

STONECREST

9635 / 9645 / 9655 / 9665

GRANITE RIDGE DRIVE

SAN DIEGO, CA

COMMON AREA
IMPROVEMENTS
COMPLETED!



CBRE

 **PENDULUM**
PROPERTY PARTNERS



STONECREST IS A DYNAMIC FIRST CLASS CAMPUS IN THE HEART OF CENTRAL SAN DIEGO. THE CAMPUS HAS A ROBUST AMENITY OFFERING, GREAT FREEWAY ACCESS AND HIGHLY EFFICIENT FLOOR PLATES. STONECREST IS STRATEGICALLY LOCATED NEAR A WELL-EDUCATED WORKFORCE, QUALITY HOUSING AND A DIVERSITY OF INDUSTRIES. THE CAMPUS OFFERING ENSURES EMPLOYERS HIGH LEVELS OF RECRUITMENT AND RETENTION.

STONECREST OFFERS



State-of-the-art fitness center with showers & lockers



On-site cafe with indoor & outdoor seating



I-15 access via Aero Drive



Retail, additional food services and residential housing within walking distance



A large, employee-friendly courtyard with comfortable seating



Close Proximity to I-8, I-805, Highway 52, and Highway 163



4/1,000 parking ratio with surface and covered parking



On-site property management, engineering and security



Stadium Golf Center nearby

9635

9645



9655

9665



CAMPUS IMPROVEMENTS COMPLETED!



NEW 9655 BUILDING LOBBY



NEW TENANT LOUNGE



NEW OUTDOOR COMMON AREA



NEW TENANT LOUNGE



NEW OUTDOOR COMMON AREA



FULLY FURNISHED GYM



W Canyon Ave

Granite Ridge Dr

Daley Center Dr

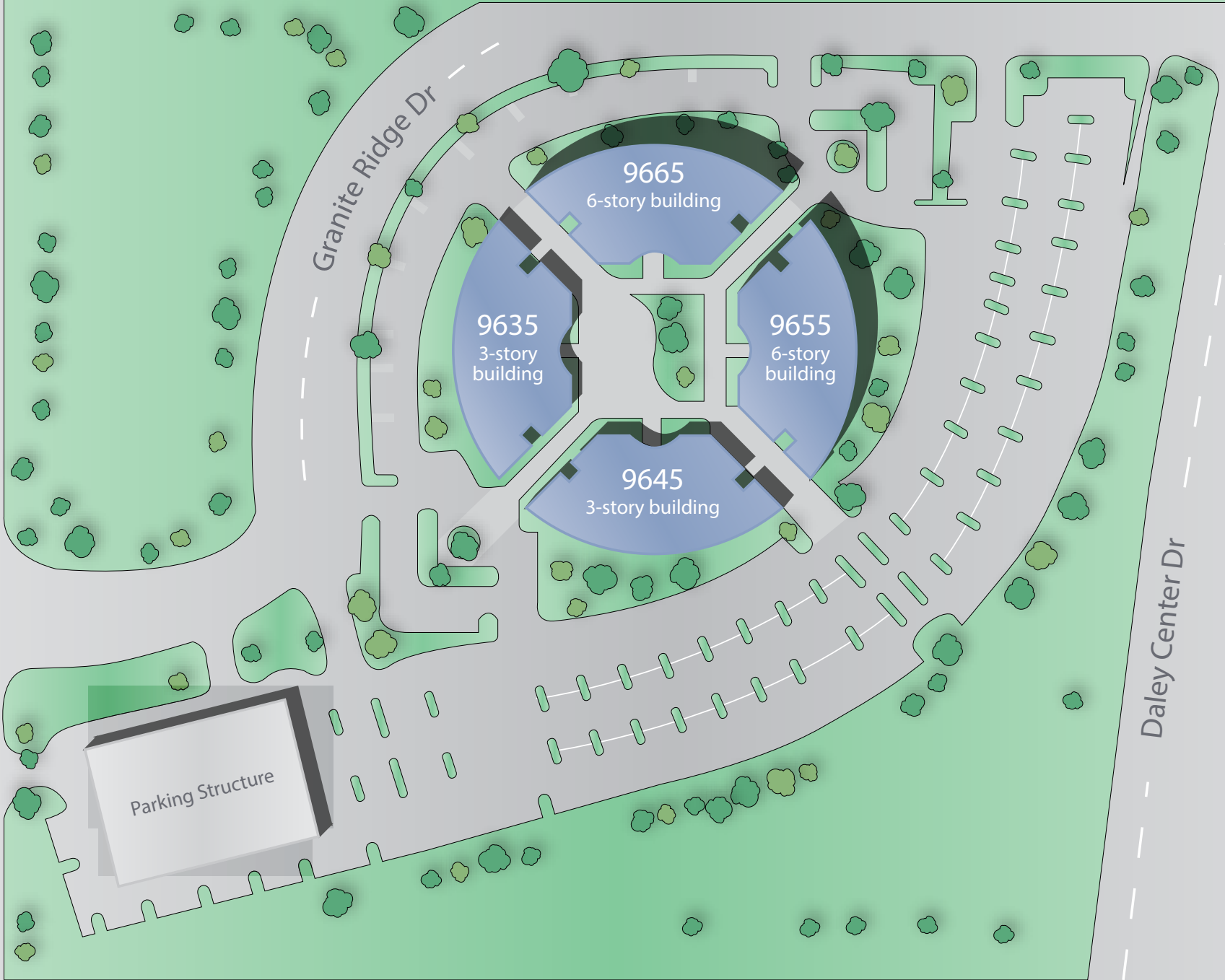
9635
3-story
building

9645
3-story
building

9665
6-story
building

9655
6-story
building

Parking Structure



AVAILABILITIES



9635 GRANITE RIDGE DRIVE

SUITE	SIZE	RENTAL RATE	COMMENTS	AVAILABLE
100	2,623 RSF	Negotiable	Double door entry off the main building lobby, high ceilings and efficient layout with 5-6 perimeter offices.	Now
110	1,546 RSF	Negotiable	Efficient space with two perimeter offices, a kitchen, a large bullpen area and great window line.	Now
300	13,483 RSF	Negotiable	Double door entry off third floor lobby. Current build out includes reception, one large conference room, two medium conference rooms, huddle rooms, break room, storage and production areas and open area for workstations.	11/1/2022

9655 GRANITE RIDGE DRIVE



SUITE	SIZE	RENTAL RATE	COMMENTS	AVAILABLE
450	9,291 RSF	Negotiable	Glass double door entry off the elevator lobby with great combination of perimeter offices and large bullpen.	Now
550	8,708 RSF	Negotiable	Shell space with glass double door entry with an exceptional window-line and high ceilings.	Now

9665 GRANITE RIDGE DRIVE



SUITE	SIZE	RENTAL RATE	COMMENTS	AVAILABLE
150	1,535 RSF	Negotiable	Future spec suite with direct access off the main building lobby.	Now
*300	13,083 RSF	Negotiable	Creative space with large open area for workstations and double door entry.	Now
*310	5,841 RSF	Negotiable	Double door entry with 9 window line private offices, reception area, open office area, large conference room and break room.	Now
**420	6,445 RSF	Negotiable	Double door entry with corner suite with 10 private offices, 2 conference rooms, breakroom/copy area.	Now
**430	3,525 RSF	Negotiable	Corner suite with 7 private offices, reception, breakroom/ copy area, open area for workstations.	7/1/2022
**440	2,431 RSF	Negotiable	Brand new spec suite includes 4 private offices, conference room, copy/breakroom & open office space.	Now
530	3,203 RSF	Negotiable	Reception area, 2 window lined private offices, large open office areas.	Now
550	2,695 RSF	Negotiable	Creative space with open, exposed ceilings. Reception area, storage room, conference room, 7 private offices, breakroom and open office area.	Now

