



OFFICE FOR LEASE

8825 AERO
DRIVE

SAN DIEGO, CA 92123

CONTACT:

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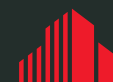
LIC #01890388

4747 Executive Dr., Suite 900
San Diego, CA 92121

Main +1 858 546 5400

Fax +1 858 630 6320

cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

PROPERTY SUMMARY

SUITES AVAILABLE:

Suite #	Square Footage	Lease Rate	Notes	Available
105	975 SF	\$1.65/SF + E	Mix of private offices, reception and IT room.	Vacant

BUILDING SPECS:

Building Size: 36,922 Rentable Square Feet

Floors: 3

Parking Ratio: 4/1,000 Usable Square Feet

Elevators: 1

Fiber Provider: AT&T

Electrical: Separately Metered

HVAC: Individual Package Units

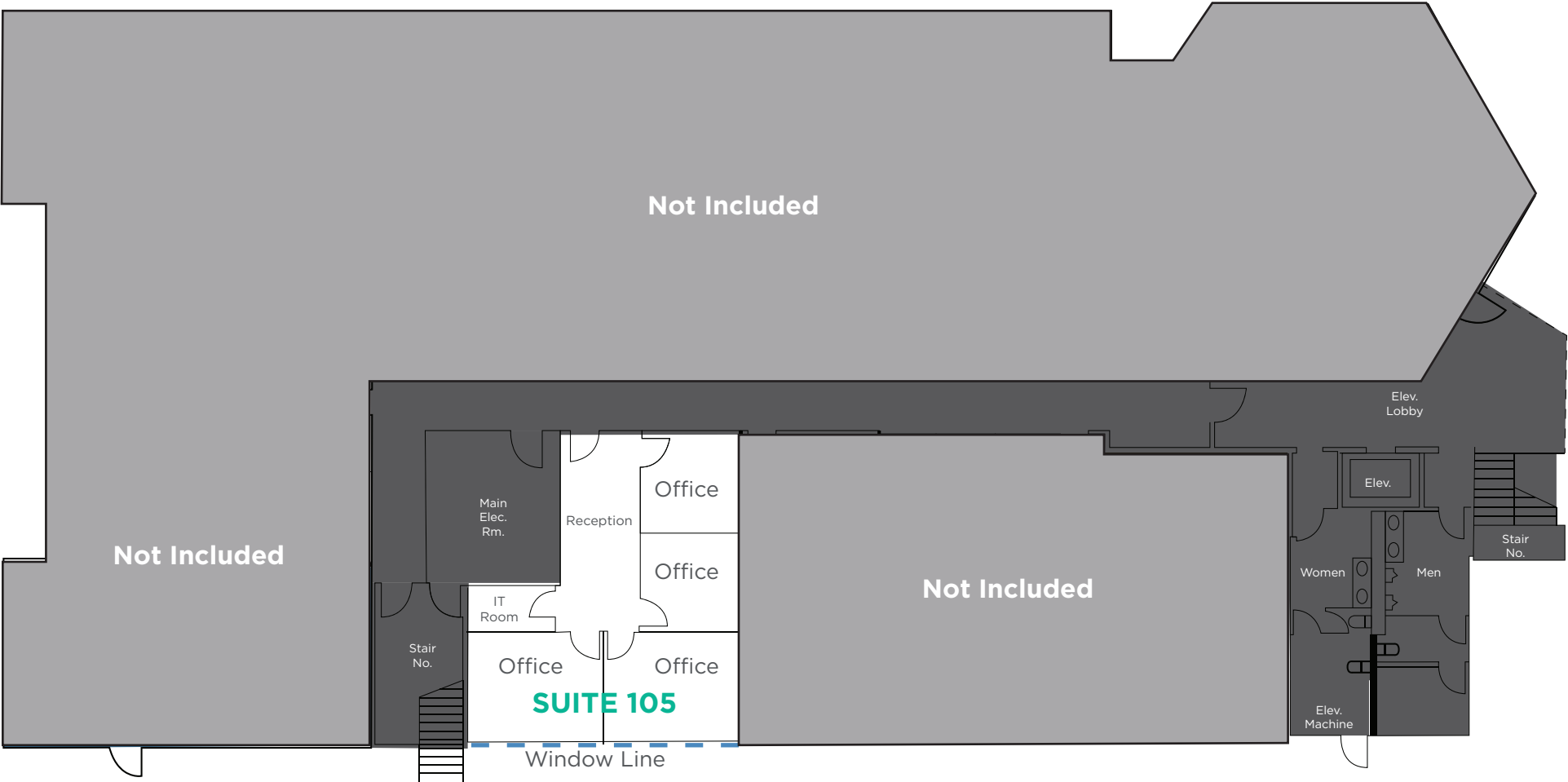
PROPERTY HIGHLIGHTS:

- Excellent central San Diego location with immediate access via Aero Drive to I-805, I-15, and CA-163
- Walking distance to multiple food and beverage amenities
- Directly across the street from Montgomery Airfield
- Within close proximity to newly developed multi-family projects and hotels
- Café Aero located in immediately adjacent building



