

SPECTRUM

CORPORATE PLAZA

FOR LEASE

9242 & 9246 LIGHTWAVE AVENUE
SAN DIEGO, CALIFORNIA 92123



CLASS "A" OFFICE SPACE IN THE HEART OF KEARNY MESA

For more information please contact

CBRE

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OVERVIEW

We are pleased to present SPECTRUM CORPORATE PLAZA. The Kearny Mesa submarkets' most prominent new office environment. A two (2) building corporate office campus within San Diego Spectrum, SPECTRUM CORPORATE PLAZA is amongst the finest corporate office developments located in San Diego. These corporate office buildings total approximately 128,500 square feet. 9246 Lightwave Avenue is three-stories totaling 82,632 SF and 9242 Lightwave Avenue is two stories totaling 45,868 SF.

OUTSTANDING BENEFITS OF LEASING SPECTRUM CORPORATE PLAZA INCLUDE:

- Excellent Freeway Access: Highways 163 and 52, Interstates 15, 805 and 8
- Located within the Master Planned San Diego Spectrum Development – Proximity to Residential, prestigious neighbors and Greenbelt/Outdoor Eating Areas The tremendous convenience of being located within a half block of a brand new YMCA, child care, eight restaurant alternatives, public transportation and other conveniences.
- An office environment that features abundant natural light with window lines up to 11' on each floor and corresponding ceiling heights of 11'.
- The most convenient commute in San Diego by being located in San Diego's most central office submarket. Kearny Mesa is directly served by four freeways and thirteen points of ingress and egress.
- Prominent and Prestigious Corporate Identity
- Divisible to 5,438 Square Feet
- Parking Ratio of Approximately 4 Spaces/1,000 Rentable Square Feet and 4.4 Spaces / 1,000 Useable Square Feet
- Technology - Multiple Fiber Optic Options are available; both Buildings are linked with underground conduit
- Reliable Power Supply – San Diego Spectrum is the only business park in San Diego County that has multiple substations
- Public Transportation in the form of numerous bus routes converge on San Diego Spectrum. Land within San Diego Spectrum has been dedicated for a bus transfer depot.

We encourage you to review this outstanding site located at the corner of Lightwave and Overland Avenues. This is truly the most impressive environment in Kearny Mesa.

The rental rates at SPECTRUM CORPORATE PLAZA are negotiable. Additional tenant improvements are available depending upon size, lease term and tenant's financial strength.

Should you require additional information or information specific to SPECTRUM CORPORATE PLAZA, I look forward to assisting.

Best Regards,

CBRE, Inc
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9242 & 9246 LIGHTWAVE AVE

