

AVAILABLE FOR LEASE:

SUNHALA BUSINESS PARK

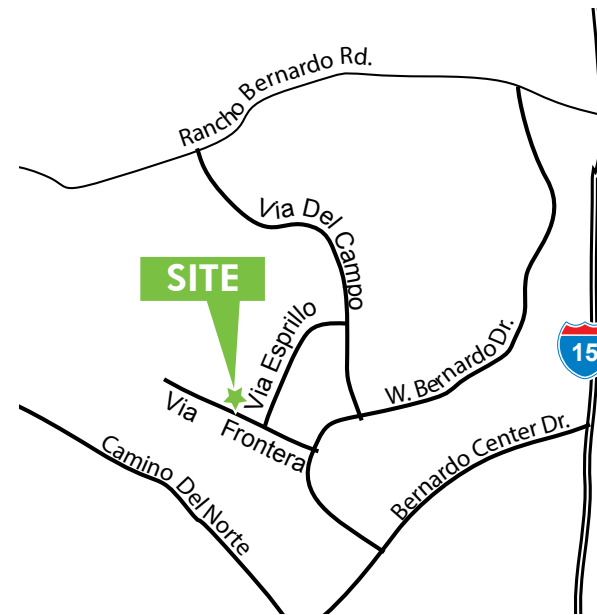
10954-10966 VIA FRONTERA | 16450 - 16464 VIA ESPRILLO
SAN DIEGO, CALIFORNIA 92127

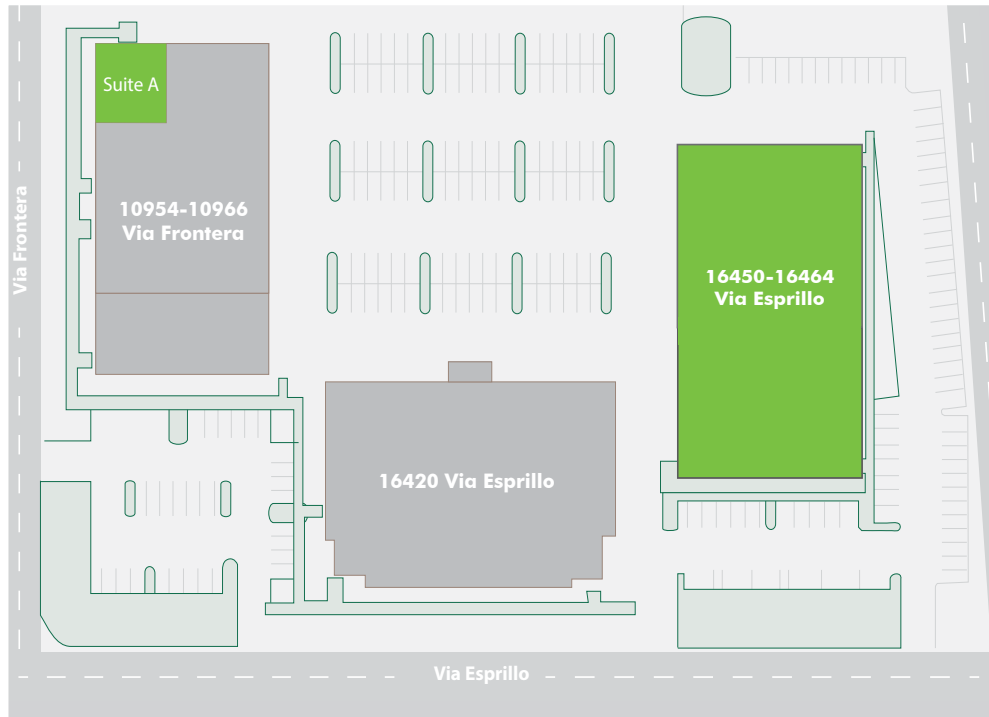


CBRE

PROJECT FEATURES

-  + Approximately 74,572 SF Business Park
-  + Flex/ R&D / Warehouse spaces
-  + 3.3/1,000 parking ratio (potentially expandable)
-  + Flexibility for a variety of uses
-  + Single story buildings
-  + Fiber optic services potentially available by AT&T
-  + Some suites are fire sprinklered
-  + Street frontage on Via Frontera & Via Esprillo
-  + Strong, private, local ownership
-  + Zoning IP-2-1



