



# CHESAPEAKE

PARK PLAZA

9665 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123

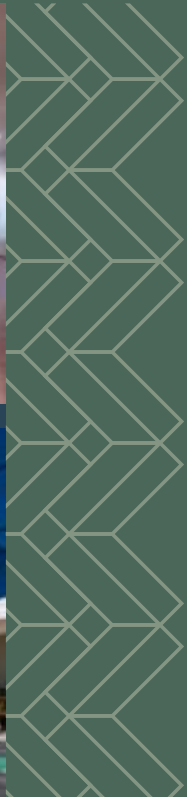
CLASS A  
OFFICE BUILDING  
FOR LEASE



VIEW PROPERTY  
VIDEO

# CHESAPEAKE

PARK PLAZA



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**CBRE**

# BUILDING FEATURES

- Club style Fitness Center, Men's and Women's Shower and Locker Rooms
- On-Site Cafe
- Reserved Covered Parking Available
- Fiber to the Building Provided By AT&T and Cox Cable
- Retail and Food Services Nearby Within Walking Distance



# RECENT RENOVATIONS TO THE PROJECT INCLUDE

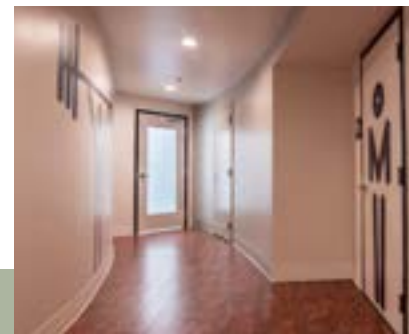
- New Outdoor Patio Furniture
- New Club Style Fitness Center and First Floor Restrooms Which Include New Directional Signage and Fixtures
- Upgraded Common Area Lobbies, and Corridors, New, Lighting, Carpet, Paint, and Art Work
- New Water-Wise Landscaping
- New Directional Signage
- New Modern Lobby Seating
- New Fixtures
- New Carpet Installed in the Common Corridors
- Redesigned Reserved and Non Reserved Parking Areas

Chesapeake Park Plaza is a landmark four story, 92,881 square foot Class "A" building, uniquely situated in the Kearny Mesa office submarket in Central San Diego, with immediate access to I-15, SR-52 and SR-163



# BUILDING SPECIFICATION

Address	9665 Chesapeake Drive San Diego, CA 92123
Building Size	92,881 RSF
Total Stories	Four
Structure	Steel frame with metal deck flooring
Exterior Shell	Curved reflective glass over a glazed curtain-wall system
Typical Floor Plate	23,080 square feet
Year Built	1987; Renovated in 2014
Elevators	Two
Core Factor	13%
Typical Drop Ceiling Height	9 feet
Parking	3.6/1,000 USF - 75 free covered spaces (approx. 22%); 257 surface spaces available
Security	24/7 access via key card system for common area lobby and fitness facility
Fiber Optics Providers	AT&T and Cox Cable
Zoning	IL-2-1
HVAC	Central Tran Raypac hydronic system located in a separate walled enclosure in the west parking lot
Life Safety	Wet pipe sprinkler system equipped with a fire alarm system
Building Hours	Monday Thru Friday 8am-6pm / Saturday 9am-1pm
Amenities	Fitness Center with showers, lockers and on-site cafe