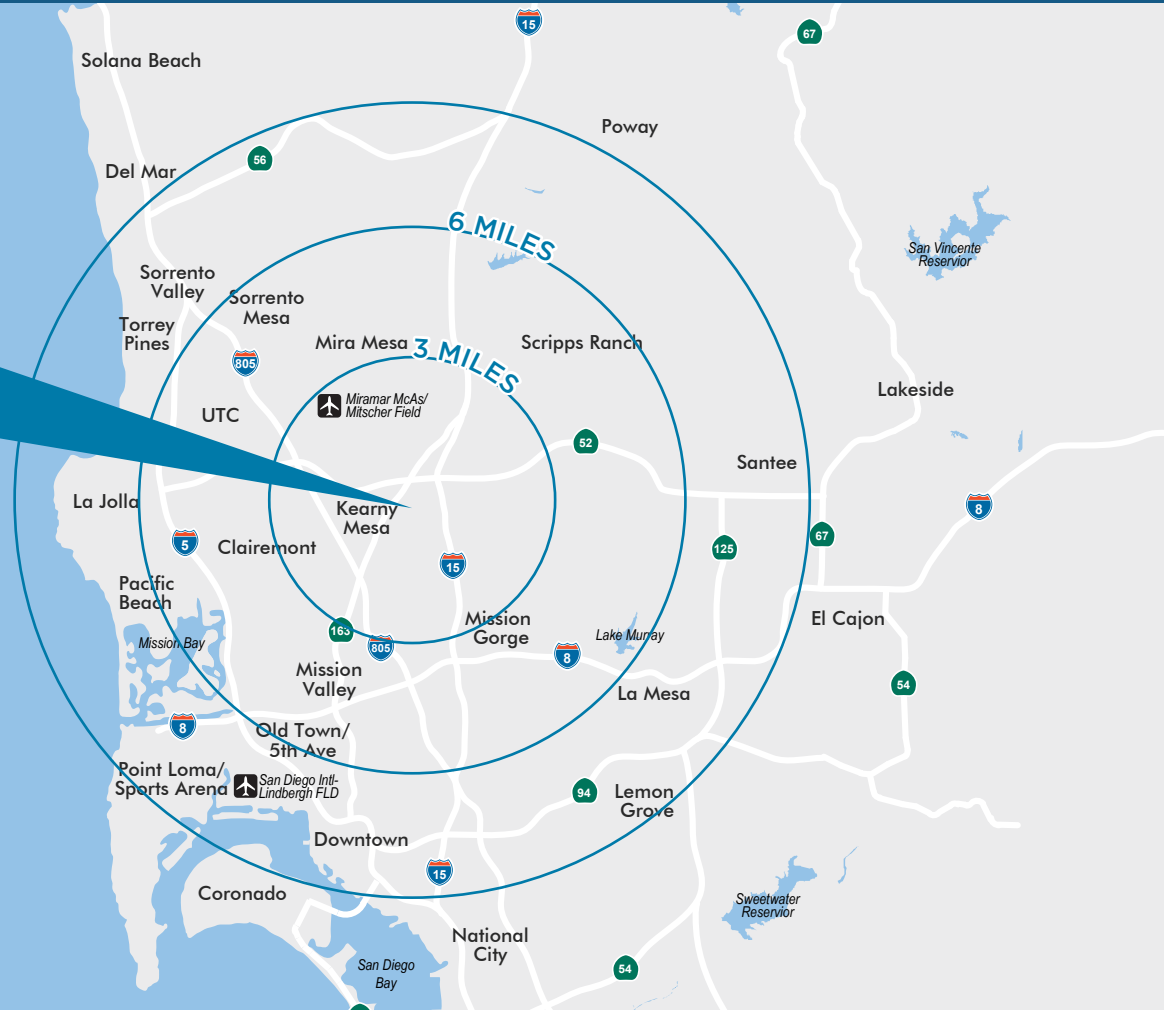
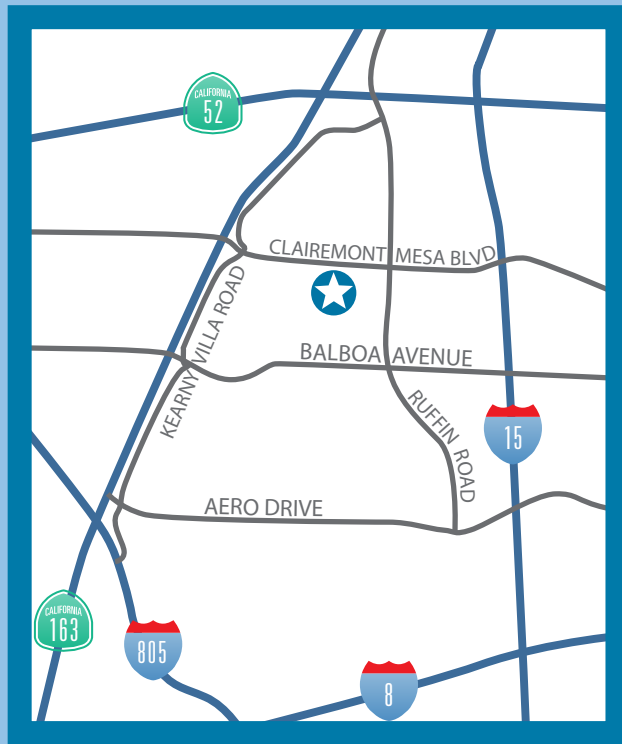
CLAIREMONT MESA BLVD

