

AVAILABLE FOR LEASE:

SUNHALA BUSINESS PARK

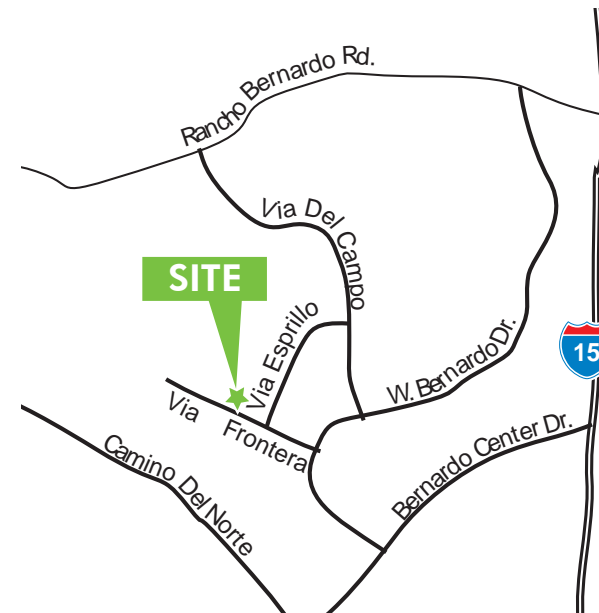
10954-10966 VIA FRONTERA | 16450 - 16464 VIA ESPRILLO
SAN DIEGO, CALIFORNIA 92127

