

SPECTRUM

CORPORATE PLAZA

FOR LEASE

9242 & 9246 LIGHTWAVE AVENUE
SAN DIEGO, CALIFORNIA 92123
7,063 SF AND 9,363 SF



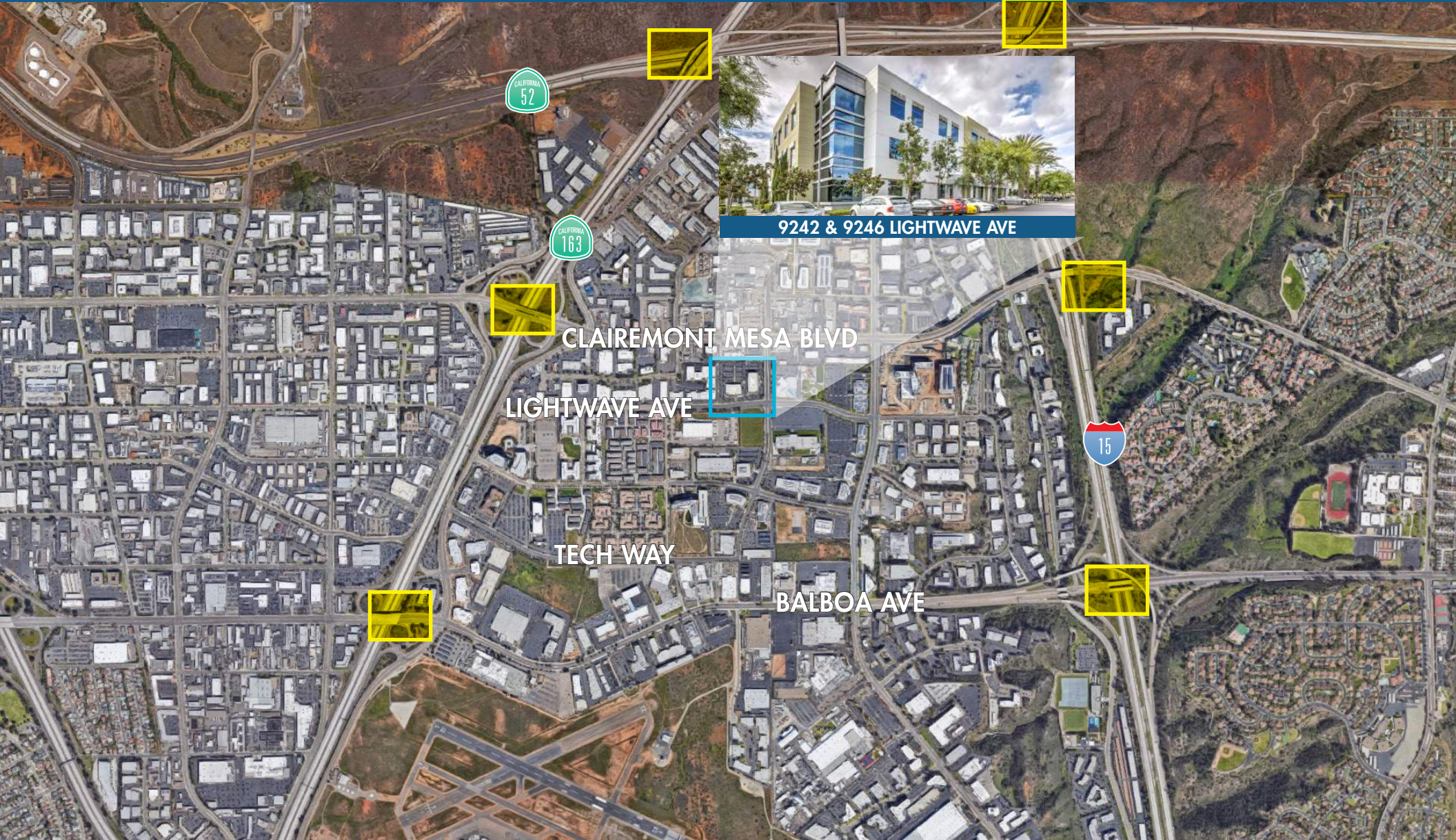
CLASS "A" OFFICE SPACE IN THE HEART OF KEARNY MESA