LIGHTWAVE AVE

TECH WAY

BALBOA AVE

Freeway Exits

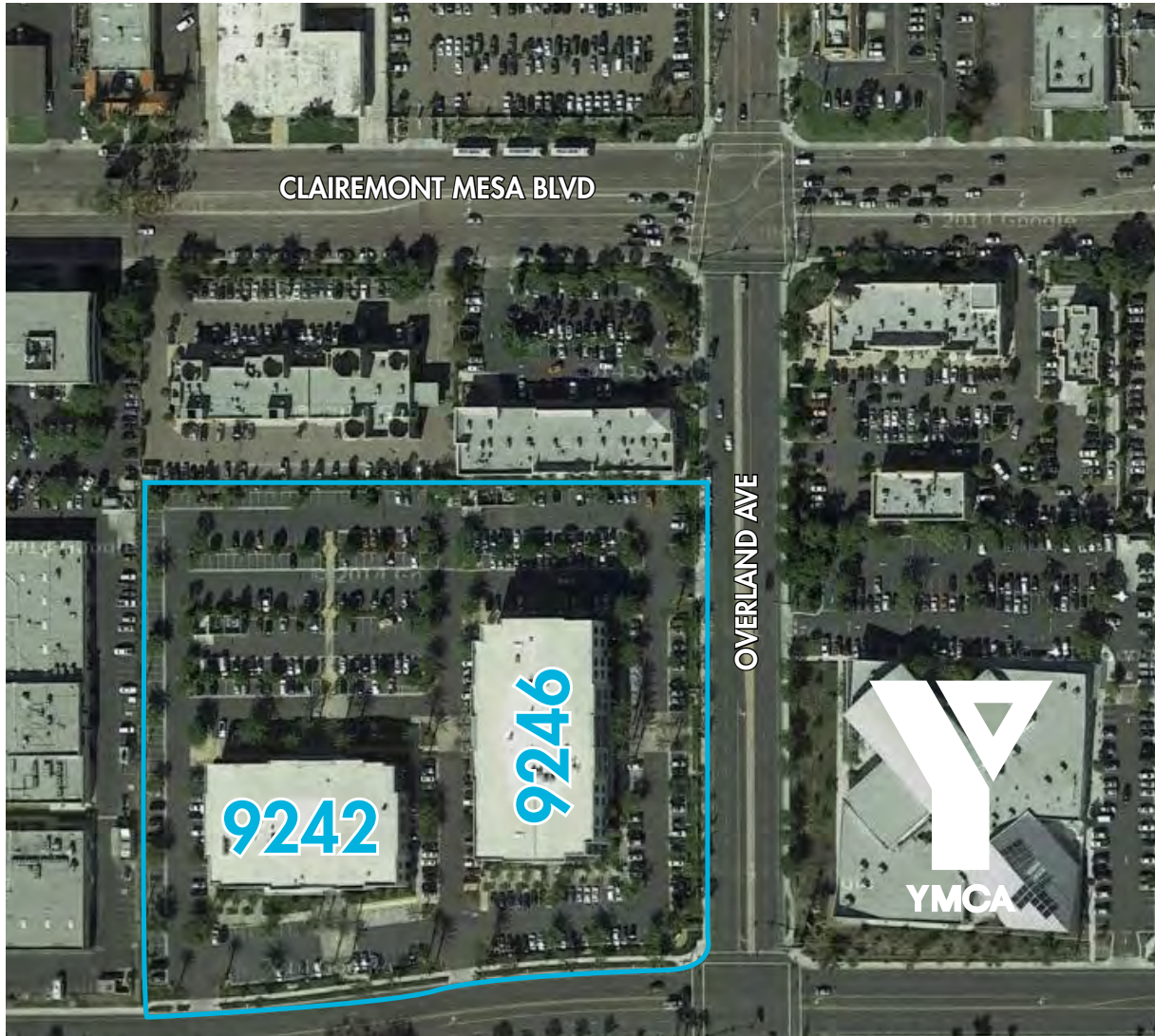


SPECTRUM CORPORATE PLAZA is ideally located in Kearny Mesa within the San Diego Spectrum. Kearny Mesa is San Diego County's most centrally located submarket and has excellent proximity to 5 major freeways with direct access to the I-15 and SR 163. Additionally, Spectrum Corporate Plaza is a 10 to 20 minute drive to Downtown.

San Diego, Lindbergh Field, and to the coastal communities of Del Mar, La Jolla, and Point Loma as well as to locations in East County. The San Diego Spectrum has been developed to meet today's business community demands with an integrated working environment.