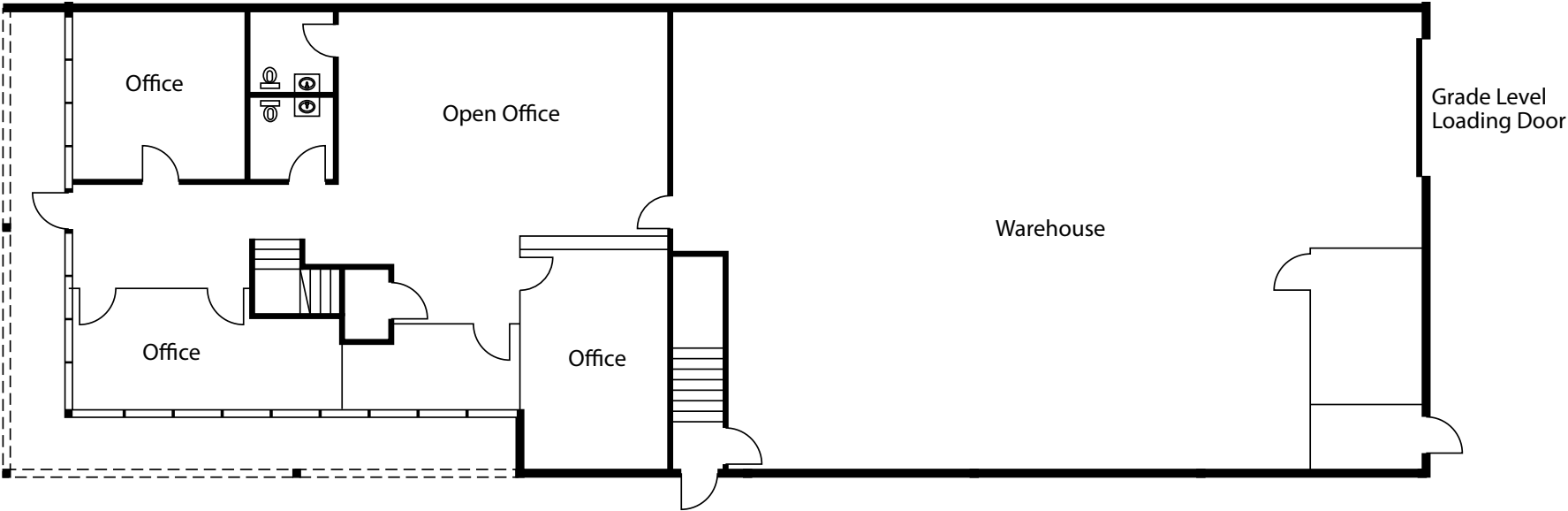


Availability

ADDRESS	SF	RATE	COMMENTS
10966 Via Frontera Suite A	4,221 SF	\$1.25/SF/Mo. Net of Expenses (NNNs ±\$0.33/SF)	End Unit. Approx. 40% Office/ 60% warehouse, (3) private offices, open office area, (2) restrooms, and (1) grade level loading door. Available June 1, 2018.
16450-16464 Via Esprillo	±24,933 SF (Divisible to ±11,045 - ±13,888 SF)	\$1.25/SF/Mo. Net of Expenses (NNNs ±\$0.33/SF)	100% HVAC. Approx. 40% office/ 60% HVAC Lab/Production, break room, open office, private offices, and (2) grade level loading doors. Suite 16450 available with 30 days notice. Suite 16464 available December 1, 2018.

