

# MERCURY TECH CENTER

8125-8248 MERCURY COURT  
SAN DIEGO, CA 92111

## FOR LEASE

3,700-16,700 SF Available

### PROPERTY FEATURES

- All Suites Delivered with Brand New Office Improvements in Place
- Flex/R&D/Industrial Spaces Available with 40% - 75% Improved Office
- Warehouse with 15' Minimum Clear Heights
- 100% HVAC in Select Suites
- Grade Level Roll Up Doors in Each Suite
- Robust Fiber to Project
- Two (2) Backup Power Generators Onsite (Buildings 4 & 7)
- IL-2-I Zoning Allows a Variety of Uses
- Sprinklered
- Abundant Onsite and Street Parking
- \$3 Million Project Renovation in Process with New Suites Designed by Ware-Malcomb, New Parking Lots, New Landscaping, New HVAC, Upgraded Exterior, New ADA Upgrades
- Easily Accessible Location, Just Off Clairemont Mesa Blvd. and Minutes from Freeways 52, 163, 15 & 805
- Walking Distance to Abundant Retail Amenities
- Low Operating Expenses (\$0.20/SF)



FLEX/R&D/INDUSTRIAL BUSINESS PARK



For more information, please contact:

#### MICKEY MORERA

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Professionally Owned & Managed by:



REAL ESTATE

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

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3,700-16,700 SF  
AVAILABLE  
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### Project Availability

ADDRESS	SUITE	SF	DATE AVAILABLE	RATE	FEATURES
8228 Mercury Ct (Building 4) <b>8,665 SF</b>	Suite 100	8,665	NOW	\$1.15 NNN	60% office, 40% HVAC R&D/Warehouse with 1 Grade Level Door (2 Additional Grade Doors Possible). Backup Generator on Site.
8248 Mercury Ct (Building 5 - Freestanding) <b>9,241 SF</b>	Suite 100	9,241	NOW	\$1.15 NNN	Freestanding building with 50% Office, 50% HVAC R&D/Warehouse with 2 Grade Level Roll UP Doors. 600 Amps, 120/208 Volt Power.
8195 Mercury Ct (Building 7) <b>16,677 SF</b>	Suite 100	7,407	February 2015	\$1.10 NNN	40% Office, 60% R&D/Warehouse with 1 Grade Level Door. Backup Generator.
	Suite 120	3,720	February 2015	\$1.10 NNN	40% Office, 60% R&D/Warehouse with 1 Grade Level Door. Backup Generator.
	Suite 140	5,550	February 2015	\$1.10 NNN	40% Office, 60% R&D/Warehouse with 1 Grade Level Door. Backup Generator.
8155 Mercury Ct (Building 8) <b>14,084 SF</b>	Suite 100	8,443	February 2015	\$1.10 NNN	40% Office, 60% R&D/Warehouse with 2 Grade Level Doors.
	Suite 120	5,641	February 2015	\$1.10 NNN	40% Office, 60% R&D/Warehouse with 1 Grade Level Door.
8125 Mercury Ct (Building 9) <b>16,675 SF</b>	Suite 100	7,411	April 2015	\$1.15 NNN	75% Office, 25% R&D/Warehouse with 1 Grade Level Door.
	Suite 120	3,698	April 2015	\$1.10 NNN	40% Office, 60% R&D/Warehouse with 1 Grade Level Door.
	Suite 140	5,566	April 2015	\$1.10 NNN	40% Office, 60% R&D/Warehouse with 1 Grade Level Door.