SPECS

	9246 LIGHTWAVE	9242 LIGHTWAVE
BUILDING SIZE	84,000 SF	45,868
ZONING	IL-3-L	IL-3-1
BUILDING FLOORS	3-Story	2-Story
BUILDING TYPE	Concrete Tilt	Concrete Tilt
FLOOR SQUARE FOOTAGE	28,000 SF	24,000 SF
2ND & 3RD FLOOR LOADS	100 PSF	100 PSF
FLOOR TO FLOOR	16'	16'
CEILING HEIGHT	11'	11'
MECHANICAL	Water Source Heat Pump	Water Source Heat Pump
ELEVATORS	3500# Dover Hydraulic W/9' Doors (2)	3500# Dover Hydraulic W/9' Doors (2)
POWER	277/480 Volt 3 Phase/4 Wire/3000 Amp	277/480 Volt 3 Phase/4 Wire/3000 Amp
PARKING SPACES/RATIO	4/1,000 RSF	4/1,000 RSF
FIRE SPRINKLERS	Fully Sprinklered At .33 Gpm	Fully Sprinklered At .33 Gpm
FIBER-OPTIC CABLE	6 Conduits To Building	Conduits To Building
GAS SERVICE	Yes	Yes

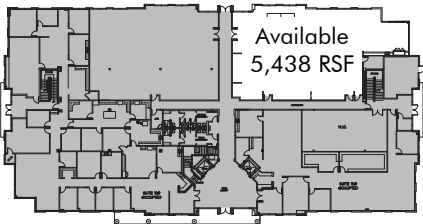


9242 & 9246 LIGHTWAVE

ADDRESS	SUITE	RSF	RENT PSF
9246	SUITE 100	±5,438 RSF	\$2.95 + Elec.
9246	SUITE 210	±14,000 RSF	\$2.95 + Elec.
9246	SUITE 320	±7,063 RSF	\$2.95 + Elec.
9242	SUITE 100		\$2.95 + Elec.
9242	SUITE 200		\$2.95 + Elec.

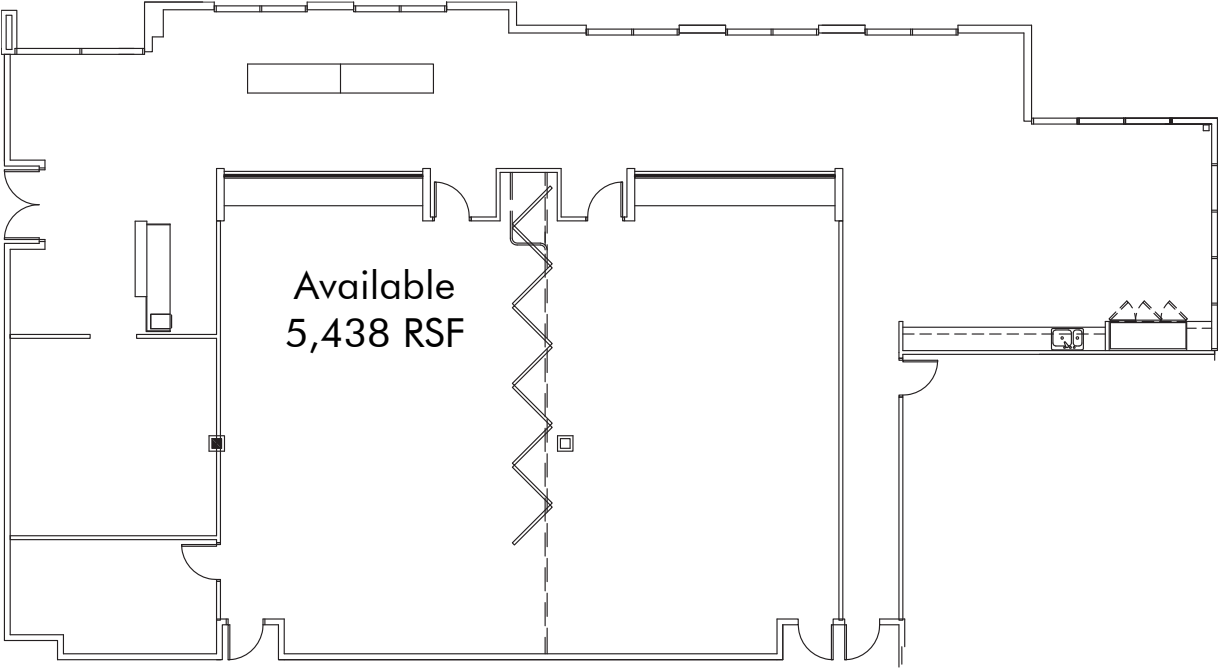


FLOOR PLAN - 9246 Lightwave Avenue, Suite 100 - 5,438 RSF



SPACE HIGHLIGHTS

- Ideal training/conferencing space
- Large kitchen area
- Fully furnished
- Convenient ground floor location
- 11' Drop ceiling with 11' window line



