

9444



BALBOA EXECUTIVE CENTER

9444 BALBOA AVENUE, SAN DIEGO, CA

**MEDICAL OFFICE AND OFFICE
SPACES AVAILABLE!**



A Subsidiary of Huntington Ingalls Industries

BALBOA EXECUTIVE CENTER



VIRTUAL TOUR

SUITE 170



VIRTUAL TOUR

SUITE 270

CBRE

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Approximately
120,992 RSF
five-story
CLASS "A"
BUILDING

IMMEDIATE
freeway
access to
I-15, HIGHWAYS
52 and 163

4.5
parking spaces
per 1,000 USF
40% COVERED
at no charge



Features



Building top exterior signage



Exterior monument signage available



Fitness facility, showers and lockers



Common area Wi-Fi



Upgraded new improvements - lobby, outdoor seating, fitness facility and monument sign



Electric vehicle charging stations



Adjacent to bus stop / public transportation



Steel frame construction



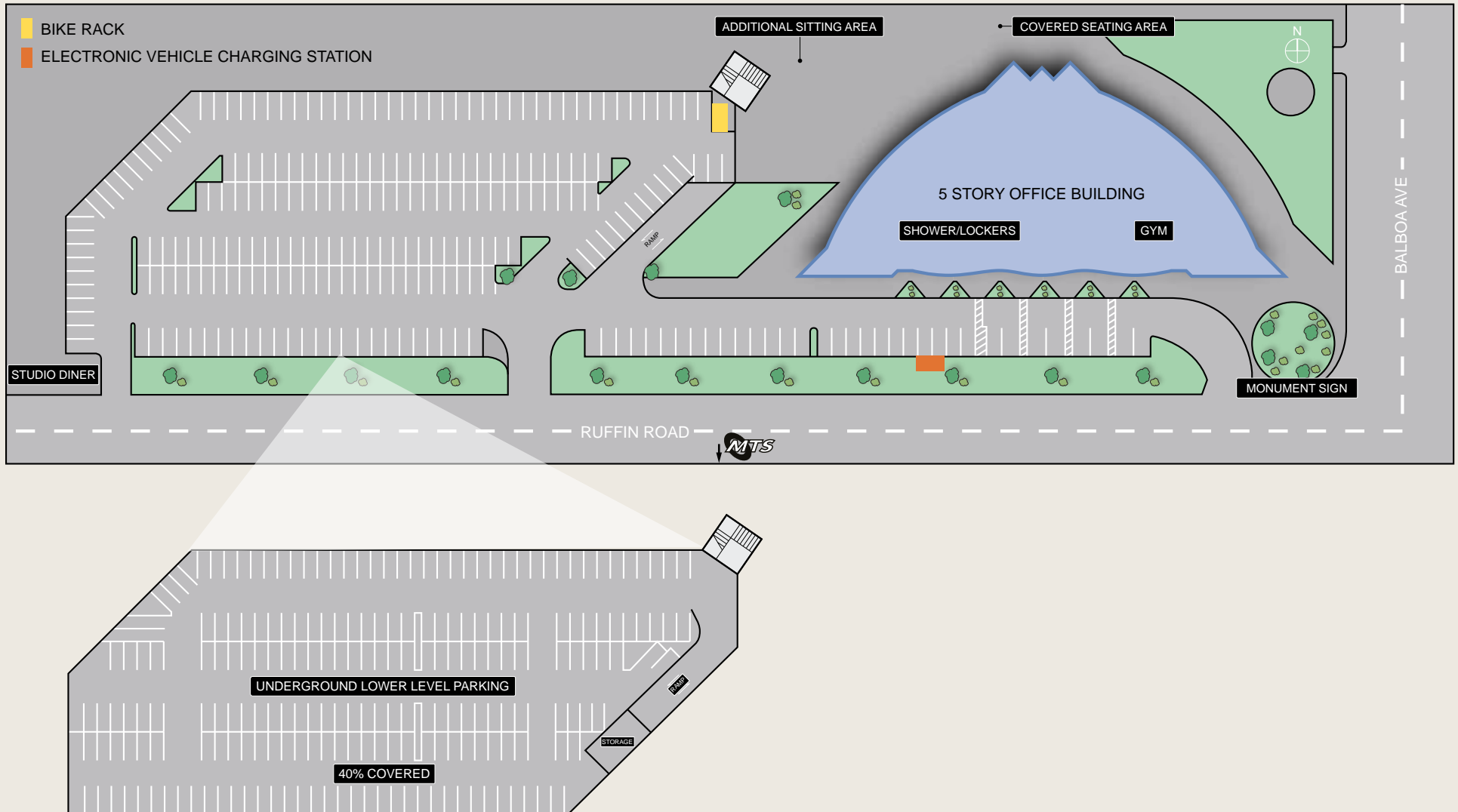
Extensive glass line with panoramic mountain views

