

# FOR SALE OR LEASE IN KEARNY MESA

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± 12,460 SF FLEX/OFFICE BUILDING

8352 Clairemont Mesa Blvd, San Diego, CA 92111



NEWMARK

[www.ngkf.com](http://www.ngkf.com)

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## FEATURES:

- 100% Single Story Office/Flex Opportunity
- 50/50 Private Office to Open Bullpen
- Easy Divisibility
- Two Separate Meters
- Turn-Key Call Center
- One (1) Grade-Level Loading Door
- **Rare 4.4/1,000 Parking Ratio**
- 10-11' Clear Height
- Excellent Window Line
- APN: 356-030-50-13
- IL-2-1 Zoning
- Central San Diego Location
- Excellent Freeway Proximity to Hwy 805, 163 & 52

SALE PRICE: \$3,750,000

LEASE RATE: \$1.55/SF NNN  
\$0.23/SF NNN's



## PLEASE CONTACT:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made, nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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floor plan

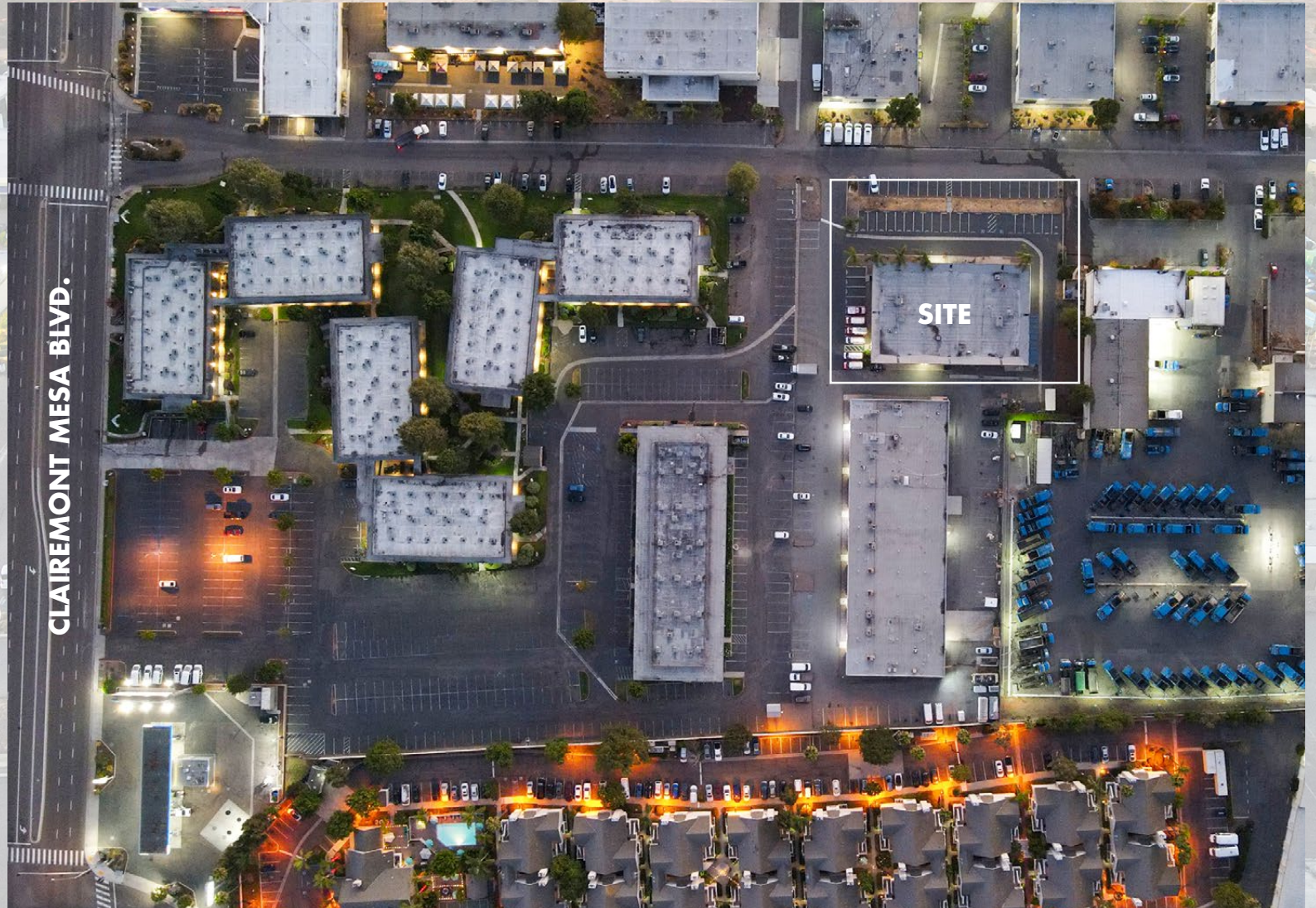


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site plan



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area amenities

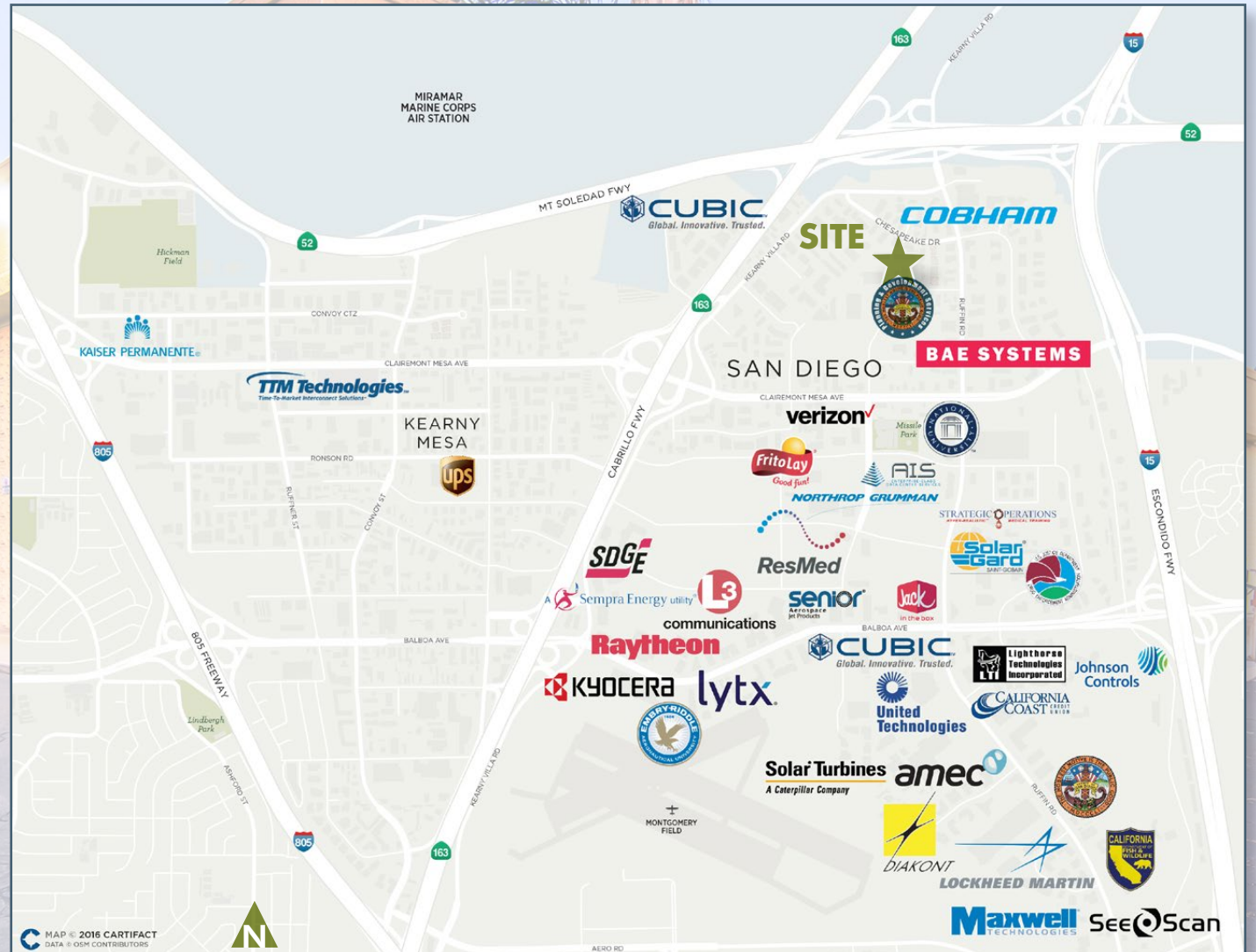


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corporate neighbors



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location



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