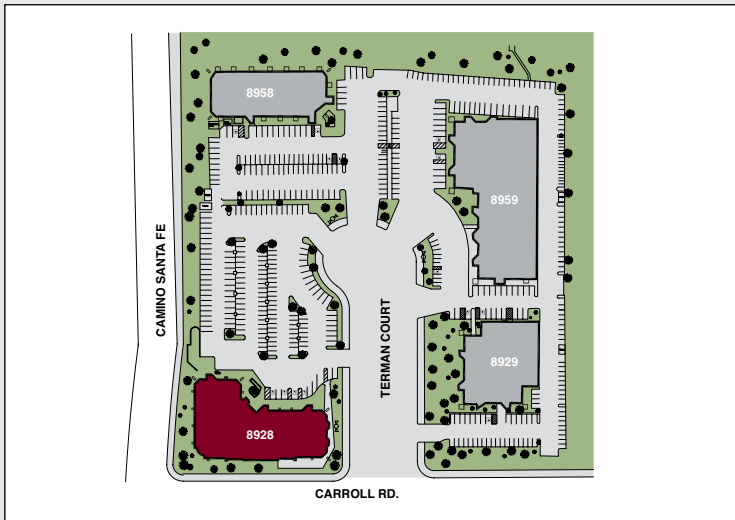


CARROLL TECH CENTER
OFFICE / CORPORATE HQ BUILDING
Available for Sale



8928 Terman Court
SAN DIEGO, CALIFORNIA



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

LBA REALTY - LIC. # 01121622

BUILDING FACTS

Building Size	44,624 RSF
Site	2.35 acres
Floors	2
Elevators	1
Loading Doors	1
Parking Ratio	3.41 per 1,000 RSF
Office Percentage	Approx. 95%

PROPERTY HIGHLIGHTS

- High image, two-story office building in prime western Miramar location
- Prominent corner location at signalized intersection
- Convenient access to 805, 15 and 5 freeways
- Excellent ingress/egress via Miramar Road, Mira Mesa Blvd and Camino Santa Fe
- Located within close proximity to various restaurants, shopping, hotels and other retail amenities
- Flexible use potential – Office, R&D, Life Science, Manufacturing
- One (1) grade-level truck door
- 1,600 amps of 277/480 volt power
- Fully sprinklered
- AT&T fiber available to building (nearby providers – Time Warner, TelePacific, XO, Zayo, Level 3, CenturyLink)
- Expandable campus opportunity (up to 136,331 RSF)
- Built: 1985
- Zoned: IL-2-1
- Sale Price: 8,250,000 (\$185/SF)
- Owned and managed by a partnership of LBA Realty www.LBArealty.com

FOR MORE INFORMATION CONTACT

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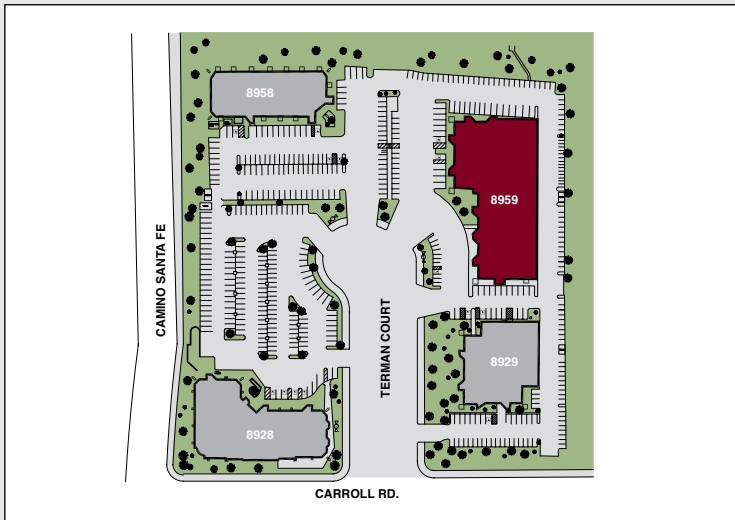
8928 Terman Court

SAN DIEGO, CALIFORNIA

CARROLL TECH CENTER
FLEX / R&D BUILDING
Available for Sale



8959 Terman Court
SAN DIEGO, CALIFORNIA



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LBA REALTY - LIC. # 01121622

BUILDING FACTS

Building Size 39,049 RSF
 Site 2.11 acres
 Clear Height 25'
 Floors 2 (mezz. ±11,750 RSF)
 Elevators 1 freight
 Loading Doors 2 (expandable to 7)
 Parking Ratio 3.18 per 1,000 RSF
 Office Percentage Approx. 90%

PROPERTY HIGHLIGHTS

- High image, high tech R&D facility in prime western Miramar location
- Convenient access to 805, 15 and 5 freeways
- Excellent ingress/egress via Miramar Road, Mira Mesa Blvd and Camino Santa Fe
- Located within close proximity to various restaurants, shopping, hotels and other retail amenities
- Flexible use potential – Office, R&D, Life Science, Manufacturing
- Two (2) existing oversized grade-level truck doors (±12' x 12') – expandable to 7 grade-level doors
- 1,200 amps of 277/480 volt power
- Fully sprinklered
- AT&T fiber available to building (nearby providers – Time Warner, TelePacific, XO, Zayo, Level 3, CenturyLink)
- Expandable campus opportunity (up to 136,331 RSF)
- Built: 1984
- Zoned: IL-2-1
- Sale Price: \$7,050,000 (\$180/SF)
- Owned and managed by a partnership of LBA Realty www.LBArealty.com

