

TEN GOVERNOR

5075 SHOREHAM PLACE
SAN DIEGO, CA 92122



Website -

FOR MORE INFORMATION PLEASE CONTACT:

SCOTT KINCAID | Lic. 01228565 | +1 858 546 4691 | scott.kincaid@cbre.com

KRISTA KIRKSEY | Lic. 01405552 | +1 858 546 2620 | krista.kirksey@cbre.com

WEBSITE - PROPERTIES.CBRE.US/TEN-GOVERNOR

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OVERVIEW

ADDRESS	5075 Shoreham Place, San Diego, CA 92122
BUILDING SIZE	approximately 38,000 SF
OVERVIEW	On-site amenities include showers, on-site property management, after hours security and card access system, outdoor seating area and a courtyard with a serene water feature.
LOCATION	The Property is located in Governor Park with excellent regional access via I-805 and SR 52.
PARKING	4/1,000 per USF
YEAR BUILT	1987, renovated in 2017
FIBER	AT&T, Cox and Spectrum
ZONING	IP-2-1



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AVAILABILITIES

SUITE **SIZE (RSF)** **LEASE RATE**

SUITE	SIZE (RSF)	LEASE RATE		
115	1,746 SF	\$1.99/SF Plus Electricity	Vacant	New propotional rate. Suite being offered on an as-is basis. Suite is fully furnished with high-end office furniture and cubicles. Suite features 5 private offices, office / conference room and open office area.
270*	1,529	\$2.40/SF Plus Electricity	Vacant	Spec suite with new tenant improvements. Reception area, 2 private offices, full kitchen and and large open office area.
280*	3,274	\$2.40/SF Plus Electricity	Vacant	Corner suite. Fully furnished with office furniture, conference room table and cubicles. Reception area, 8 private offices, conference room, kitchen, server room and open office area.

*Suites 270 & 280 can be combined for a total of 4,803 SF



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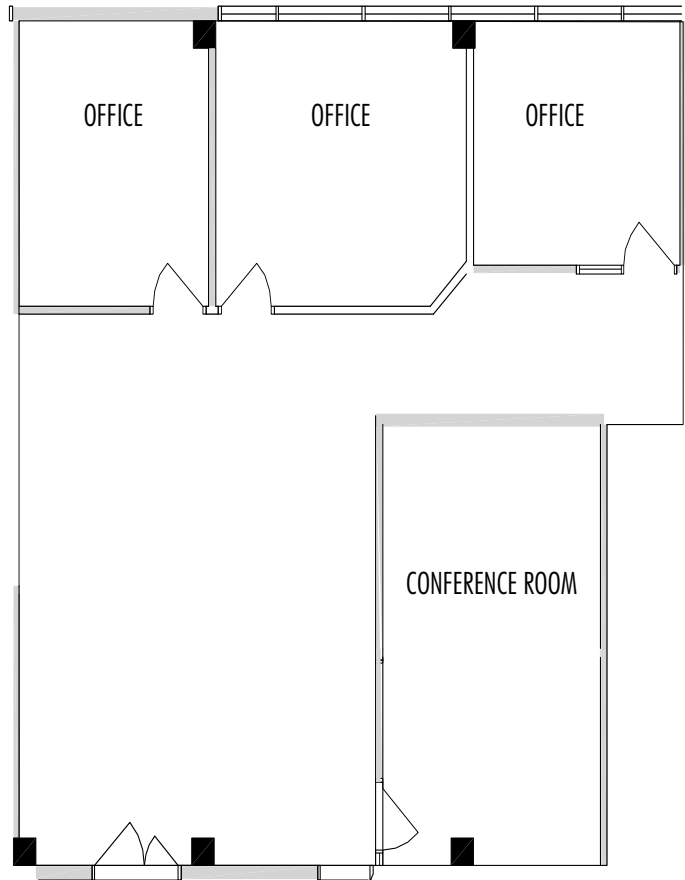
AS BUILT PLAN

