

# TIERRA GRANDE OFFICE PARK

9606, 9636, 9663 TIERRA GRANDE STREET  
SAN DIEGO CA 92126



**CBRE**

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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# ASSET HIGHLIGHTS



Ample Parking  
(Partially Covered)



Excellent access to  
Interstate 15 and 805



On-Site Property  
Management



Operable  
Windows



Monument Signage  
Available



Close proximity to 24  
Hour Fitness



Spectrum and AT&T  
Fiber Optics



Medical Uses  
Permitted



# AVAILABILITIES

## 9606 TIERRA GRANDE ST.

Suite 201 – 1,476 SF

Suite 204 - 1,125 SF

LEASE RATE: \$1.55/SF + E

## 9636 TIERRA GRANDE ST.

Suite 202 – 1,269 SF

Suite 203 – 957 SF

Suite 204 – 1,403 SF

Suite 205 – 1,475 SF

\*202, 203, 204 & 205 can be combined for 5,104 SF

LEASE RATE: \$1.55/SF + E

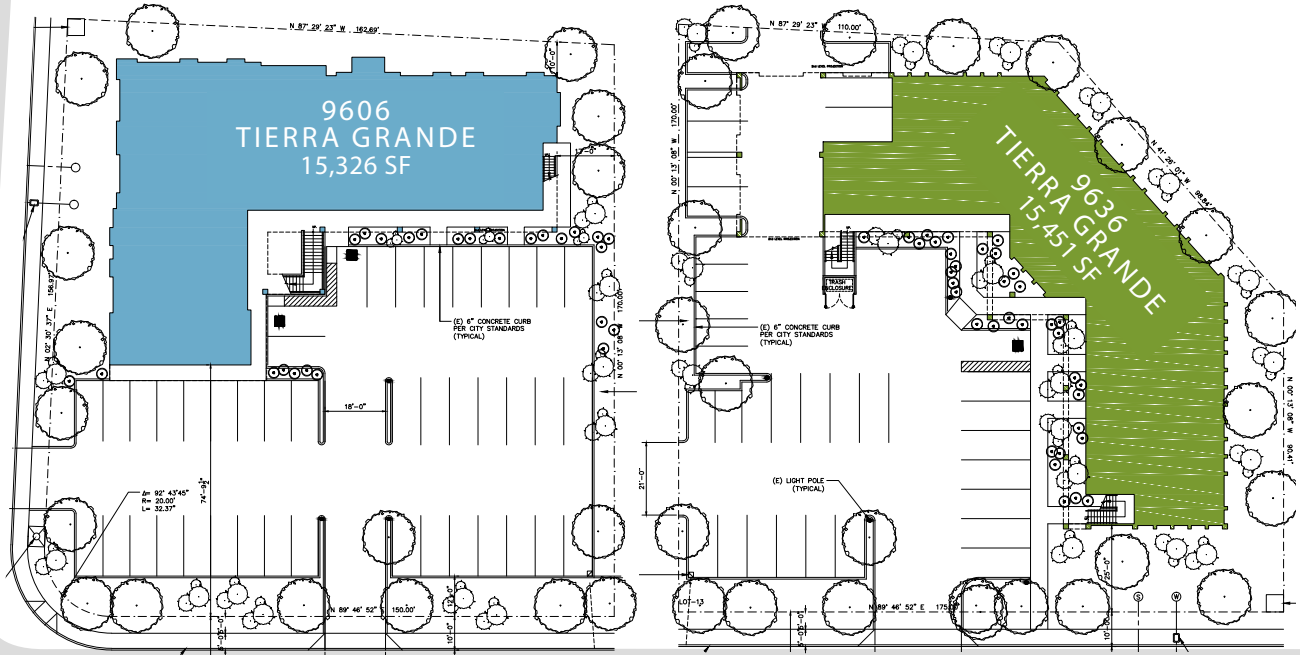
## 9663 TIERRA GRANDE ST.

