

MONTGOMERY FIELD OFFICE For Lease



8525, 8575 & 8665 GIBBS DRIVE, SAN DIEGO, CALIFORNIA

MONTGOMERY
FIELD
BUSINESS PARK



JONES LANG
LASALLE

Real value in a changing world

For additional information:

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Property Features:

- Excellent access to I-805, I-15, Highway 163 and 52
- Expansion opportunities within project
- On-site management
- Building signage opportunities
- Outdoor courtyard common areas
- On-site restaurant/deli and walking distance to public transportation
- Adjacent to Montgomery Field Airport
- Lease rate: \$1.10 - \$1.20 / rsf Full Service Gross

Building Specs:

- # of stories: 8525 (3-story), 8575 & 8665 (2-story)
- Project r.s.f.: 146,555 r.s.f.
- Typical floor plates: 8525 — 18,000 s.f.
8575 — 19,133 s.f.
8665 — 20,000 s.f.
- Year built: 1985 (renovated)
- Building hours: 7:00 a.m. to 7:00 p.m. M-F
8 a.m. to 12 p.m. on Saturday
- Fiber Optics Providers: High speed data service available (AT&T)
- Parking: 504 parking stalls (3.3/1,000 u.s.f.)
Abundant on-street parking easily accessible



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Availability
8525 GIBBS DRIVE

Suite	RSF	Rent/SF	Availability	Description
100	3,897	\$1.20 FSG	Now	Reception, 13 offices, conference room, break room
101	1,873	\$1.20 FSG	10/1/2012	Reception, 3 offices, break room, open area
105	6,621	\$1.20 FSG	10/1/2012	Reception, 28 offices, conference room
201	4,683	\$1.20 FSG	10/1/2012	Reception, 21 offices, open area
205	3,338	\$1.20 FSG	Now	Reception, 6 offices, open area
208	1,820	\$1.20 FSG	10/1/2012	4 offices, conference room, open area
210	1,319	\$1.20 FSG	Now	4 offices, open area
300	9,773	\$1.20 FSG	10/1/2012	Reception, 21 offices, training/conference rooms, open area
303	4,130	\$1.20 FSG	10/1/2012	Reception, 15 offices, storage areas

- Suites 100 & 101 are contiguous for a total of approximately 5,770 s.f.
- Suites 201 & 205 are contiguous for a total of approximately 8,021 s.f.
- Suites 300 & 303 are contiguous for a total of approximately 13,903 s.f.

8575 GIBBS DRIVE

190	3,672	\$1.10 FSG	Now	Reception, 5 offices, break room, open area
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8665 GIBBS DRIVE

120	2,458	\$1.10 FSG	10/1/12	Reception, 1 office, conference room and 2 large training rooms
204	3,059*	\$1.10 FSG	Now	Reception, 7 offices, conference & break room, open area
205	2,766*	\$1.10 FSG	Now	3 large open areas
207	1,500	\$1.10 FSG	Now	Reception, open area, storage room

- * Suites 204 & 205 are contiguous for a total of approximately 5,825 s.f.