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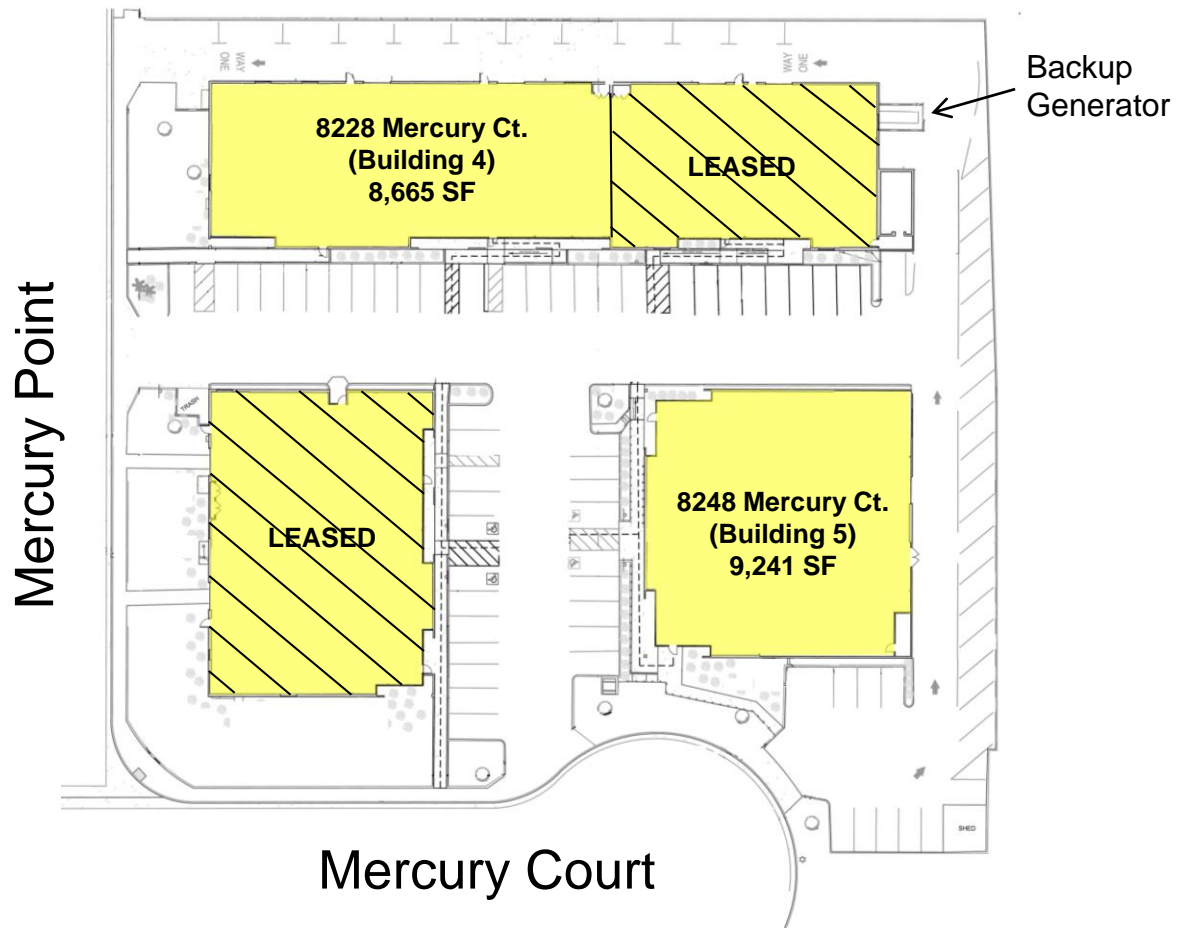
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## FLEX/R&D/INDUSTRIAL for LEASE

3,700-16,700 SF  
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FOR LEASE

Site Plan:  
8228 & 8248 Mercury Court  
(Buildings 4 & 5)