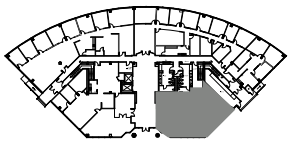
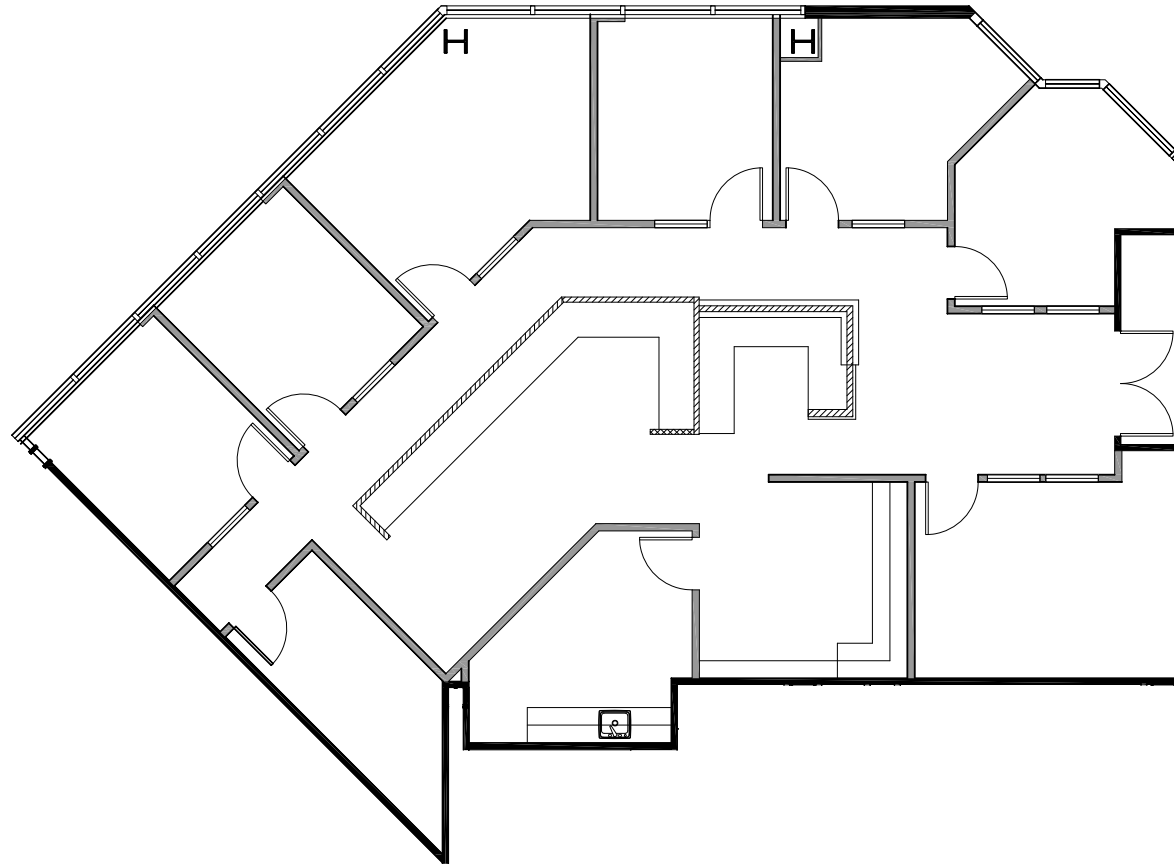
* Suites 300 & 310 can be made contiguous to 18,924 RSF.

**Suites 420, 430 & 440 can be made contiguous to 12,401 RSF.

9635 GRANITE RIDGE DRIVE FIRST FLOOR

SUITE 100
2,623 RSF

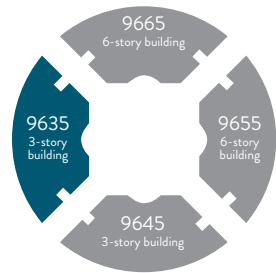
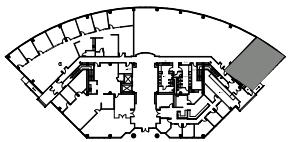
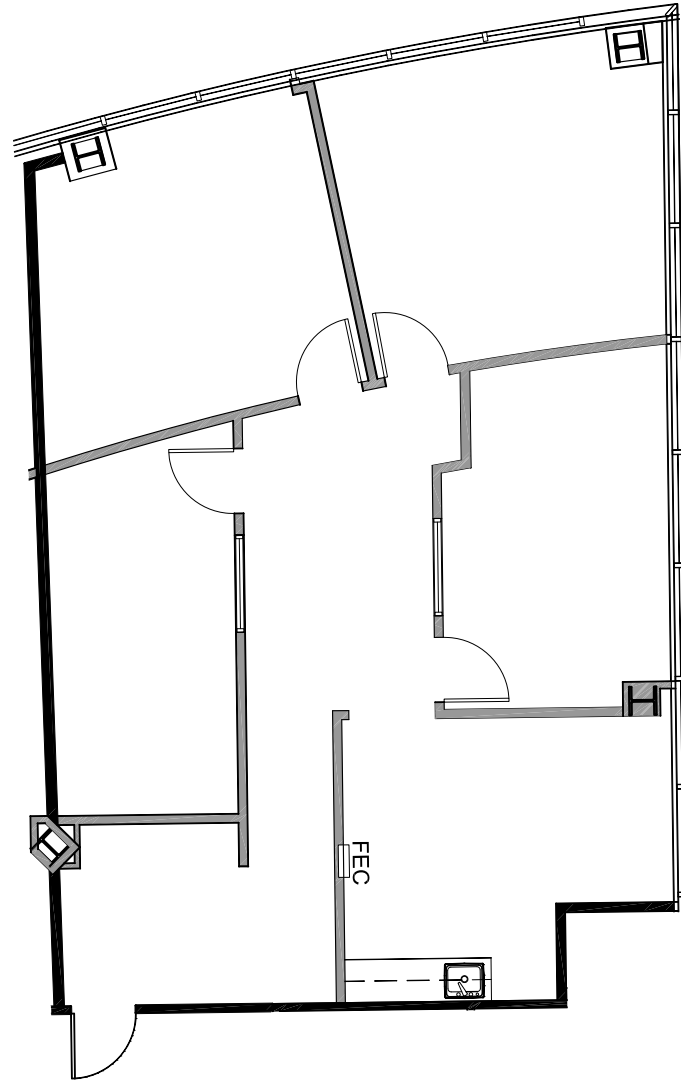
AS-BUILT FLOOR PLAN