100% Leased

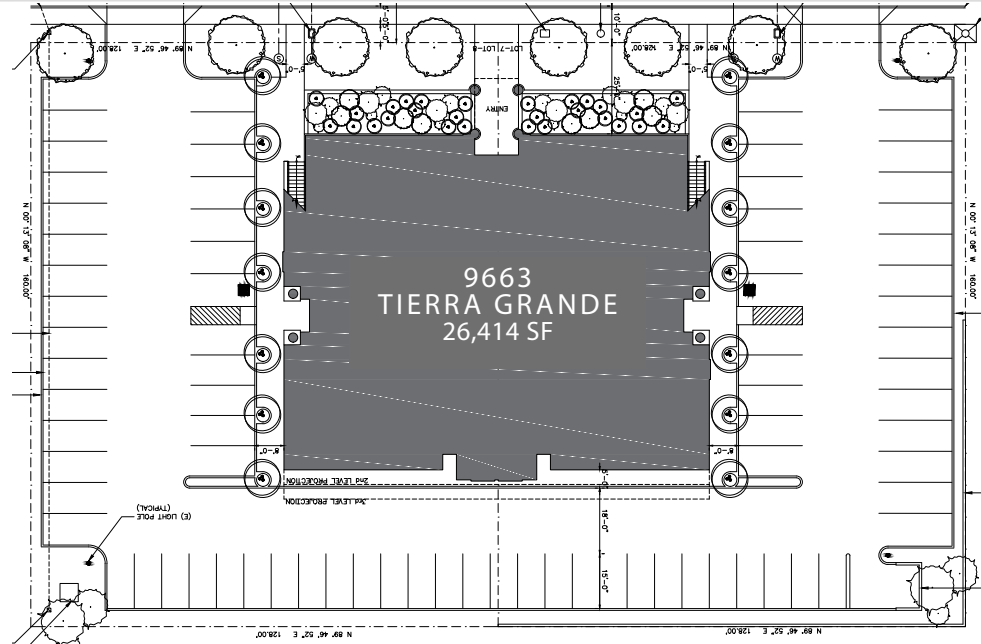
LEASE RATE: \$1.75/SF + E



# SITE PLAN



TIERRA GRANDE ST