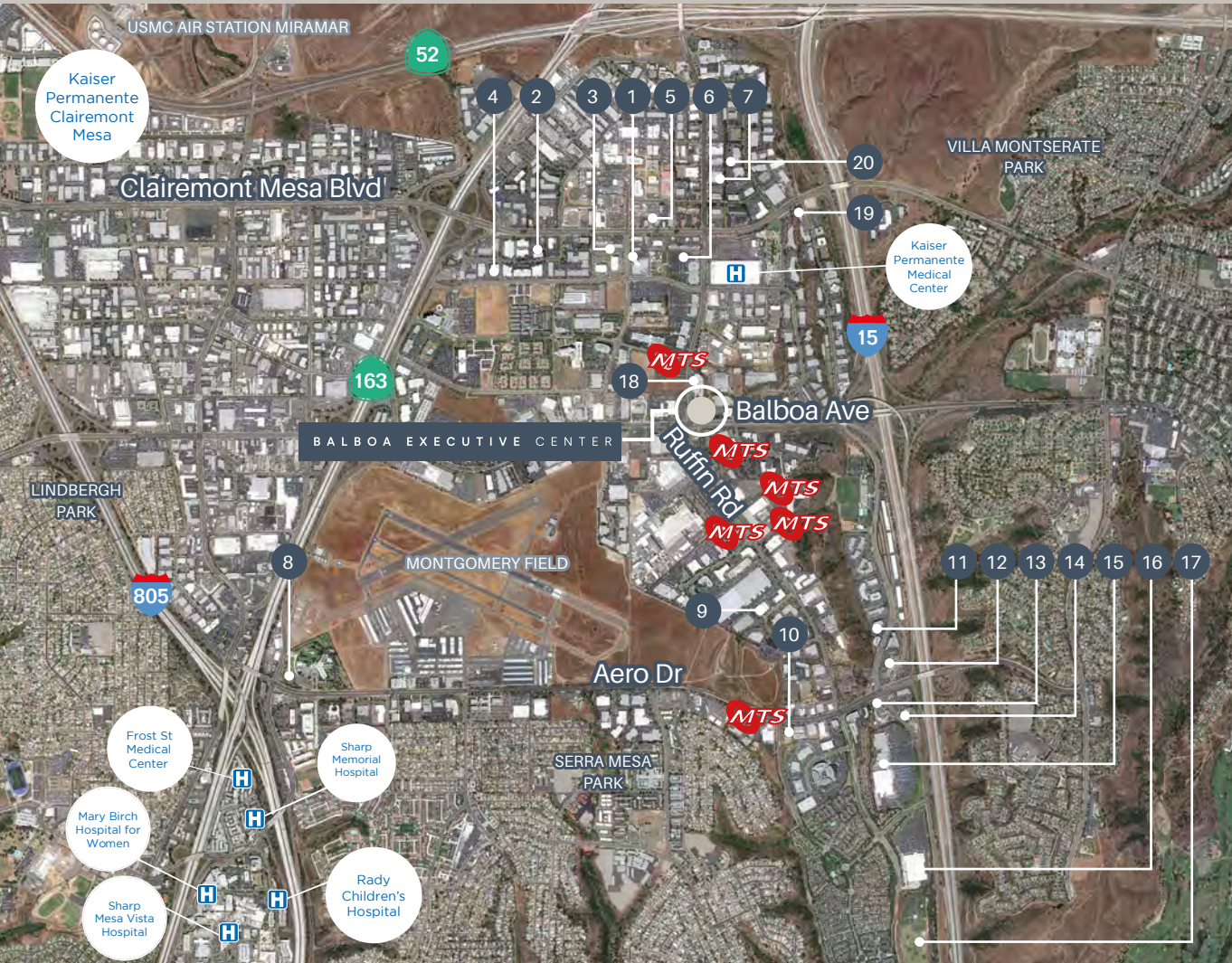
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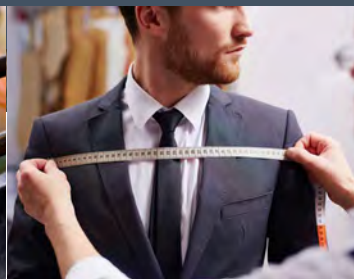


SITE PLAN





- | | | | |
|---|---|----|--|
| 1 | YMCA
Robeks Juice
C+K Mediterranean Grill
Dry Cleaners
Marriott
Panda Express
Jack in the Box | 9 | Good on Ya Deli |
| 2 | Bank of America
McDonald's | 10 | 7 Eleven
Pickup Stix
Jack in the Box
Papa John's |
| 3 | Rubio's
Village India | 11 | Togo's
Holiday Inn
Sizzler
Sub Marina |
| 4 | 7 Eleven
North Island Credit Union
1001 Hair Salon
Filippis Pizza | 12 | Express Tire
McDonald's
Taco Bell |
| 5 | Ace
Chase
Taco Bell
Wells Fargo
Wendy's
Khan's Cave Grill
Tavern and Harvest Taco Shop | 13 | Panda Express
Einstein Bros Bagels
Starbucks |
| 6 | Mobil 1
San Diego County Library
Subway
Carl's Jr.
The Coffee Bean
FedEx
Palominos Mexican Food
Giovanni's | 14 | Quizno's
Payless Shoe Source |
| 7 | Chase | 15 | Vons
Wells Fargo
Walmart
PetSmart |
| 8 | Sheraton | 16 | Fry's Electronics |
| | | 17 | Stadium Golf |
| | | 18 | Studio Diner |
| | | 19 | Grab and Go Subs
Robertos Taco Shop
Paul Mitchell Salon
Murphy Canyon Preschool |
| | | 20 | Innovations Academy |



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AVAILABILITIES

FIRST FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
150	6,340 SF	Vacant	Negotiable	Floor Plan
170	5,456 SF	Vacant	Negotiable	Floor Plan
150 & 170	11,796 SF	Vacant	Negotiable	Floor Plan
*Suites 150 & 170 floor contiguous to 11,796 SF				

SECOND FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
235	1,379 SF	Vacant	Negotiable	Floor Plan
270	1,258 SF	Vacant	Negotiable	Floor Plan
285	2,515 SF	Vacant	Negotiable	Floor Plan
290	4,748 SF	Vacant	Negotiable	Floor Plan
295	2,092 SF	Vacant	Negotiable	Floor Plan
290 + 295	6,840 SF	Vacant	Negotiable	Floor Plan
235, 270, 285, 290 & 295	11,992 SF	60 Days Notice	Negotiable	Floor Plan
*Suites 235, 270, 285, 290 & 295 floor contiguous up to 11,992 SF				

FOURTH FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
440	998 SF	Vacant	Negotiable	Floor Plan



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FLOOR PLANS

SUITE 150*

Square Feet: 6,340 SF

Available: Vacant

Lease Rate: Negotiable

*Suites 150 & 170 contiguous to 11,796 SF

Suite features double door entry, 6 private offices, huddle room, server room, break area and open office area.