9635 GRANITE RIDGE DRIVE FIRST FLOOR

SUITE 110
1,546 RSF

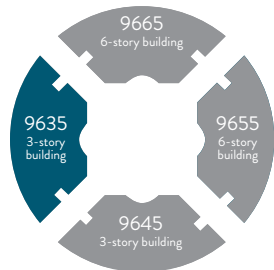
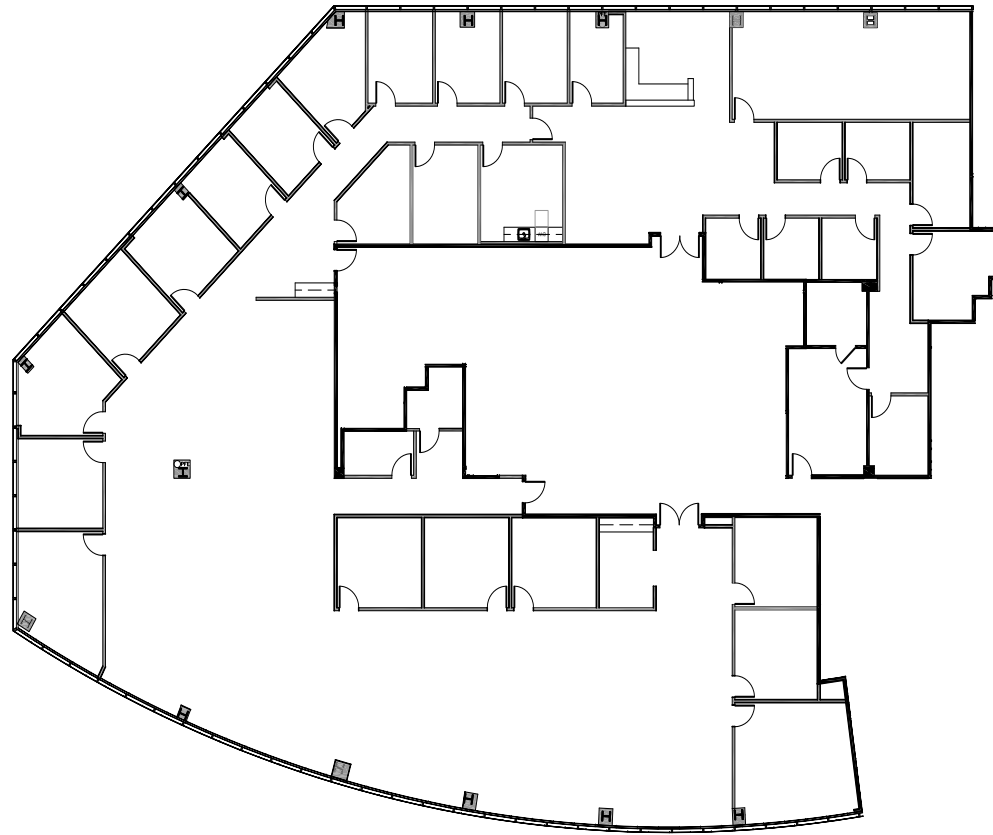
AS-BUILT FLOOR PLAN



9635 GRANITE RIDGE DRIVE THIRD FLOOR

SUITE 300
13,483 RSF

AS-BUILT FLOOR PLAN

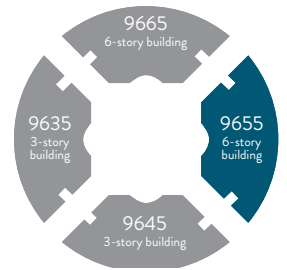
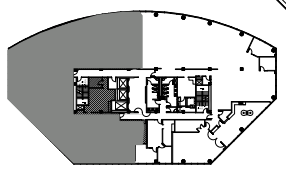
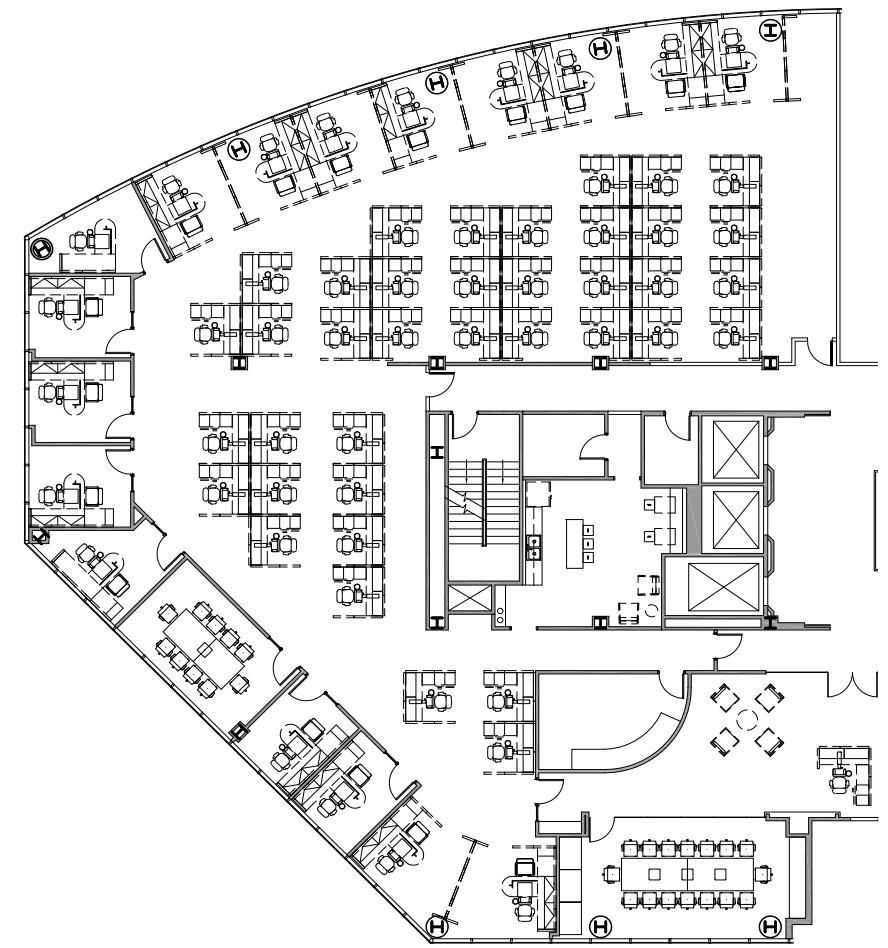
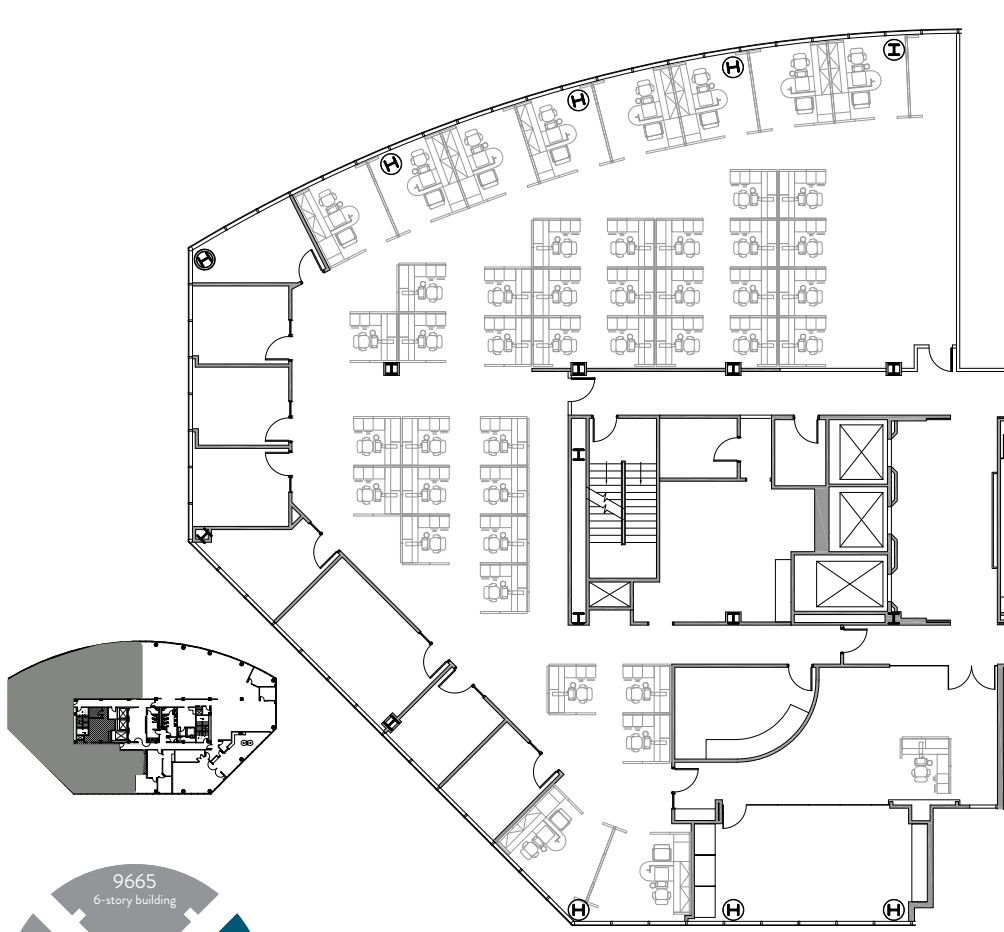