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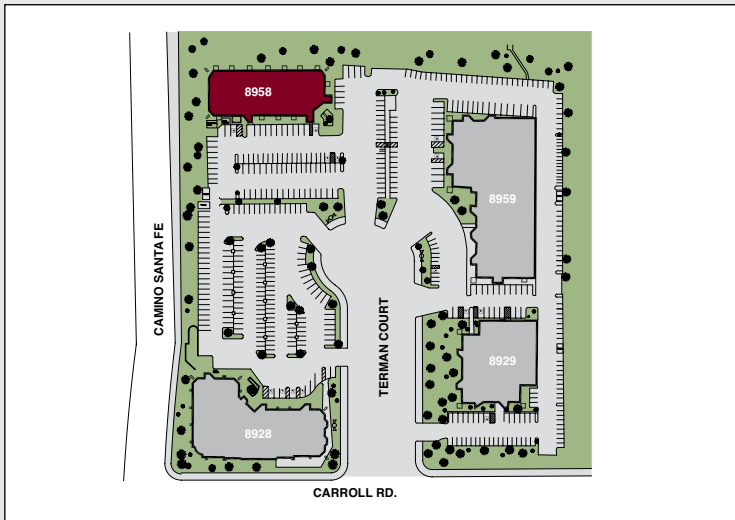


8959 Terman Court
 SAN DIEGO, CALIFORNIA

CARROLL TECH CENTER
OFFICE / CORPORATE HQ BUILDING
Available for Sale



8958 Terman Court
SAN DIEGO, CALIFORNIA



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LBA REALTY - LIC. # 01121622

BUILDING FACTS

Building Size 29,612 RSF
 Site 1.90 acres
 Floors 2
 Elevators 1
 Parking Ratio 3.68 per 1,000 RSF
 Office Percentage 100%

PROPERTY HIGHLIGHTS

- High image, two-story office building in prime western Miramar location
- Convenient access to 805, 15 and 5 freeways
- Excellent ingress/egress via Miramar Road, Mira Mesa Blvd and Camino Santa Fe
- Located within close proximity to various restaurants, shopping, hotels and other retail amenities
- Flexible use potential – Office, R&D, Life Science, Manufacturing
- Emergency power diesel generator
- 1,200 amps of 277/480 volt power
- AT&T Fiber available to building (nearby providers – Time Warner, TelePacific, XO, Zayo, Level 3, CenturyLink)
- Expandable campus opportunity (up to 136,331 RSF)
- Built: 1984
- Zoned: IL-2-1
- Sale Price: \$5,475,000 (\$185/SF)
- Owned and managed by a partnership of LBA Realty www.LBArealty.com

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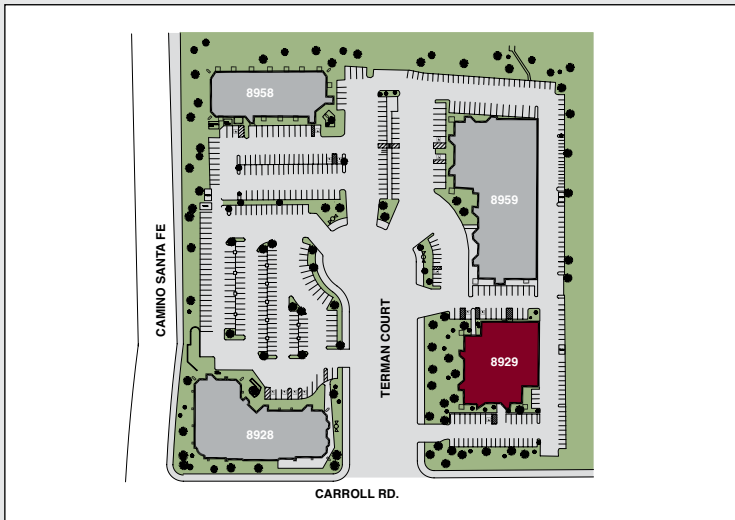


8958 Terman Court
 SAN DIEGO, CALIFORNIA

CARROLL TECH CENTER
FLEX / R&D BUILDING
Available for Sale



8929 Terman Court
SAN DIEGO, CALIFORNIA



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LBA REALTY - LIC. # 01121622

BUILDING FACTS

Building Size 23,046 RSF
 Site 1.13 acres
 Clear Height 22' – 24'
 Floors 2 (mezz. ±6,250 RSF)
 Loading Doors 4
 Parking Ratio 3.12 per 1,000 RSF
 Office Percentage Approx. 80%

