

Mercury Tech Center

8125 Mercury Ct
Suite 100
San Diego, CA

Flex/R&D/Industrial
Business Park



Contact

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LIC #00950071

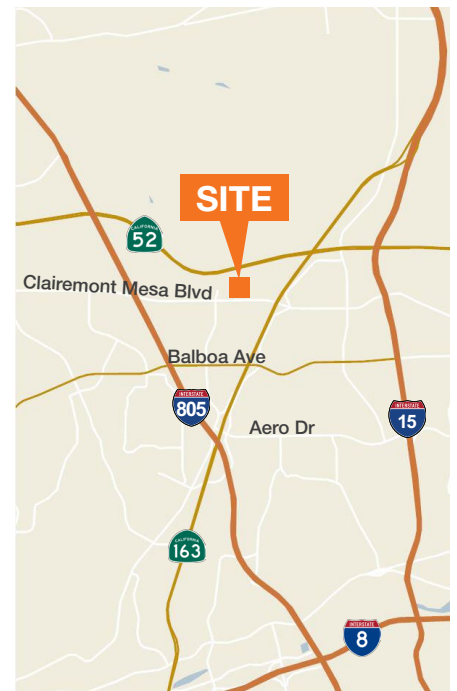
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Features

- 7,411 SF end cap suite available
- 100% drop ceiling open area
- Potential for two grade level roll up doors
- Oversized skylight provides natural light throughout
- Fully sprinklered
- Robust fiber to project
- Abundant on-site and street parking
- \$3 million project renovation recently completed with new suites designed by Ware-Malcomb, new parking lots, new landscaping, new HVAC, upgraded exterior, new ADA upgrades
- IL-2-1 zoning allows a variety of uses
- Lease rate: \$1.20 NNN

Location



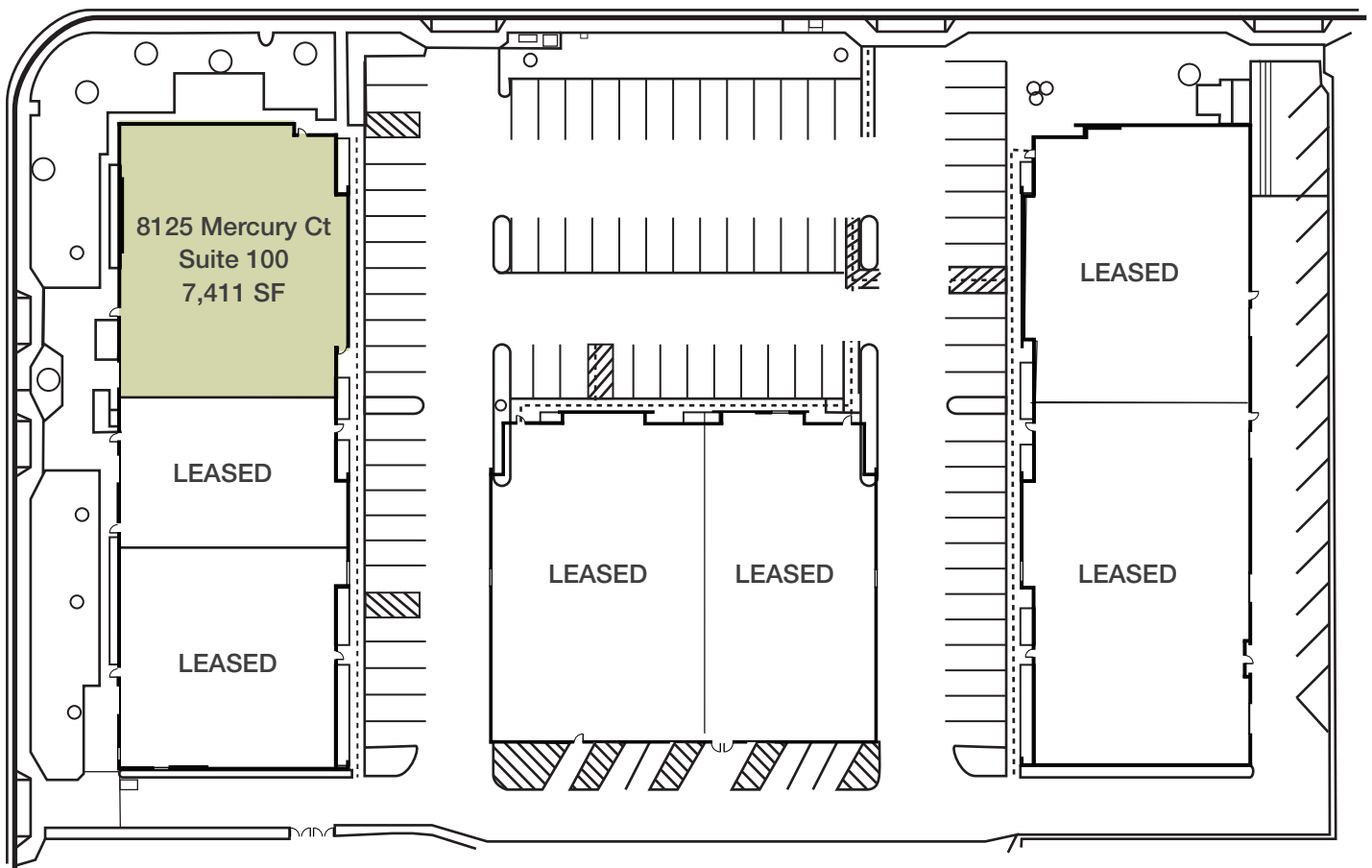
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Mercury Tech Center