For more information please contact

CBRE

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9242 & 9246 LIGHTWAVE AVE



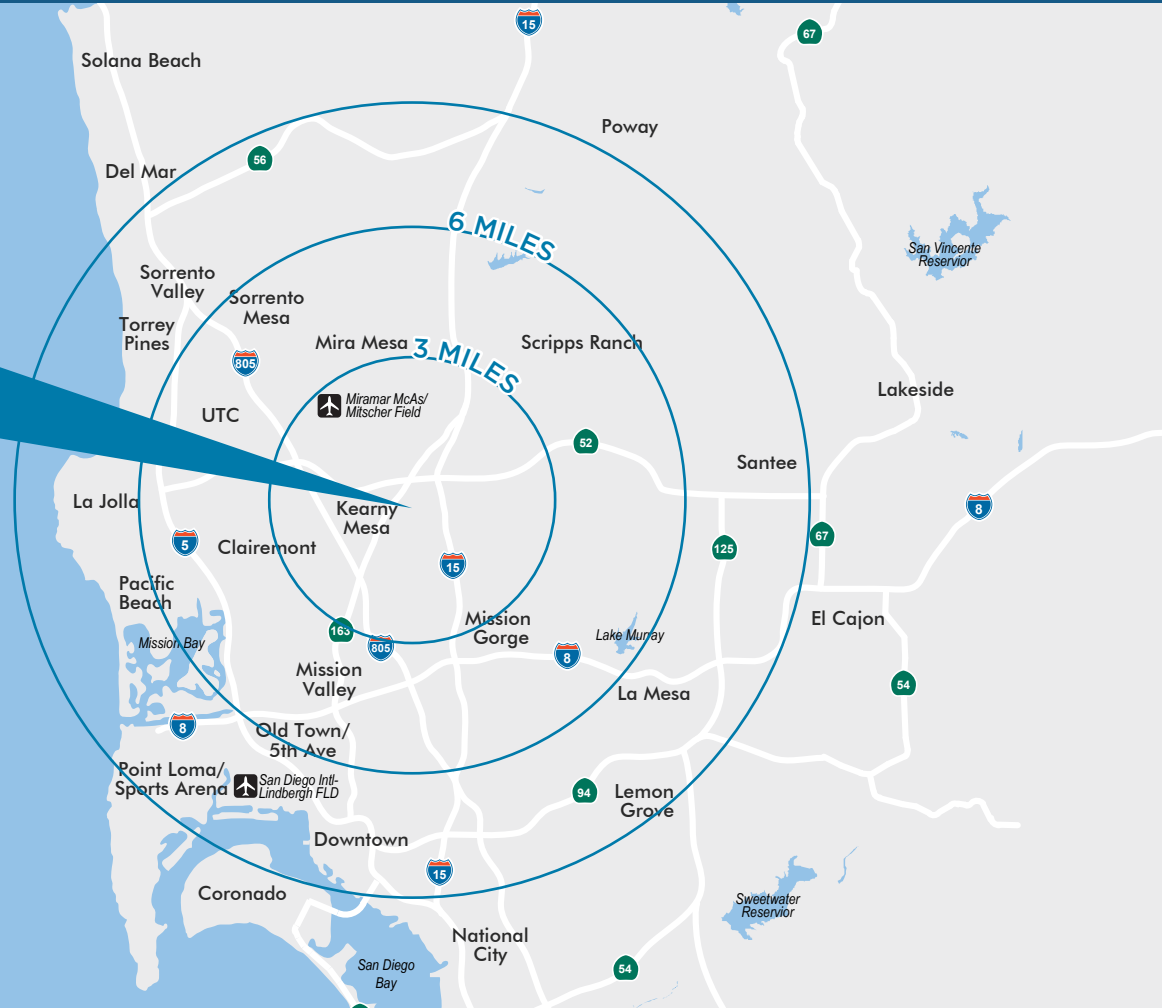
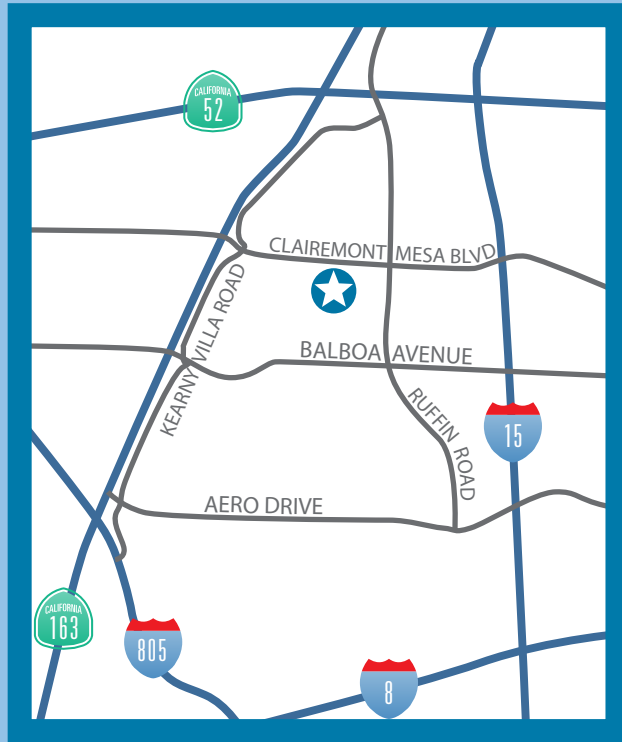
CLAIROMONT MESA BLVD

