

9737 AERO DRIVE

FOR LEASE | FOR SALE | FREESTANDING OFFICE/R&D BUILDING
27,239 SF AVAILABLE | SAN DIEGO, CALIFORNIA 92123

REDUCED PURCHASE PRICE
\$5,320,000 (~\$195/SF)



ERIC A. NORTHBROOK, SIOR

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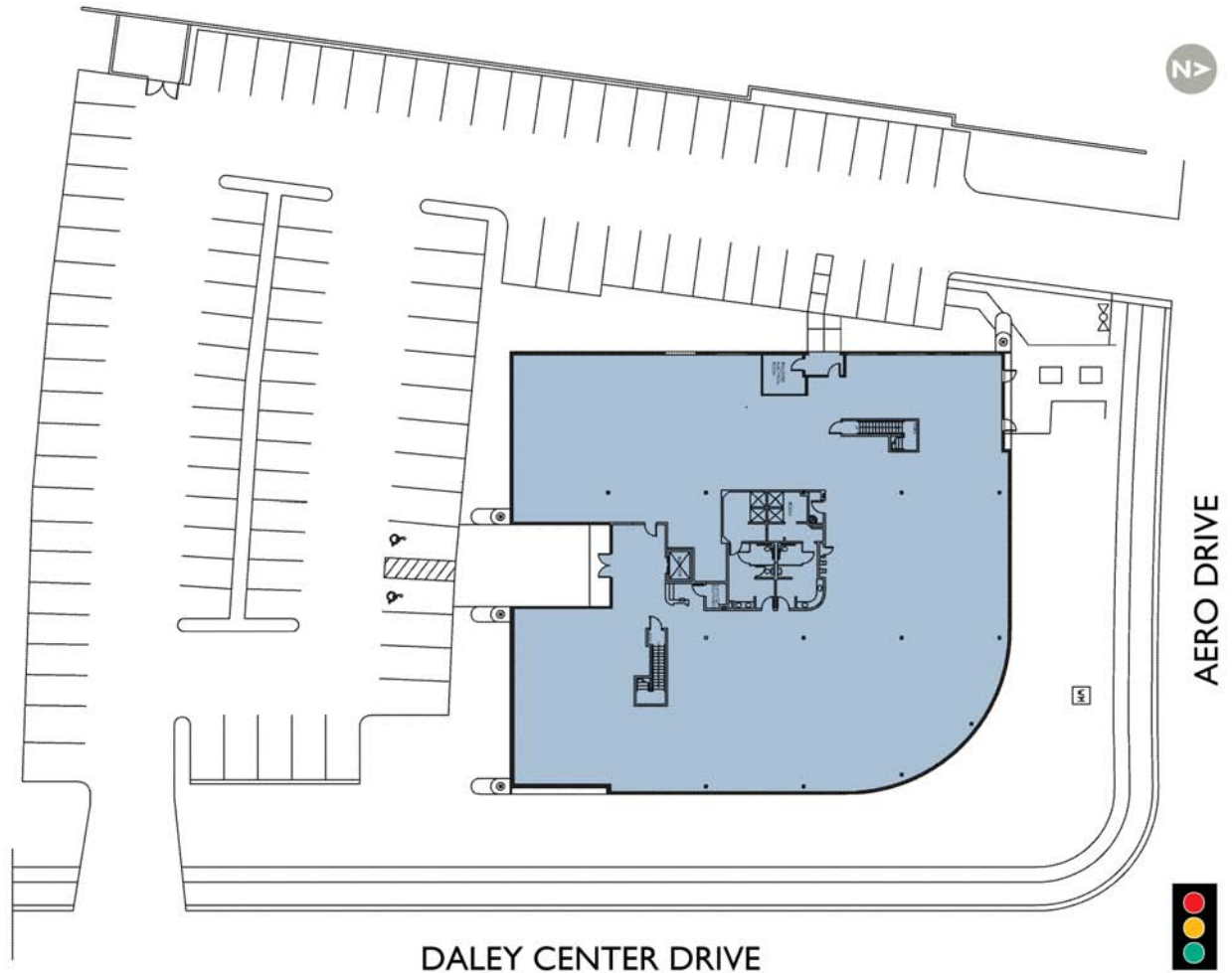


