

Virtual Tour



9444
BALBOA

SAN DIEGO, CALIFORNIA

CBRE

BALBOA EXECUTIVE CENTER



FEATURES



New spec suites



New Amenity Center features a large conference room, training room and lounge area



Common area Wi-Fi



Fitness facility that will include new stationary bikes, showers and lockers located in the 1st floor restroom



Exterior monument signage available



Outdoor collaboration areas



Extensive glass line with panoramic mountain views



One electric vehicle charging station



Adjacent to bus stop / public transportation



Steel frame construction



±121,140 RSF
five-story Class "A" building





4.5
parking spaces per 1,000 USF -
40% covered at no charge




Immediate
freeway access to I-15,
Highways 52 and 163

AVAILABILITIES


SECOND FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
215	2,910 SF	Vacant	Negotiable	 Floor Plan
285 Spec Suite	2,751 SF	Vacant	Negotiable	 Floor Plan

THIRD FLOOR

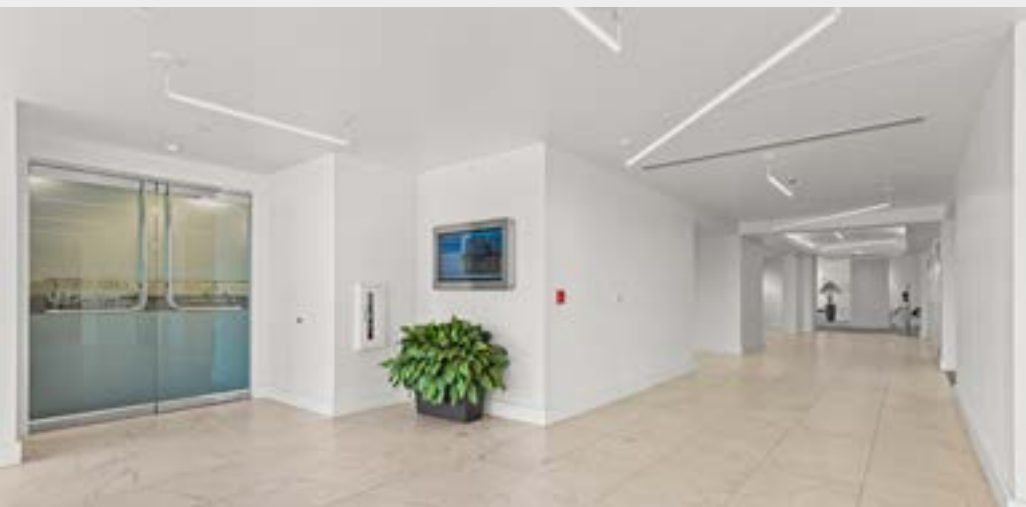
Suite	Square Feet	Available	Lease Rate	Click to View
300	5,956 SF	With 30 Days Notice	Negotiable	 Floor Plan

FOURTH FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
450	2,325 SF	Vacant	Negotiable	 Floor Plan



