

**FOR SALE
OR LEASE**

Office Condominium

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



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
COMMON AREA RESTROOMS Not Part of Unit Square Footage
ADDITIONAL FEATURES I.T. Room, Two New 5-ton HVAC Units, Outside Lunch Area, & 200 Amp Service
CONDOMINIUM No Exterior or Restroom Maintenance Responsibilities

**SALE PRICE:
LEASE RATE:**

**\$363,480 (\$195 PSF)
\$1.25 + ELECTRIC PSF/MONTH**

Jon Danton
Associate
jdanton@voitco.com
858.458.3376
Lic. #01800488

Ryan Bracker
Senior Associate
rbracker@voitco.com
858.458.3355
Lic. #01353870

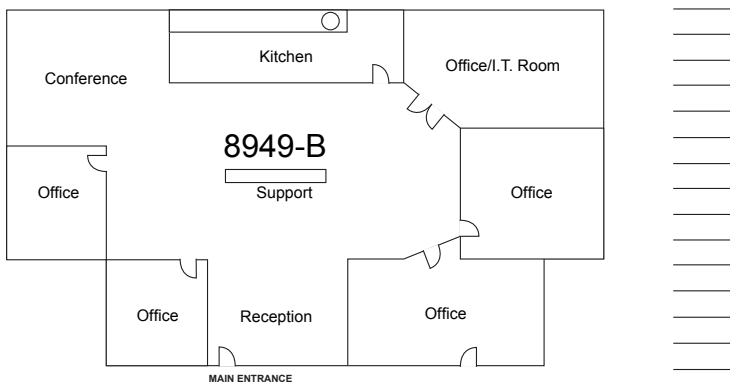
4747 Executive Dr., Suite 800, San Diego, CA 92121
858.453.0505 | 858.408.3976 Fax | Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES

**FOR SALE
OR LEASE**

Office Condominium

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



Jon Danton
Associate
jdanton@voitco.com
858.458.3376
Lic. #01800488

Ryan Bracker
Senior Associate
rbracker@voitco.com
858.458.3355
Lic. #01353870

4747 Executive Dr., Suite 800, San Diego, CA 92121
858.453.0505 | 858.408.3976 Fax | Lic #01333376 | www.voitco.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
©2012 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.



Voit
REAL ESTATE SERVICES