CORRIDOR

FLOOR PLAN - 9246 Lightwave Avenue, Suite 210 - 14,000 RSF



SPACE HIGHLIGHTS

- High quality improvements
- Valuable furniture in place
- Highly efficient build-out
- Double door entry to elevator lobby
- 11' Drop ceiling with 11' window line



FLOOR PLAN - 9242 Lightwave Avenue, Suite 100 - RSF

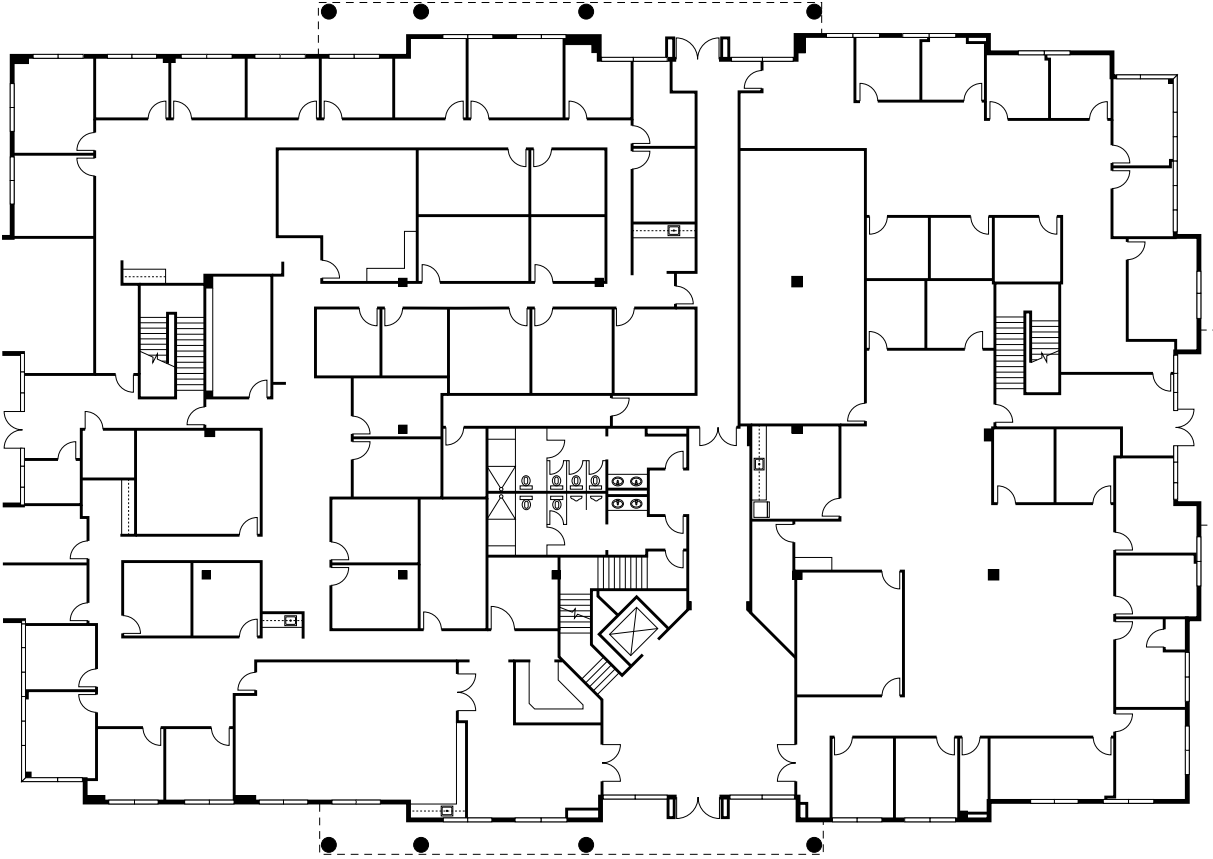


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SPACE HIGHLIGHTS

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- 1
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Please provide