PROPERTY HIGHLIGHTS

- High image, high tech R&D facility in prime western Miramar location
- Prominent corner location
- Newly renovated, drought tolerant landscaping plan
- Convenient access to 805, 15 and 5 freeways
- Excellent ingress/egress via Miramar Road, Mira Mesa Blvd and Camino Santa Fe
- Located within close proximity to various restaurants, shopping, hotels and other retail amenities
- Flexible use potential – Office, R&D, Life Science, Manufacturing
- Four (4) oversized grade-level truck doors (±12' x 12')
- 1,200 amps of 277/480 volt power
- Skylights
- Fully sprinklered
- AT&T fiber available to building (nearby providers – Time Warner, TelePacific, XO, Zayo, Level 3, CenturyLink)
- Expandable campus opportunity (up to 136,331 RSF)
- Built: 1984
- Zoned: IL-2-1
- Sale Price: \$4,150,000 (\$180/SF)
- Owned and managed by a partnership of LBA Realty www.LBArealty.com

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8929 Terman Court
 SAN DIEGO, CALIFORNIA



Carroll Tech Center
8928 - 8959 Terman Court
San Diego, CA 92121

Availabilities



Floor Plans	Suite #	Sq. Ft.	Divisible	Profile
YES	8928	44,624	NO	Office
YES	8959	39,049	NO	Office/Industrial
YES	8958	29,612	NO	Office
YES	8929	23,046	NO	Office/Industrial



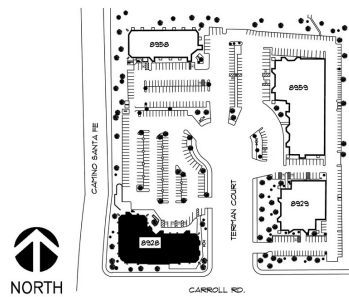
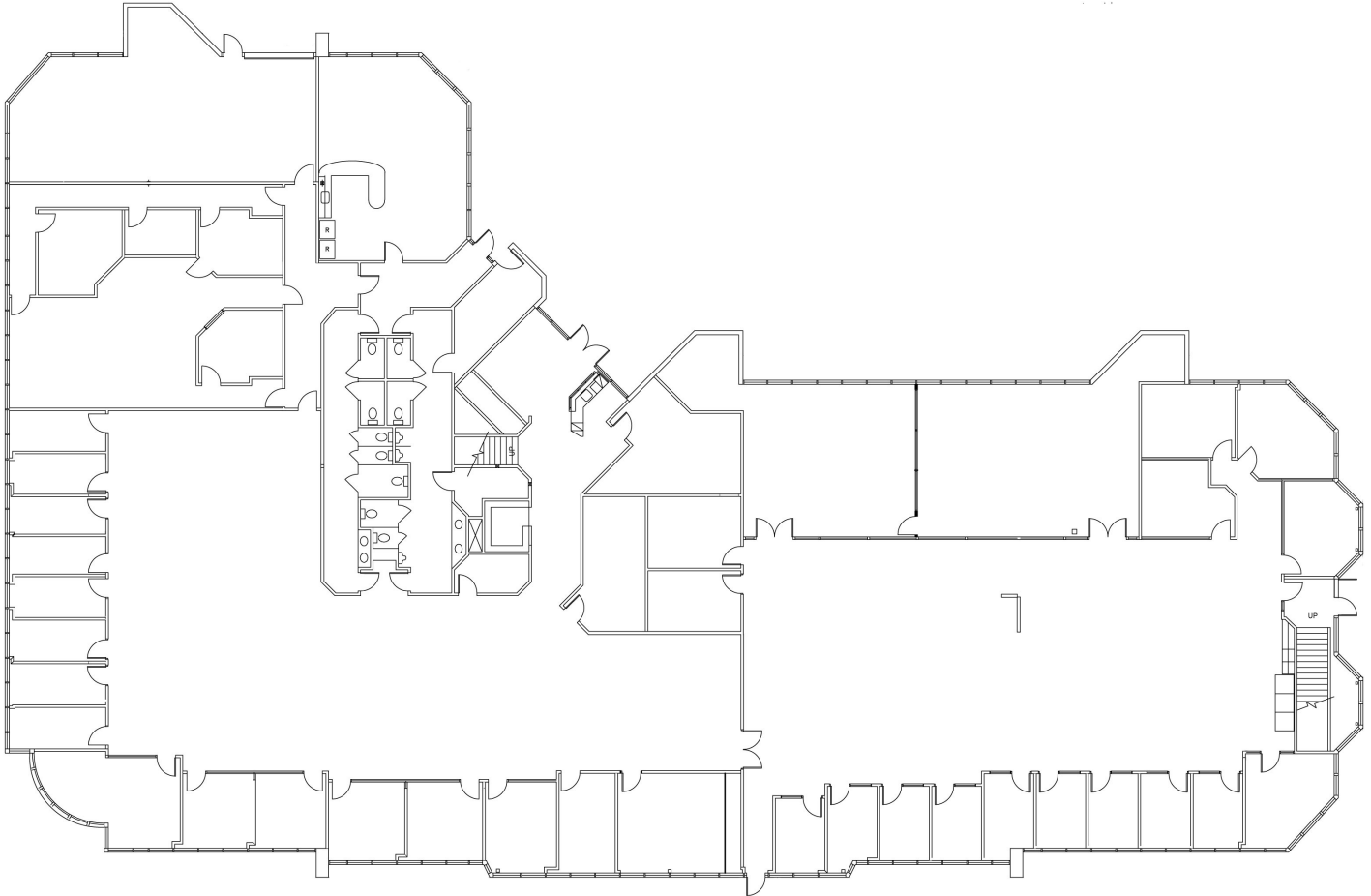
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Suite 8928
44,624 S.F.