MODERN LOBBY RENOVATIONS



OUTDOOR AREAS



AMPLE COVERED & SURFACE PARKING

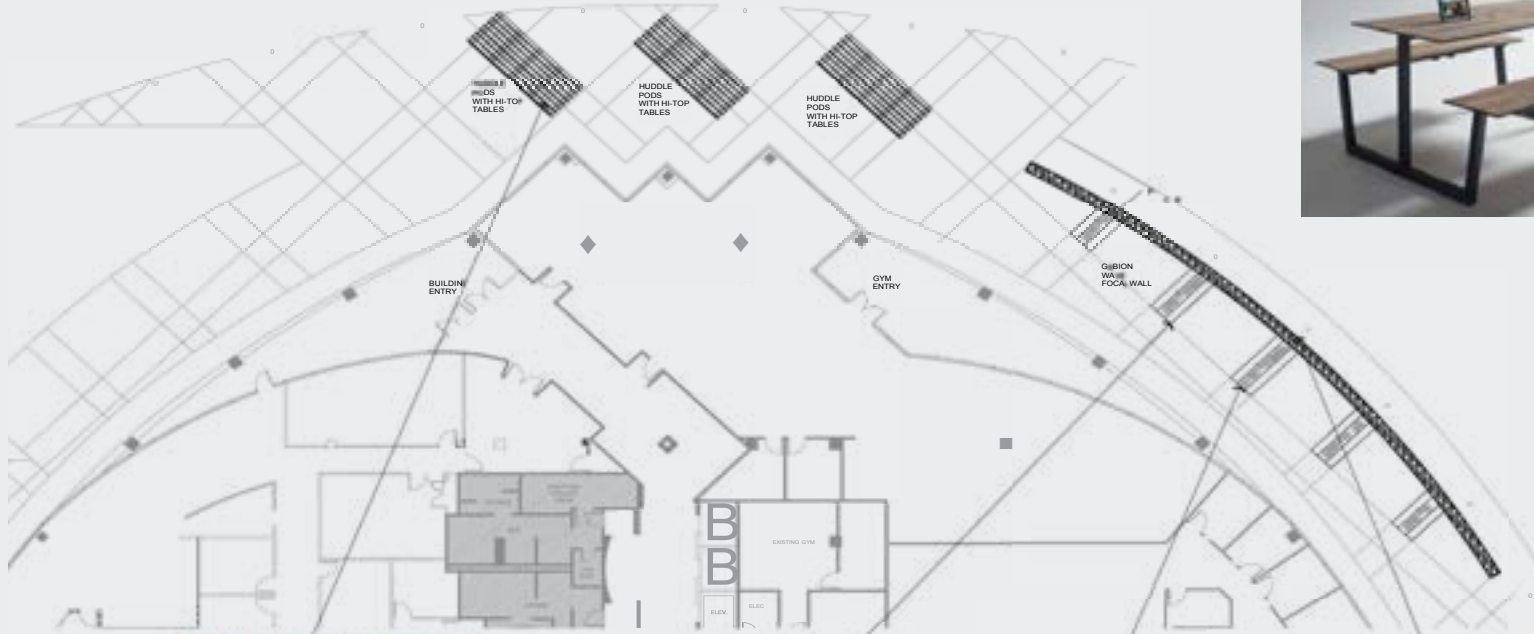


OUTDOOR SEATING AREA

CONCEPTUAL RENDERINGS

IN PLANNING

- » Updated outdoor seating
- » Landscaping



STEEL FRAMED PODS WITH HUDDLE ROOMS



COLD ROLLED STEEL BENCHES



SUCCULENT CONCEPT



GABION WAVE FOCAL WALL

CONCEPTUAL RENDERINGS

IN PLANNING

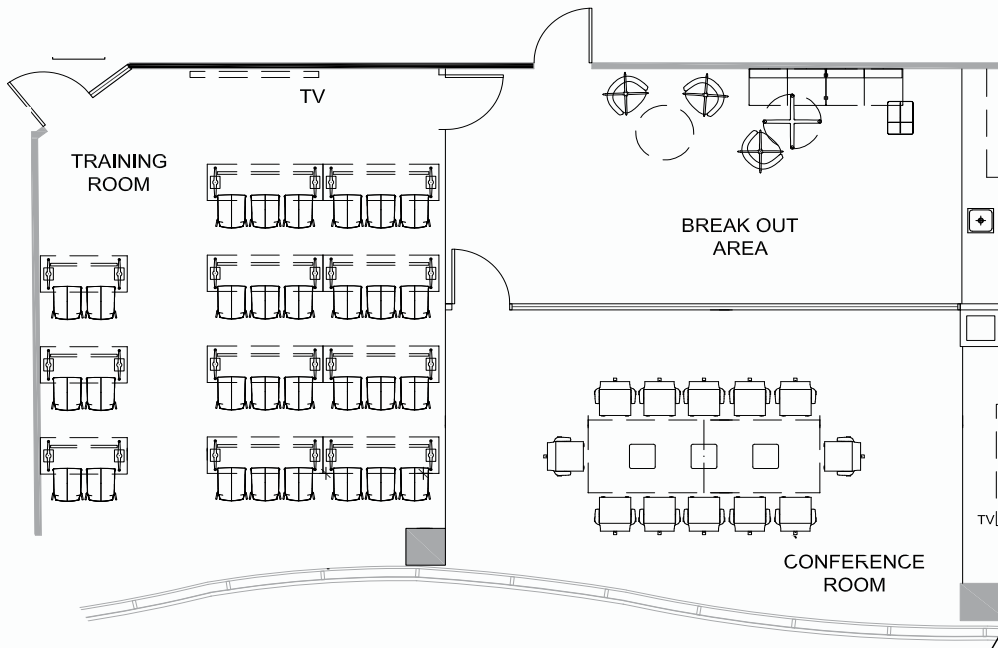
- » New outdoor seating including huddle pods and new bench areas