FLOOR PLAN - 9242 Lightwave Avenue, Suite 200 - RSF

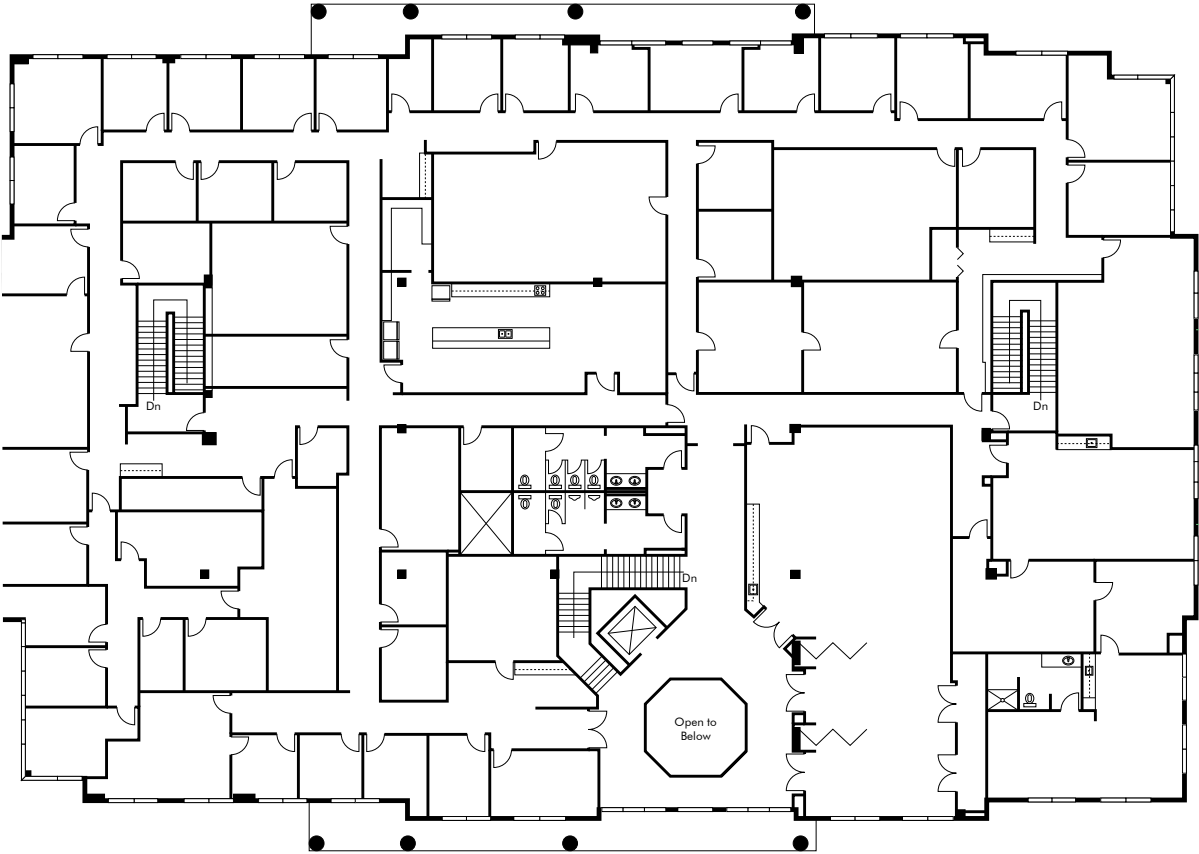


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SPACE HIGHLIGHTS

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Please provide



SURROUNDING AMENITIES



the Y

Features:

- Wellness Center
- Indoor Pool
- Fitness Center
- Childcare/Kids Club
- Gymnastics Center
- Preschool
- Kid's Playground
- Outdoor Grass Area
- Soccer Arena

KAISER PERMANENTE

RESTAURANTS

- A** Elbow Room Restaurant, Sonic Burgers, The Butcher Shop Steakhouse
- B** Filippi's Pizza, Subway
- C** Greek Palace
- D** Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café
- E** Starbucks, Los Primos Mexican Food, Panda Express, Jack in the Box, Tigris Mediterranean Grille
- F** The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q

SERVICES

- G** The Spice Cafe
- H** Lil' Pepper Gourmet
- I** Boll Weevil Restaurant
- J** Studio Diner
- K** California Coast Credit Union
- L** Courthouse
- M** Bank
- N** Marriott Hotel