FEATURES

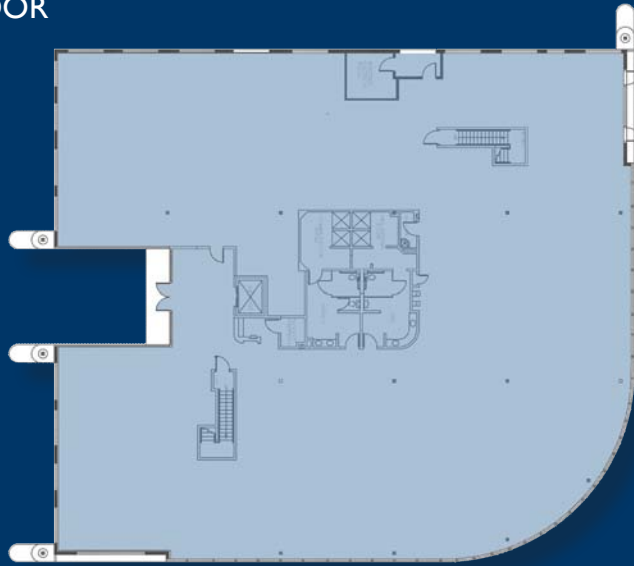
- 27,239 SF freestanding office/ R&D building
- Parking ratio 3.56:1,000 RSF
- Easy access to the Interstate 15
- Close proximity to numerous retail amenities and restaurants

27,239 SF
Available

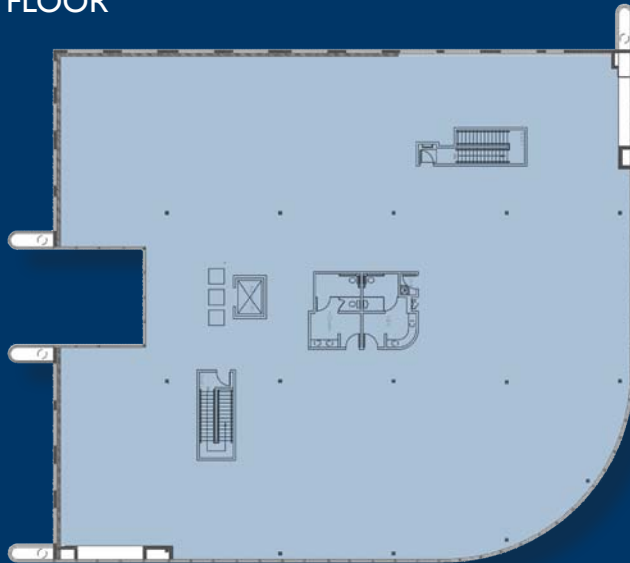
RENT RATE: \$1.65 NNN
TENANT IMPROVEMENTS: Negotiable
PURCHASE PRICE: \$5,320,000



FIRST FLOOR



SECOND FLOOR



BUILDING SPECIFICATIONS

BUILDING ADDRESS	9737 Aero Drive
BUILDING SIZE	27,239 SF gross
YEAR BUILT	1990
TYPICAL FLOOR SIZE	Approximately 13,000 SF
TOTAL STORIES	2
EXISTING IMPROVEMENTS	Restroom Cores; Elevators-Stairs, Electrical Room, Janitor Closets, Shower-Locker Rooms
BUILDING USE	Flexible
BUILDING TYPE	Type 5-B
BUILDING HEIGHT	30'-9"
BUILDING DIMENSIONS	129'-0" x 113'-0" with radiused NE corner
FLOOR TO FLOOR HEIGHT	12'-6"
TYPICAL DROP CEILING HEIGHT	8'-6"
TYPICAL BAY DEPTH	44'-0" x 25'-0"
POWER	1600A, 120/208V, 3Phase 4 wire
PARKING RATIO	3.56/1,000 RSF (97 Surface Stalls)
FIRE SPRINKLER SYSTEM	Yes
ZONING	IL-2-1
SITE AREA	1.2 acres
FLOOR LOAD CAPACITY	100 psi
TYPICAL COLUMN SPACING	44'-0" x 25'-0"
WINDOW MULLIONS	Approx 5'-0" o.c.
ELEVATOR	Hydraulic
CENTRAL PLANT/HVAC/ MECHANICAL	Rooftop Units
ARCHITECT	Gene Cipparone-Architect, Inc.

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RESTAURANTS

- 1 Papa John's Pizza
- 2 Baskin Robbin's
- 3 Pick up Stix
- 4 McDonald's
- 5 Starbucks
- 6 Subway
- 7 Taco Bell
- 8 Tabe Grill
- 9 Togo's
- 10 Sizzler
- 11 Jack in the Box
- 12 Panda Express

RETAIL

- 1 Von's
- 2 PetSmart
- 3 Walmart
- 4 Dollar Tree
- 5 Payless Shoe Source
- 6 Radio Shack
- 7 FedEx Office

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