9655 GRANITE RIDGE DRIVE FOURTH FLOOR

SUITE 450
9,291 RSF

AS- BUILT FLOOR PLAN

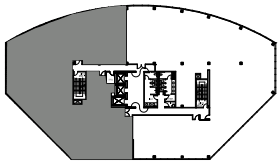
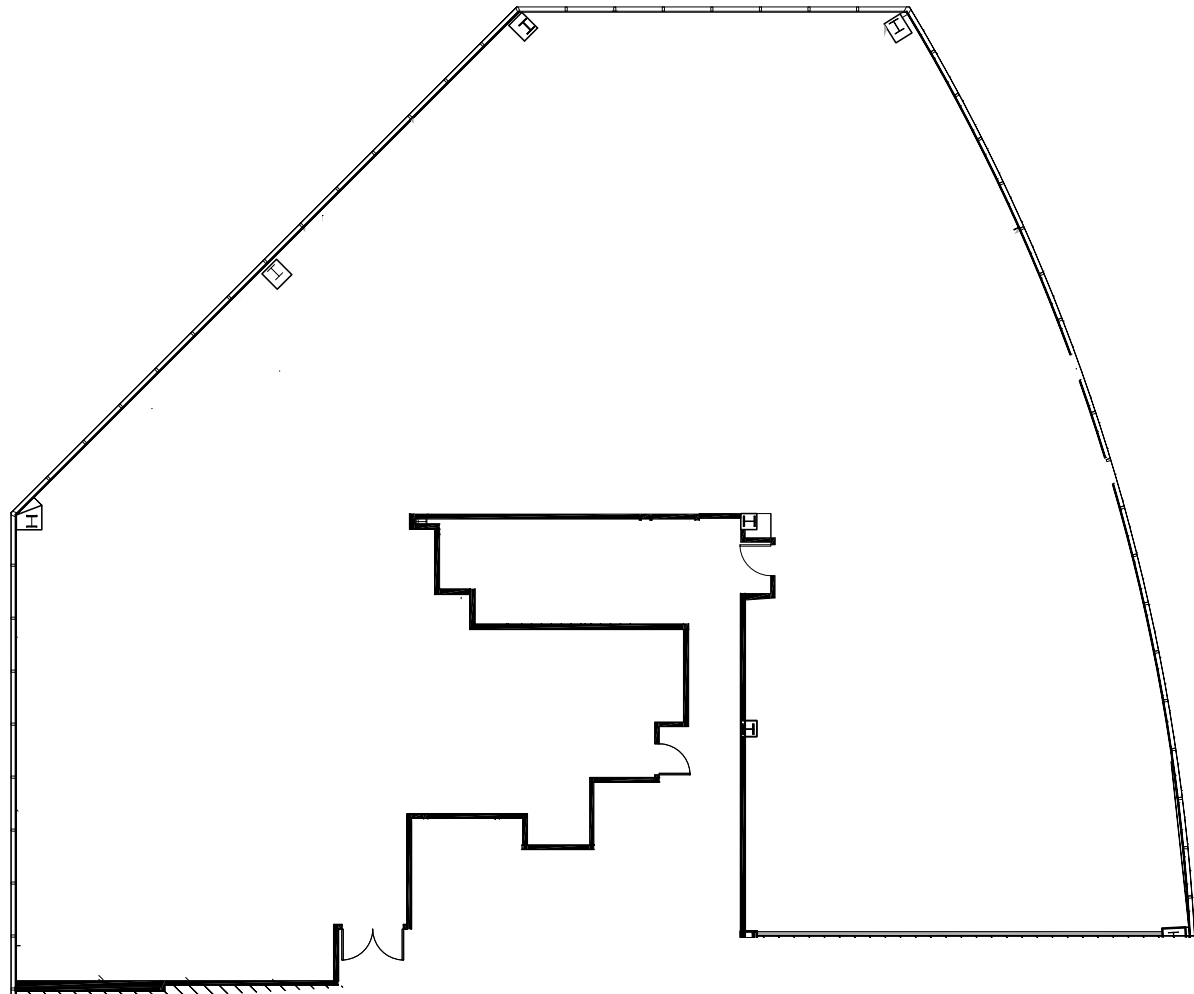
HYPOTHETICAL PLAN