# SITE PLAN









# AMENITIES NEARBY



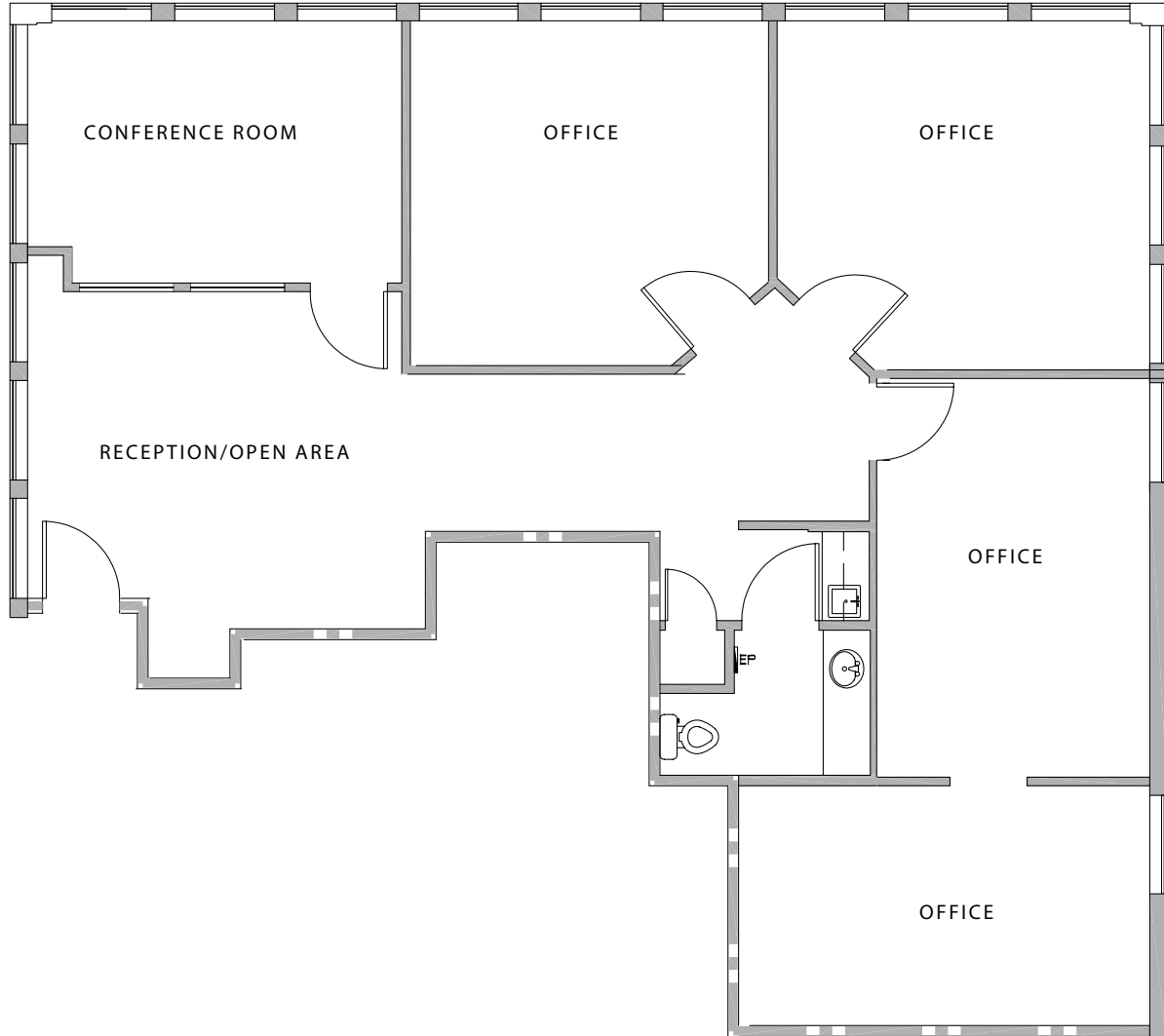