NEW FITNESS CENTER



NEW AMENITY CENTER



Virtual Tour 



FLOOR PLANS

AS-BUILT PLAN

SUITE 215

Square Feet: 2,910 SF

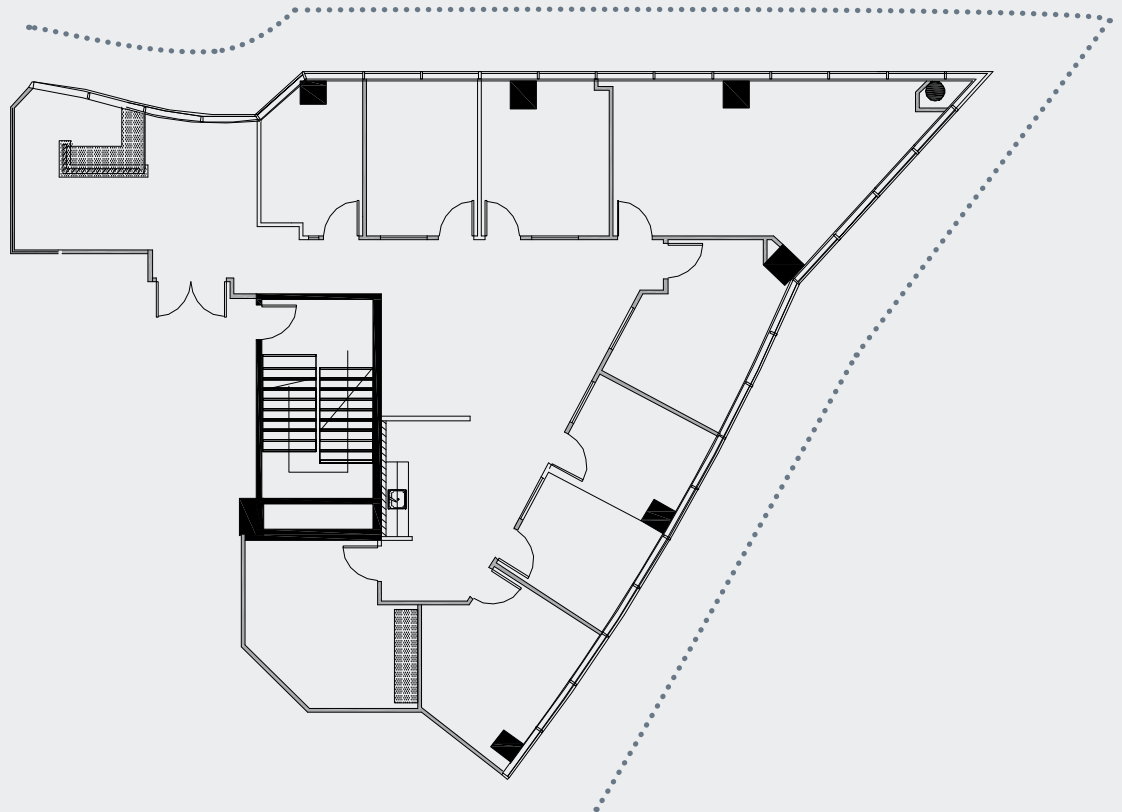
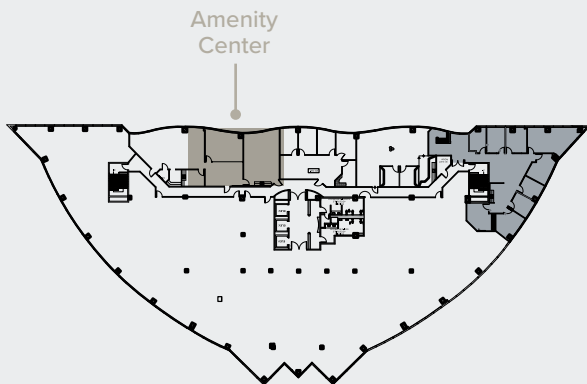
Available: Vacant

Lease Rate: Negotiable

Suite features reception, 8 private offices, conference room, kitchenette, and open office area.