Existing Floor Plan

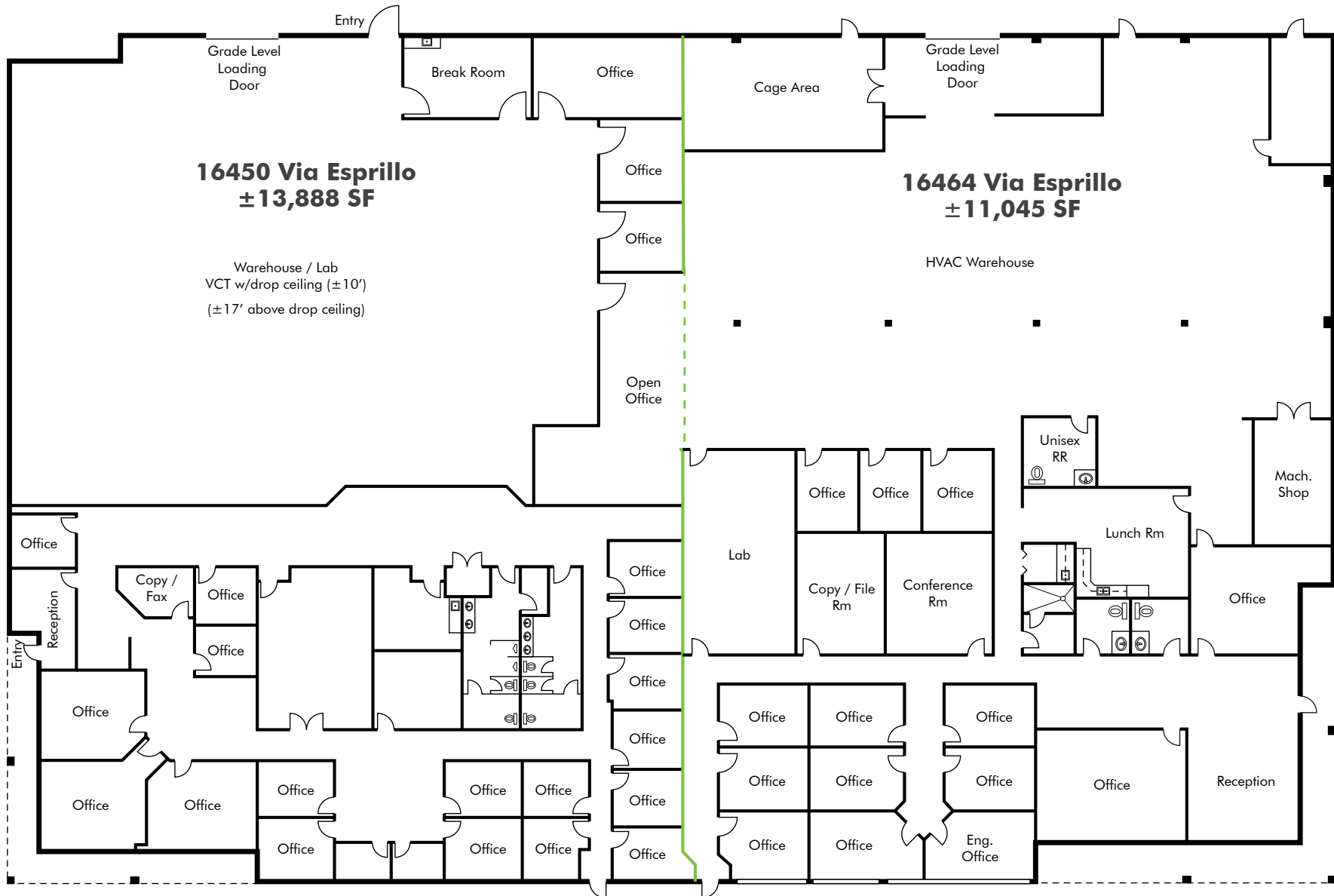
10966 Via Frontera
Suite A
± 4,221 SF



Existing Floor Plan

Entire Building is ±24,933 SF (Divisible to ±11,045 - ±13,888 SF)