Existing Floor Plan - 1st Floor



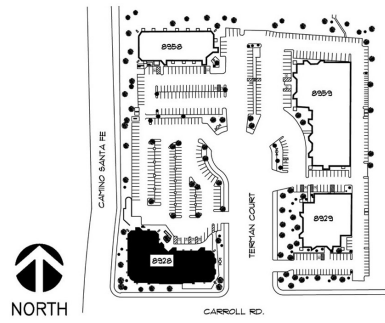
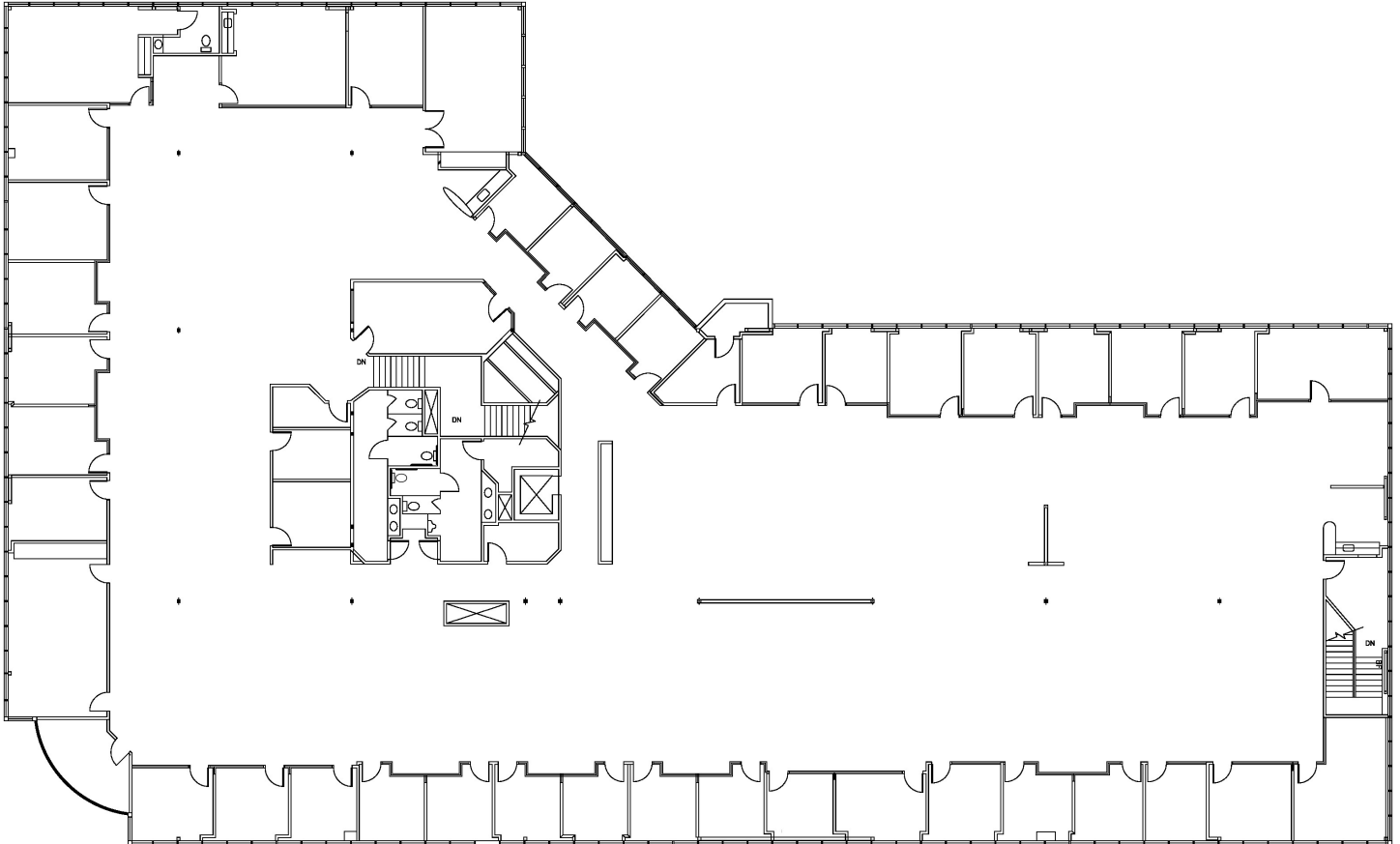
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Existing Floor Plan - 2nd Floor