Window Line



SUITE 285



FLOOR PLANS

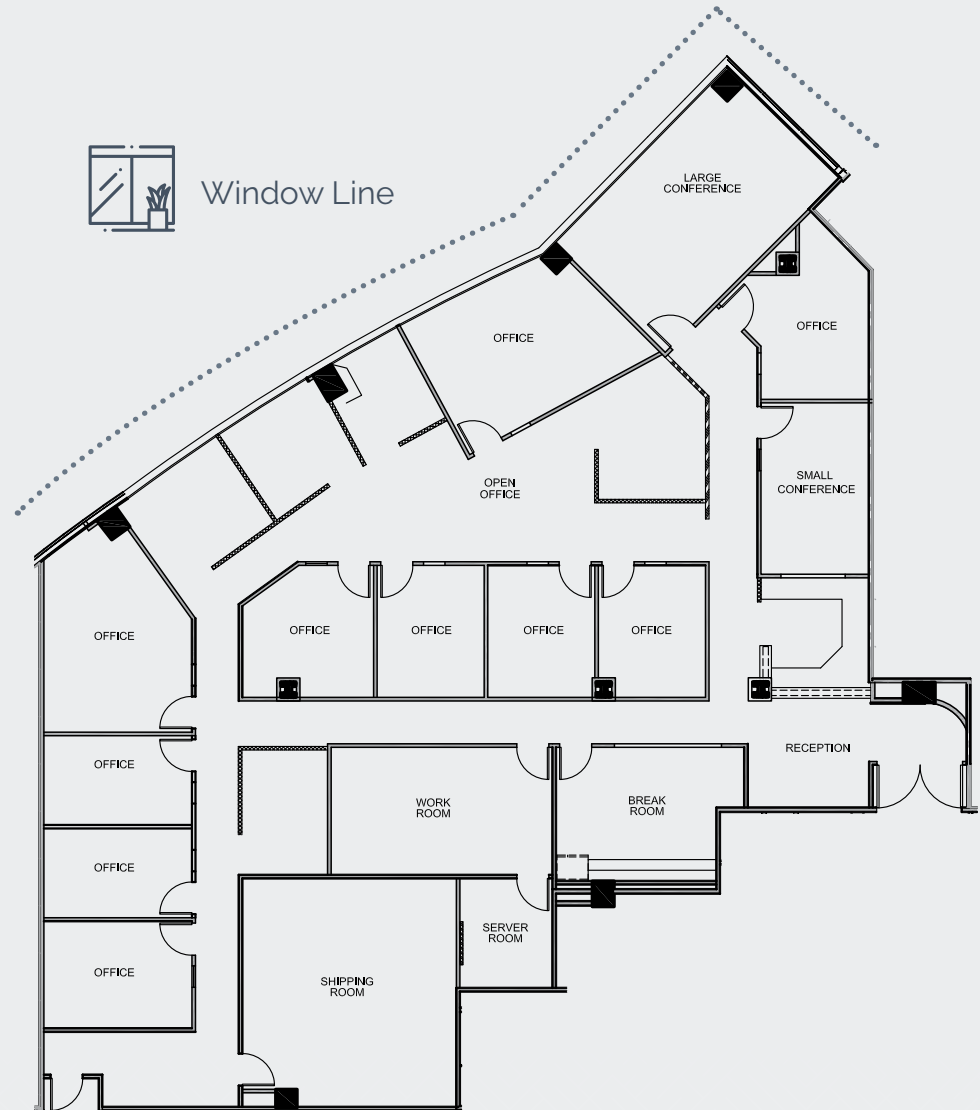
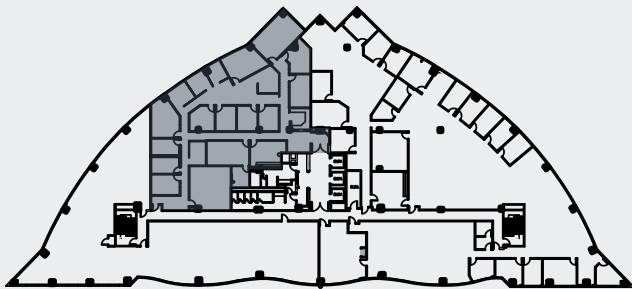
SUITE 300

Square Feet: 5,956 SF

Available: With 30 Days Notice

Lease Rate: Negotiable

Suite features reception area, large and small conference rooms, 10 private offices, break room, server room, shipping room, work room and open office area.