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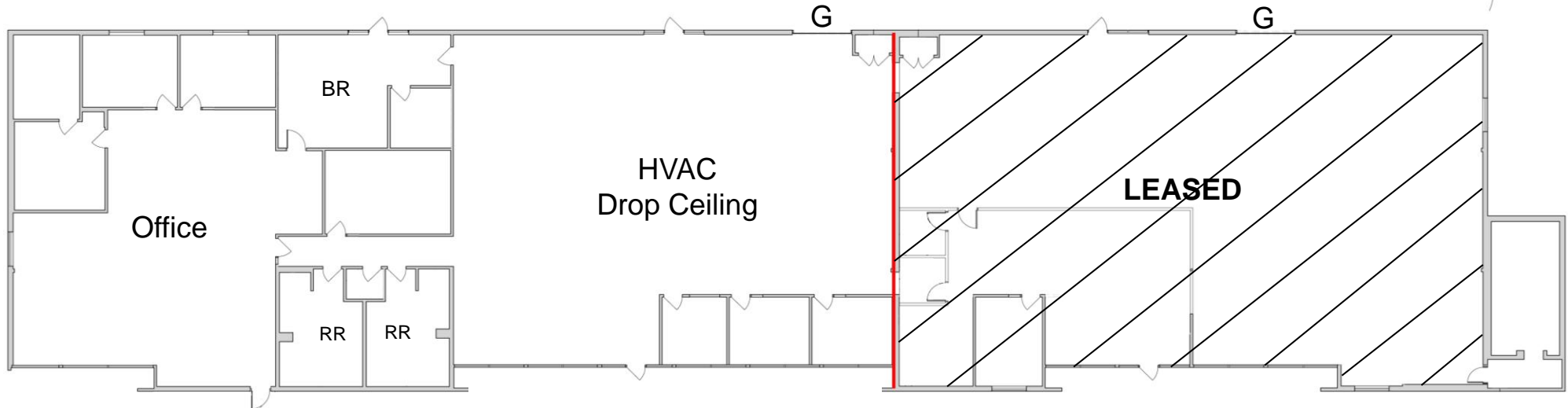
# MERCURY TECH CENTER

## FLEX/R&D/INDUSTRIAL for LEASE

3,700-16,700 SF  
AVAILABLE  
FOR LEASE

Floor Plan:  
8228 Mercury Ct.  
(Building 4)