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FLOOR PLANS



VIRTUAL TOUR

SUITE 170*

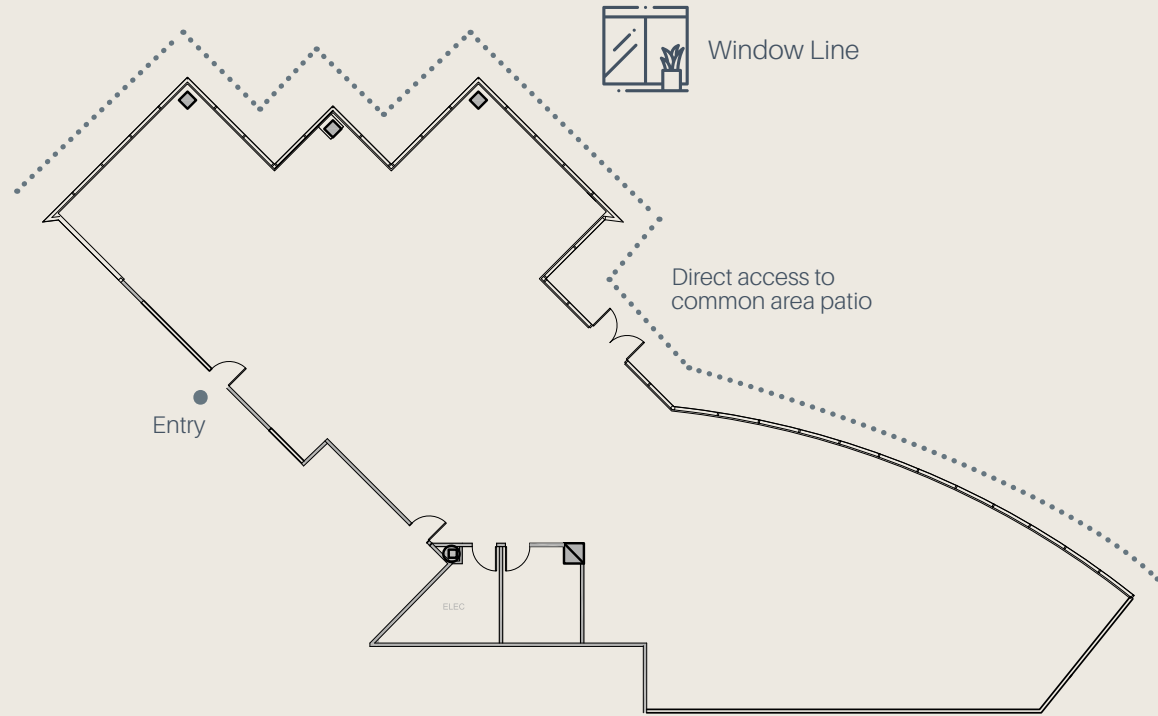
Square Feet: 5,456 SF

Available: Vacant

Lease Rate: Negotiable

*Suites 150 & 170 contiguous to
11,796 SF

Suite features open office area, access to common area patio, electrical room and storage room.