FLOOR PLANS

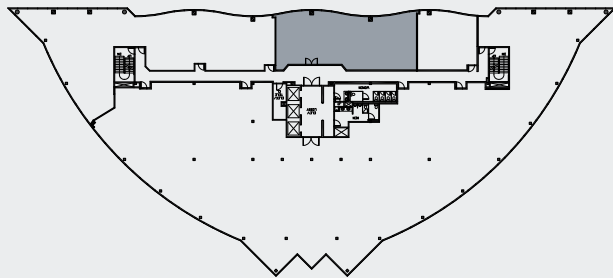
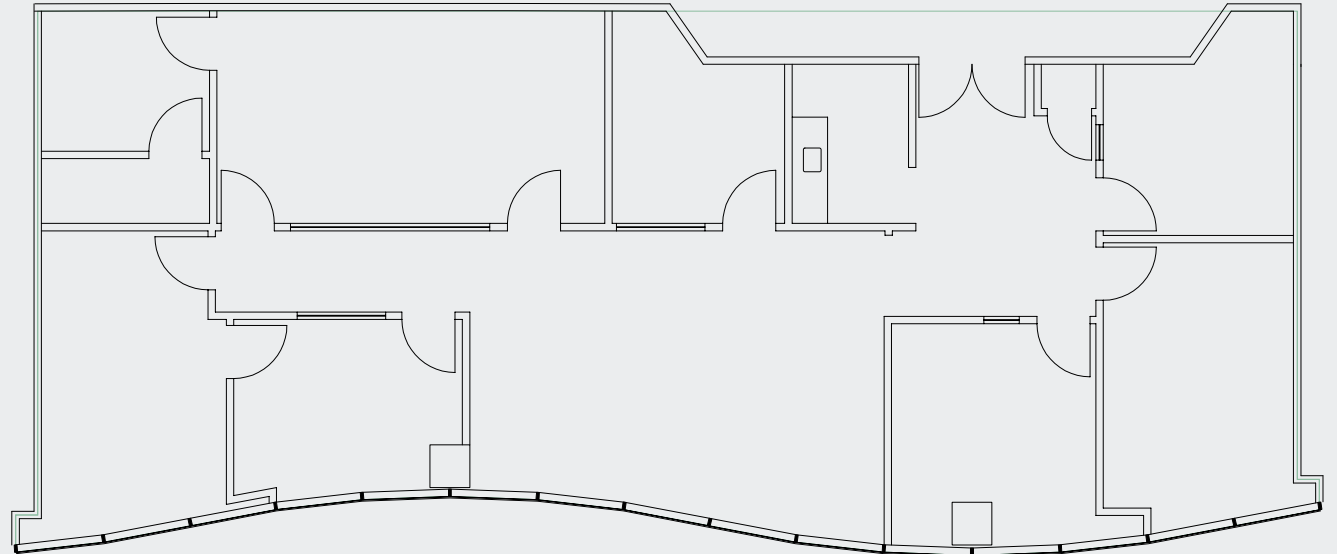
SUITE 450