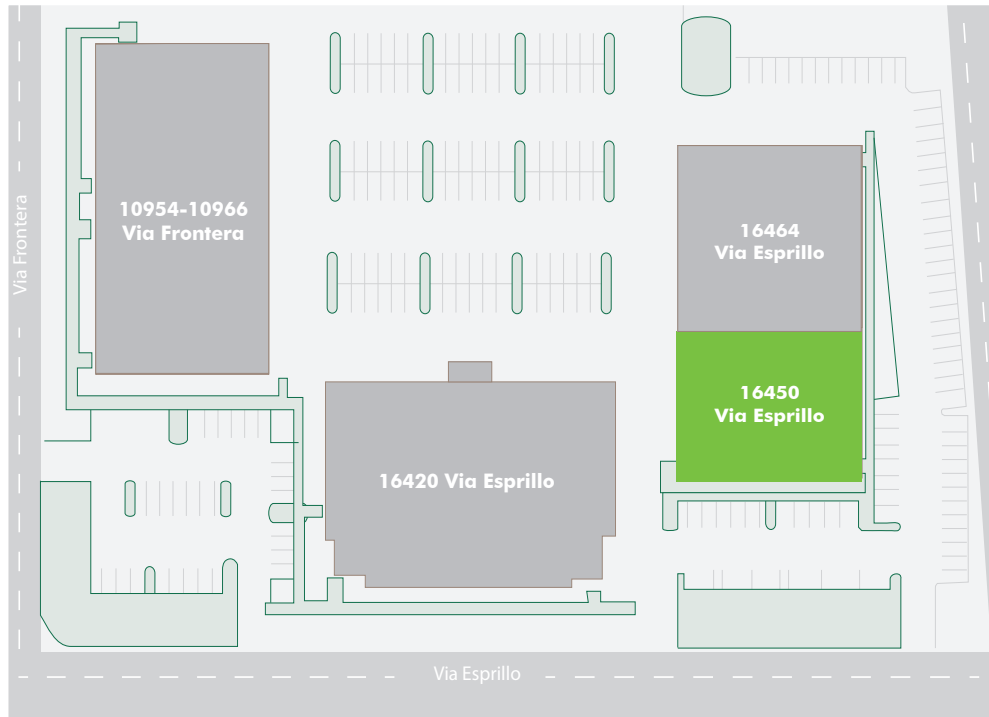


CBRE

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





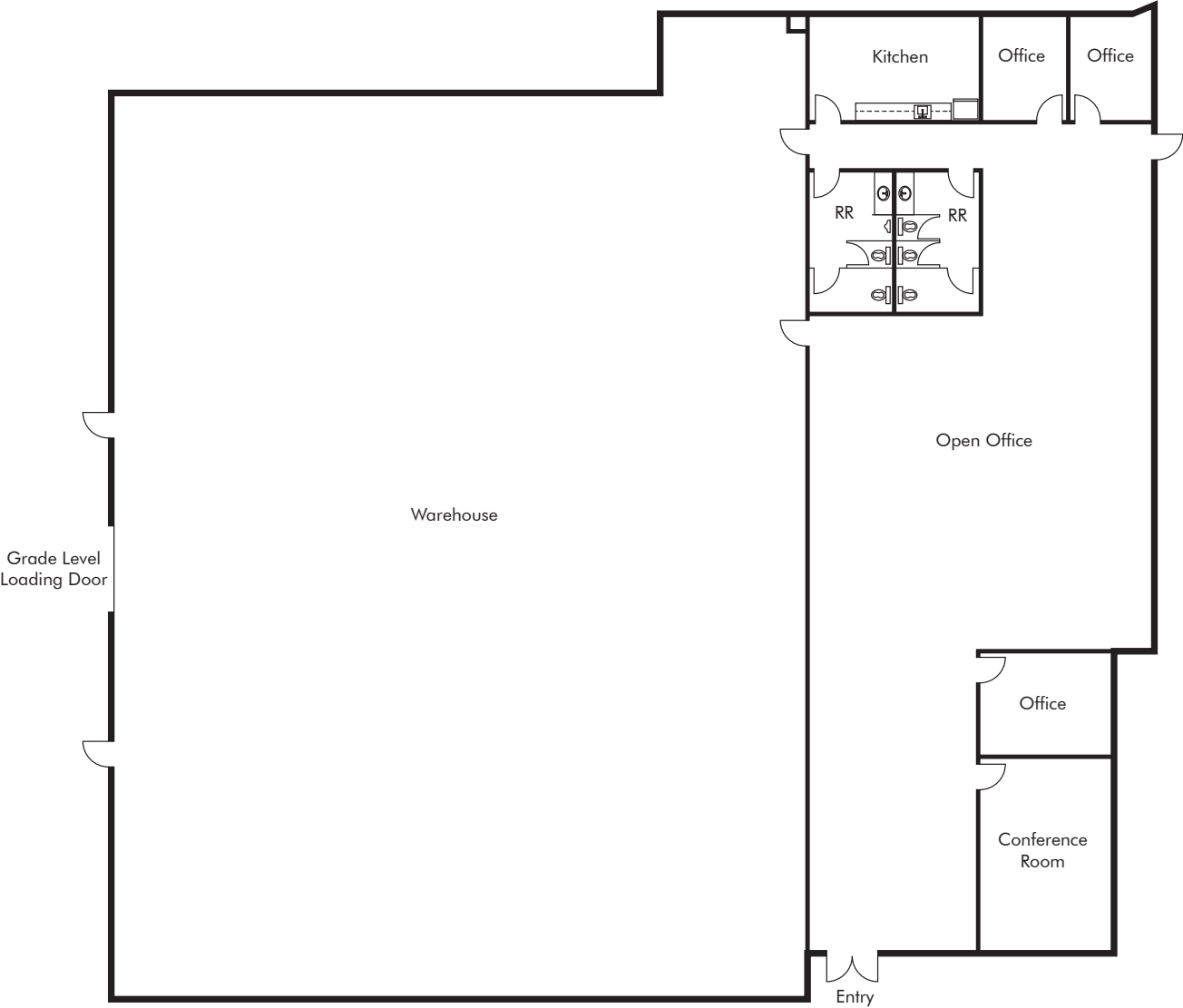
Availability

ADDRESS	SF	RATE	COMMENTS
16450 Via Esprillo	±13,888 SF	\$1.35/SF/Mo. Net of Expenses (NNNs ±\$0.40/SF)	Approximately 20% office/ 80% warehouse with (3) private offices, open office area, kitchen, conference room, (2) restrooms, and (1) grade level loading door.