9655 GRANITE RIDGE DRIVE FIFTH FLOOR

SUITE 550
8,708 RSF
DIVISIBLE TO 6,000 SF

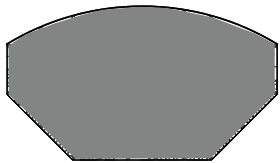
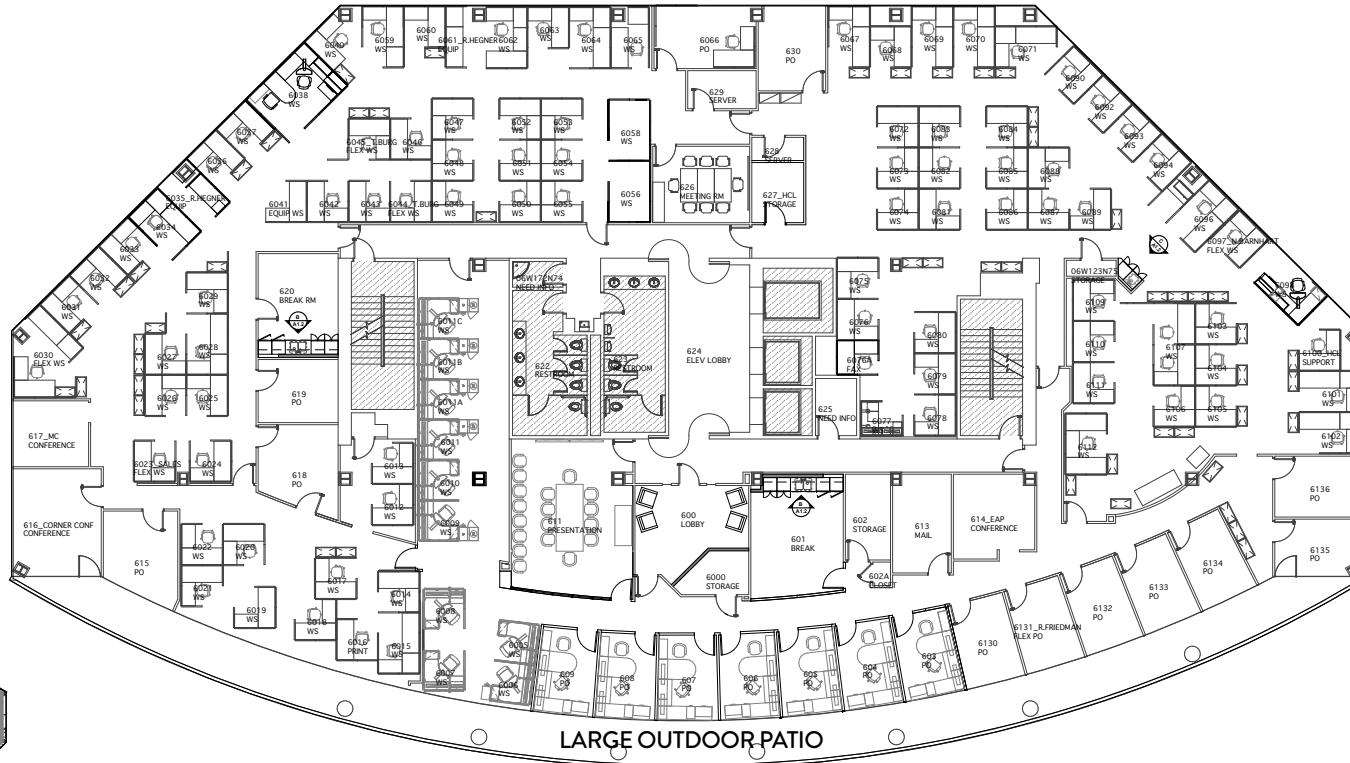
AS-BUILT FLOOR PLAN
(SHELL CONDITION)



9655 GRANITE RIDGE DRIVE SIXTH FLOOR

SUITE 600 18,648 RSF

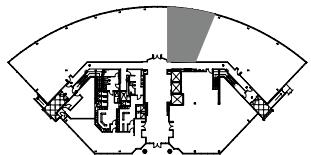
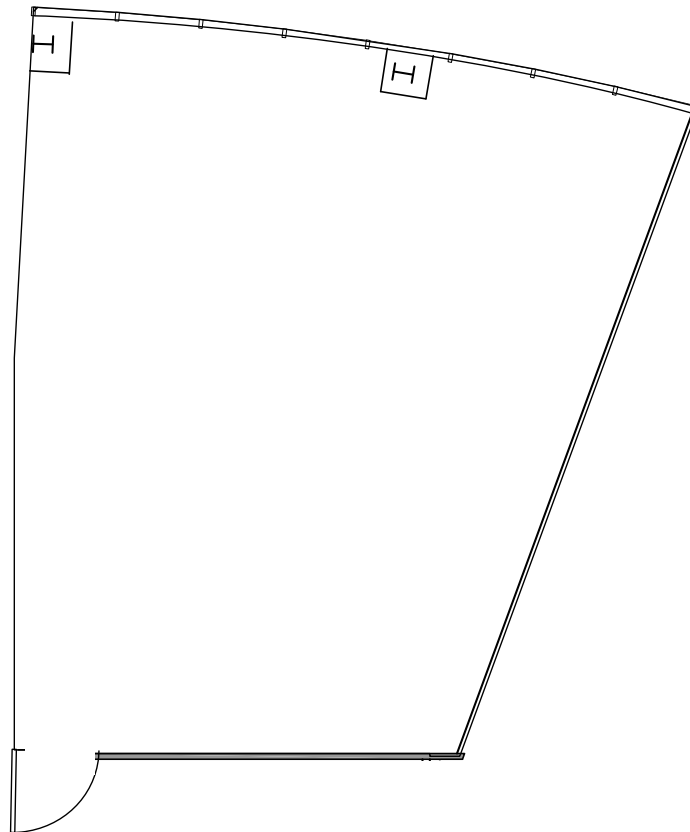
AS-BUILT FLOOR PLAN



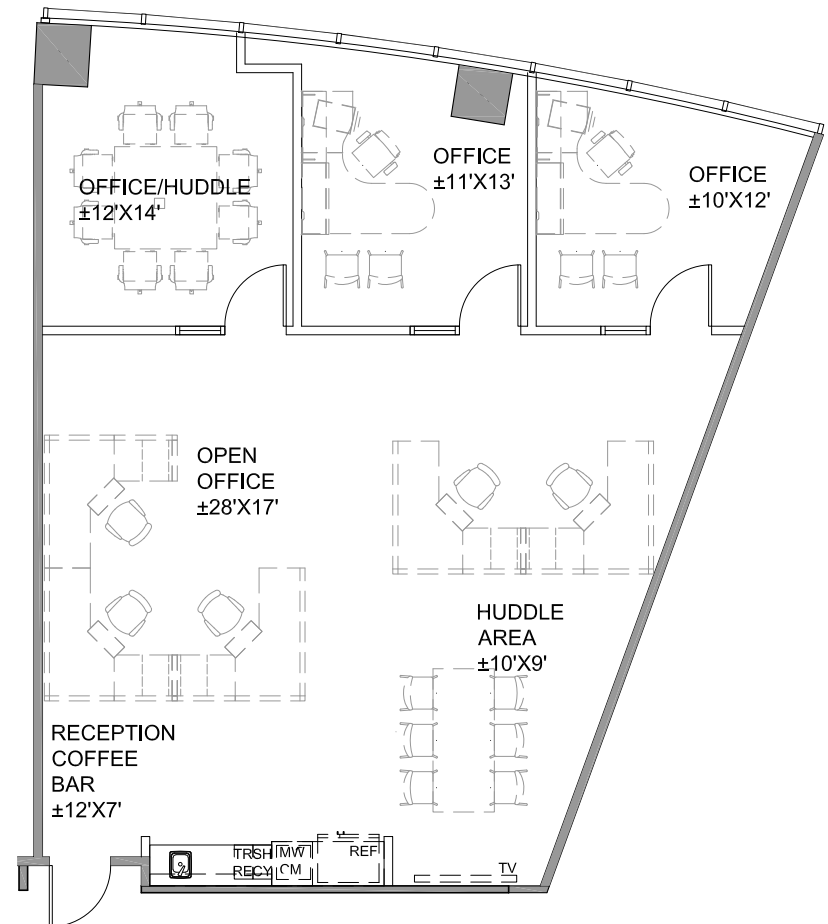
9665 GRANITE RIDGE DRIVE FIRST FLOOR

SUITE 150 1,535 RSF

AS-BUILT FLOOR PLAN (SHELL CONDITION)