SUITE / SIZE Suites 115 - 1,746 SF

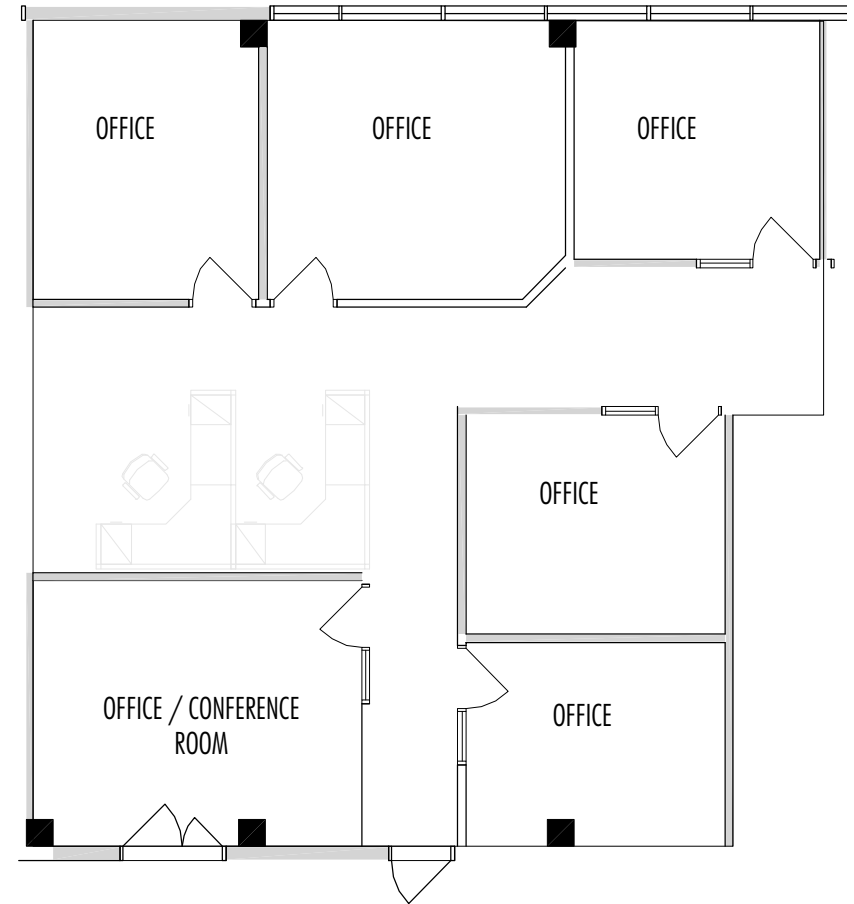
AVAILABILITY Vacant

LAYOUT **New proportional rate. Suite being offered on an as-is basis.** Suite is fully furnished with high-end office furniture and cubicles. Suite features 5 private offices, office / conference room and open office area.

PROPOSED PLAN



AS BUILT PLAN



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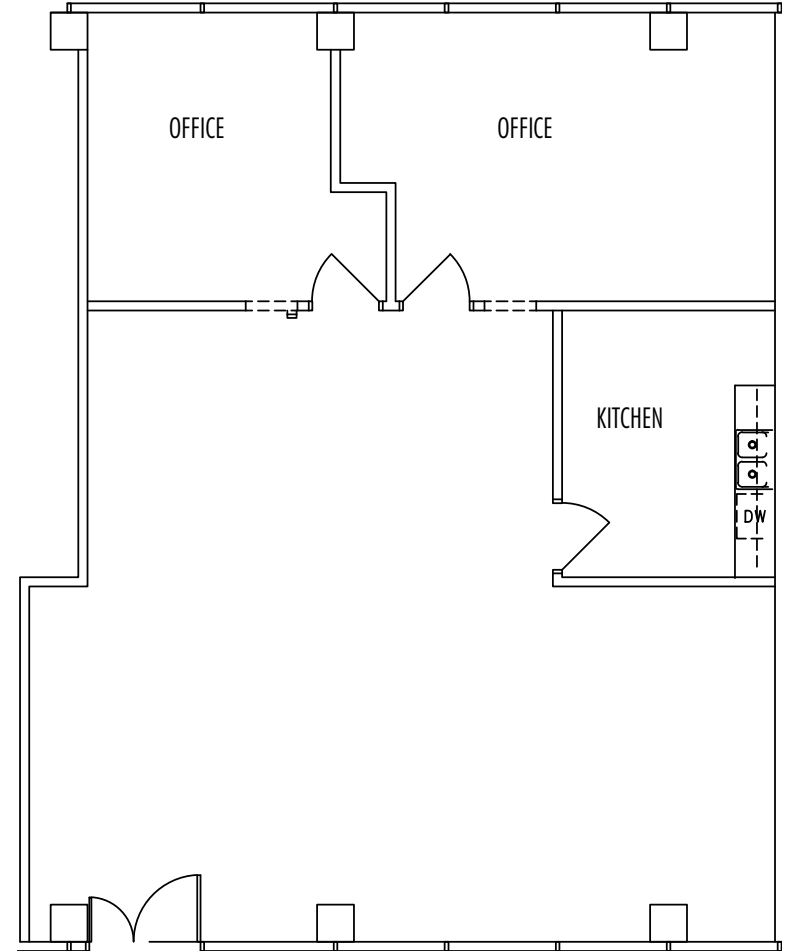
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AS BUILT PLAN

SUITE / SIZE Suites 270 - 1,529 SF
Suites 270 & 280 can be combined for a total of 4,803 SF

AVAILABILITY Vacant

LAYOUT Spec suite with new tenant improvements. Reception area, 2 private offices, full kitchen and and large open office area.