Available:  
Suite 100  
8,665 SF



### Legend:

G = Grade Level Door  
RR= Restroom  
BR= Break Room

Suite 100  
8,665 SF

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# MERCURY TECH CENTER

## FLEX/R&D/INDUSTRIAL for LEASE

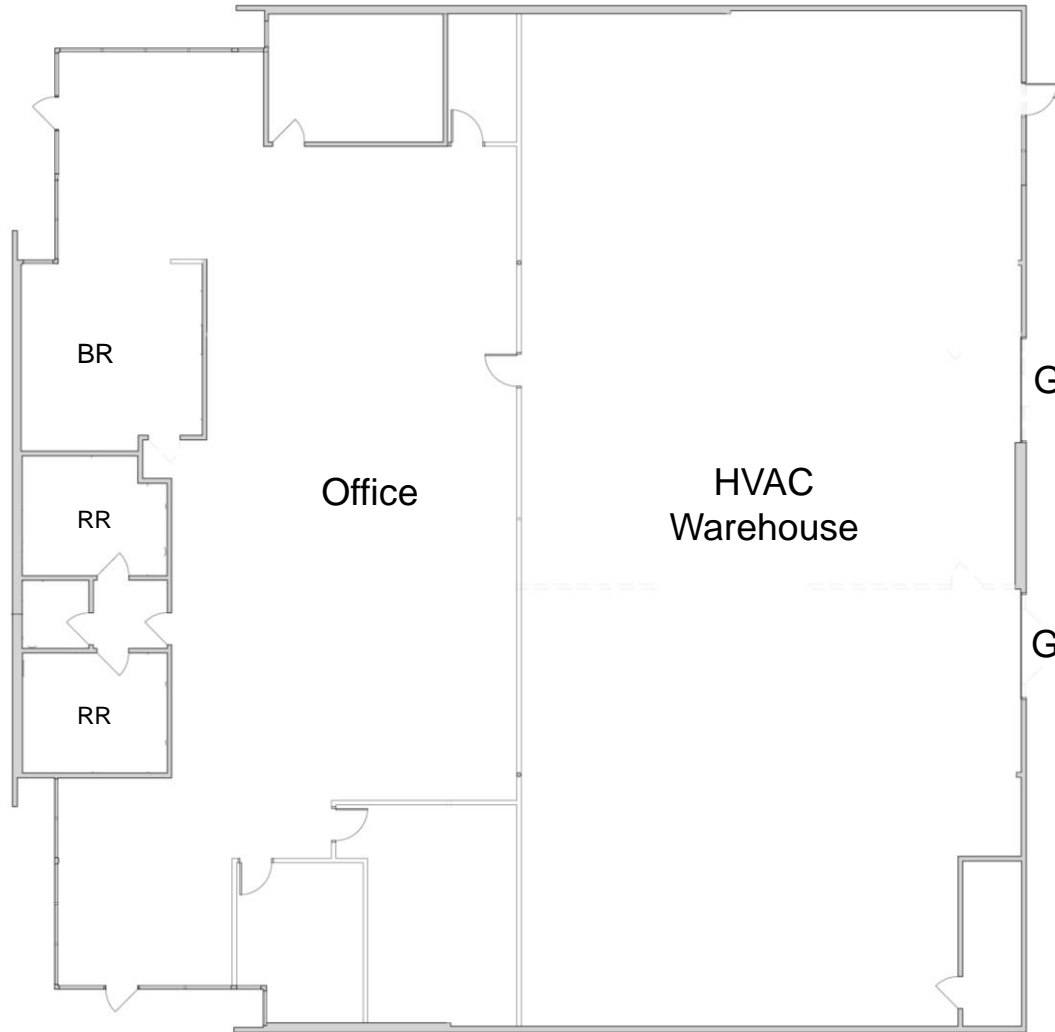
3,700-16,700 SF  
AVAILABLE  
FOR LEASE

Floor Plan:  
8248 Mercury Ct.  
(Building 5)