LIGHTWAVE AVE

TECH WAY

BALBOA AVE

Freeway Exits

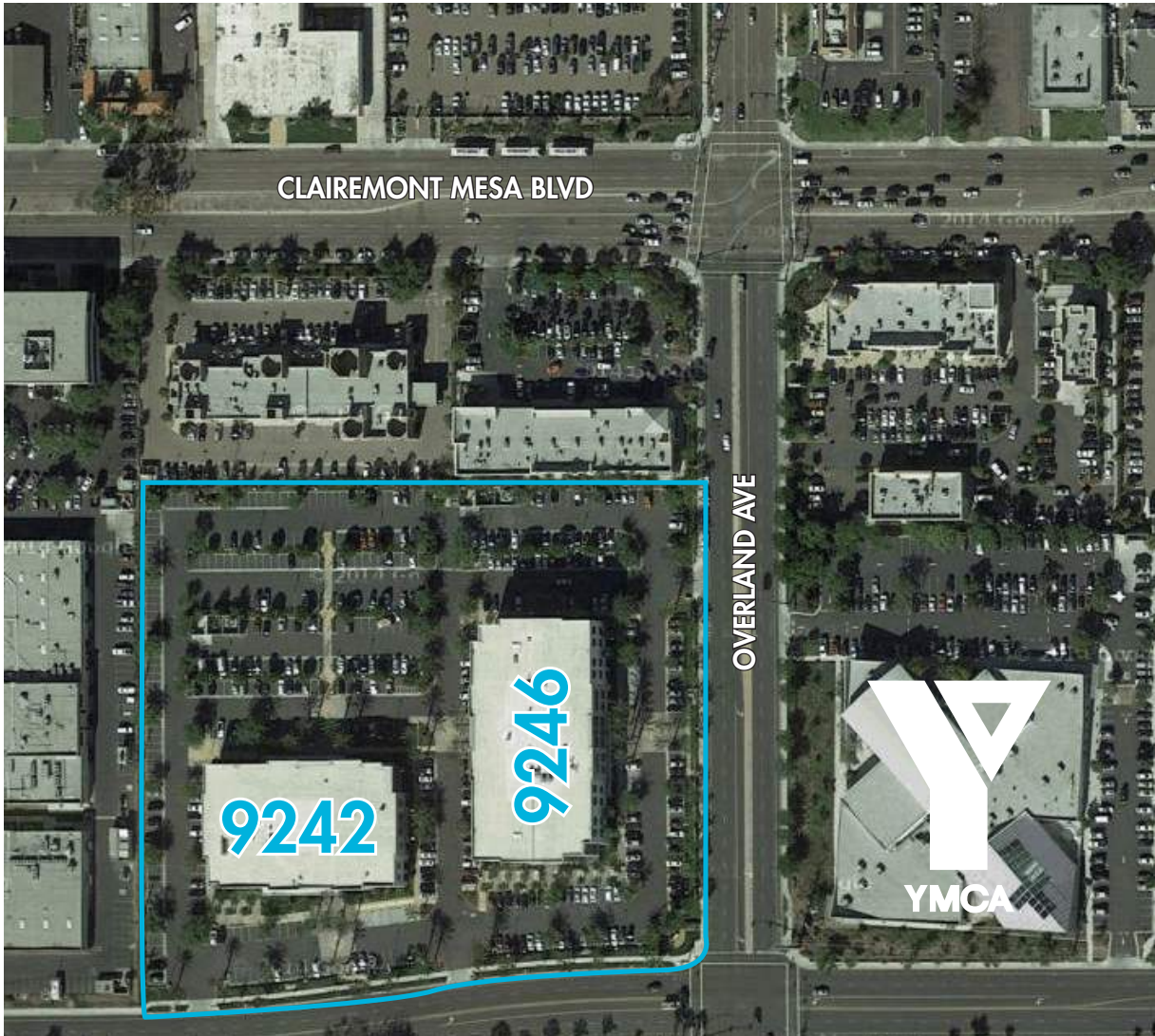


SPECTRUM CORPORATE PLAZA is ideally located in Kearny Mesa within the San Diego Spectrum. Kearny Mesa is San Diego County's most centrally located submarket and has excellent proximity to 5 major freeways with direct access to the I-15 and SR 163. Additionally, Spectrum Corporate Plaza is a 10 to 20 minute drive to Downtown.

San Diego, Lindbergh Field, and to the coastal communities of Del Mar, La Jolla, and Point Loma as well as to locations in East County. The San Diego Spectrum has been developed to meet today's business community demands with an integrated working environment.

SPECS

	9246 LIGHTWAVE	9242 LIGHTWAVE
BUILDING SIZE	84,000 SF	48,000
ZONING	IL-3-L	IL-3-1