FLOOR PLAN

SUITE 105
975 RSF



AVERAGE DRIVE TIME FOR PEAK TRAFFIC COMMUTE

Pacific Ocean

LEGEND

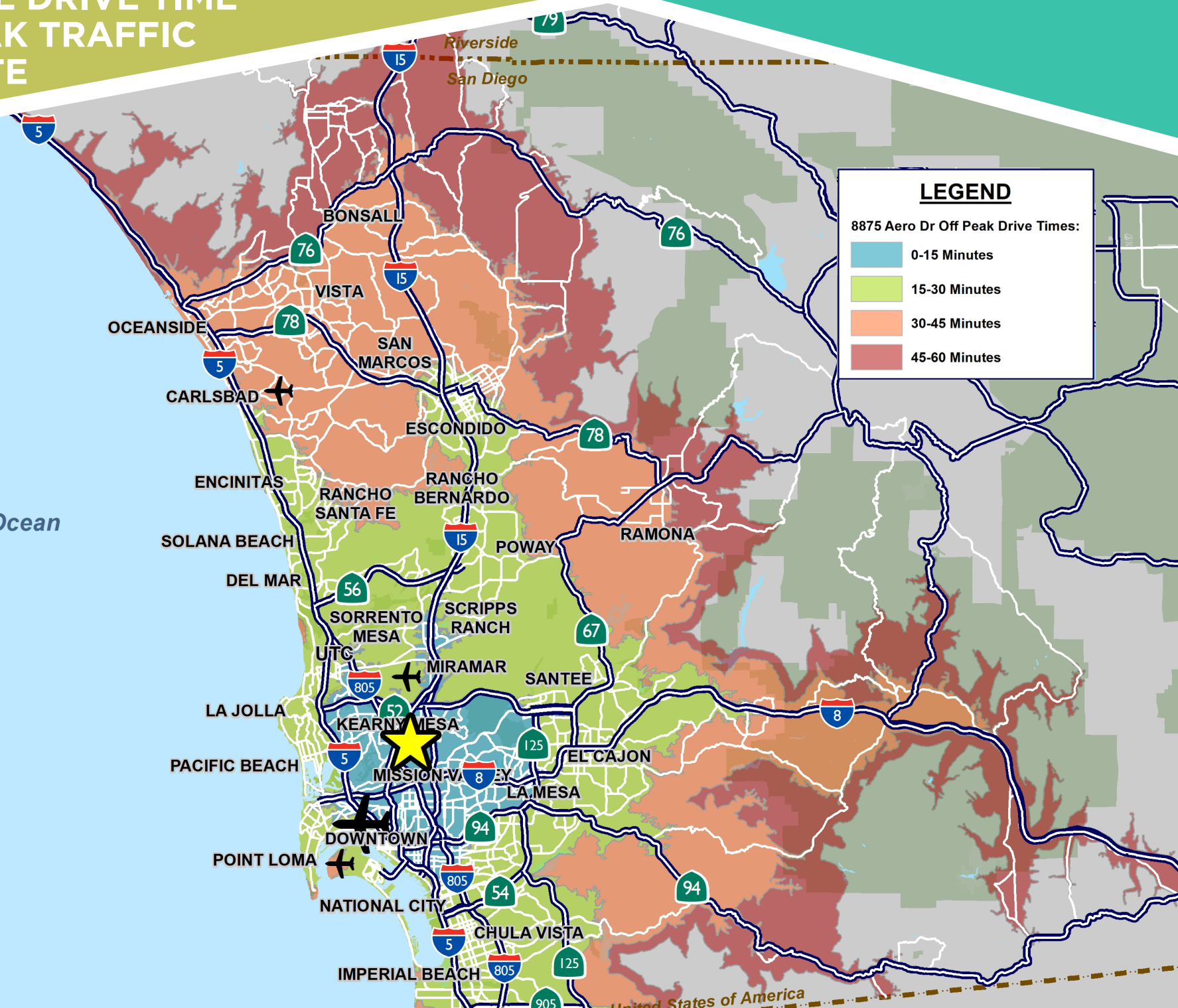
8875 Aero Dr Off Peak Drive Times:

0-15 Minutes

15-30 Minutes

30-45 Minutes

45-60 Minutes



TACO BELL
MCDONALD'S
SMASHBURGER
PICK UP STIX
BANK OF AMERICA
AT&T STORE
STARBUCKS
BASKIN ROBBINS

VERDE KITCHEN & BAR
JACK IN THE BOX
PHO SAIGON BLISS
CUCINA BASILICO
OBI'S SUSHI
ROLBERTOS
SIZZLER
FANTASTIC SAMS
DAILY SQUARE CLEANERS

EXTENDED STAY
AMERICA
HILTON GARDEN INN

GOODONYA
ORGANIC EATERY

CAFE AERO
SOUP DU JOUR

LAFUENTE
MEXICAN GRILL & SEAFOOD
PAMPAS
ARGENTINE GRILL

FOUR POINTS BY
SHERATON

EMERALD
CHINESE CUISINE

THE ORIGINAL
PANCAKE HOUSE

8825 AERO DRIVE

DOWNTOWN
SAN DIEGO

EMERALD
CHINESE CUISINE

SAN DIEGO
INT'L AIRPORT

FASHION VALLEY
MALL

MISSION VALLEY

AERO DR

MONTGOMERY-GIBBS
EXECUTIVE AIRPORT

94TH AERO
SQUADRON

BALBOA AVE

CLAIREMONT MESA BLVD

RUFFIN RD

163

CONVOY ST

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