Available:  
9,241 SF

### Legend:

G = Grade Level Door  
RR= Restroom  
BR= Break Room



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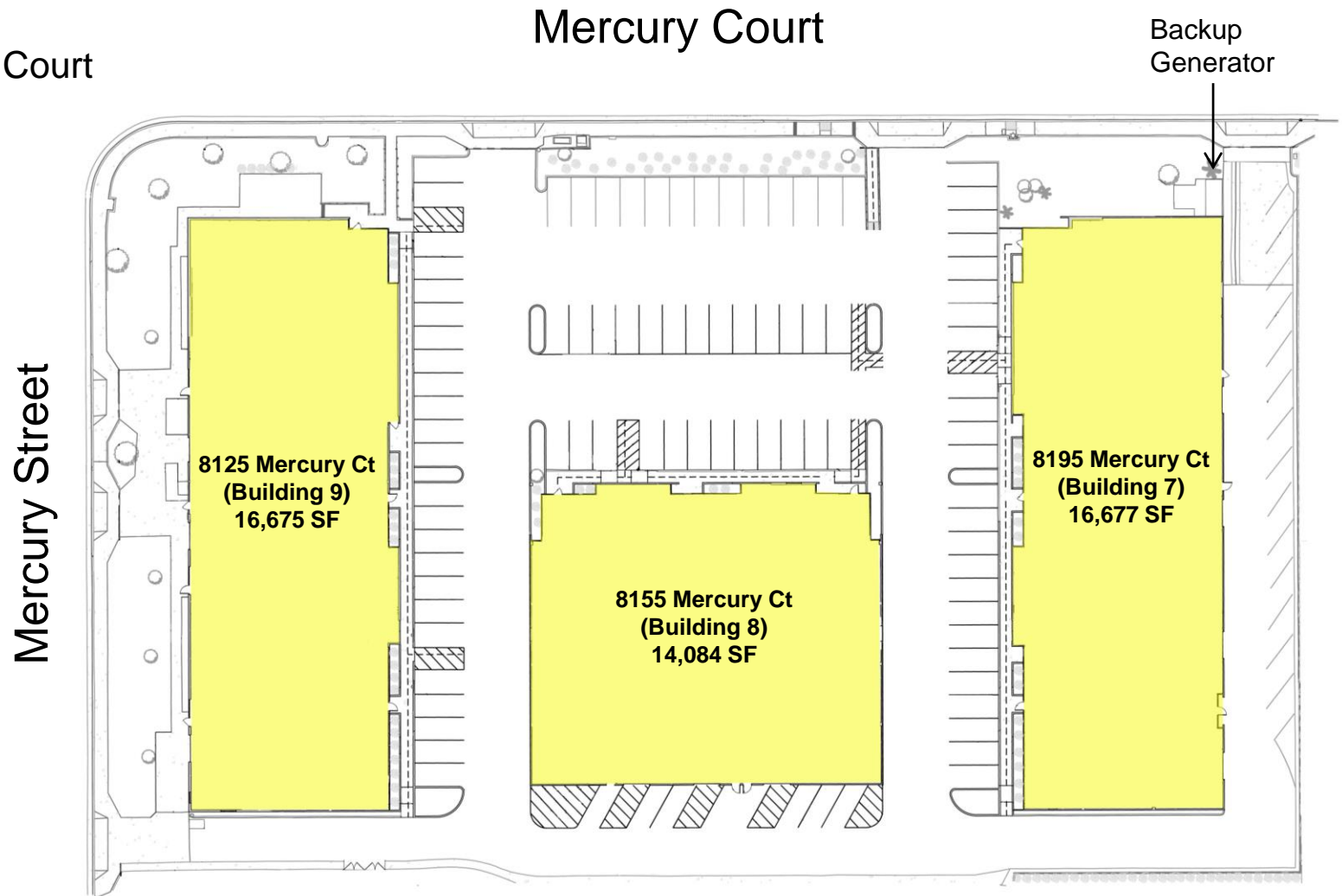
# MERCURY TECH CENTER

FLEX/R&D/INDUSTRIAL for LEASE

3,700-16,700 SF  
AVAILABLE  
FOR LEASE

## Site Plan:

8125-8195 Mercury Court  
(Buildings 7-9)



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## FLEX/R&D/INDUSTRIAL for LEASE

3,700-16,700 SF  
AVAILABLE  
FOR LEASE

Floor Plan:  
8195 Mercury Ct.  
(Building 7)

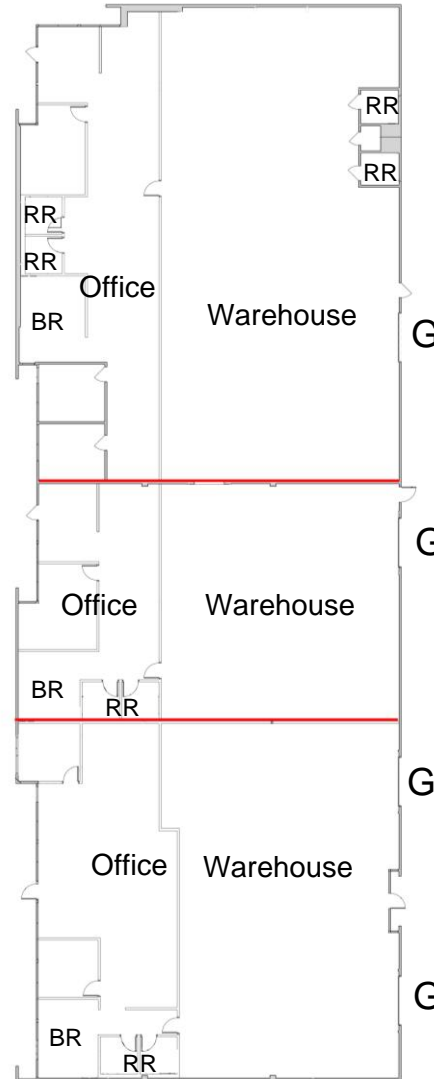
Available:  
16,677 SF  
Divisible to 3,720 SF