ACTIVE LIFESTYLE

- O** YMCA (Toby Wells)
- P** Art of Light Fitness & Training
- Q** Spectrum Perimeter Jogging Trail
- R** ACE Fitness

MULTI-FAMILY

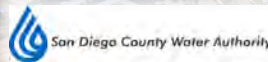
- S** Existing Rental Units (1,080)
- T** Under Construction Rental Units (302)
Planned Rental Units (248)
- U** Existing Condominiums (500+ Units)

CORPORATE NEIGHBORS

DOWNTOWN
SAN DIEGO

MISSION BAY

MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



NORTHROP GRUMMAN



NORTHROP GRUMMAN



**NATIONAL
UNIVERSITY**

BALBOA AVE

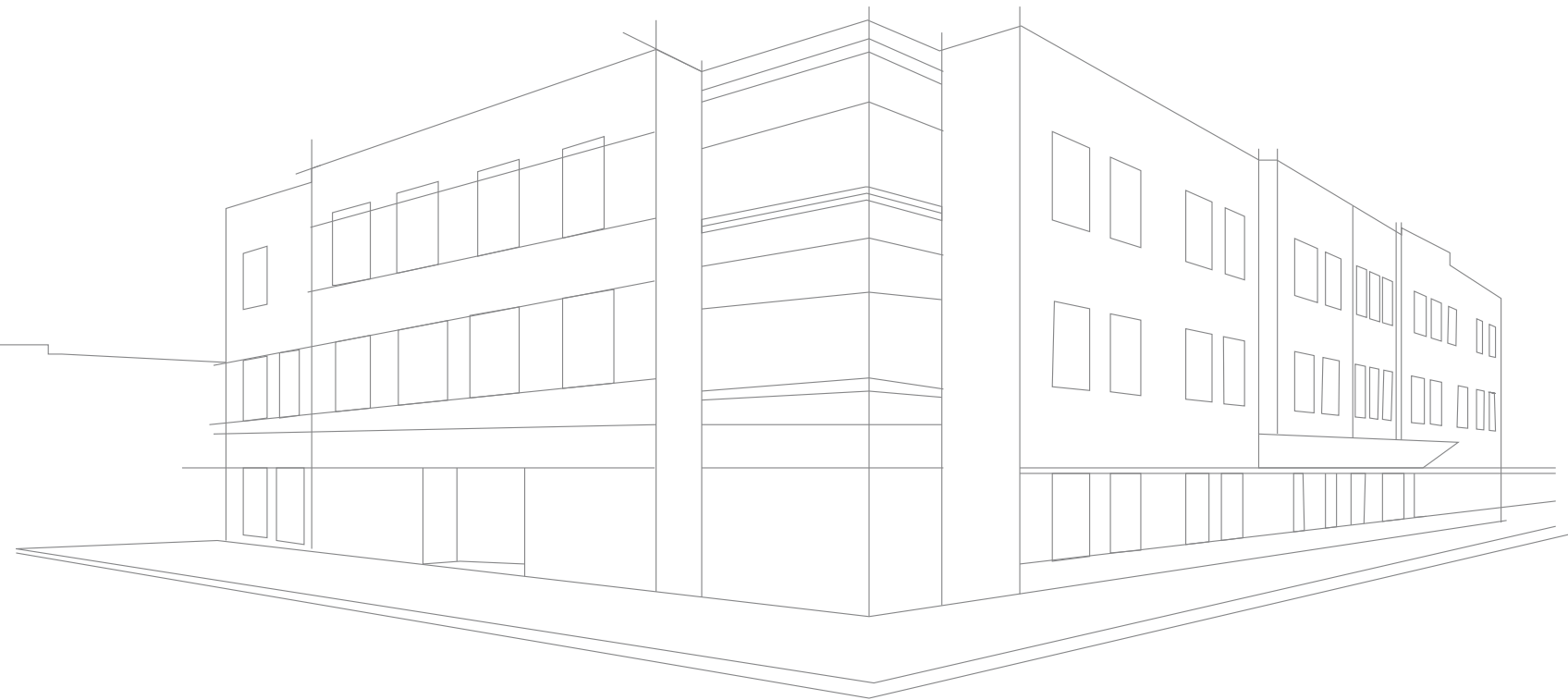
SPECTRUM CNTR BLVD

RUFFIN ROAD

LIGHTWAVE AVE

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