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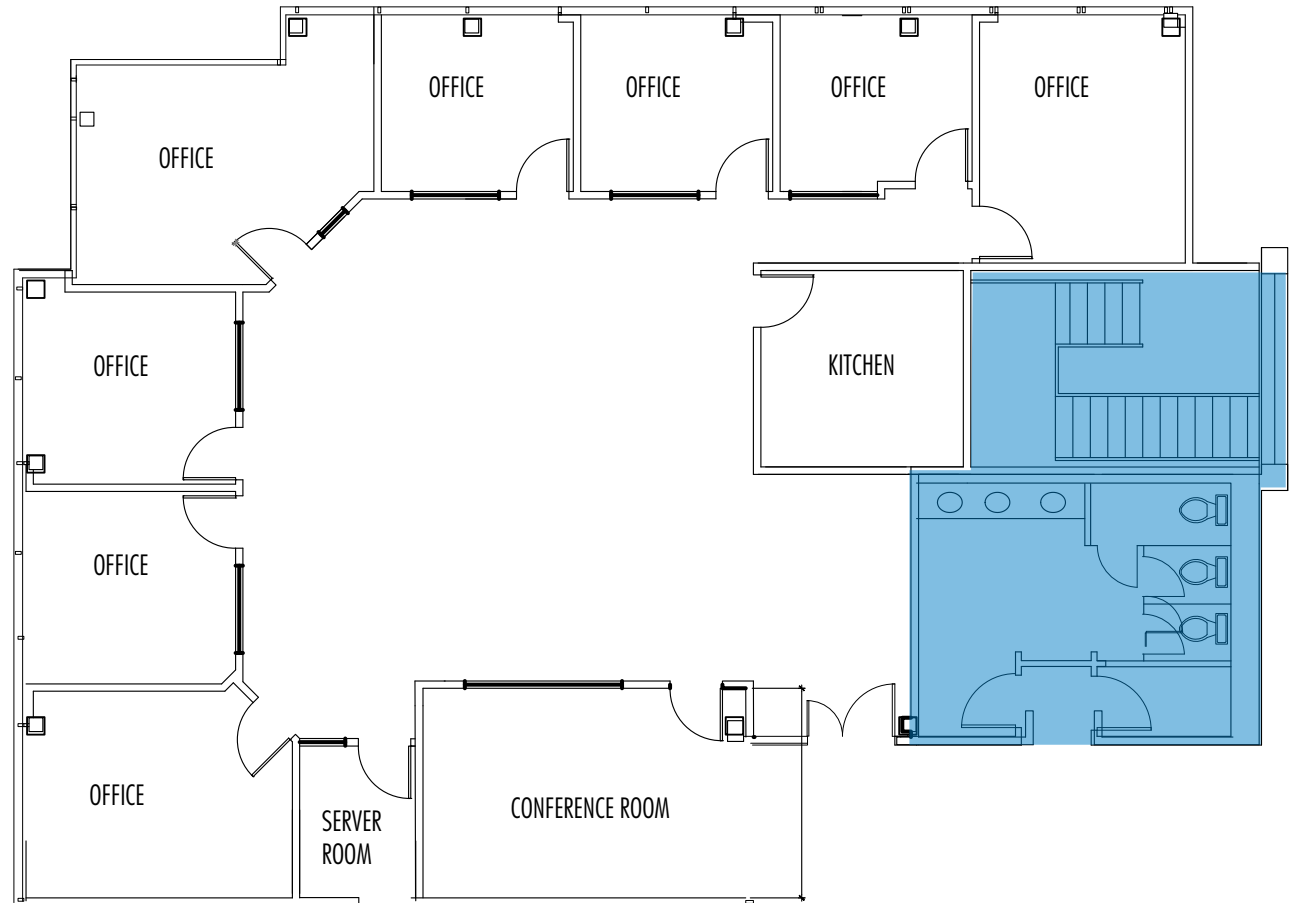
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AS BUILT PLAN

SUITE / SIZE Suites 280 - 3,274 SF
Suites 270 & 280 can be combined for a total of 4,803 SF
(See next page for proposed layout)

AVAILABILITY Vacant

LAYOUT Corner suite. Fully furnished with office furniture, conference room table and cubicles. Reception area, 8 private offices, conference room, kitchen, server room and open office area.



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PROPOSED PLAN

SUITE / SIZE Suites 270 & 280 can be combined for a total of 4,803 SF

AVAILABILITY Vacant



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SITE PLAN



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