16450-16464 Via Esprillo





SUNHALA BUSINESS PARK

16450 - 16464 VIA ESPRILLO SAN DIEGO, CALIFORNIA 92127

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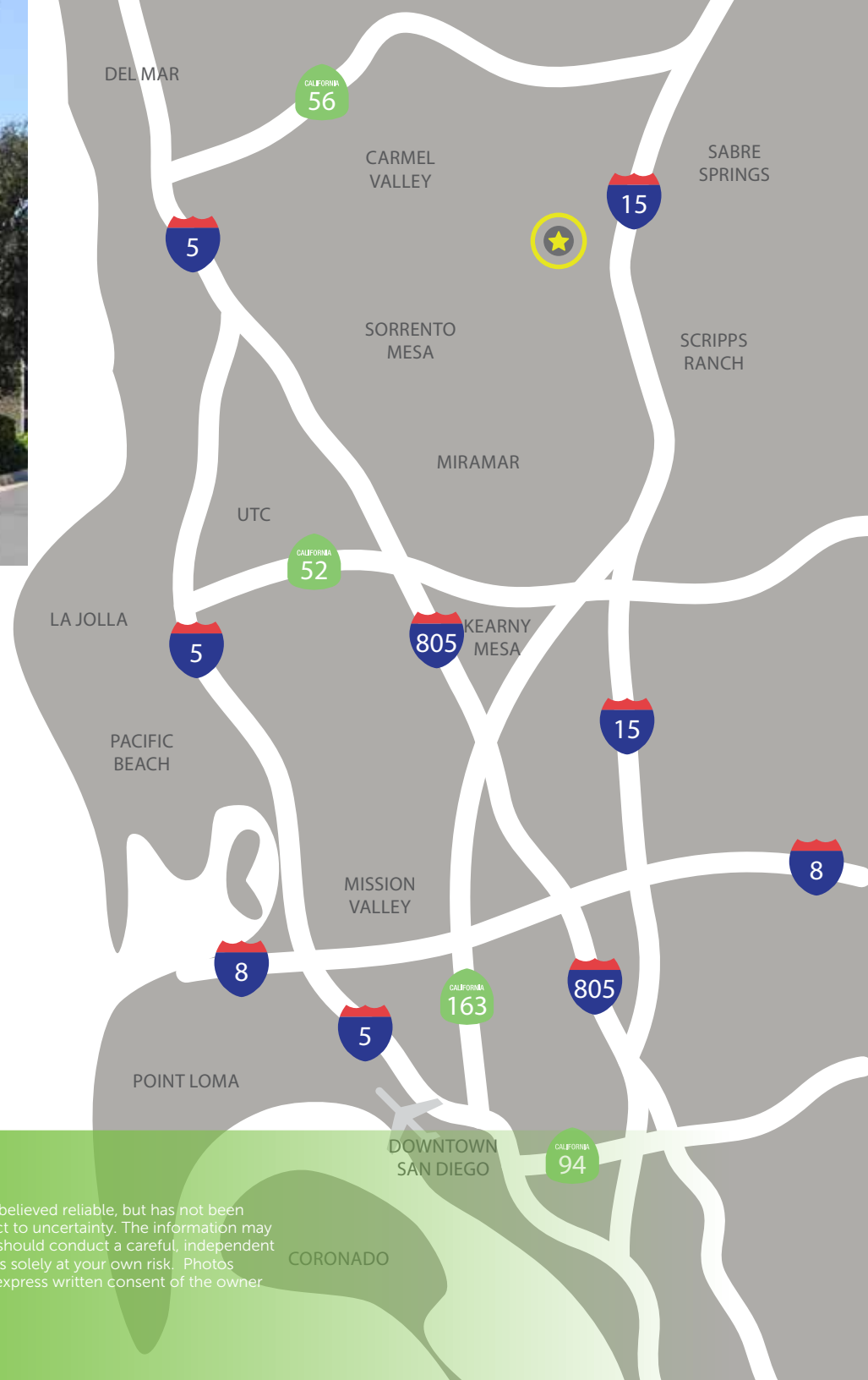
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