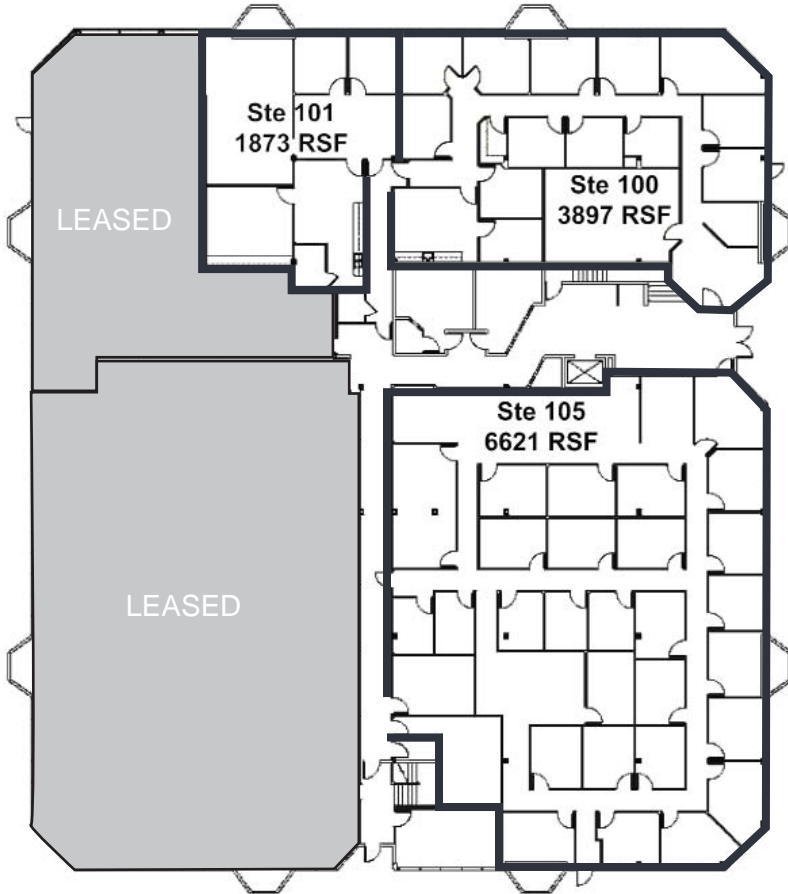
8525 GIBBS DRIVE | 1ST FLOOR

SUITE 100 | 3,897 S.F. | Vacant

SUITE 101 | 1,873 S.F. | Available 10/1/2012

SUITE 105 | 6,621 S.F. | Available 10/1/2012

* Suites 100 & 101 are contiguous for a total of approximately 5,770 s.f.



8525 GIBBS DRIVE | 2ND FLOOR

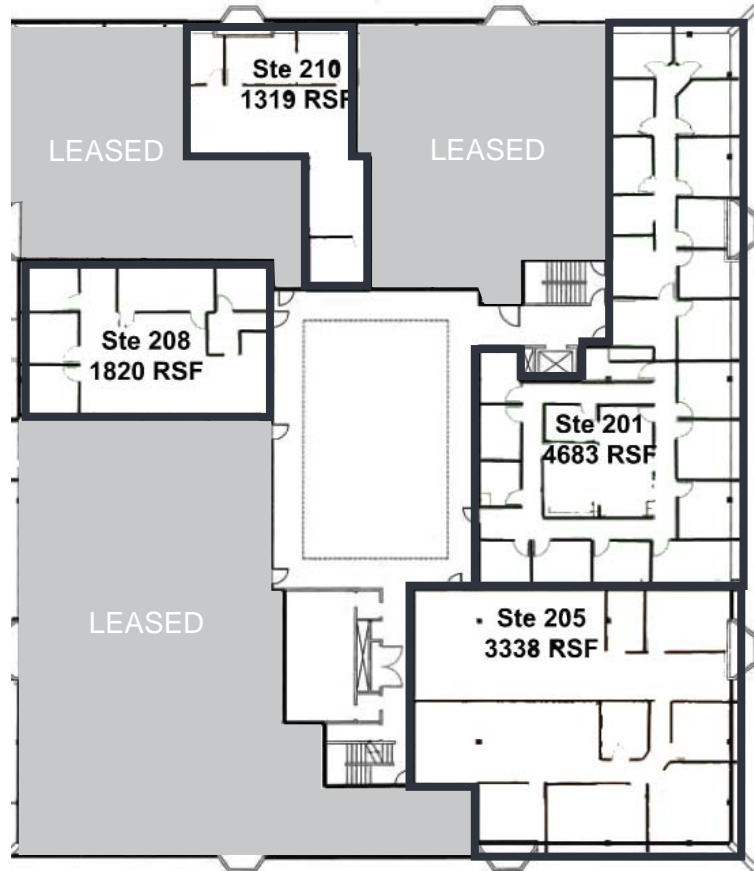
SUITE 201 | 4,683 S.F. | Available 10/1/2012

SUITE 205 | 3,338 S.F. | Vacant

SUITE 208 | 1,820 S.F. | Available 10/1/2012

SUITE 210 | 1,319 S.F. | Vacant

* Suites 201 & 205 are contiguous for a total of approximately 8,021 s.f.