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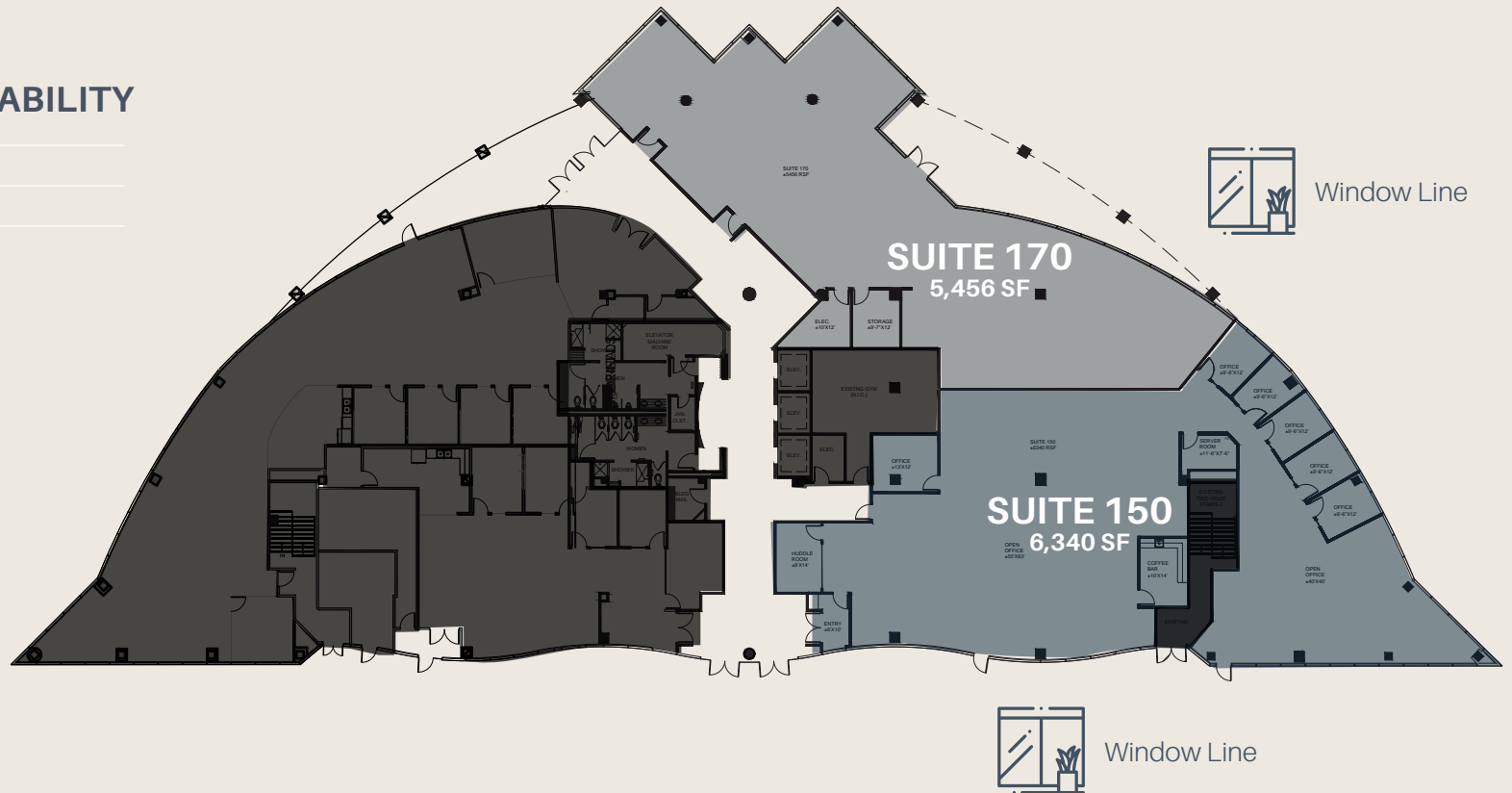


FLOOR PLANS

SUITE 150 & 170 FIRST FLOOR AVAILABILITY

Square Feet:	11,796 SF
Available:	Vacant
Lease Rate:	Negotiable

*Suites 150 & 170 contiguous to
11,796 SF



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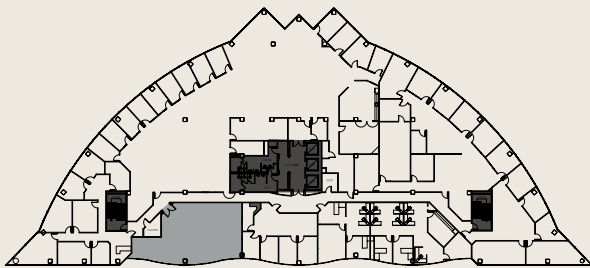
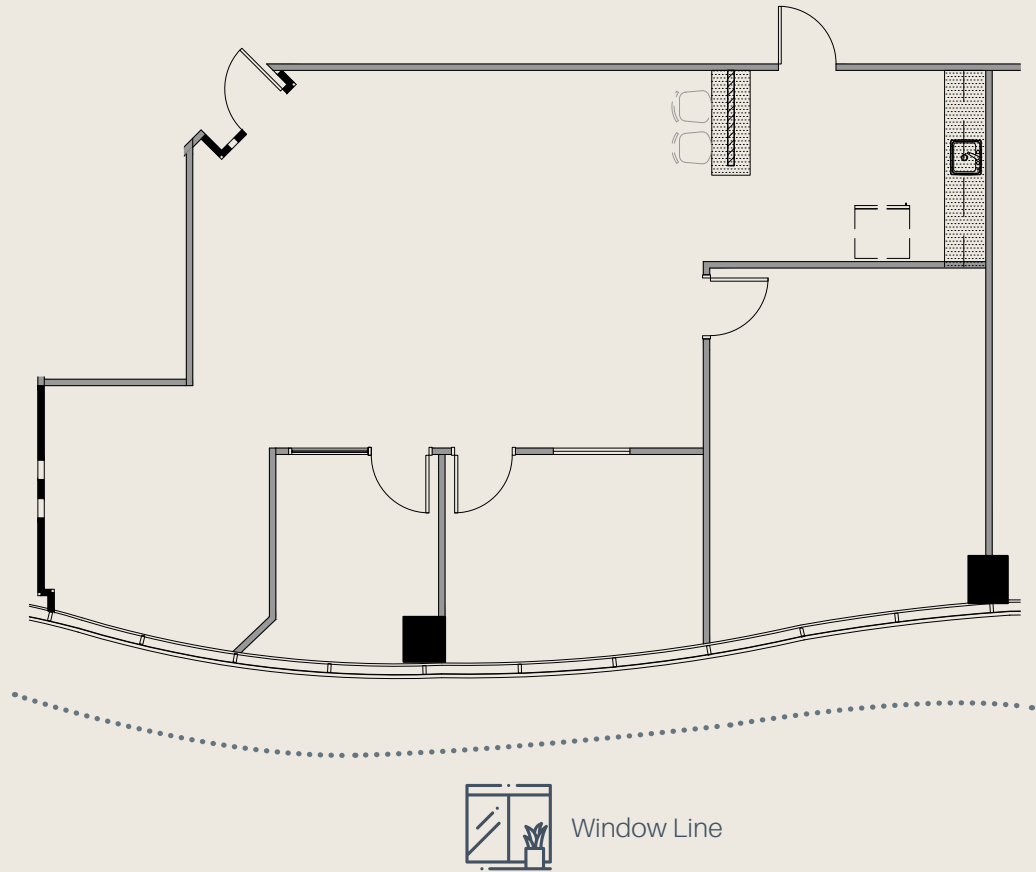


FLOOR PLANS

SUITE 235

Square Feet:	1,379 SF
Available:	Vacant
Lease Rate:	Negotiable

Suite features 2 private offices, conference room, break room and open office area.