Square Feet: 2,325 SF

Available: Vacant

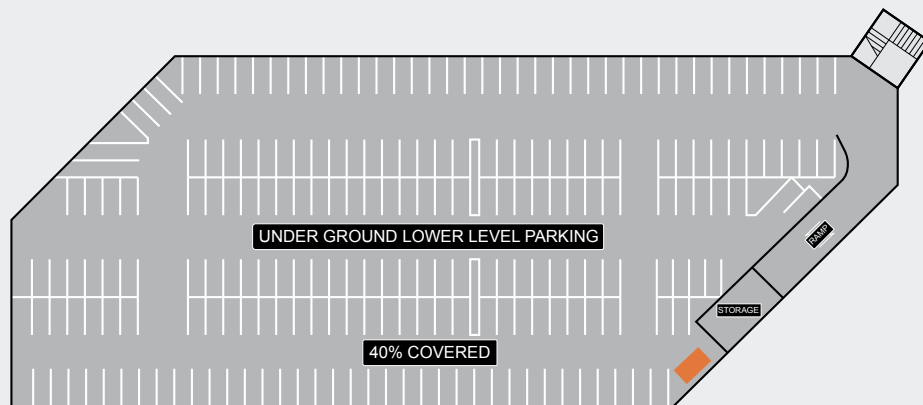
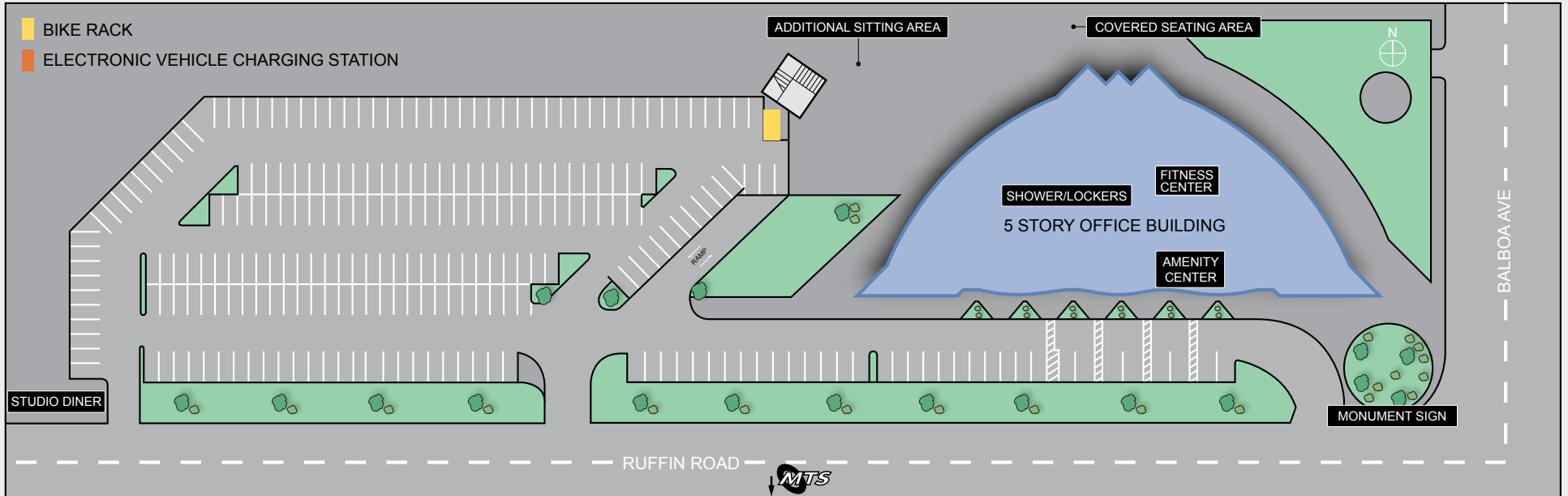
Lease Rate: Negotiable

Suite features conference room, kitchenette, 5 offices, storage/IT, and open area.