FUTURE SPEC SUITE PLAN

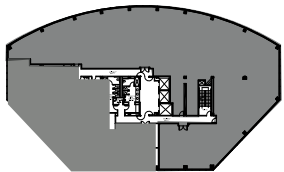
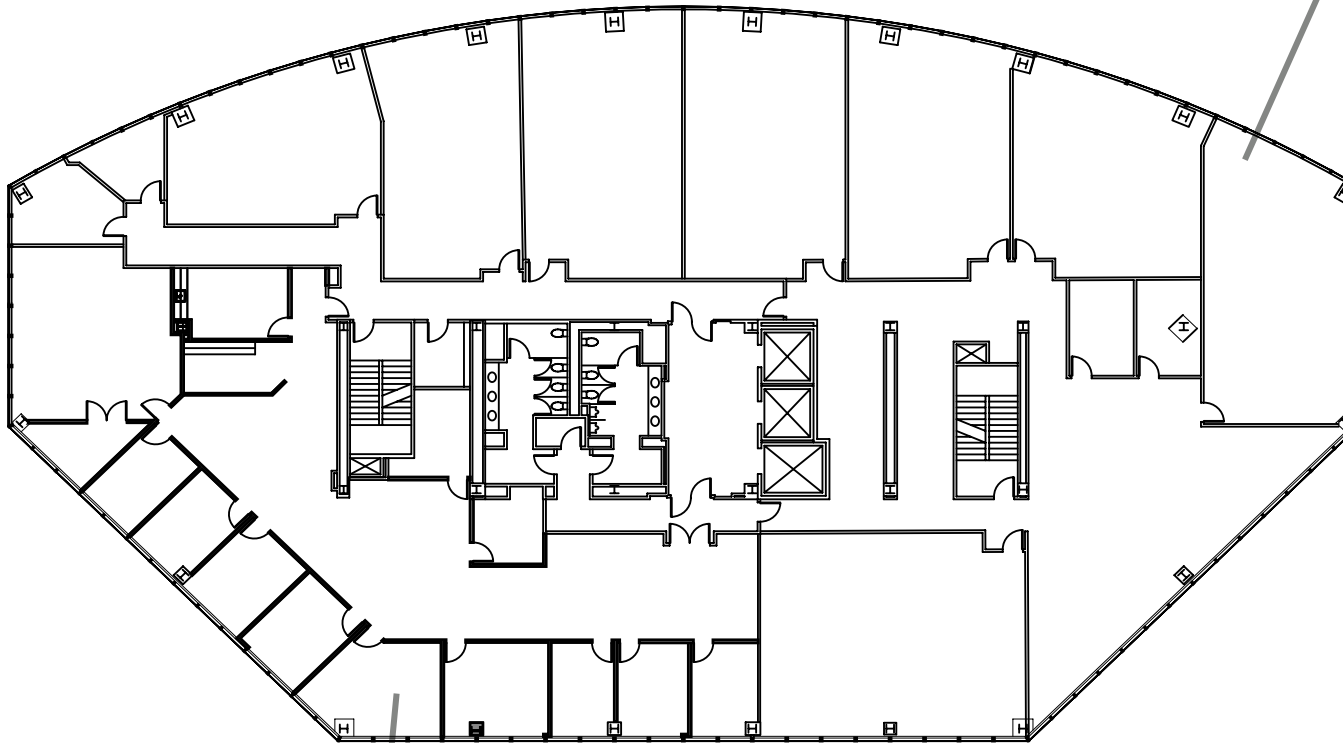


9665 GRANITE RIDGE DRIVE THIRD FLOOR

SUITES 300 & 310 CAN BE MADE CONTIGUOUS TO 18,924 RSF

AS- BUILT FLOOR PLAN

SUITE 300
13,083 RSF
Vacant

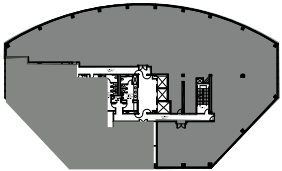
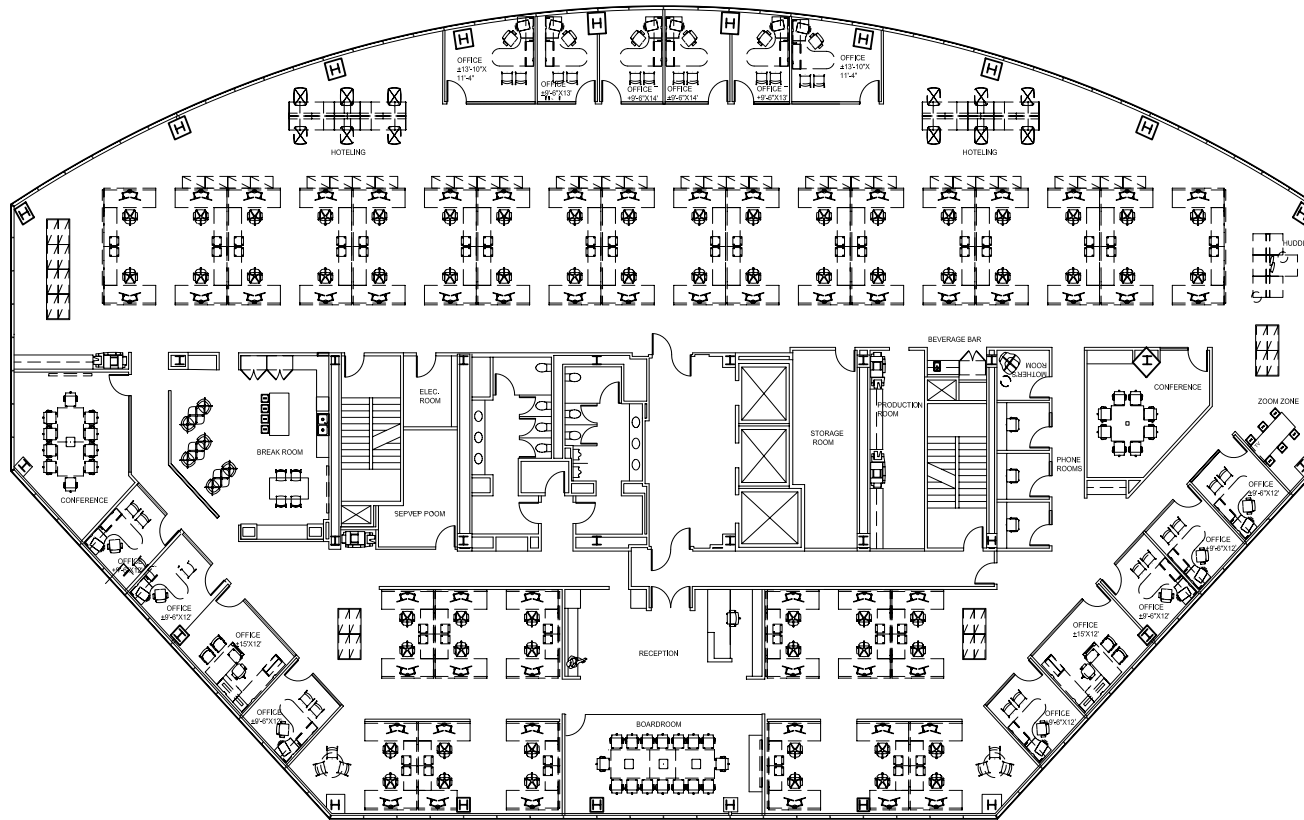


