE TO ±2,500 RSF & ±5,000 RSF)

Suite Includes:

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





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