

8 6 8 0
BALBOA AVENUE

FOR SUBLEASE
2nd floor ±46,831 SF

HIGHLIGHTS

Plug-n-play opportunity, existing furniture in place

4/1,000 parking

Lease term expires: July 2015

LEASE RATE: Negotiable



Jones Lang LaSalle, Inc.
4747 Executive Drive Suite 400
San Diego California 92121
+1 858 410 1200

Real value in a changing world

OFFICE/FLEX SPACE FOR SUBLEASE

2nd Floor Approximately 46,831 s.f.

8680 BALBOA AVENUE

FOR SUBLEASE 2nd floor ±46,831 SF

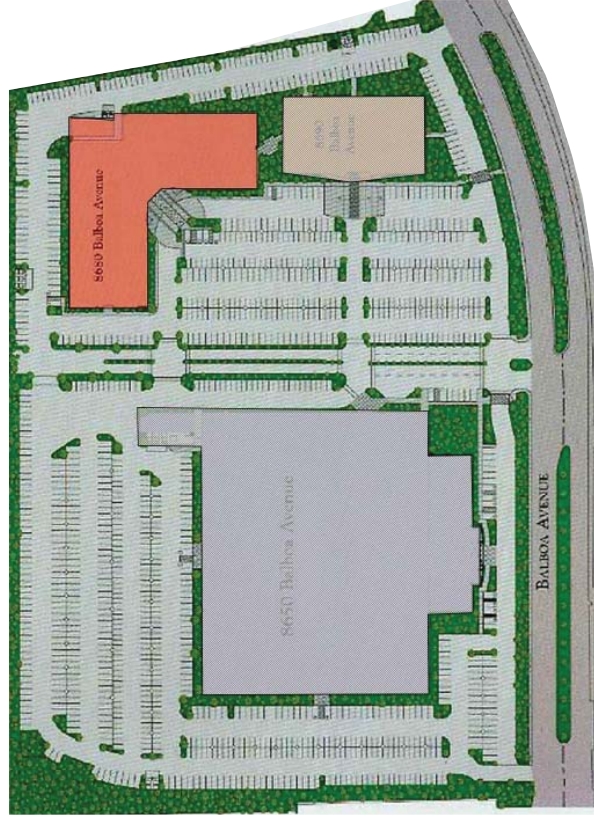
PROPERTY HIGHLIGHTS

- Large contiguous space and newer construction
- Possible shared use of large training rooms, cafeteria and fitness center located on first floor
- Plug-n-play opportunity, all FF&E available
- 4/1,000 parking
- Excellent freeway access to I-52, I-805 and 163 freeways
- Close to public transportation
- Lease term expires: July 2015

LEASE RATE: Negotiable

PROPERTY SPECIFICATIONS

- Availability - 2nd floor ±46,831 s.f.
- 100% HVAC space
- Two-story, office/corporate headquarters/flex building
- Two (2) existing loading doors
- 4,000 amps of 480v/277v power 3-phase / 4-wire



**JONES LANG
LASALLE**
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For more information, please contact:

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OFFICE/FLEX SPACE FOR SUBLEASE
2nd Floor Approximately 46,831 s.f.

FIRST FLOOR | 44,948
(Showing Shared Amenities)



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SECOND FLOOR | 46,831 SF



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KEARNY MESA

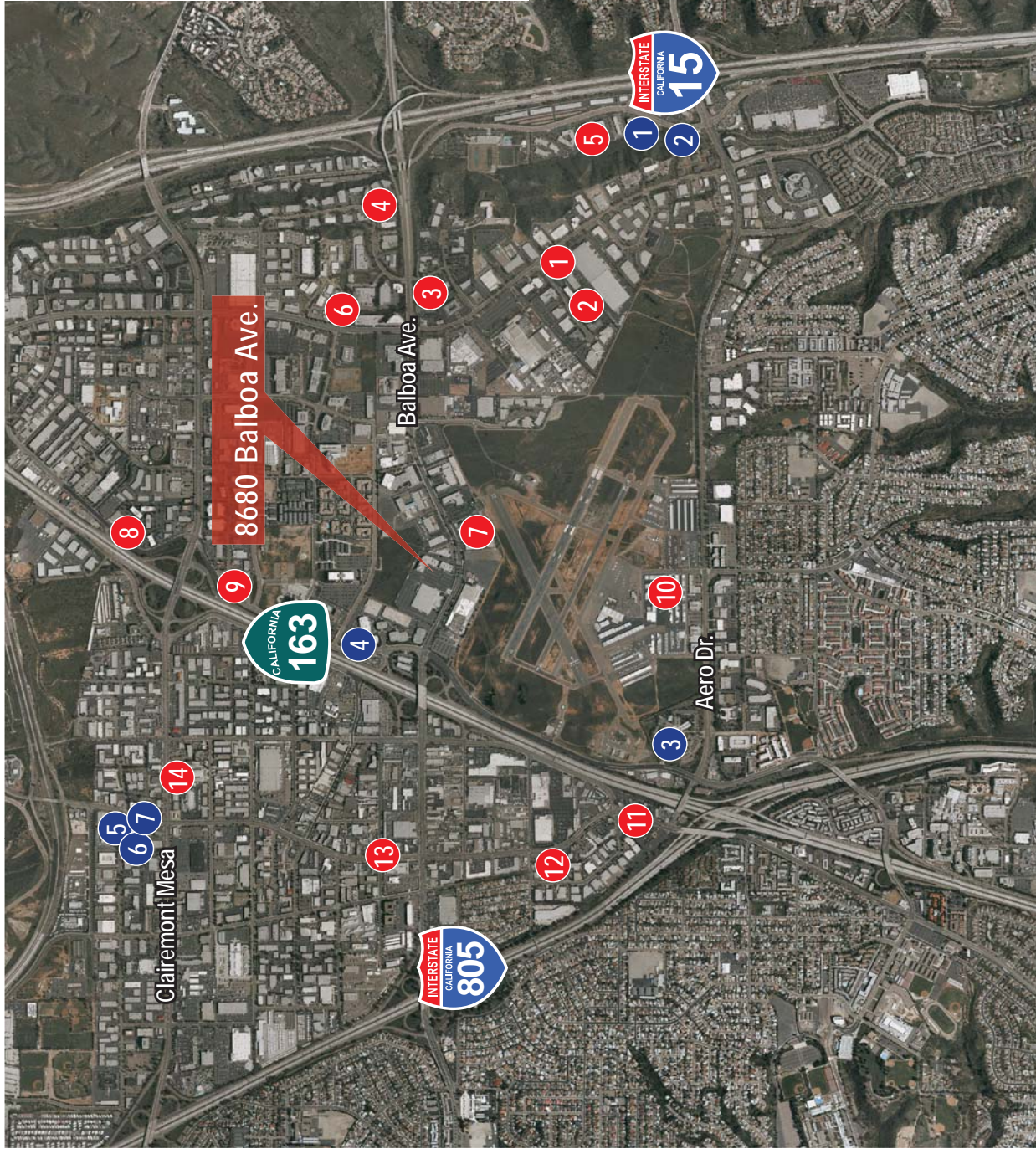
LEGEND

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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