Floor Plan

16450 Via Esprillo

± 13,888 SF





SUNHALA BUSINESS PARK

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BILL DOLAN

Senior Vice President
Lic. 01188240
+1 858 546 4678
bill.dolan@cbre.com

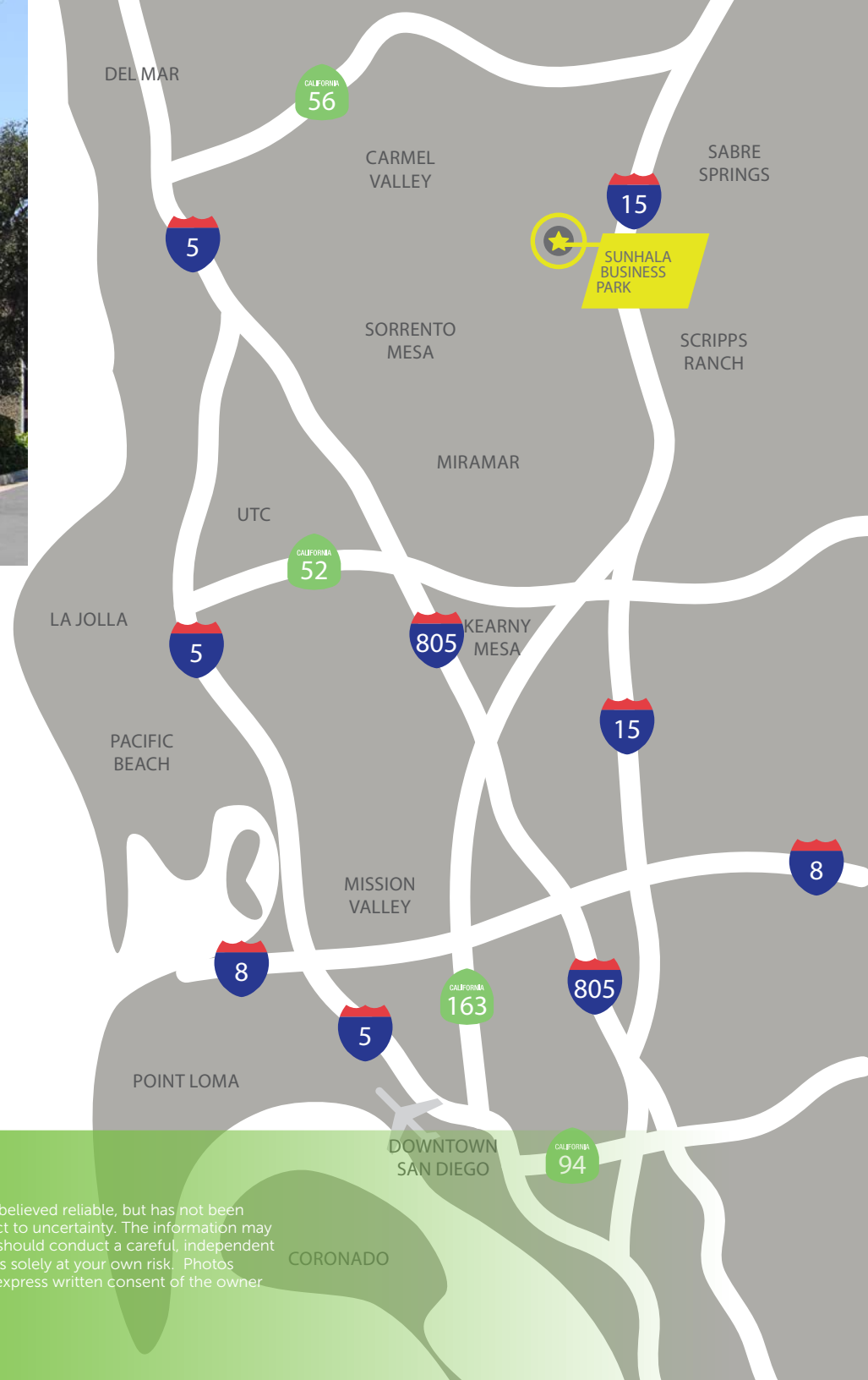
RYAN SPARKS, SIOR

First Vice President
Lic. 01784736
+1 858 546 2606
ryan.sparks@cbre.com

CBRE

CBRE, INC.
Broker Lic. 00409987

CBRE, Inc.
4301 La Jolla Village Drive, Suite 3000
San Diego, CA 92122
www.cbre.com/sandiego



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