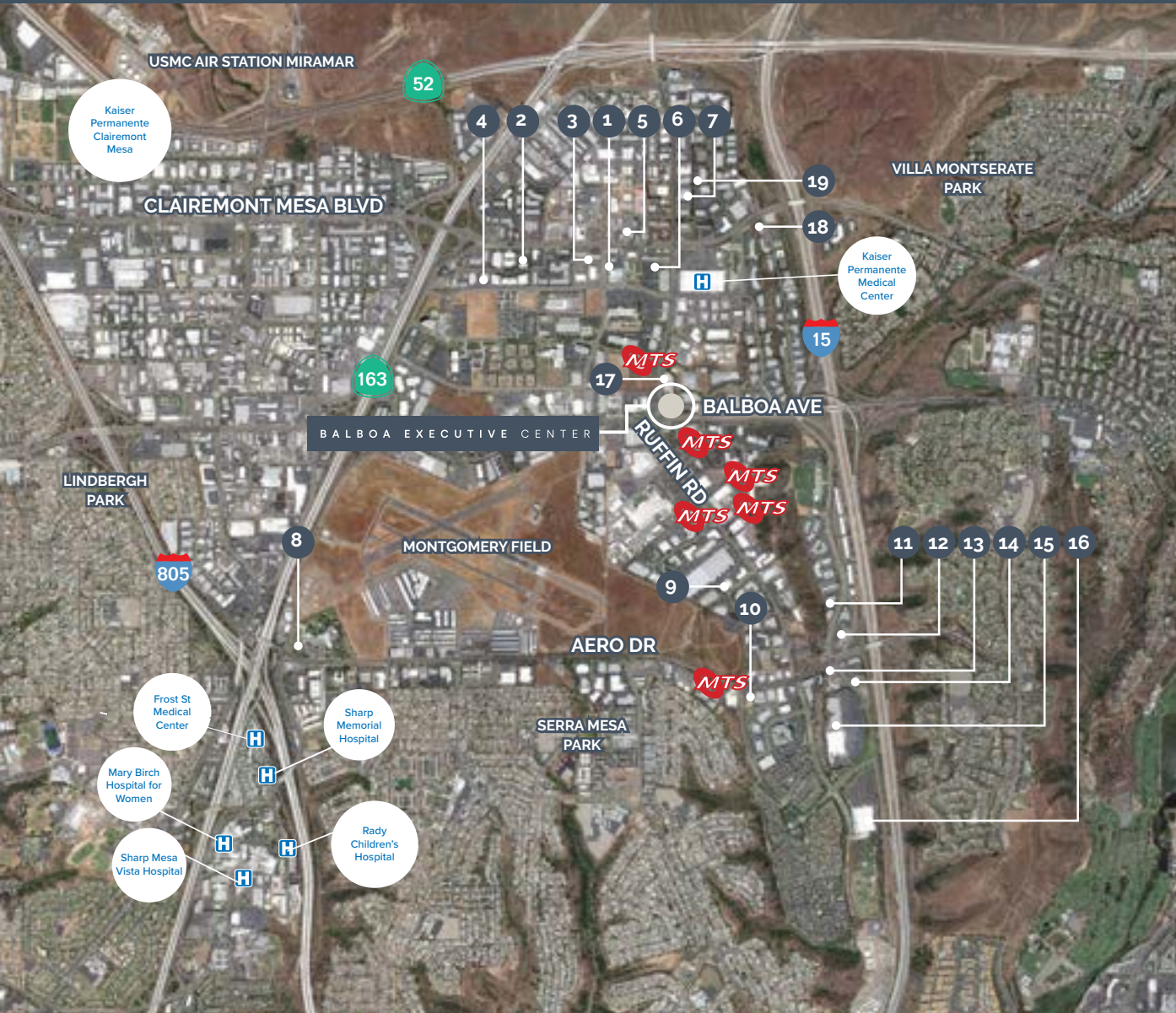


Window Line

SITE PLAN



AMENITIES MAP



- | | |
|---|---|
| <p>1 YMCA
Robeks Juice
C+K Mediterranean Grill
Dry Cleaners
Marriott
Panda Express
Jack in the Box</p> <p>2 Bank of America
McDonald's</p> <p>3 Rubio's
Village India</p> <p>4 7 Eleven
North Island Credit Union
1001 Hair Salon
Filippis Pizza</p> <p>5 Ace
Chase
Taco Bell
Wells Fargo
Wendy's
Khan's Cave Grill
Tavern and Harvest Taco Shop</p> <p>6 Mobil 1
San Diego County Library
Subway
Carl's Jr.
The Coffee Bean
FedEx
Palominos Mexican Food
Giovanni's</p> <p>7 Chase</p> <p>8 Sheraton</p> | <p>9 Cafe 160</p> <p>10 7 Eleven
Pickup Stix
Jack in the Box
Papa John's</p> <p>11 Togo's
Holiday Inn
Sizzler
Sub Marina</p> <p>12 Express Tire
McDonald's
Taco Bell</p> <p>13 Panda Express
Einstein Bros Bagels
Starbucks</p> <p>14 Quizno's
Payless Shoe Source</p> <p>15 Vons
Wells Fargo
Walmart
PetSmart</p> <p>16 Stadium Golf</p> <p>17 Studio Diner</p> <p>18 Grab and Go Subs
Robertos Taco Shop
Paul Mitchell Salon
Murphy Canyon Preschool</p> <p>19 Innovations Academy</p> |
|---|---|

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