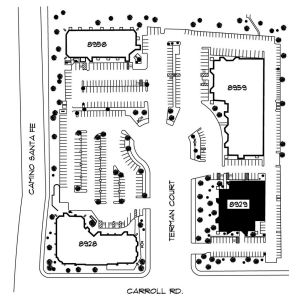
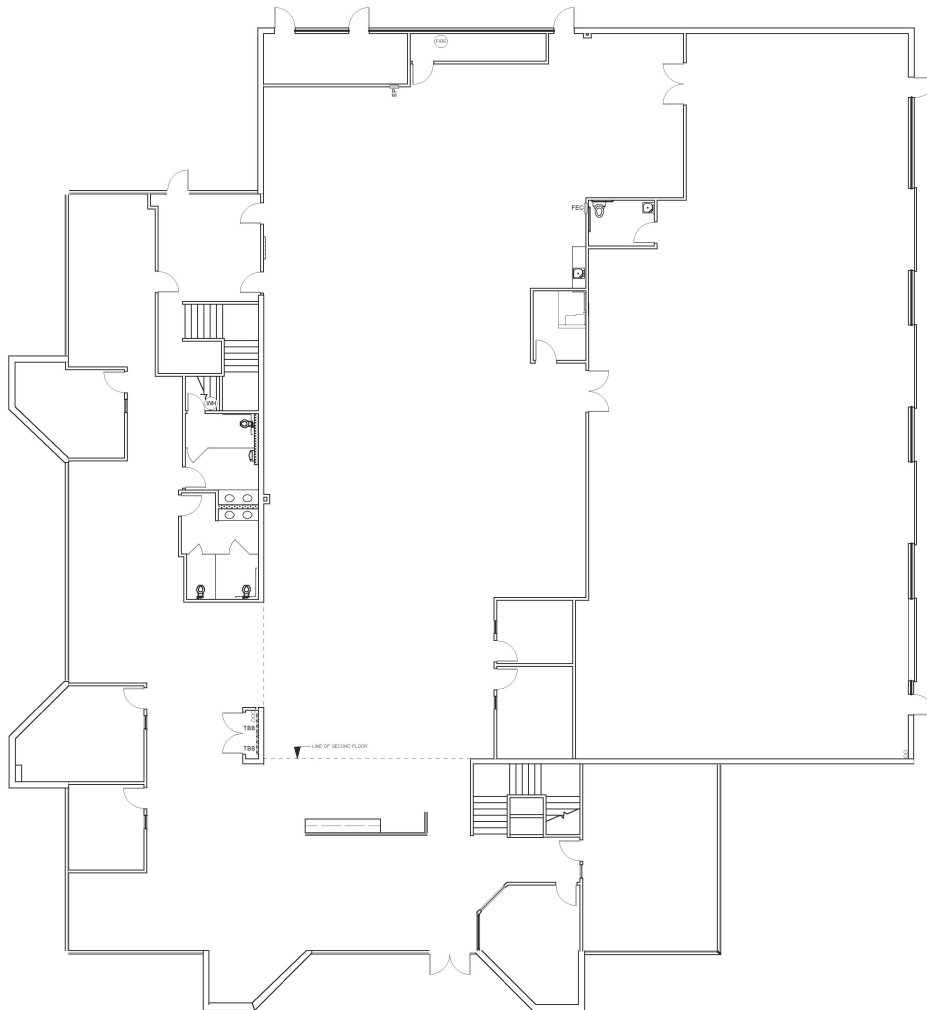
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Existing Plan - 1st Floor



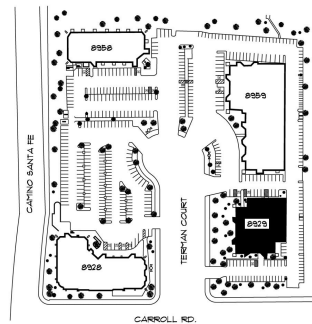
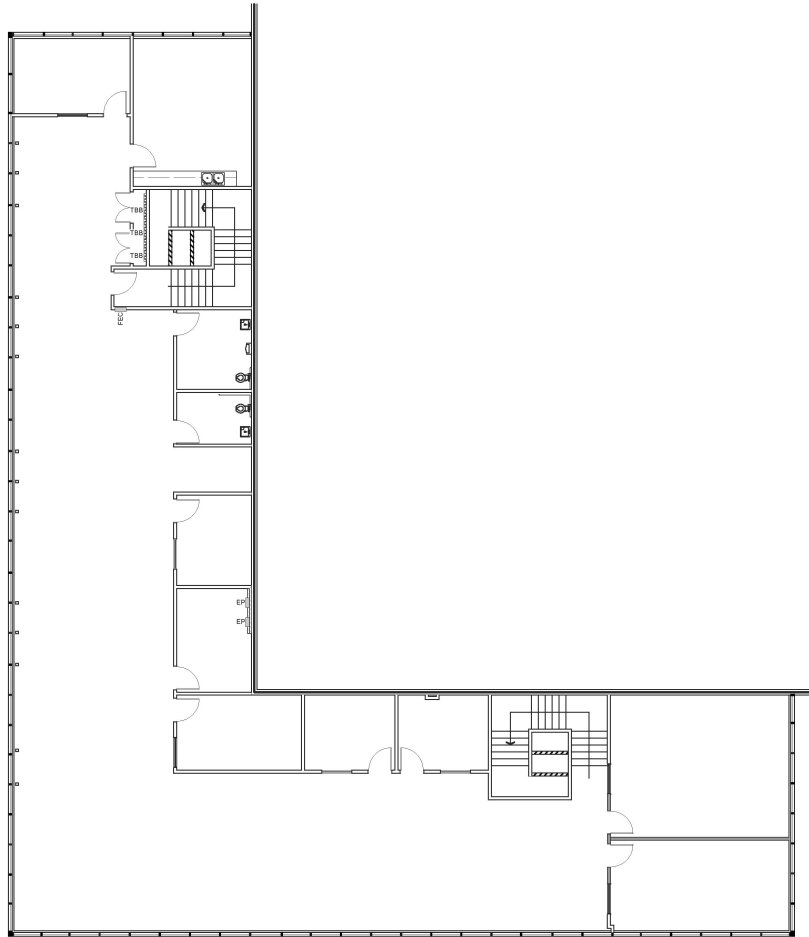
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Existing Plan - 2nd Floor