# AVAILABILITY

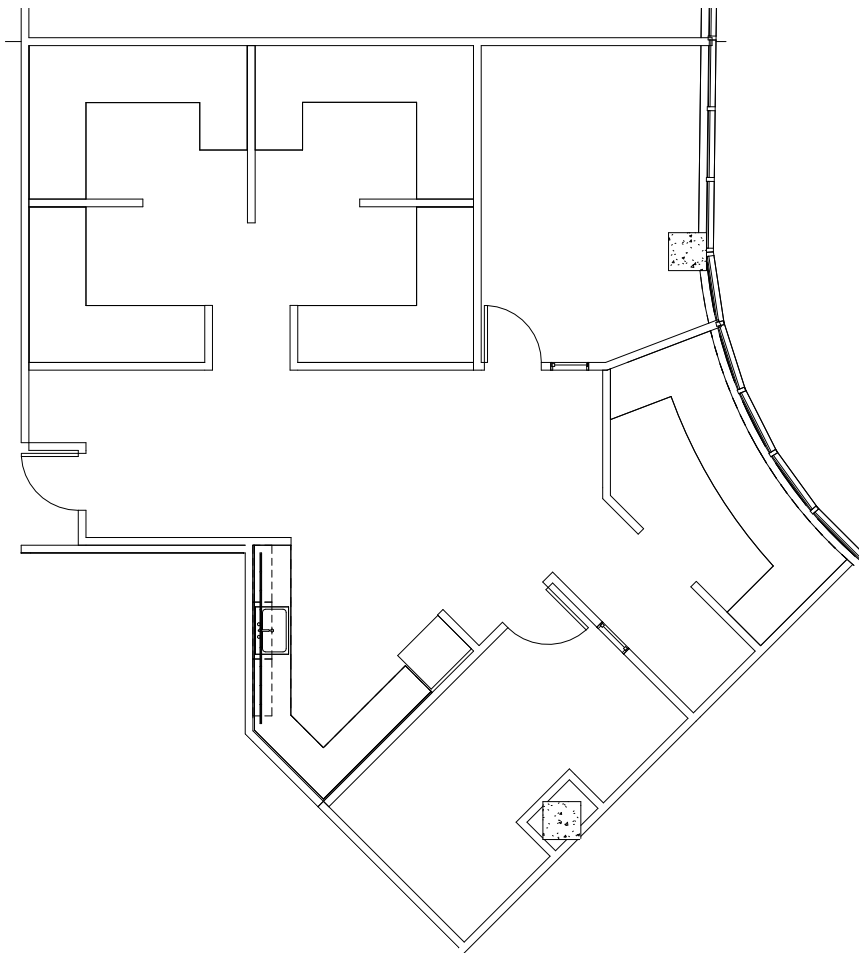
Lease Rate \$2.95 Full Service (includes suite electricity)

Suite	RSF	Availability	Comments	Floor Plans
210	1,623	Vacant	Suite features private office, conference room, kitchenette and open office area.	
240	3,519	Vacant	Suite features 16 private offices, conference room and open office area.	
375	713	Vacant	Suite features an open floor plan.	
401	6,639	Vacant	Hypothetical layout includes, double door entry, reception area, 2 conference rooms, open break room, 6 offices, large open area, private patio and 3 skylights that allow/open for fresh air.	
440	1,979	Vacant	Suite features reception, break area and open office area.	
470	3,006	Vacant	Corner suite. Reception area, conference room, 7 private offices, storage room, breakroom and open office area.	

CLICK TO VIEW FLOOR PLANS

# SUITE 210

## 1,623 RSF AVAILABLE

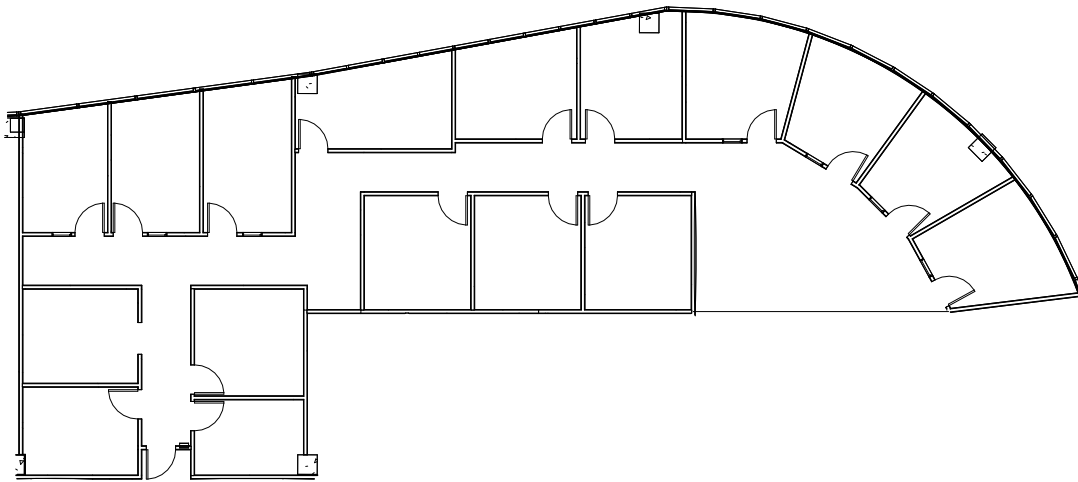


### AS BUILT PLAN

Suite features private office, conference room, kitchenette and open office area.

