

for lease

±36,800 SF FLEX CAMPUS IN KEARNY MESA 5

7187, 7197, 7201 CONVOY COURT

San Diego, CA 92111

Kearny Mesa 5




For more information or tours, please contact:

Mike Abernathy

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T: 858.713.9305

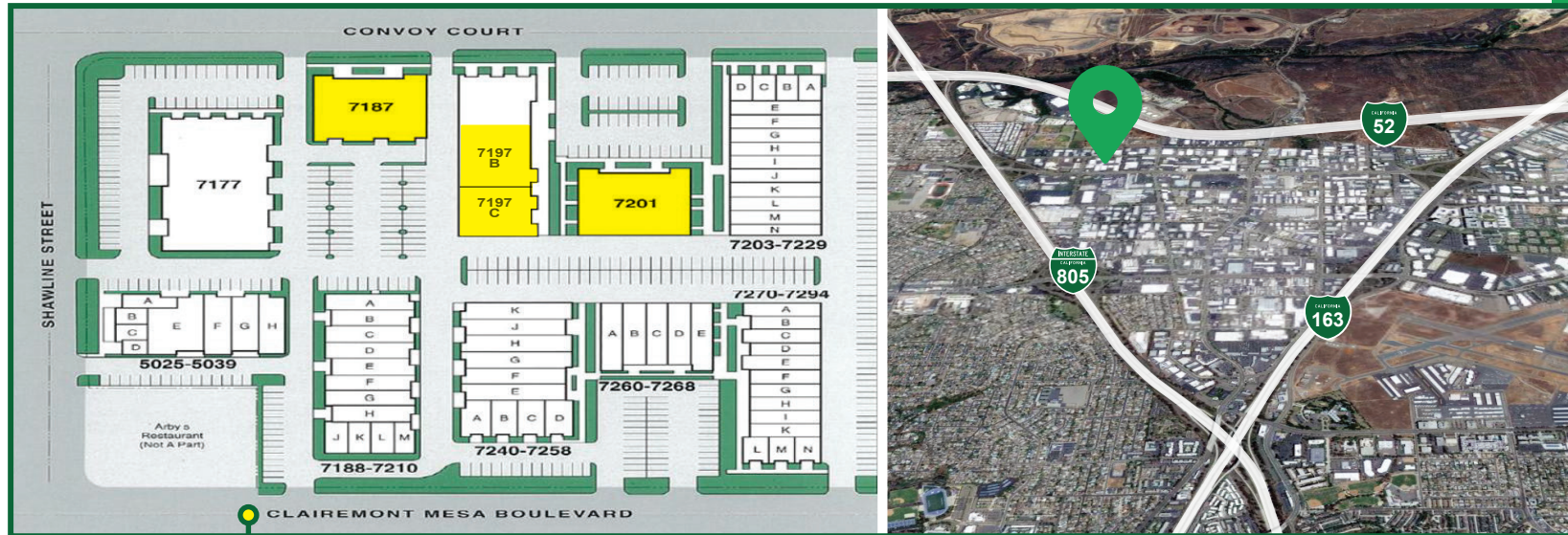
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 **Manulife** Investment Management

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Kearny Mesa 5

Conveniently located in the heart of Kearny Mesa, this ten-building industrial park offers excellent freeway access, flexible layouts, & superior signage opportunities.



7187 Convoy Court	10,000	Immediately	100% HVAC R&D Heavy Power	1	\$20,000 (\$2.00/SF) + NNN (\$0.30/SF)	Contact Broker
7197 B Convoy Court	5,600	Immediately	80% Creative office, 20% warehouse	1	\$12,600 (\$2.25/SF) + NNN (\$0.30/SF)	Contact Broker
7197 C Convoy Court	5,600	30 Days	100% Creative office	1	\$12,600 (\$2.25/SF) + NNN (\$0.30/SF)	Contact Broker
7201 Convoy Court	10,000	Immediately	100% HVAC office	0	\$20,000 (\$2.00/SF) + NNN (\$0.30/SF)	Contact Broker

- » Institutional Ownership with Responsive & Local Property Management
- » Amenities On-Site or Within Walking Distance
- » Street Frontage Locations Provide Excellent Street & Signage Exposure
- » Location, Location, Location (In the Heart of Kearny Mesa)
- » Excellent Freeway Access (I-805 & I-5, SR-163 & SR-52)
- » Various Office, Flex, and Industrial Combinations

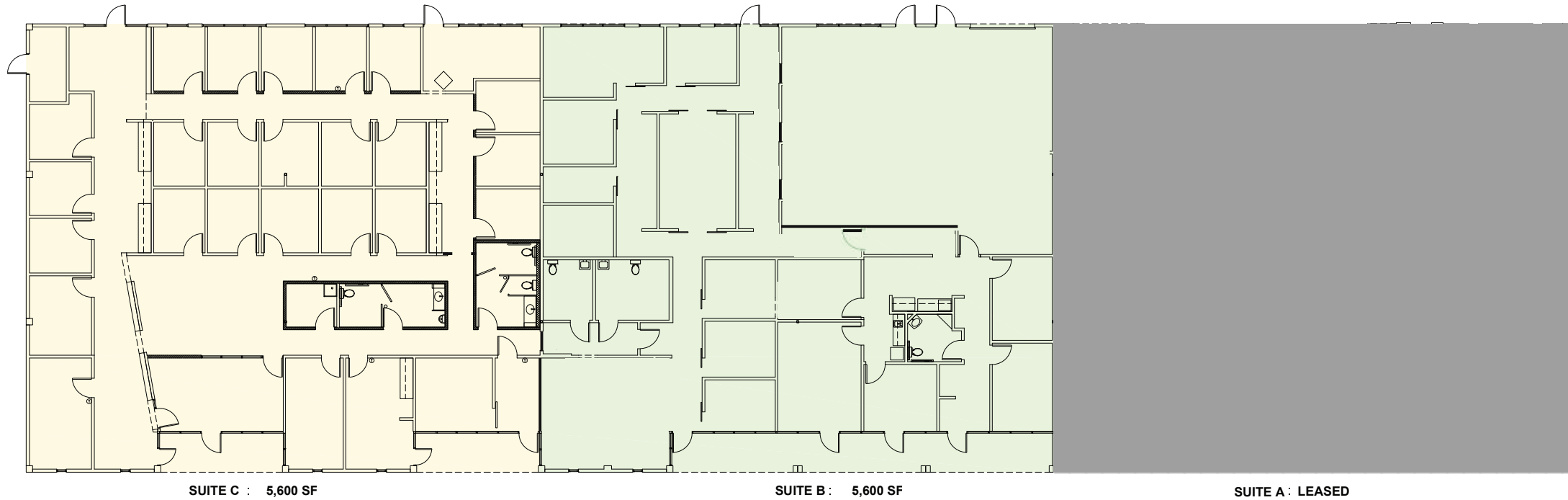
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7197 CONVOY COURT

- SUITE B: ±5,600 SF
- SUITE C: ±5,600 SF
- Polished concrete floors
- Creative offices
- Conference rooms
- LED lighting
- Grade level truck doors
- Breakrooms
- IS-1-1 zoning

Lease Rate: \$2.25 / SF NNN (NNN approx. \$0.30 / SF)

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