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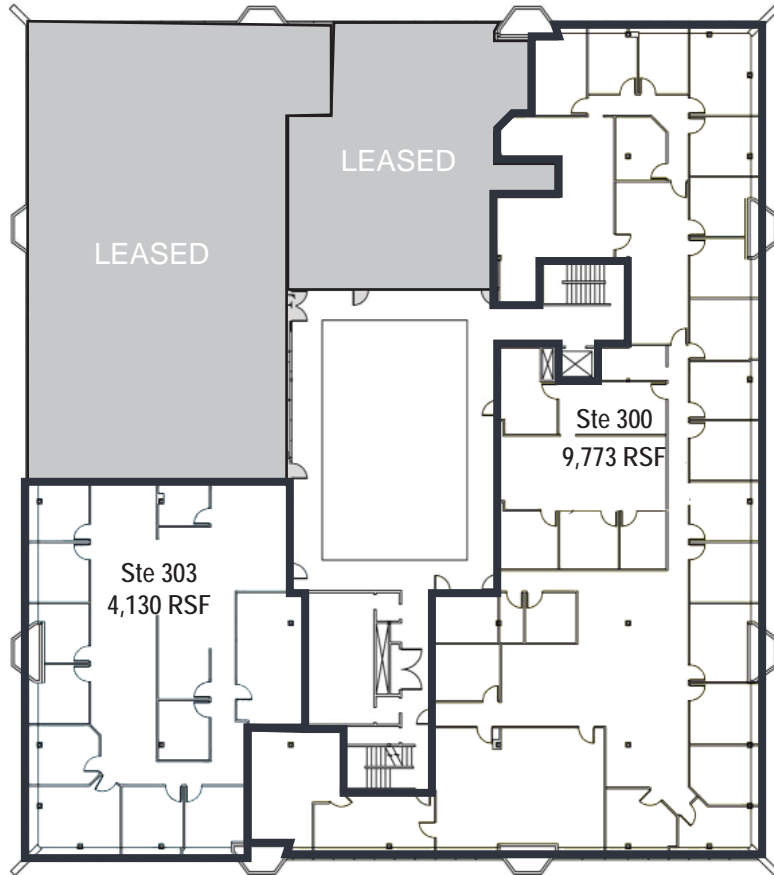
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8525 GIBBS DRIVE | 3RD FLOOR

SUITE 300 | 9,773 S.F. | Available 10/1/2012

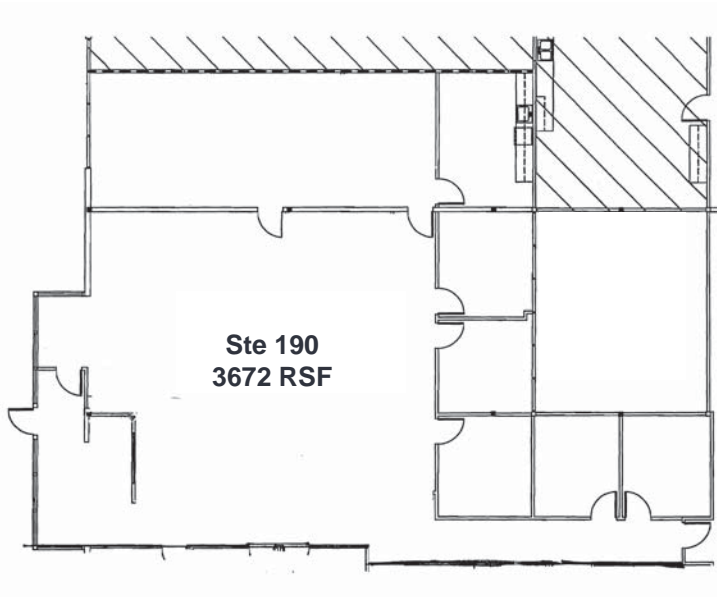
SUITE 303 | 4,130 S.F. | Available 10/1/2012

* Suites 300 & 303 are contiguous for a total of approximately 13,903 s.f.