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FLOOR PLANS



VIRTUAL TOUR

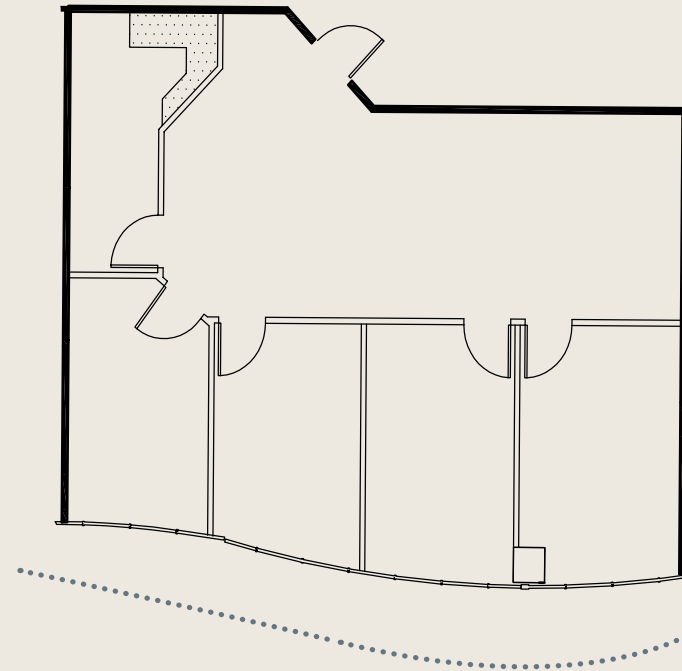
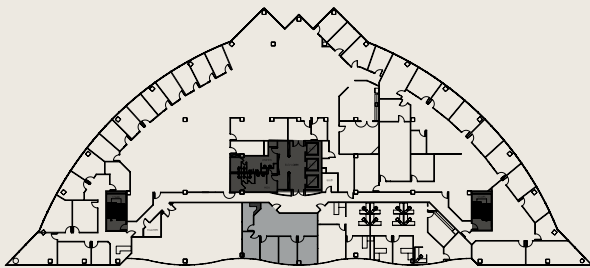
SUITE 270

Square Feet: 1,258 SF

Available: Vacant

Lease Rate: Negotiable

Suite features 4 private offices, storage room and open office area.



Window Line



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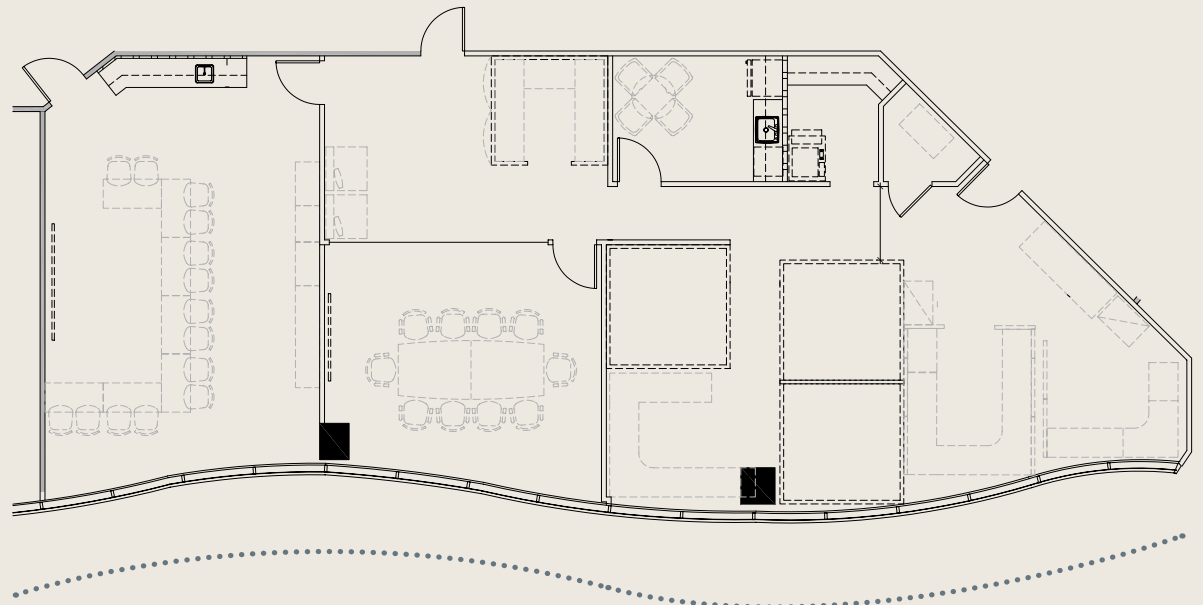
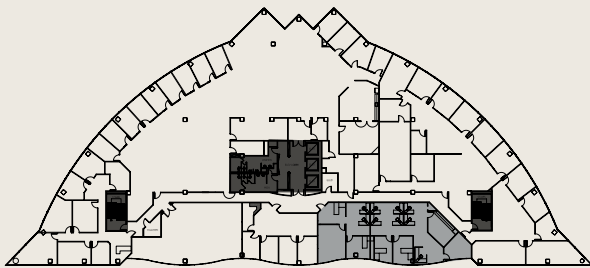


FLOOR PLANS

SUITE 285

Square Feet:	2,515 SF
Available:	Vacant
Lease Rate:	Negotiable

Suite features reception area, training room, conference room, break room, copy/print room, server room and open office area.