# SUITE 240

## 3,519 RSF AVAILABLE

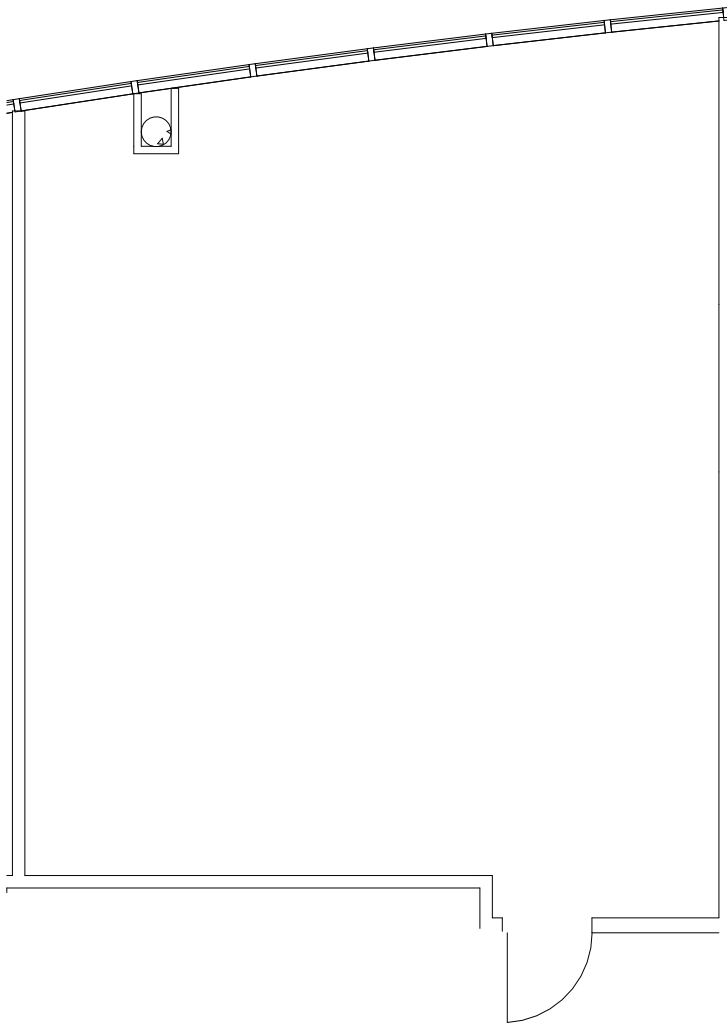


### AS BUILT PLAN

Suite features 16 private offices, conference room and open office area.