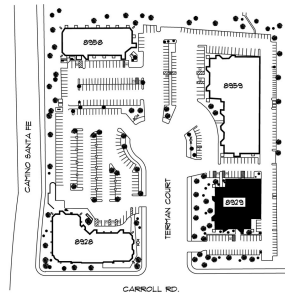
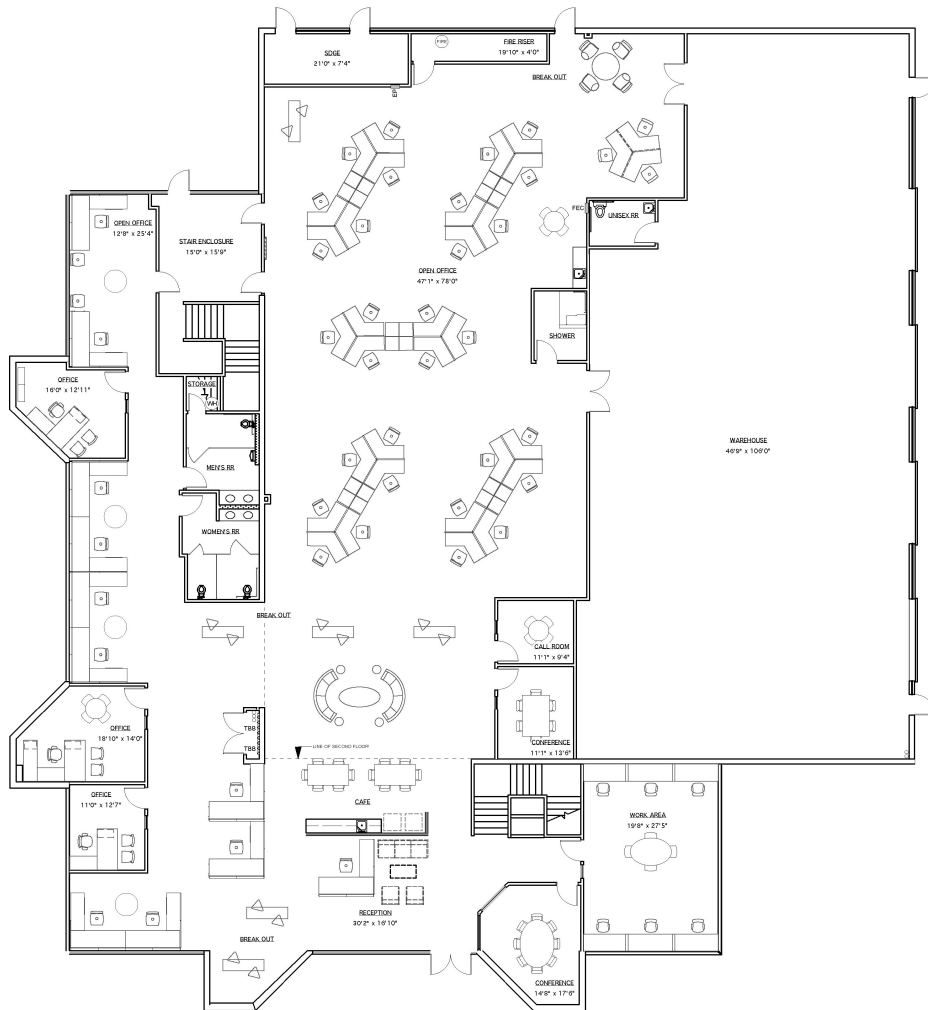
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Suite 8929
23,046 S.F.