Legend:  
G = Grade Level Door  
RR= Restroom  
BR= Break Room

Suite 100  
7,407 SF

Suite 120  
3,720 SF

Suite 140  
5,550 SF



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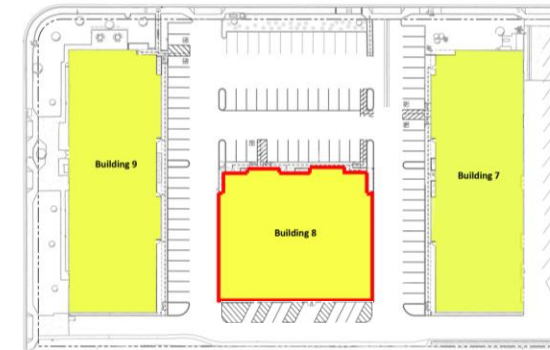
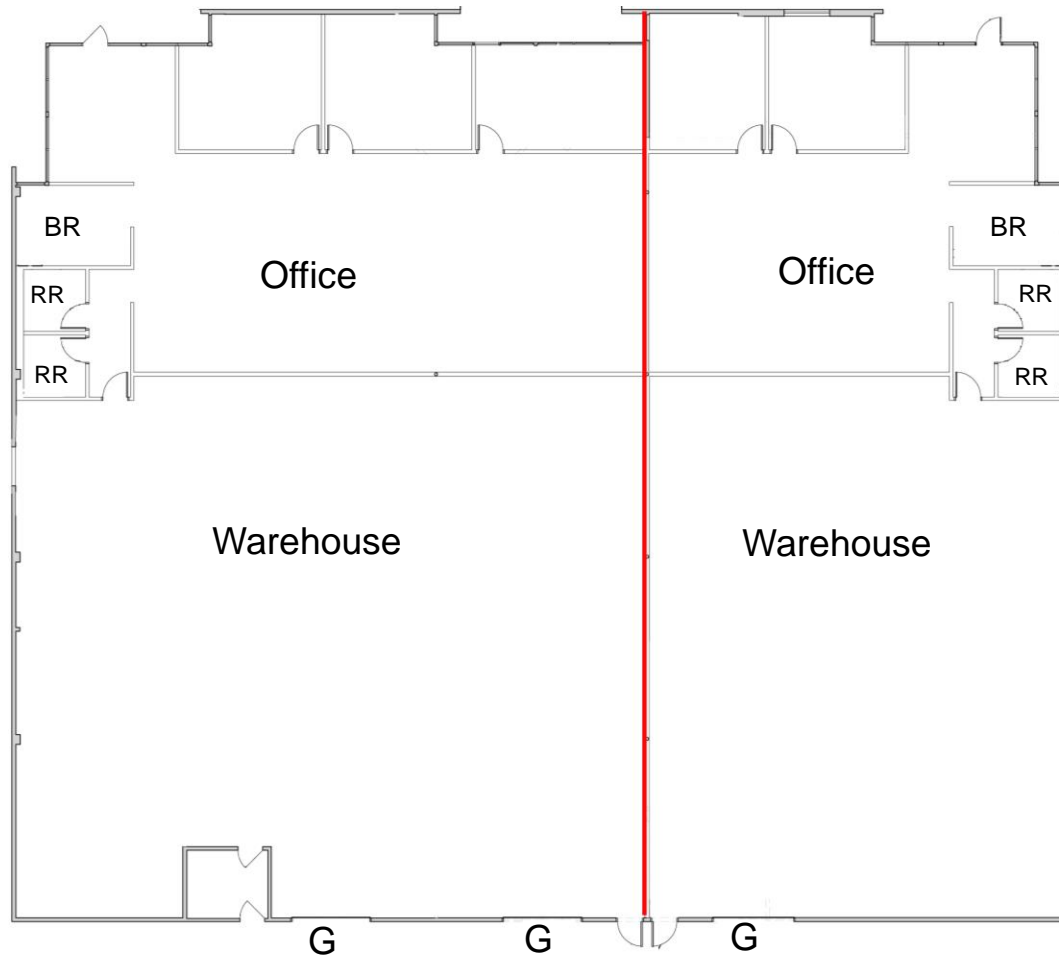
## FLEX/R&D/INDUSTRIAL for LEASE