# SUITE 375

## 713 RSF AVAILABLE

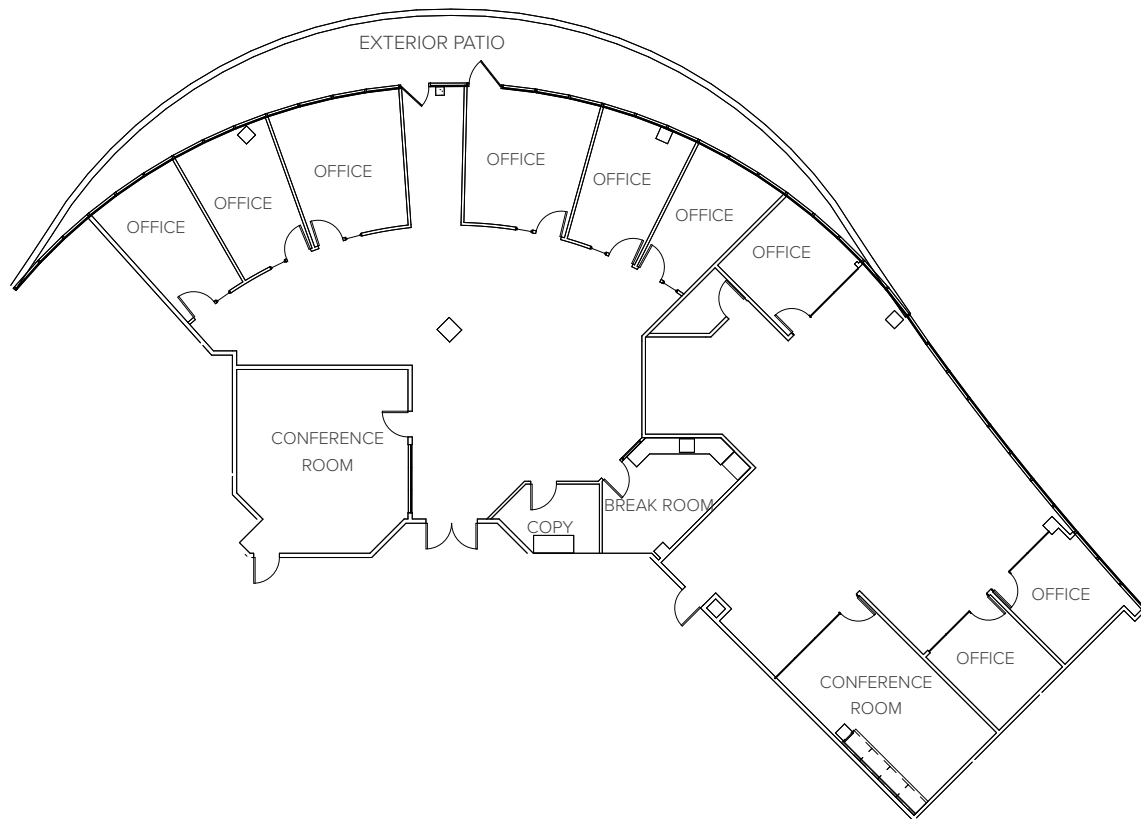


### AS BUILT PLAN

Suite features an open floor plan.

# SUITE 401

## 6,639 RSF AVAILABLE



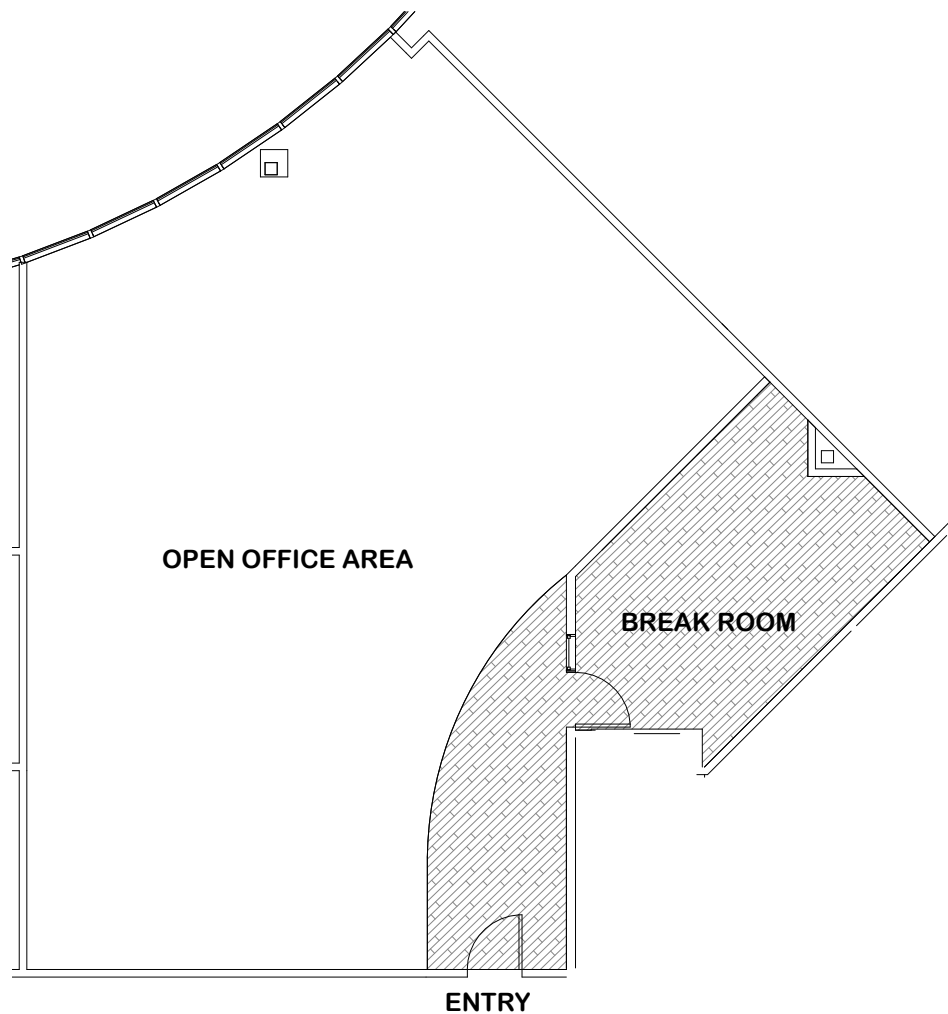
### AS BUILT PLAN

Suite features double door entry, reception area, 2 conference rooms, break room, 9 offices, large open area, private patio and 3 skylights that allow/open for fresh air.