# FLOOR PLANS

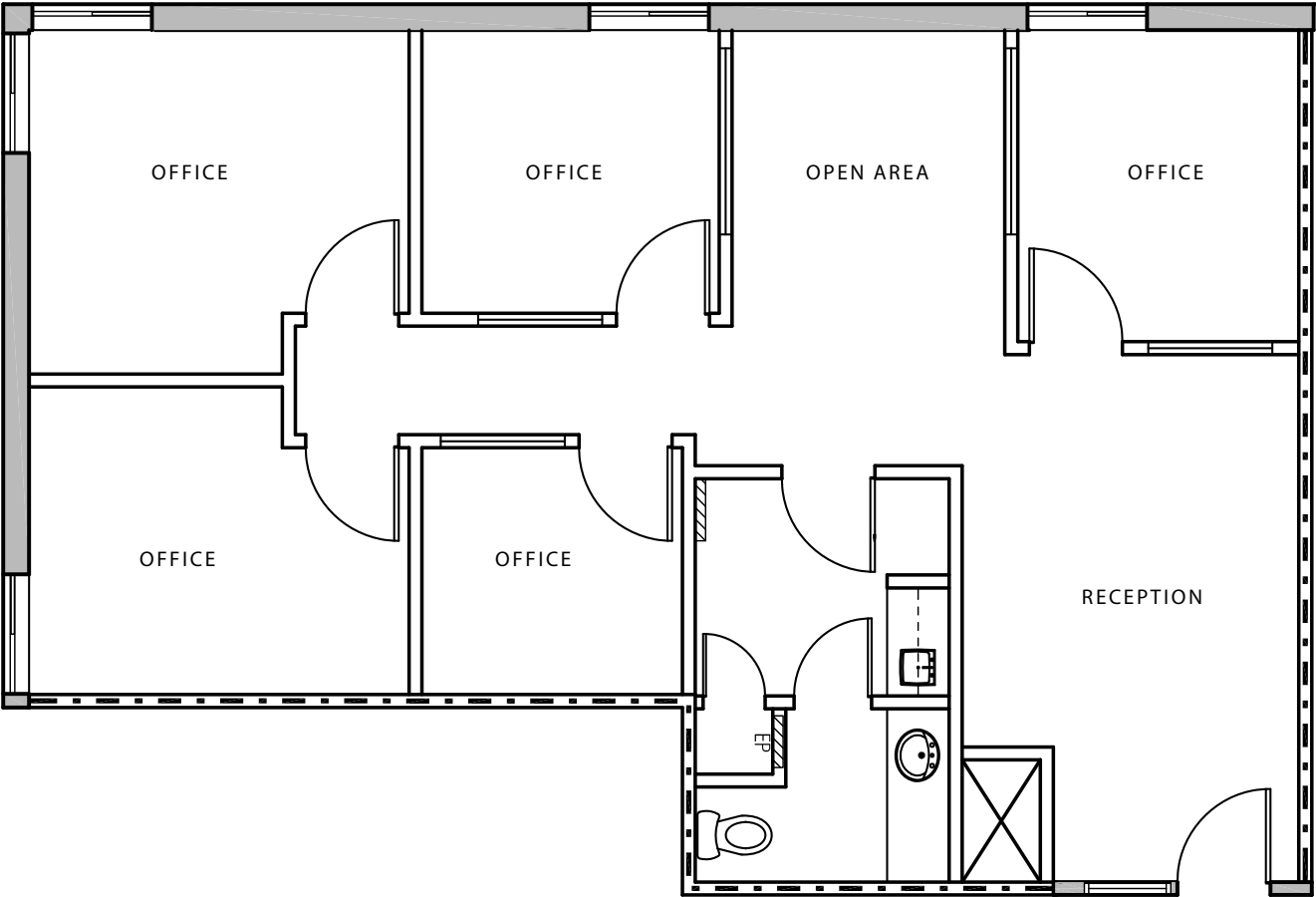
9606 TIERRA GRANDE ST.  
Suite 201 – 1,476 SF  
AVAILABLE