Window Line



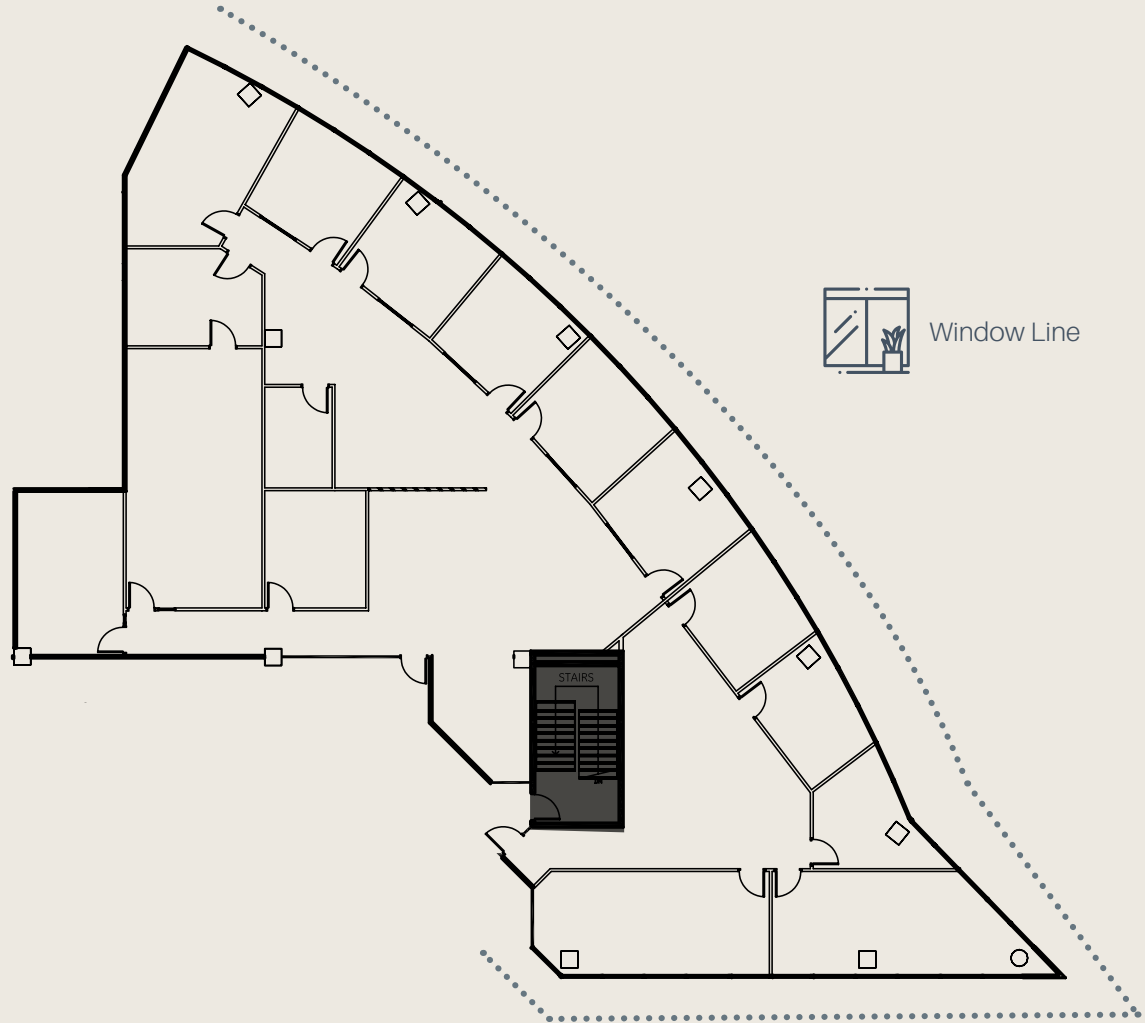
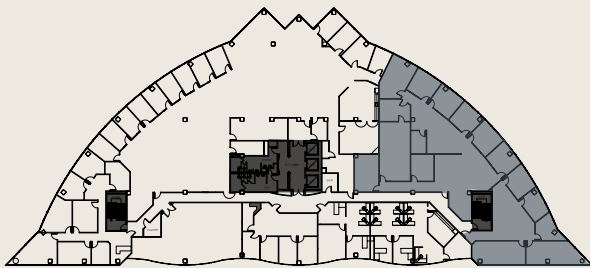
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FLOOR PLANS