SUITE 310
5,841 RSF
Vacant

9665 GRANITE RIDGE DRIVE THIRD FLOOR

SUITES 300 & 310
18,924 RSF

HYPOTHETICAL FLOOR PLAN



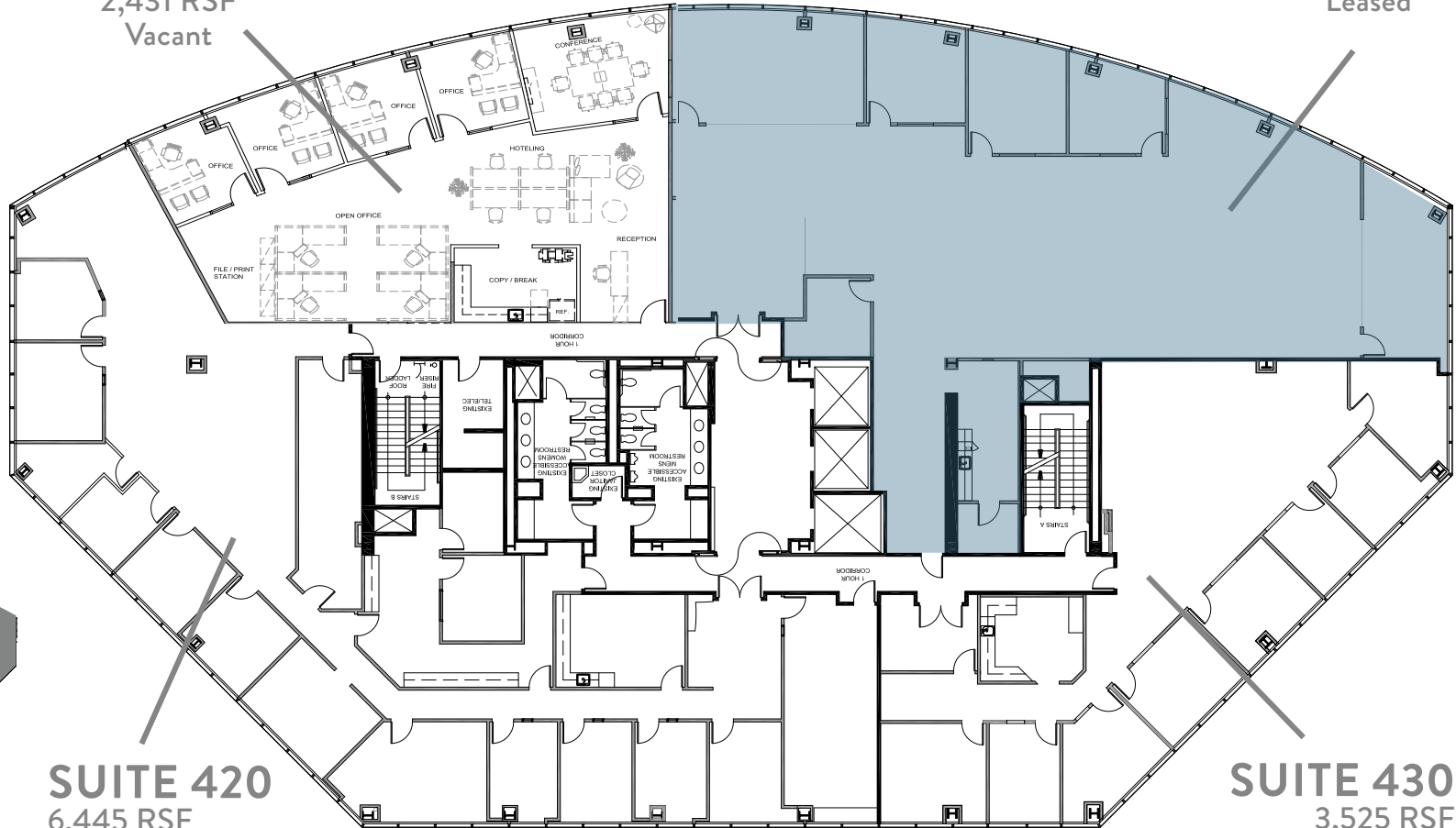
9665 GRANITE RIDGE DRIVE FOURTH FLOOR

SUITES 420 | 430 | 440
CAN BE MADE CONTIGUOUS TO 12,401 RSF

AS-BUILT FLOOR PLAN

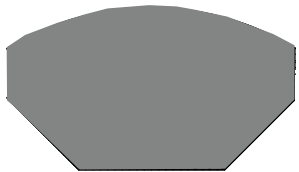
SUITE 440
2,431 RSF
Vacant

SUITE 400
Leased



SUITE 420
6,445 RSF
Vacant

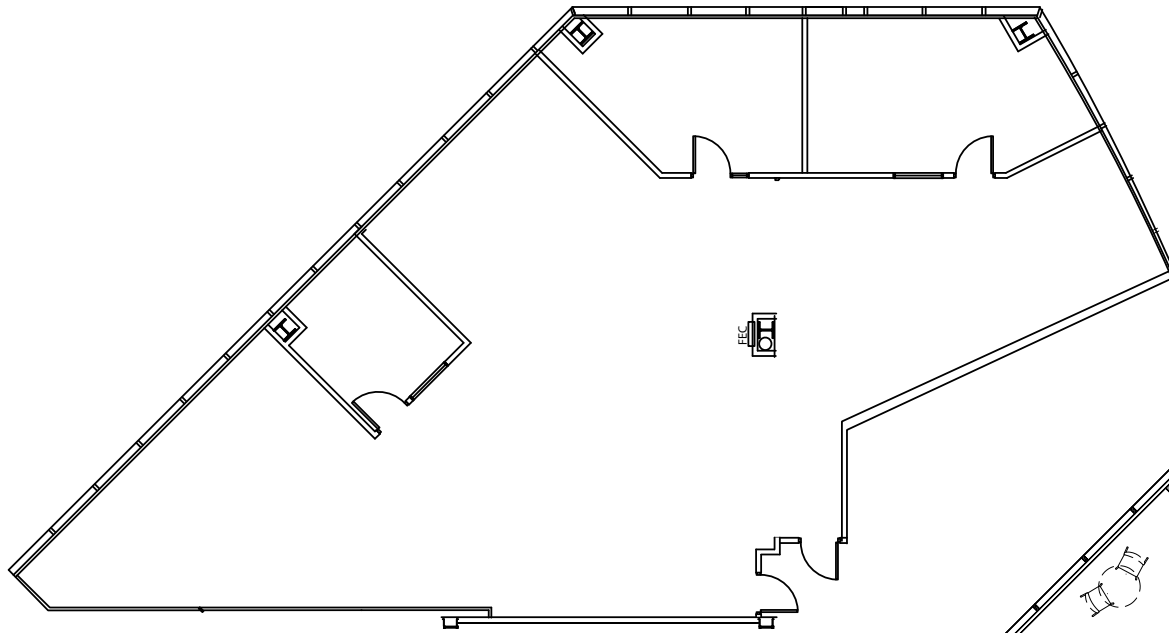
SUITE 430
3,525 RSF
Available on 7/1/2022