# FLOOR PLANS

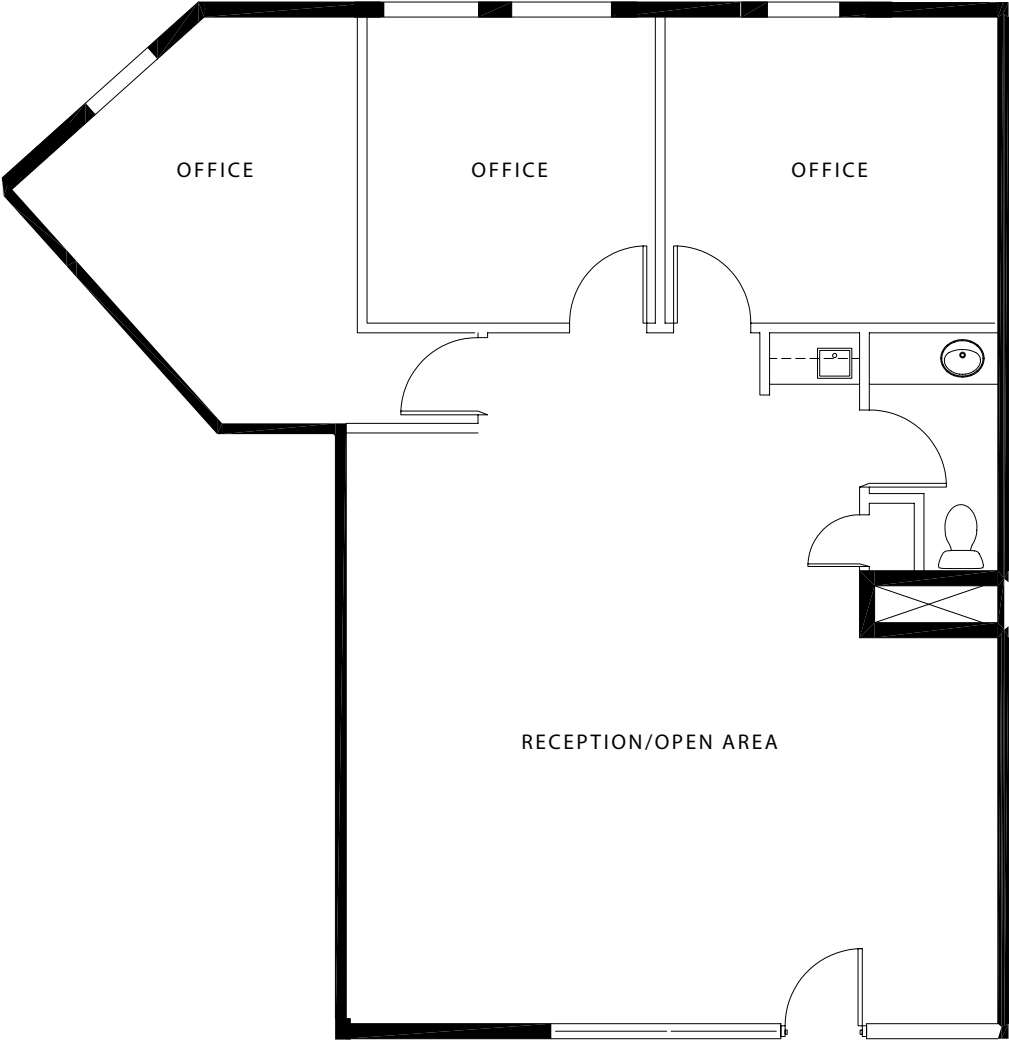
9606 TIERRA GRANDE ST.  
Suite 204 – 1,125 SF  
AVAILABLE – February 1, 2019