SUITE 290 AS-BUILT

Square Feet:	6,840 SF
Available:	Vacant
Lease Rate:	Negotiable



SUITE 290 & 295

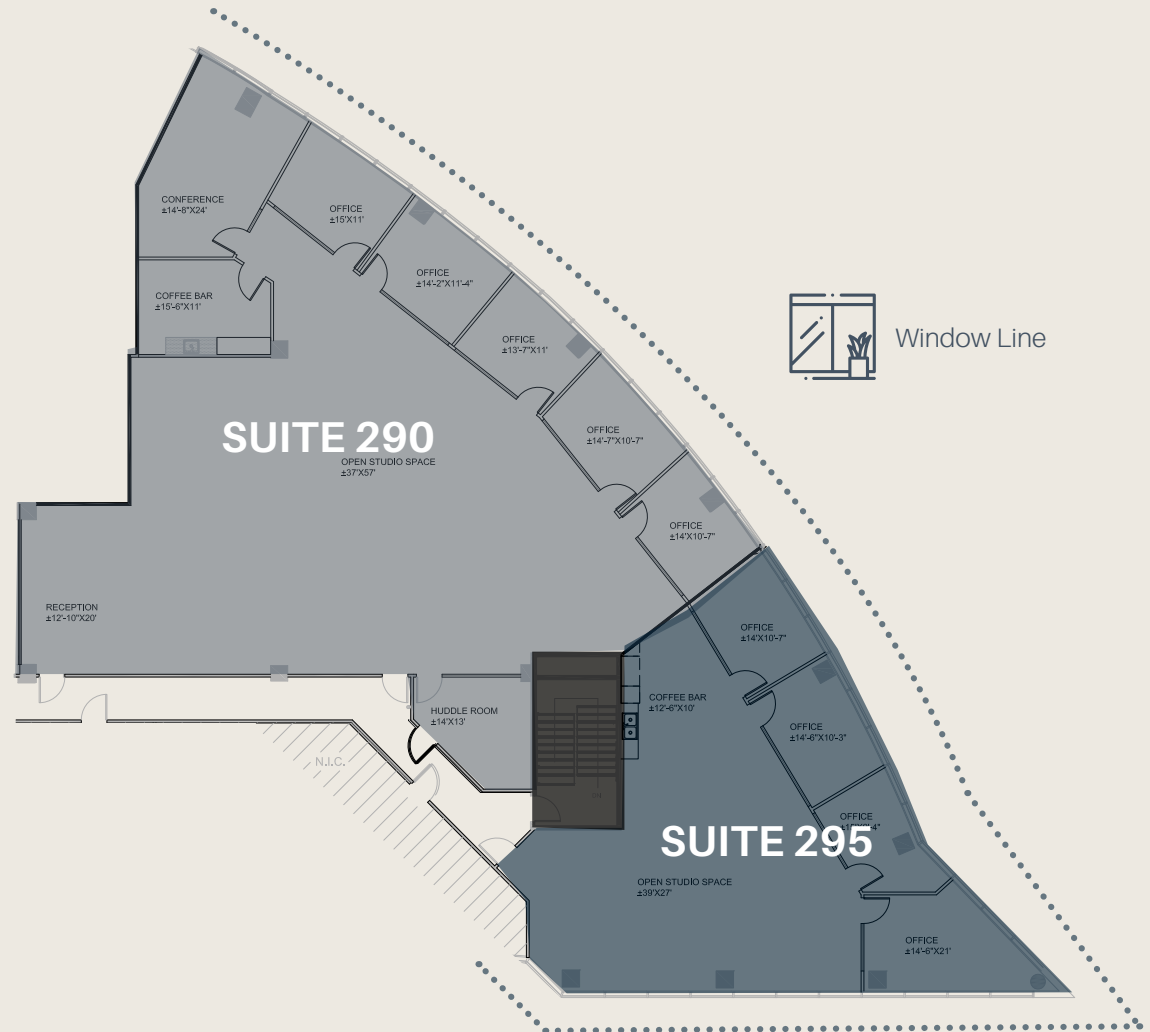
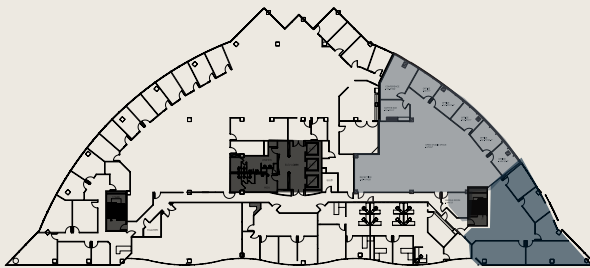
HYPOTHETICAL DIVISIBILITY

