

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
POWER	Exterior Generator Pad Available for Purchase
COMMON AREA RESTROOMS	Not Part of Unit Square Footage
ADDITIONAL FEATURES	I.T. Room, One New 5-ton HVAC Unit, Outside Lunch Area, & 200 Amp Service

SALE PRICE:
LEASE RATE:

\$370,936 (\$199 PSF)
To Be Determined

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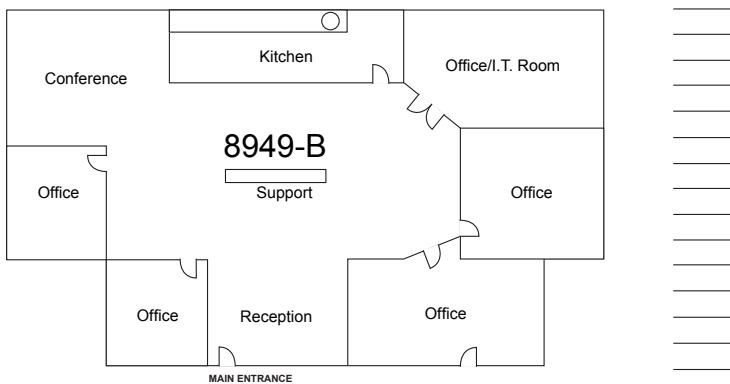
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REAL ESTATE SERVICES

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