

FOR SALE OR LEASE

Office Condominium

8949 Complex Drive, Suite B | San Diego, California 92123



REDUCED SALE PRICE:
LEASE RATE:

~~\$333,656 (\$179 PSF)~~ **\$315,000 (\$169 PSF)**
\$1.25 + Electric & Janitorial PSF/Month

PROPERTY DETAILS

SIZE 1,864 SF
100% IMPROVED Second Floor Corner Unit
LOCATION A Well-Maintained 155,000 SF Business Park
ACCESS Excellent Access to Hwy 52, Hwy 163, I-805 & I-15
FIBER OPTICS Former Cox Co-Location Data Center Near One of the Main Fiber Optic Loops in San Diego
POWER 200 Amp Service & Exterior Generator Pad Available for Purchase
COMMON AREA RESTROOMS Not Part of Unit Square Footage
ADDITIONAL FEATURES I.T. Room, One New 5-Ton HVAC Unit, Outside Lunch Area

CORE FACTOR. This unit has no core factor and the lease is for the suite only with common area restrooms provided but not included in the square footage. Many office buildings include a core factor (for common area lobbies, hallways, stairwells, and restrooms) that can account for up to 20% of a suite's leasable square footage.

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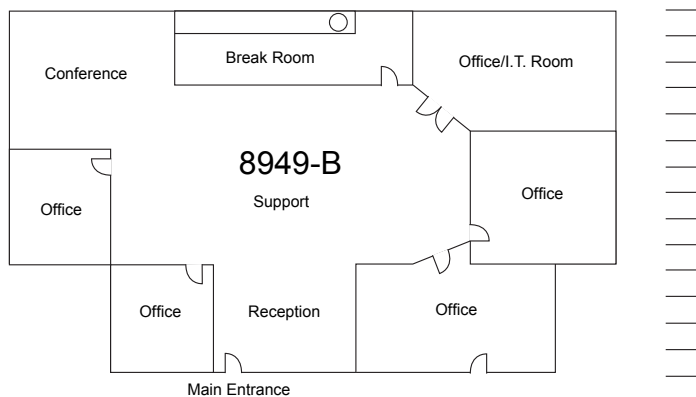
REAL ESTATE SERVICES

Real People. Real Solutions.®

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