3,700-16,700 SF  
AVAILABLE  
FOR LEASE

Floor Plan:  
8155 Mercury Ct.  
(Building 8)

Available:  
14,084 SF  
Divisible to 5,641

Suite 100  
8,443 SF



Suite 120  
5,641 SF

Legend:  
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BR= Break Room

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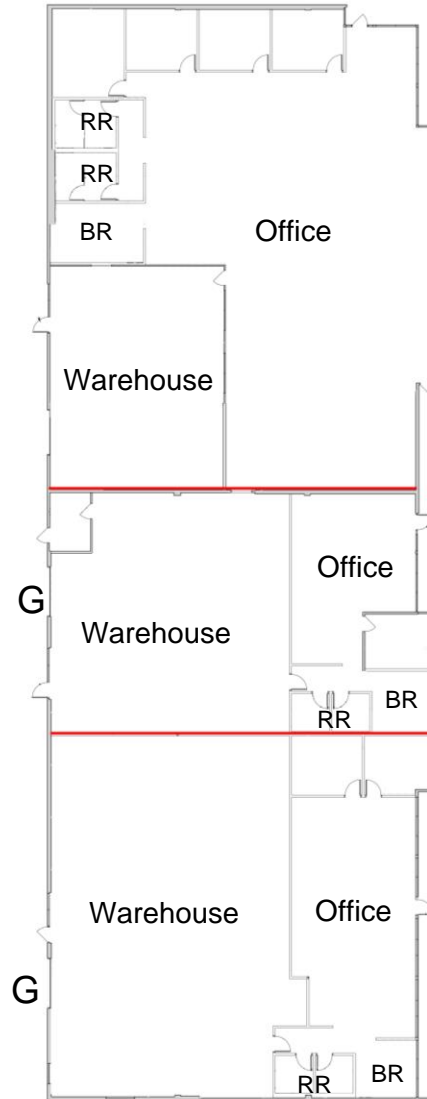
## FLEX/R&D/INDUSTRIAL for LEASE

3,700-16,700 SF  
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FOR LEASE

Floor Plan:  
8125 Mercury Ct.  
(Building 9)

Available:  
16,675 SF  
Divisible to 3,698 SF

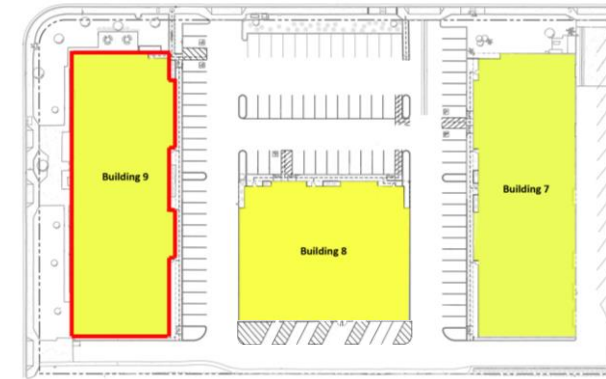
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RR= Restroom  
BR= Break Room