BUILDING FLOORS	3-Story	2-Story
BUILDING TYPE	Concrete Tilt	Concrete Tilt
FLOOR SQUARE FOOTAGE	28,000 SF	24,000 SF
2ND & 3RD FLOOR LOADS	100 PSF	100 PSF
FLOOR TO FLOOR	16'	16'
CEILING HEIGHT	11'	11'
MECHANICAL	Water Source Heat Pump	Water Source Heat Pump
ELEVATORS	3500# Dover Hydraulic W/9' Doors (2)	3500# Dover Hydraulic W/9' Doors (2)
POWER	277/480 Volt 3 Phase/4 Wire/3000 Amp	277/480 Volt 3 Phase/4 Wire/3000 Amp
PARKING SPACES/RATIO	4/1,000 RSF	4/1,000 RSF
FIRE SPRINKLERS	Fully Sprinklered At .33 Gpm	Fully Sprinklered At .33 Gpm
FIBER-OPTIC CABLE	6 Conduits To Building	Conduits To Building
GAS SERVICE	Yes	Yes

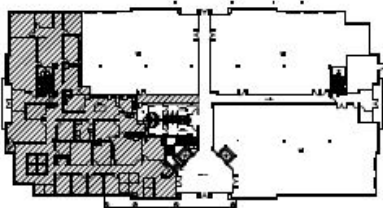


9242 & 9246 LIGHTWAVE

ADDRESS	SUITE	RSF	RENT PSF
9246	SUITE 120	±9,363 RSF	\$3.05 + Elec.
9246	SUITE 320	±7,063 RSF	\$3.05 + Elec.