Hypothetical Plan - 1st Floor



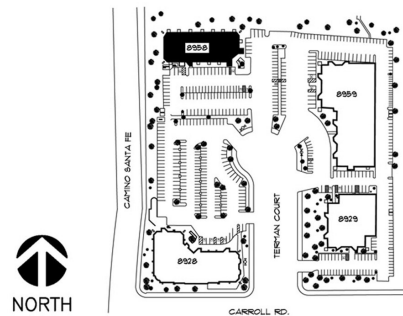
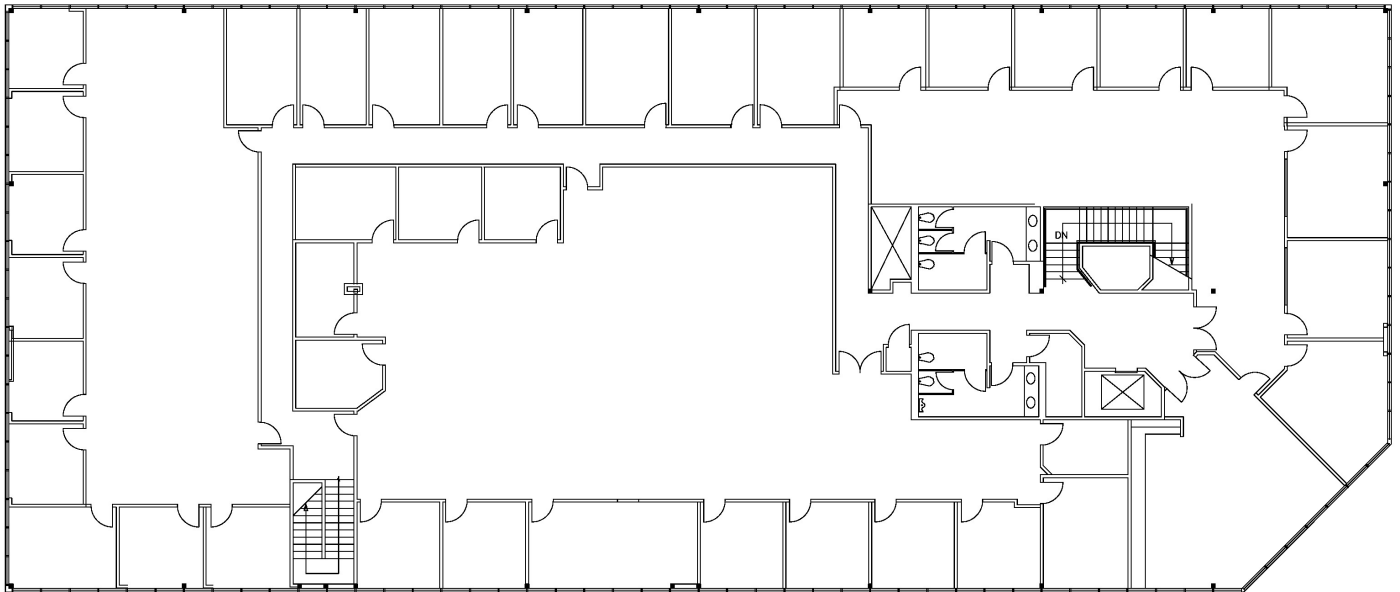
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Existing Floor Plan - 2nd Floor



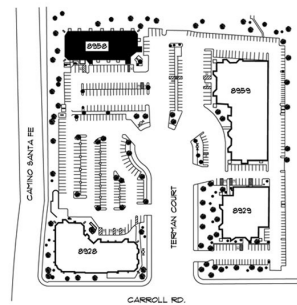
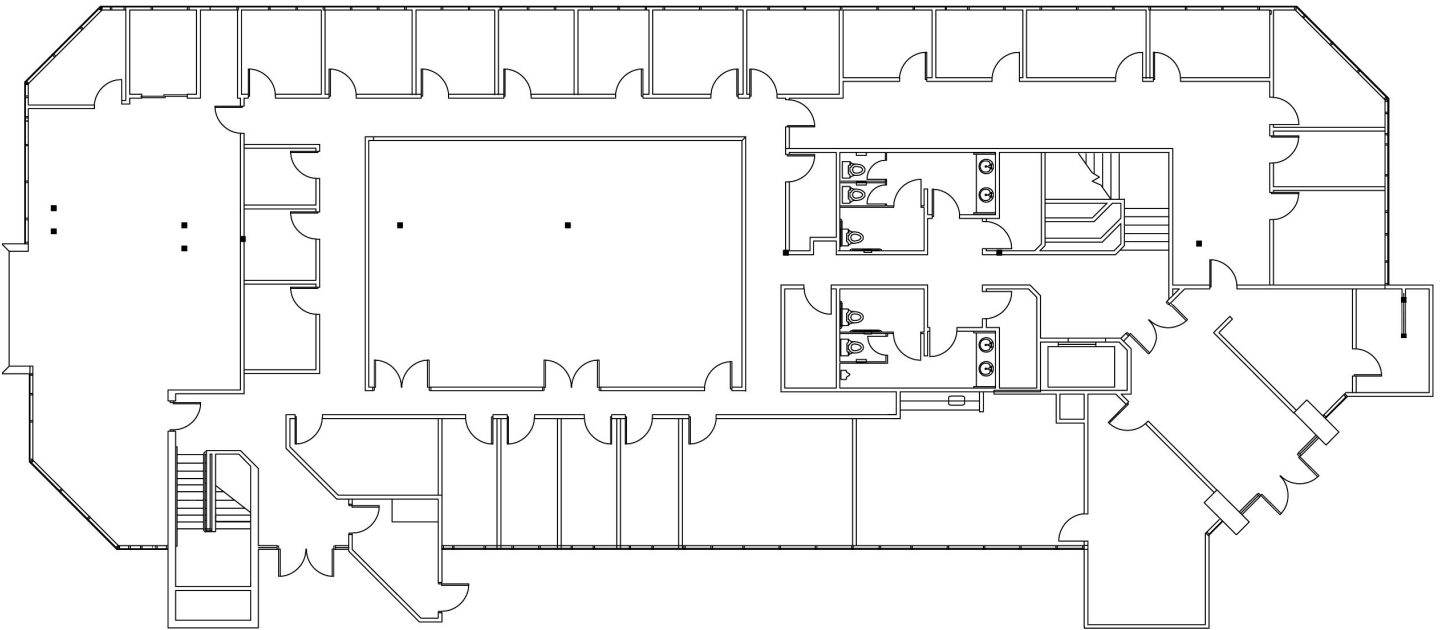
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Suite 8958
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Existing Floor Plan - 1st Floor