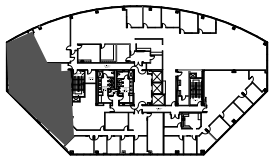
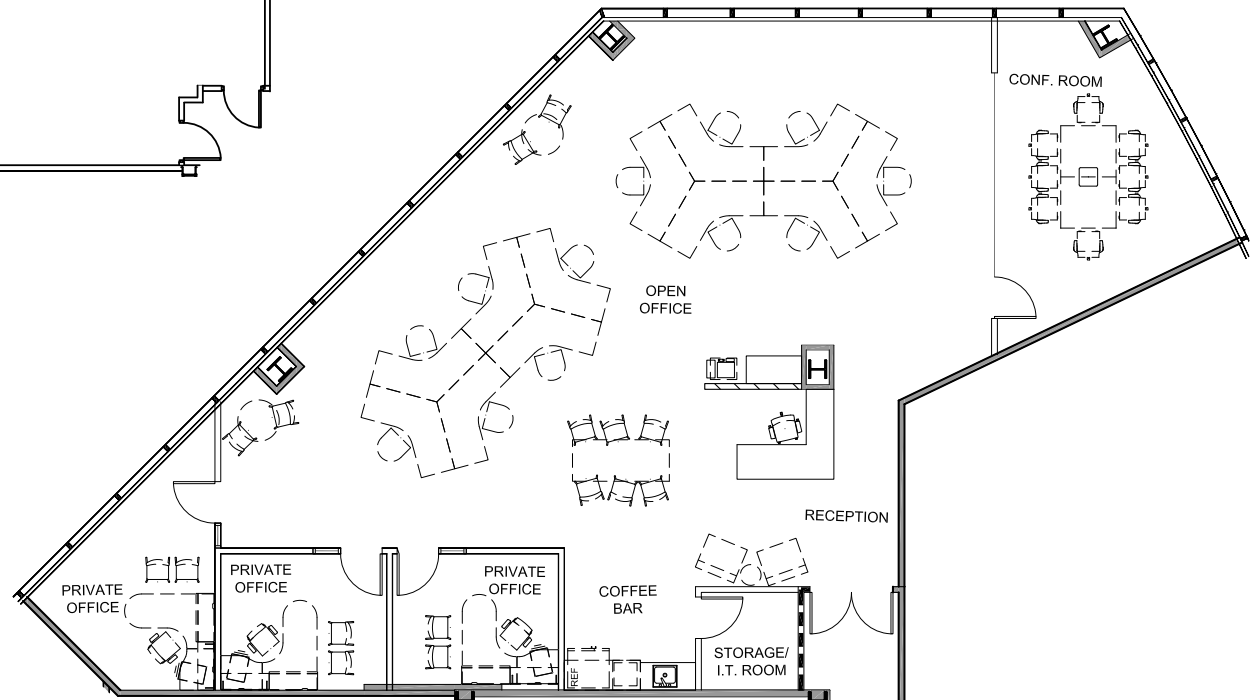
9665 GRANITE RIDGE DRIVE FIFTH FLOOR

SUITE 530
3,203 RSF

AS-BUILT FLOOR PLAN



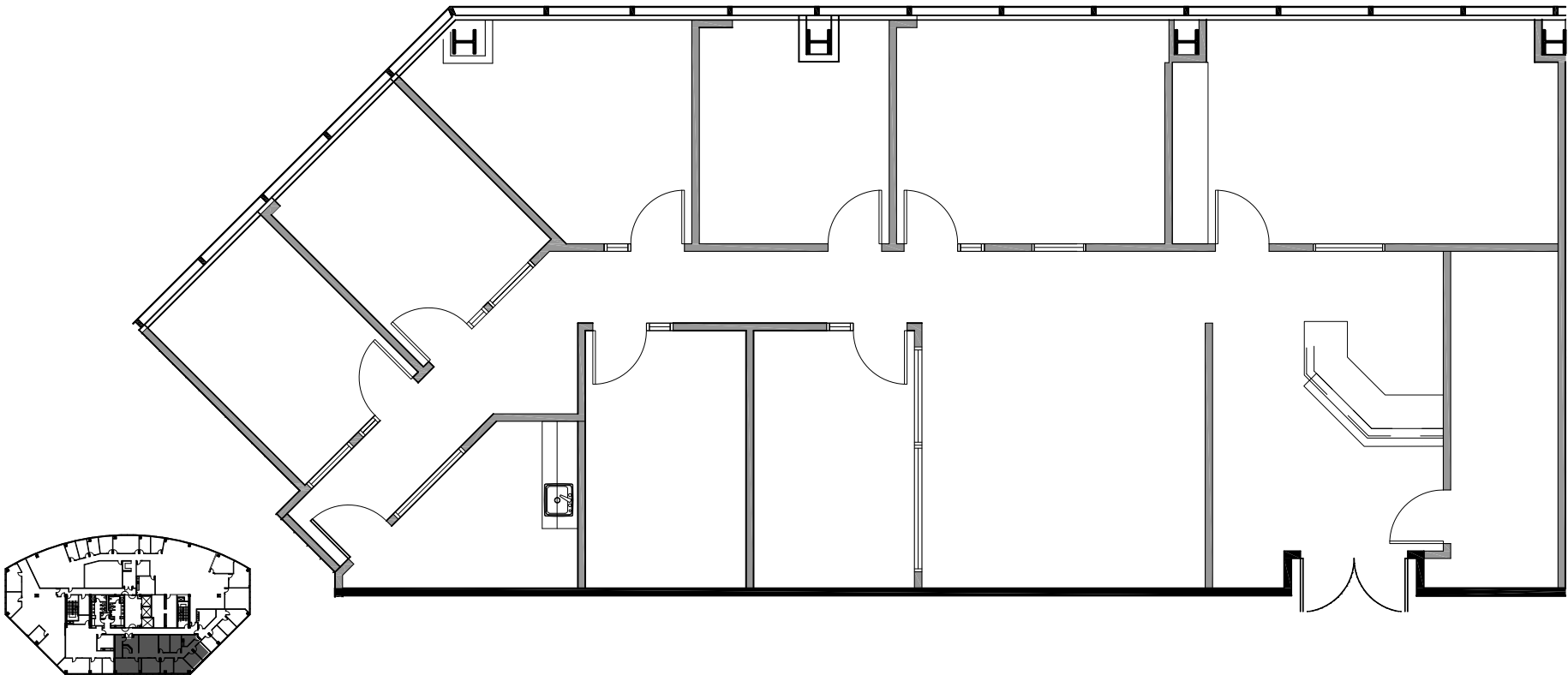
HYPOTHETICAL FLOOR PLAN



9665 GRANITE RIDGE DRIVE
FIFTH FLOOR

SUITE 550
2,695 RSF

AS-BUILT FLOOR PLAN





STONECREST

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CBRE

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