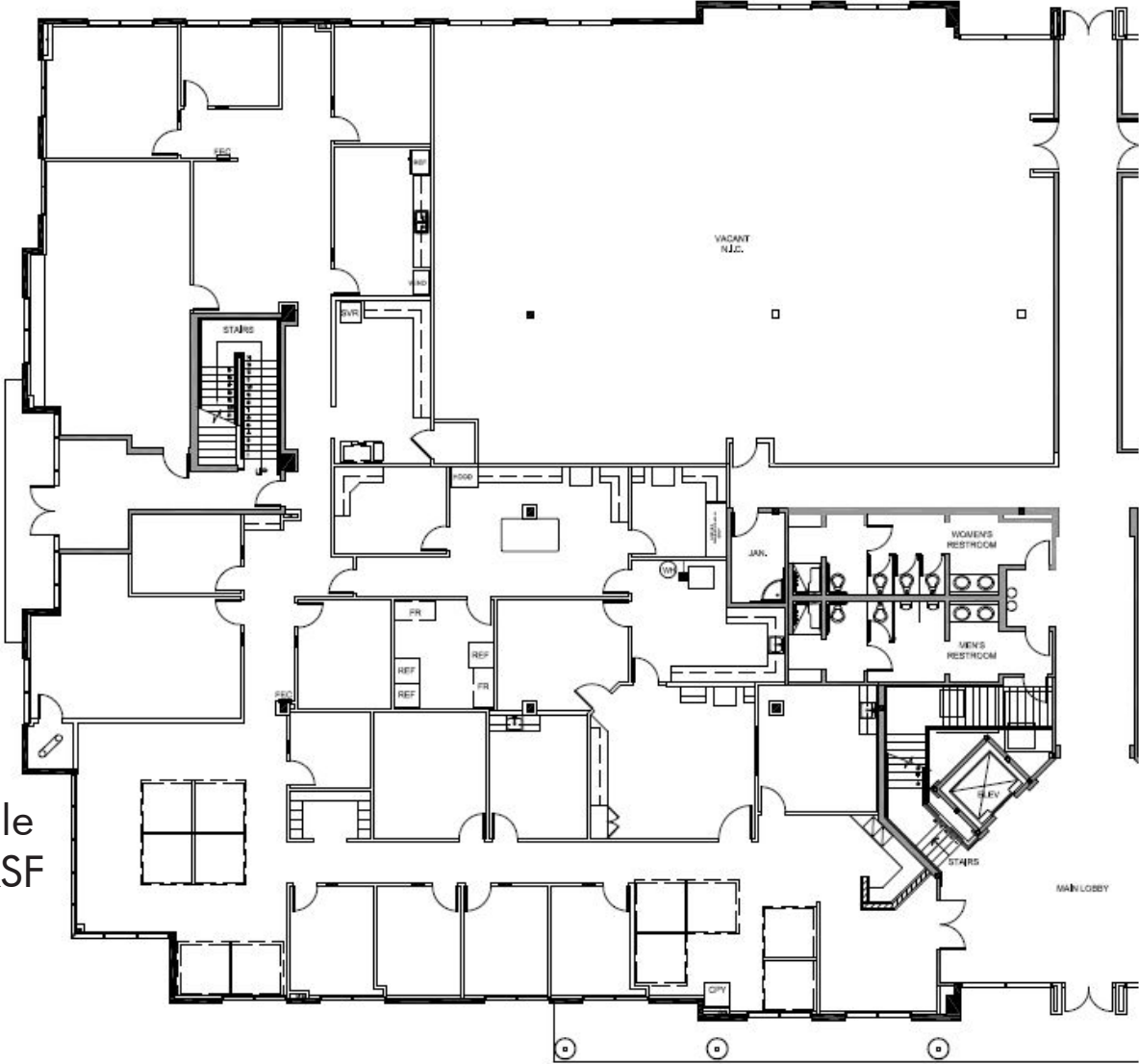
FLOOR PLAN - 9246 Lightwave Avenue, Suite 120 - 9,363 RSF | Available 7/31/19



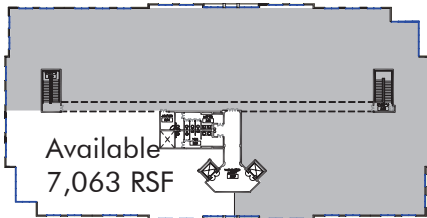
SPACE HIGHLIGHTS

- Highly upgraded suite
- 11' Drop ceiling with 11' window line
- Corner location with abundant glass-line
- Will modify to suit