# SUITE 440

## 1,979 RSF AVAILABLE



### AS BUILT PLAN

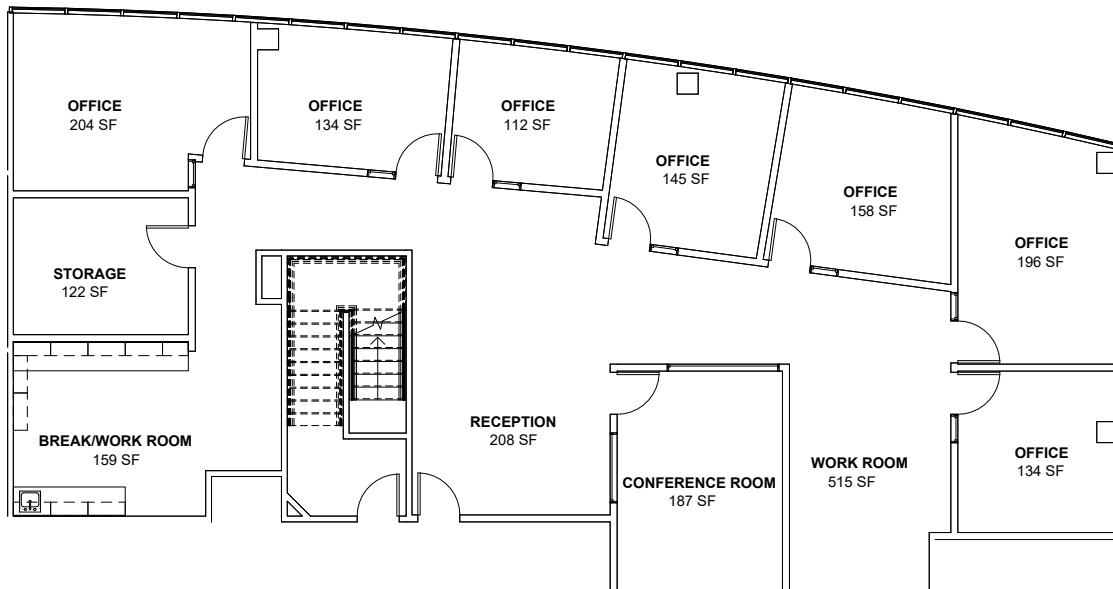
Suite features reception, break area and open office area.



VIEW  
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# SUITE 470

## 3,006 RSF AVAILABLE



### AS BUILT PLAN

Corner suite. Reception area, conference room, 7 private offices, storage room, breakroom and open office area.



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# SITE PLAN



# AERIAL



DOWNTOWN

CORONADO

MISSION BAY

MONTGOMERY  
FIELD

GOLDEN  
CITY

MURPHY CANYON RD

CHESAPEAKE  
PARK PLAZA

CLAIREMONT MESA BLVD  
FARNHAM ST

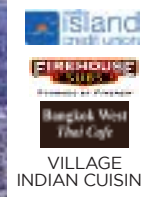
RUFFIN RD  
CHESAPEAKE DRIVE

- 25 restaurants within a 5 minute walk,
- 15 minutes from the beach,
- 20 minutes to San Diego Airport and Downtown

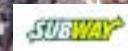
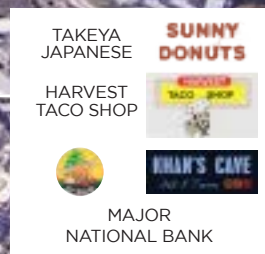
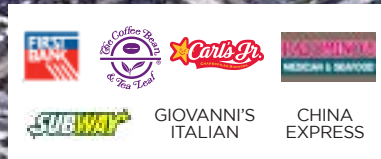
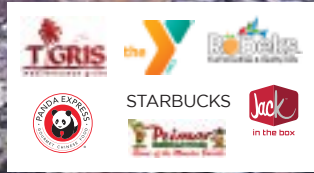
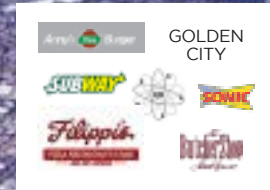


STADIUM  
GOLF

WALMART



VILLAGE  
INDIAN CUISINE



LONG ISLAND  
MIKE'S PIZZA

LEYVA'S  
TACO SHOP



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