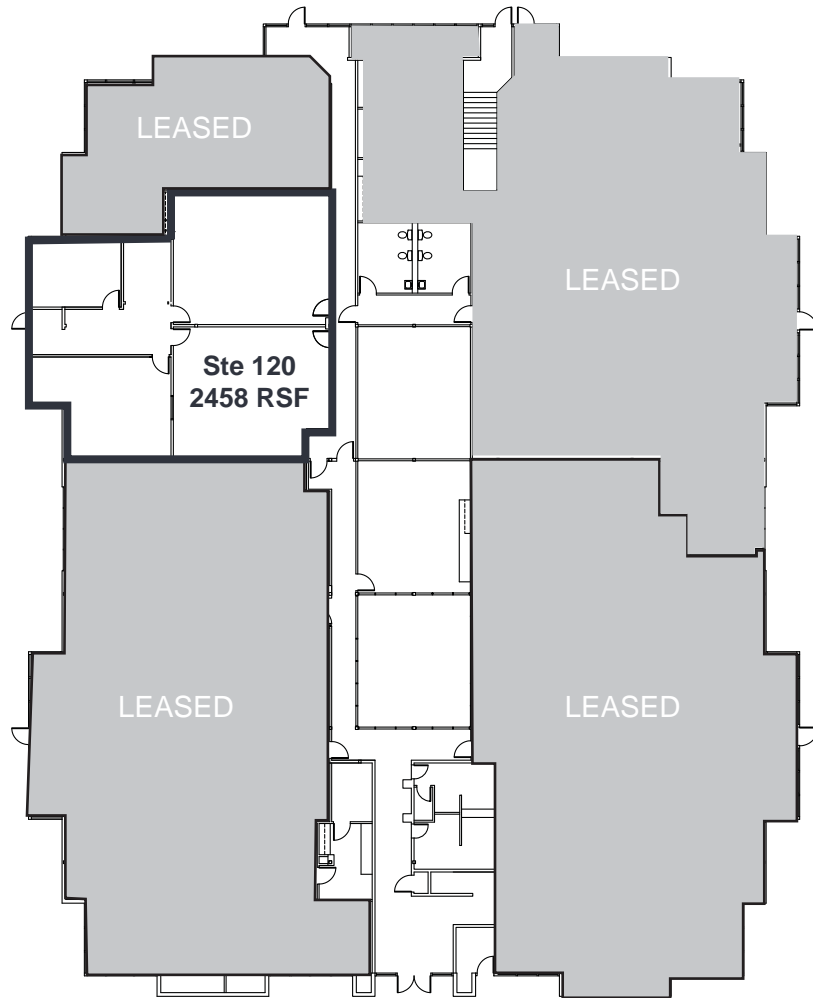
8575 GIBBS DRIVE

SUITE 190 | 3,672 S.F. | Vacant



8665 GIBBS DRIVE

SUITE 120 | 2,458 S.F. | Available 10/1/2012



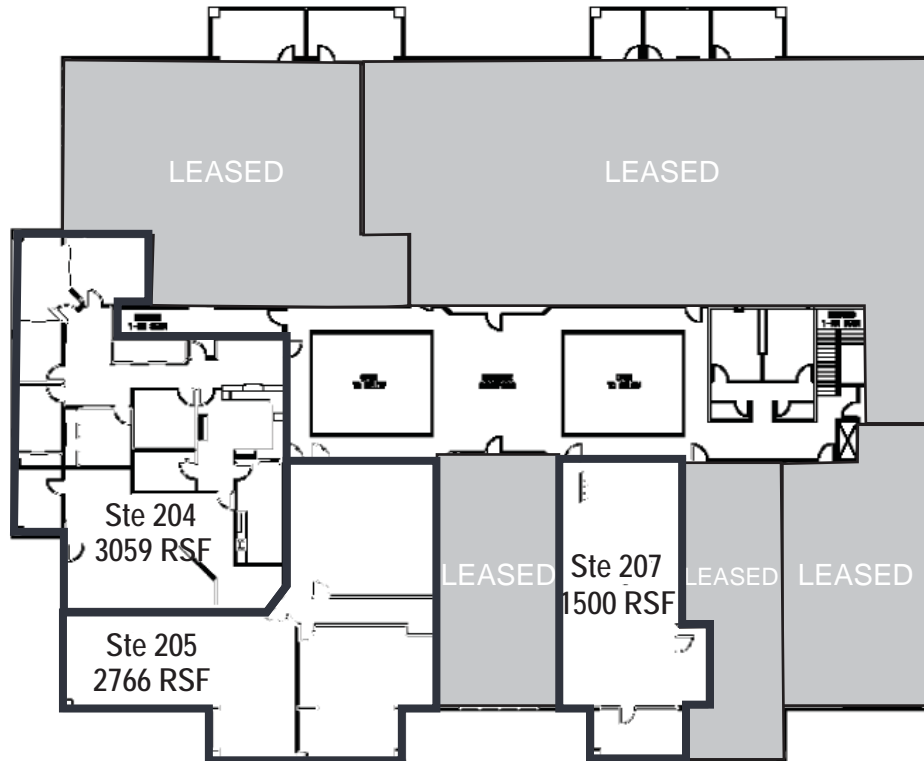
8665 GIBBS DRIVE | 2ND FLOOR

SUITE 204 | 3,059 S.F. | Vacant

SUITE 205 | 2,766 S.F. | Vacant

SUITE 207 | 1,500 S.F. | Vacant

* Suites 204 & 205 are contiguous for a total of approximately 5,825 s.f.



MONTGOMERY FIELD OFFICE For Lease



RESTAURANTS

- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant

- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn

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