Available
9,363 RSF

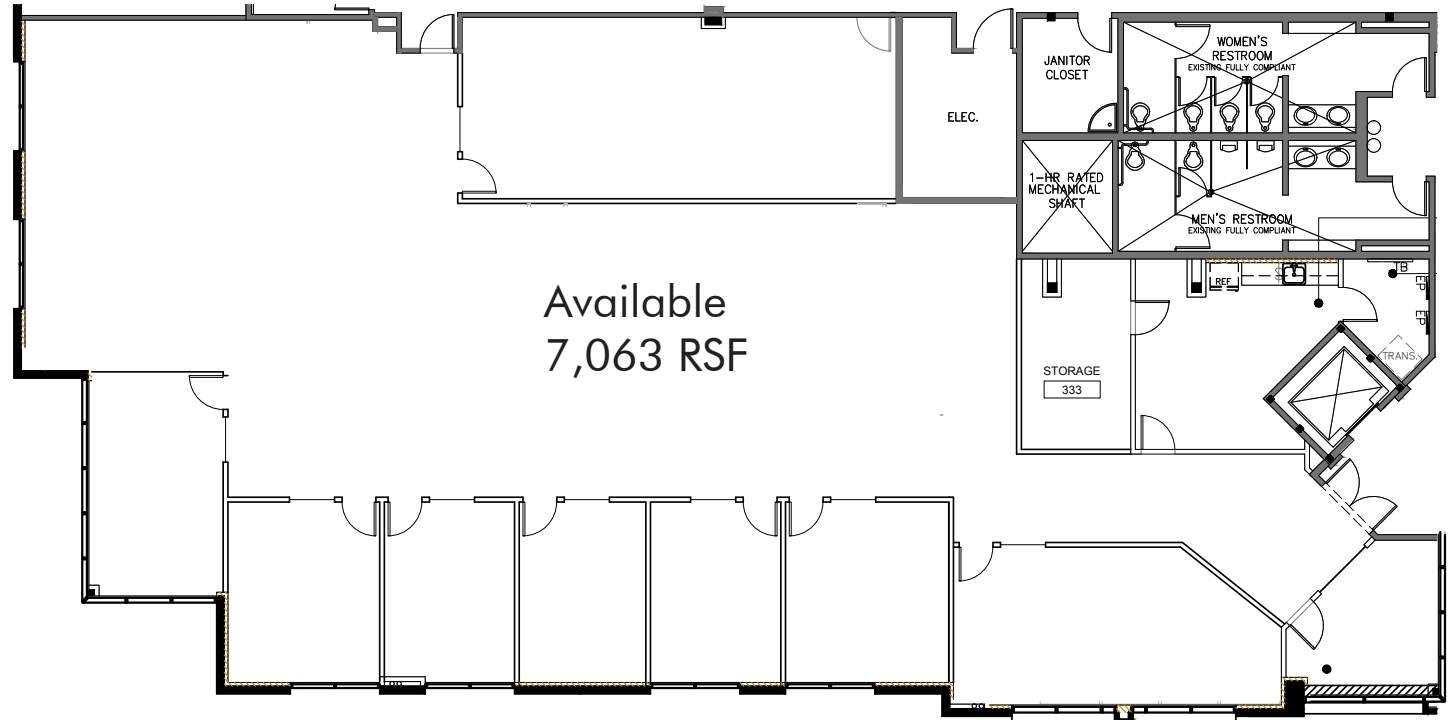


FLOOR PLAN - 9246 Lightwave Avenue, Suite 320 - 7,063 RSF



SPACE HIGHLIGHTS

- Highly upgraded suite
- Highly efficient layout
- 11' Drop ceiling with 11' window line
- Corner location with abundant glass-line



SURROUNDING AMENITIES



F

Features:

- Wellness Center
- Indoor Pool
- Fitness Center
- Childcare/Kids Club
- Gymnastics Center
- Preschool
- Kid's Playground
- Outdoor Grass Area
- Soccer Arena

Kaiser Permanente

RESTAURANTS

- | | |
|--|--|
| <p>A Elbow Room Restaurant, Sonic Burgers, The Butcher Shop Steakhouse</p> <p>B Filippi's Pizza, Subway</p> <p>C Greek Palace</p> | <p>D Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café</p> <p>E Starbucks, Los Primos Mexican Food, Panda Express, Jack in the Box, Tigris Mediterranean Grille</p> <p>F The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchin, Abbey's Real Bar-B-Q</p> |
|--|--|

SERVICES

- | | |
|--|--|
| <p>G The Spice Cafe</p> <p>H Lil' Pepper Gourmet</p> <p>I Boll Weevil Restaurant</p> <p>J Studio Diner</p> | <p>K California Coast Credit Union</p> <p>L Courthouse</p> <p>M Bank</p> <p>N Marriott Hotel</p> |
|--|--|