# FLOOR PLANS

9636 TIERRA GRANDE ST.  
Suite 202 – 1,269 SF  
AVAILABLE  
\*202, 203, 204 & 205 can be combined for 5,104 SF





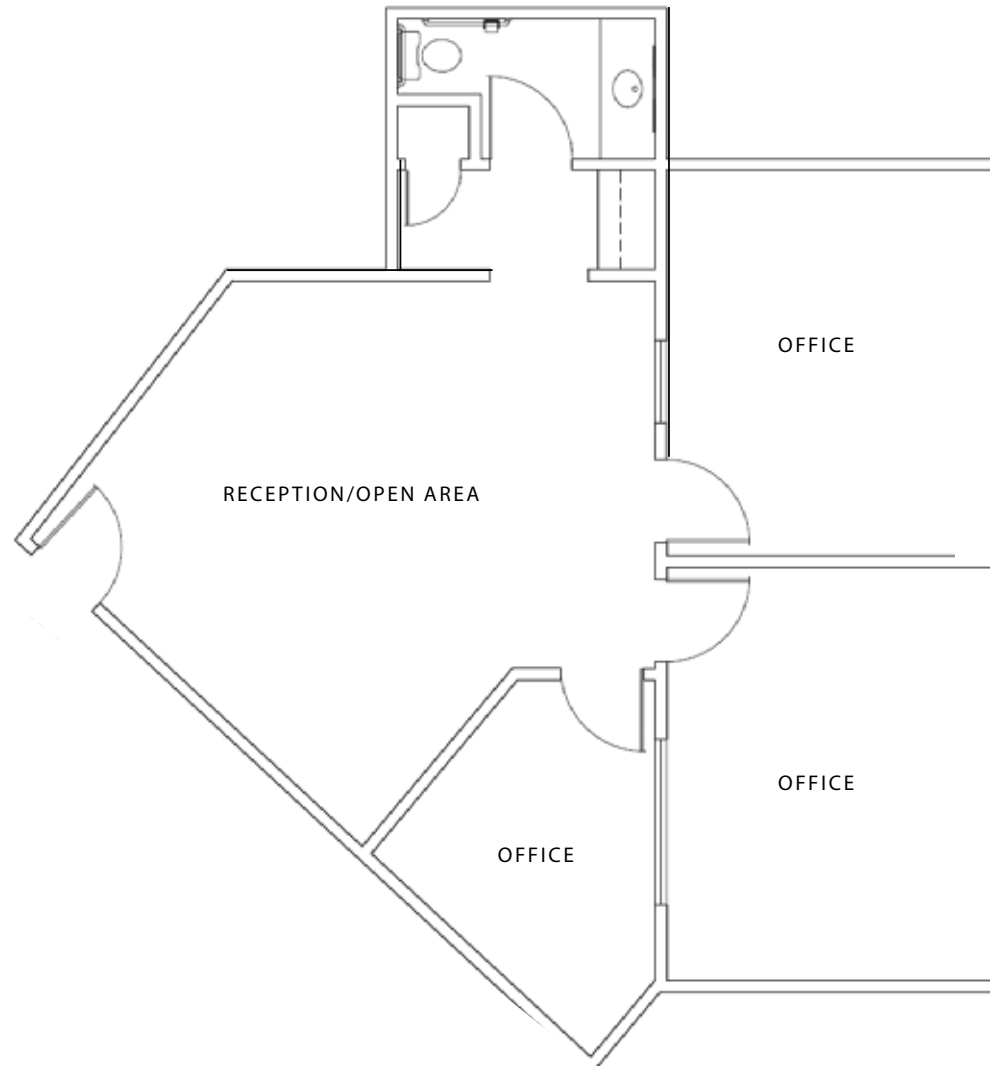
# FLOOR PLANS

9636 TIERRA GRANDE ST.

Suite 203 – 957 SF

AVAILABLE

\*202, 203, 204 & 205 can be combined for 5,104 SF



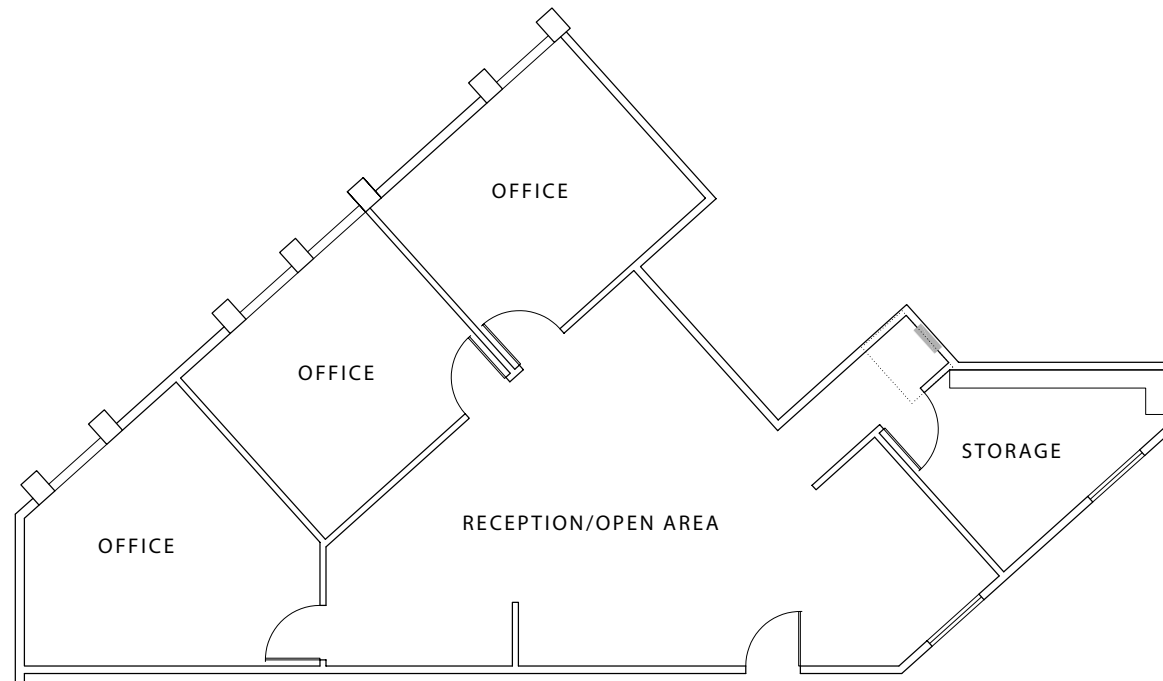
# FLOOR PLANS

9636 TIERRA GRANDE ST.