Suite 100  
7,411 SF

Suite 120  
3,698 SF

Suite 140  
5,566 SF



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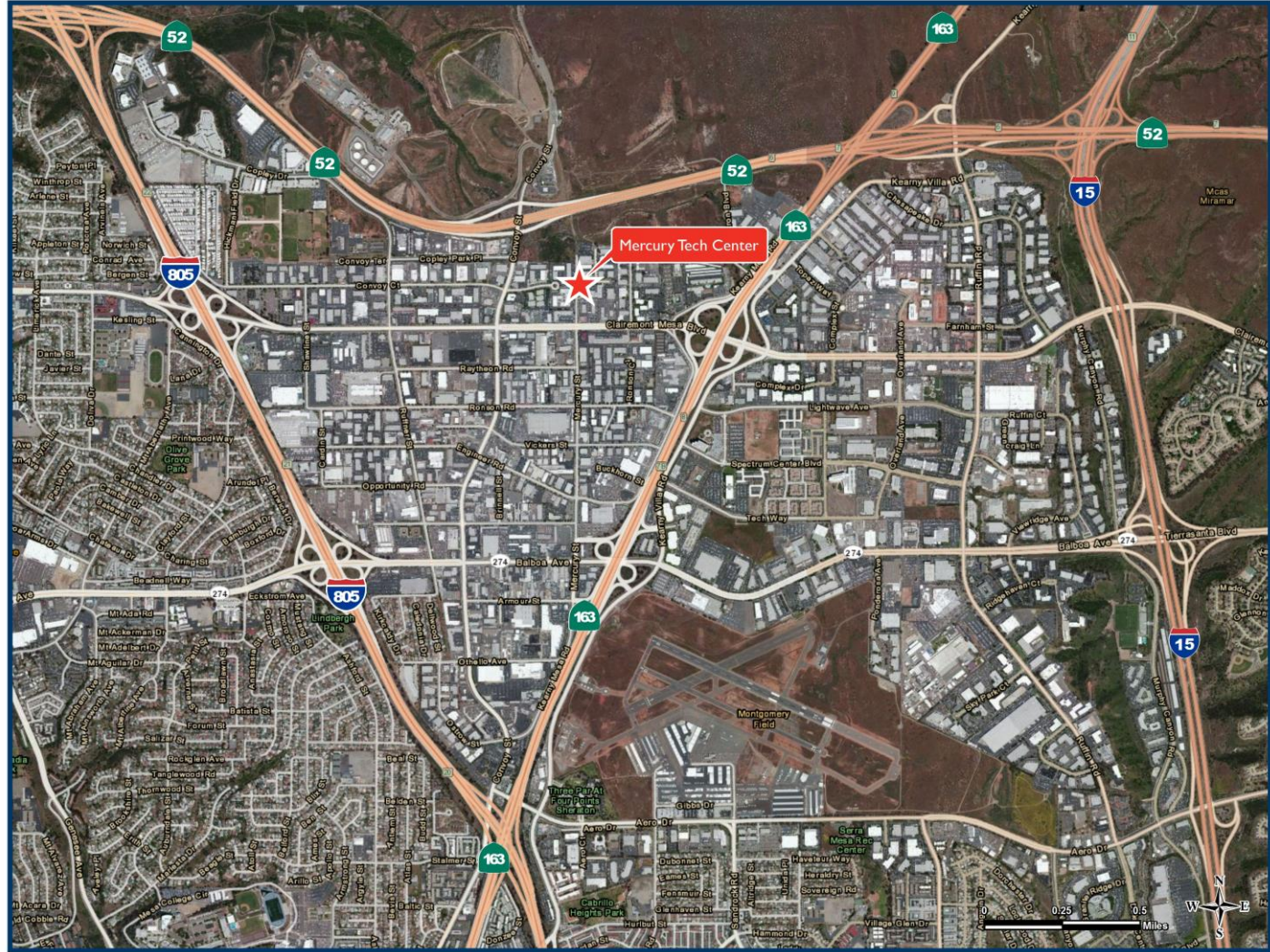
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### Location:



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### Amenities Map:



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