ACTIVE LIFESTYLE

- | |
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| <p>O YMCA (Toby Wells)</p> <p>P Art of Light Fitness & Training</p> <p>Q Spectrum Perimeter Jogging Trail</p> <p>R ACE Fitness</p> |
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MULTI-FAMILY

- | |
|---|
| <p>S Existing Rental Units (1,080)</p> <p>T Under Construction Rental Units (302)
Planned Rental Units (248)</p> <p>U Existing Condominiums (500+ Units)</p> |
|---|

CORPORATE NEIGHBORS

DOWNTOWN
SAN DIEGO

MISSION BAY

MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



NORTHROP GRUMMAN



NORTHROP GRUMMAN



BALBOA AVE

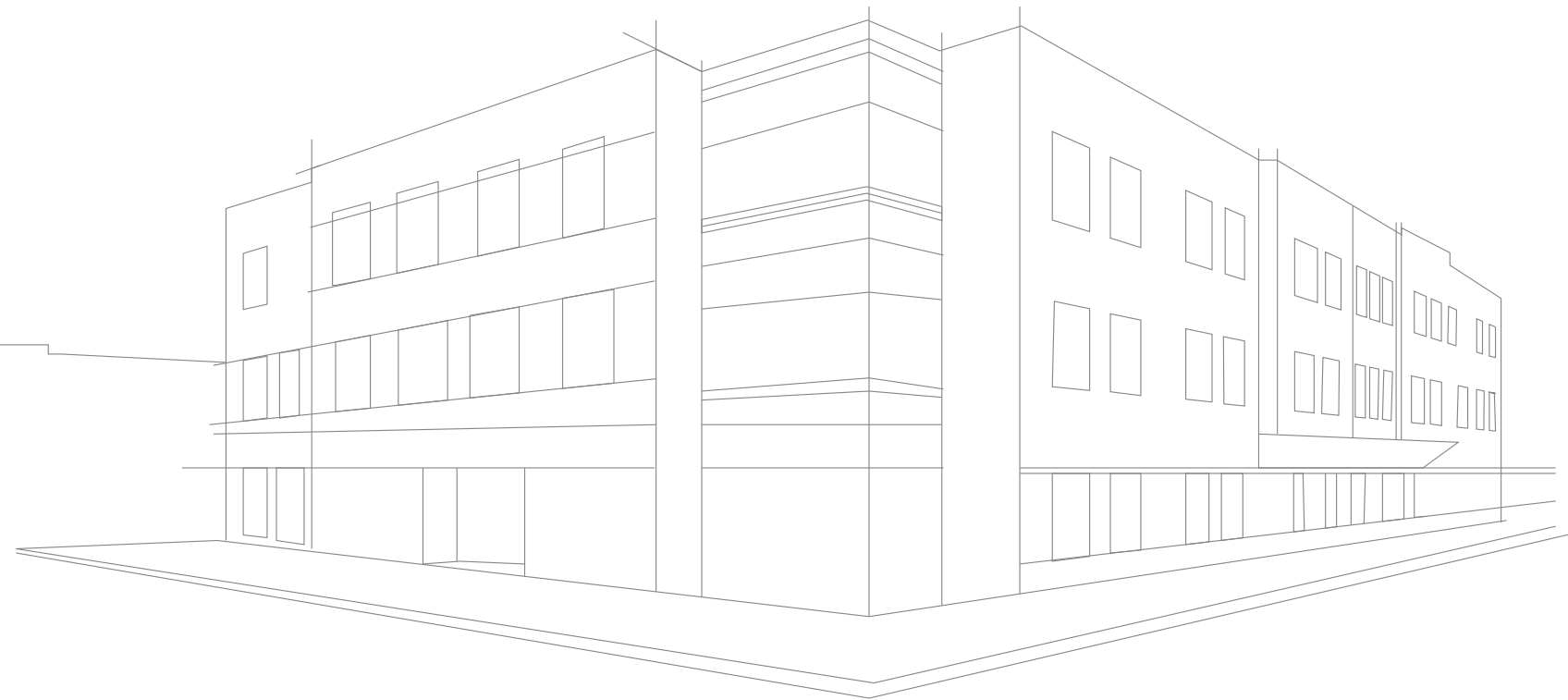
RUFFIN ROAD

SPECTRUM CNTR BLVD

LIGHTWAVE AVE

For more information please contact

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