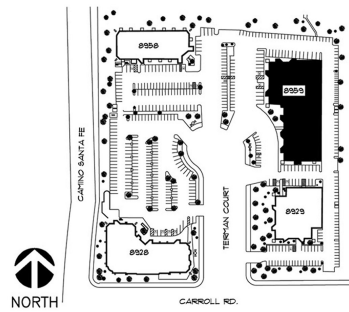
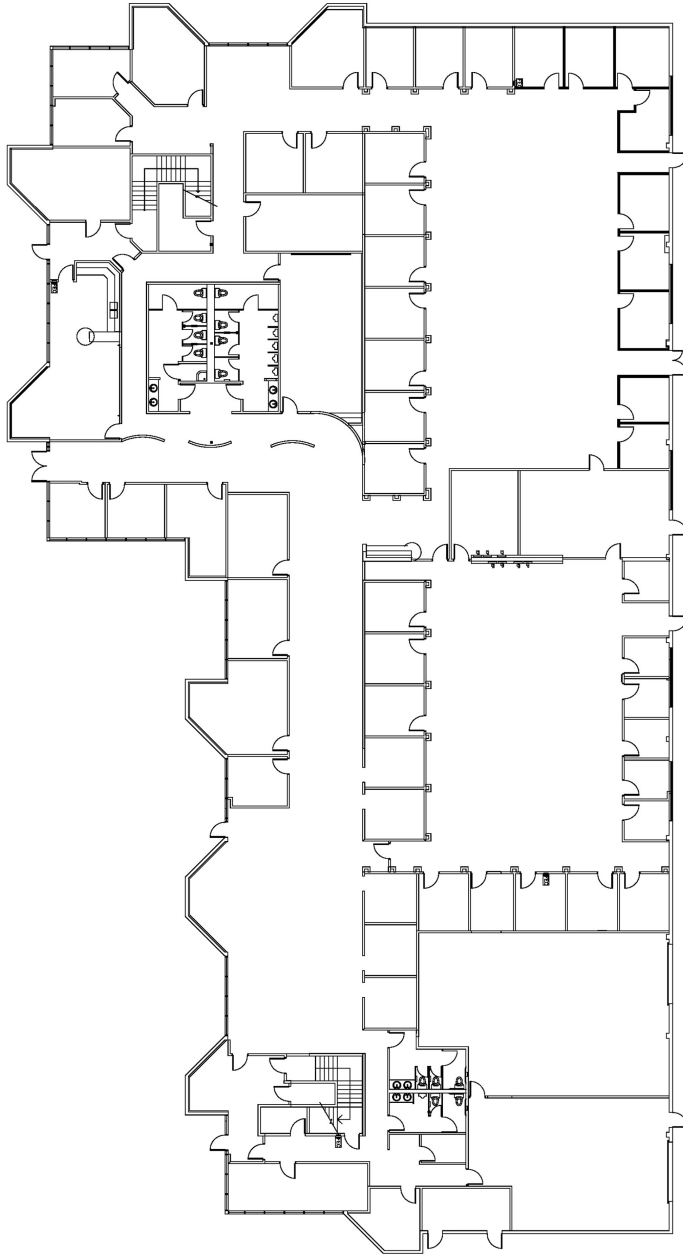
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Suite 8959
39,049 S.F.

Existing Floor Plan - 1st Floor



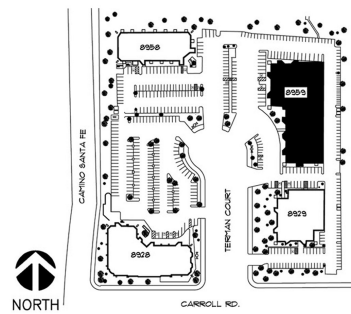
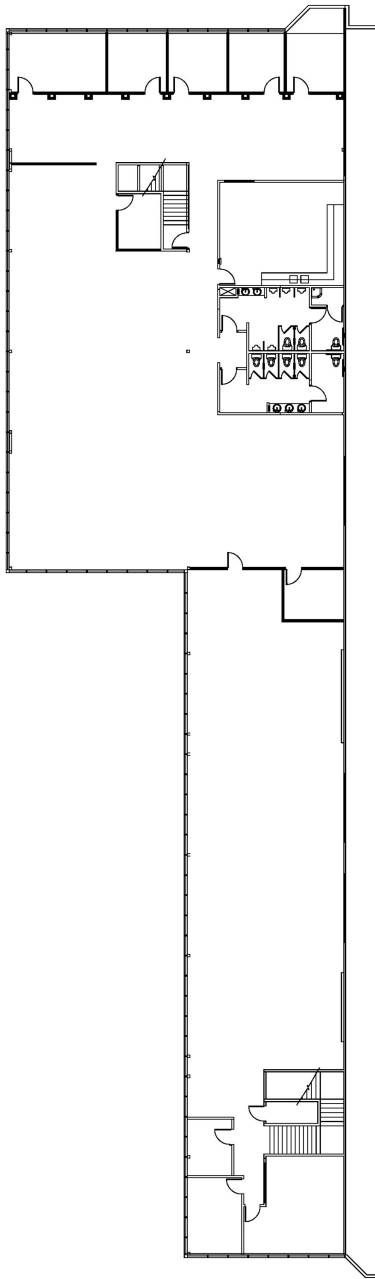
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