Site Plan

8125-8195 Mercury Court | Buildings 7, 8 & 9



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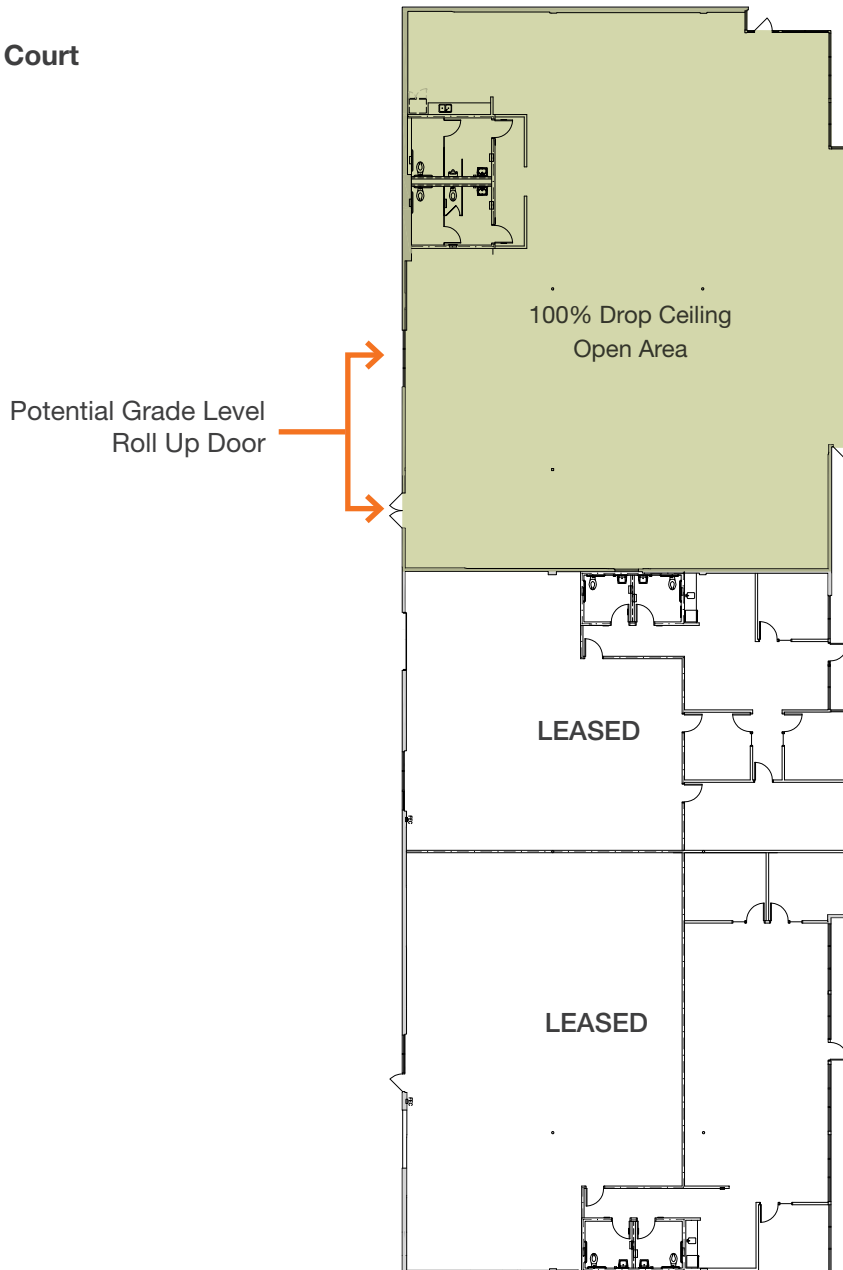


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Floor Plan

8125 Mercury Court

Suite 100
7,411 SF



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CIP REAL ESTATE

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1. Chevron
2. Shell
3. 7-Eleven Gas Station
4. The Godfather Restaurant
5. Pho Fusion, Subway, Gualbertos Mexican Food, Sushi Hut, AT&T Express, Fast Keys, Chase ATM, Chaba Thai Kitchen, Crab Town
6. Burger King
7. Bull Pen Bar & Grill, Szechuan Taste, Yesenias Mexican Food, Korean BBQ (Do-Re-Mi)
8. Societe Brewing
9. Perky's
10. Mobil
11. California Bank & Trust
12. Residence Inn

Easily accessible location, just off Clairemont Mesa Blvd., and minutes from Freeways 52, 163, I-5 and I-805

Walking distance to abundant retail amenities

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