Suite 204 – 1,403 SF

AVAILABLE

\*202, 203, 204 & 205 can be combined for 5,104 SF





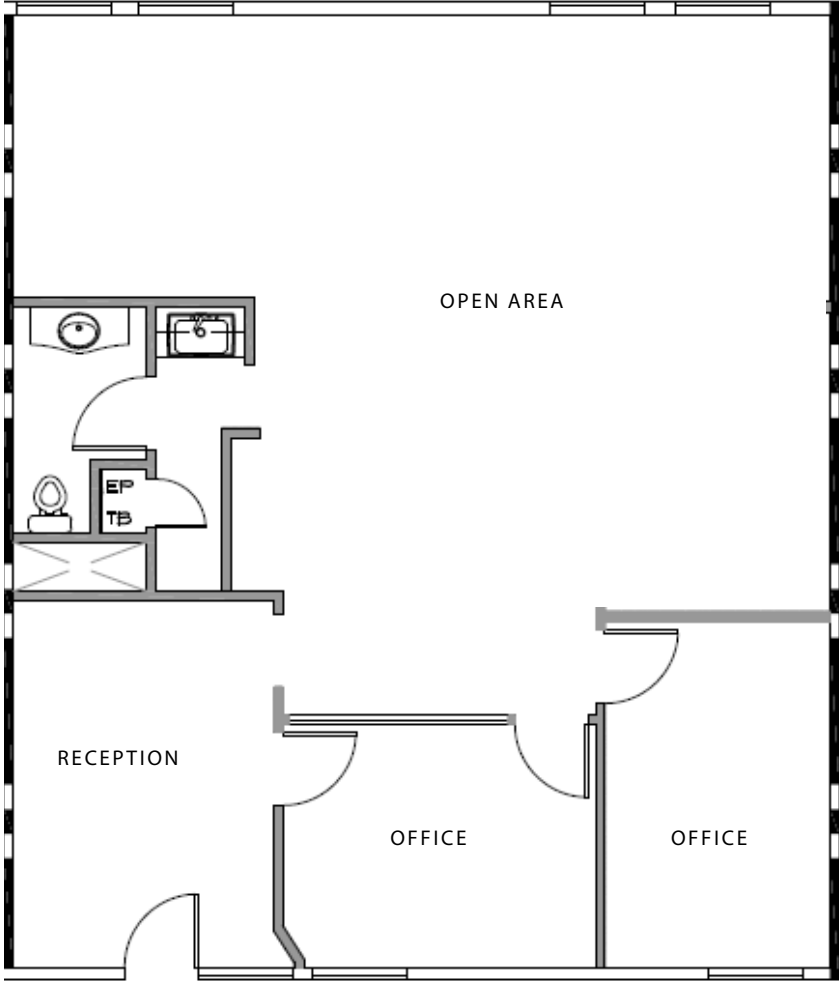
# FLOOR PLANS

9636 TIERRA GRANDE ST.

Suite 205 – 1,475 SF

AVAILABLE

\*202, 203, 204 & 205 can be combined for 5,104 SF



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**CBRE**

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