Square Feet: 6,840 SF

Available: Vacant

Lease Rate: Negotiable

*Suite 290 is 4,748 SF & Suite 295 is 2,092 SF



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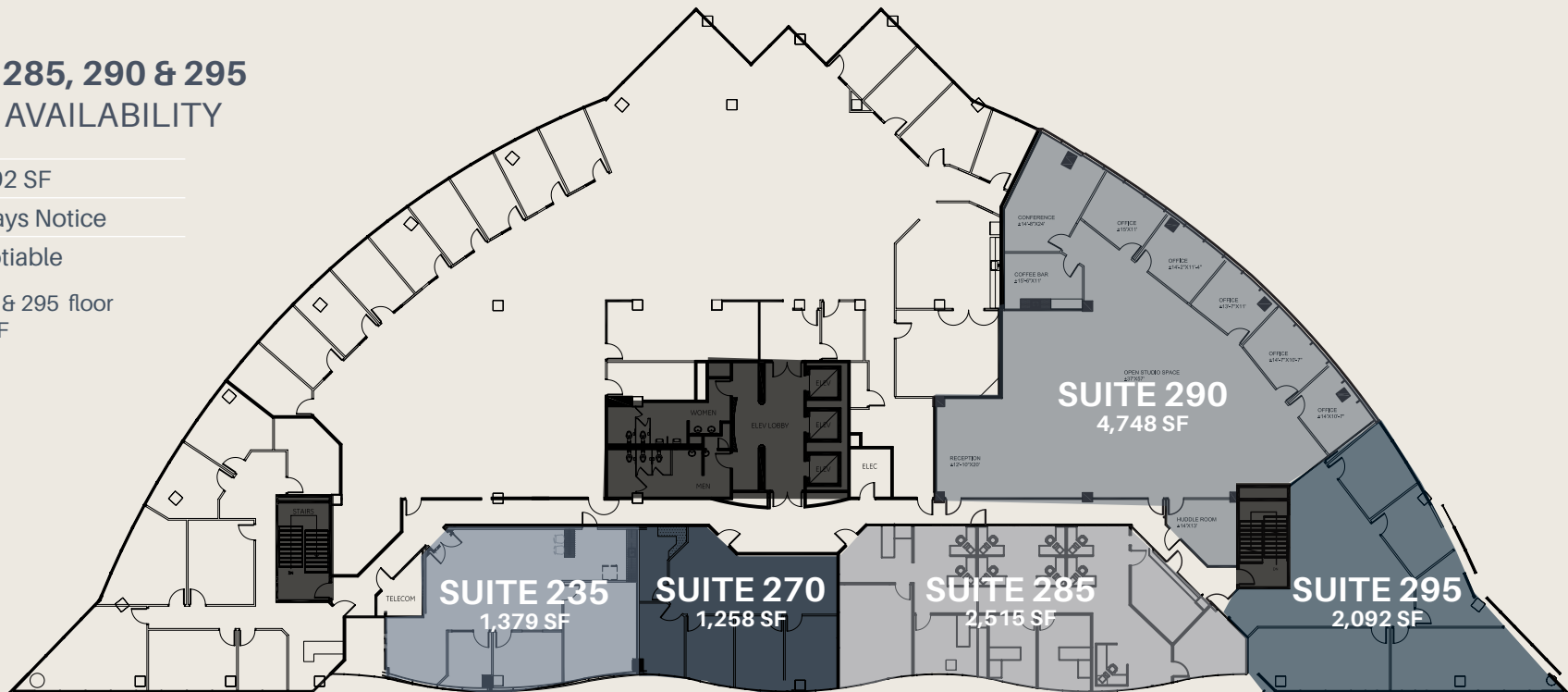


FLOOR PLANS

SUITE 235, 270, 285, 290 & 295 SECOND FLOOR AVAILABILITY

Square Feet: 11,992 SF
Available: 60 Days Notice
Lease Rate: Negotiable

*Suites 235, 270, 285, 290 & 295 floor
contiguous up to 11,992 SF



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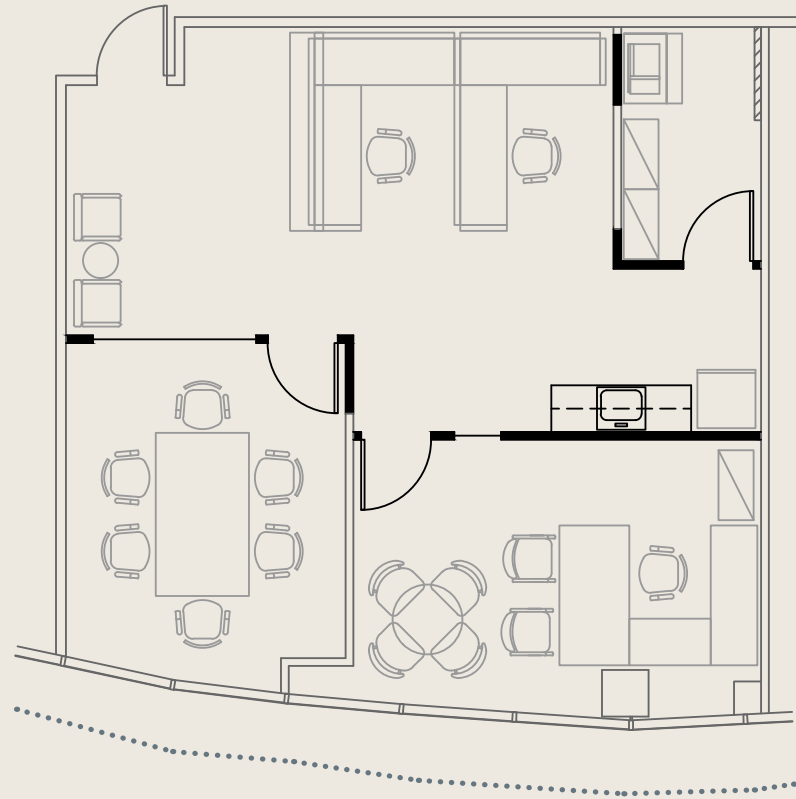
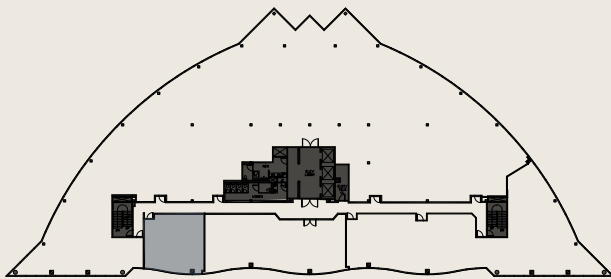


FLOOR PLANS

SUITE 440

Square Feet:	998 SF
Available:	Vacant
Lease Rate:	Negotiable

Suite features upgraded finishes throughout and lots of natural light.



Window Line



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