



# LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

9619



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## 9619 CHESAPEAKE DR.

43,176 RSF

## 9444 FARNHAM ST.

45,182 RSF

**ENTIRE FIRST FLOOR AVAILABLE UP TO 13,843 RSF**



ADDRESS	SUITE #	SF	\$/SF	AVAILABLE	COMMENTS
9444 Farnham St.	100	2,539	\$2.55 + E	2/1/2021	Corner suite with a reception area, open office area, 3 private offices, break room, and a storage room.
9444 Farnham St.	102*	1,526	\$2.55 + E	2/1/2021	Corner suite with a reception area, open office area, 2 private offices, break room, and a conference room. Suite is contiguous with Suite 106 for approx. 8,013 RSF which is ½ the entire first floor.
9444 Farnham St.	106*	6,487	\$2.55 + E	2/1/2021	Double-door entry visible from first floor building lobby. Suite includes direct access from the break room to a semi-private patio area. The layout includes a large open area, multiple private offices, a conference room, storage room, break room, print/copy area, and a reception area. Suite is contiguous with Suite 102 for approx. 8,013 RSF which is ½ the entire first floor.
9444 Farnham St.	107**	1,507	\$2.55 + E	Now	Brand new spec suite complete! One closed office, small conference room, break room, and open office area. Suite is contiguous with Suite 109 for approx. 3,291 RSF
9444 Farnham St.	109**	1,784	\$2.55 + E	2/1/2021	Suite includes a reception area, 5 private offices, storage area, break room/kitchen, and an open office area. Suite is contiguous with Suite 107 for approx. 3,291 RSF. Potential to add glass double-door entry to first floor lobby when combined with Suite 107.
9444 Farnham St.	210	5,049	\$2.55 + E	Now	Reception area with double-door entry off 2nd floor lobby, conference room, 12 private offices, open area with bullpen, break room/kitchen, IT closet, storage area, print/copy room.

\*Suites 102/106 contiguous up to 8,013 RSF

\*\*Suites 107/109 contiguous up to 3,291 RSF

Entire First Floor & Suite 210 contiguous up to 18,892 RSF



# PROJECT FEATURES



**BUILDING TOP SIGNAGE  
OPPORTUNITY**



**4 / 1,000 USF PARKING RATIO**



**SHOWERS ON-SITE**



**OUTDOOR SEATING/  
MEETING AREAS**



**EXCELLENT INGRESS/EGRESS  
TO I-15 AND CA-52**



**WALKING DISTANCE TO RETAIL  
AMENITIES AND PUBLIC TRANSIT**



**STREET PARKING AVAILABLE**

# RENOVATION HIGHLIGHTS



REPAINTED EXTERIORS AND NEW  
ENTRY FAÇADE ON EACH BUILDING



COMPLETELY RENOVATED  
RESTROOMS



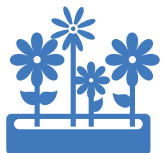
NEW MODERN LOBBIES



NEW DIGITAL DIRECTORY



UPDATED COMMON AREAS  
AND CORRIDORS



UPDATED LANDSCAPING



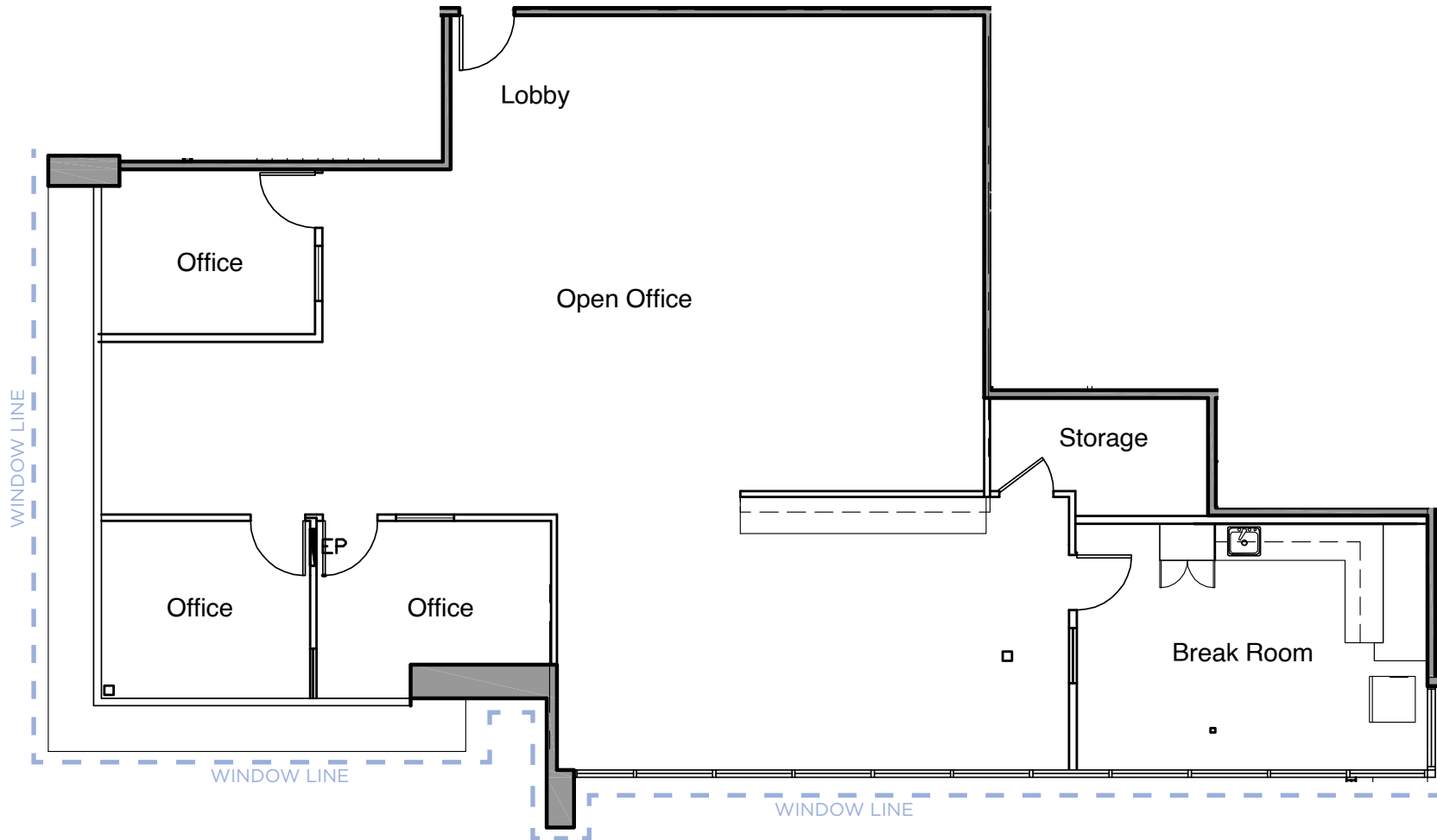
# SUITE 100 | 2,539 SF

Available 2/1/2021 | \$2.55/SF Plus Electricity



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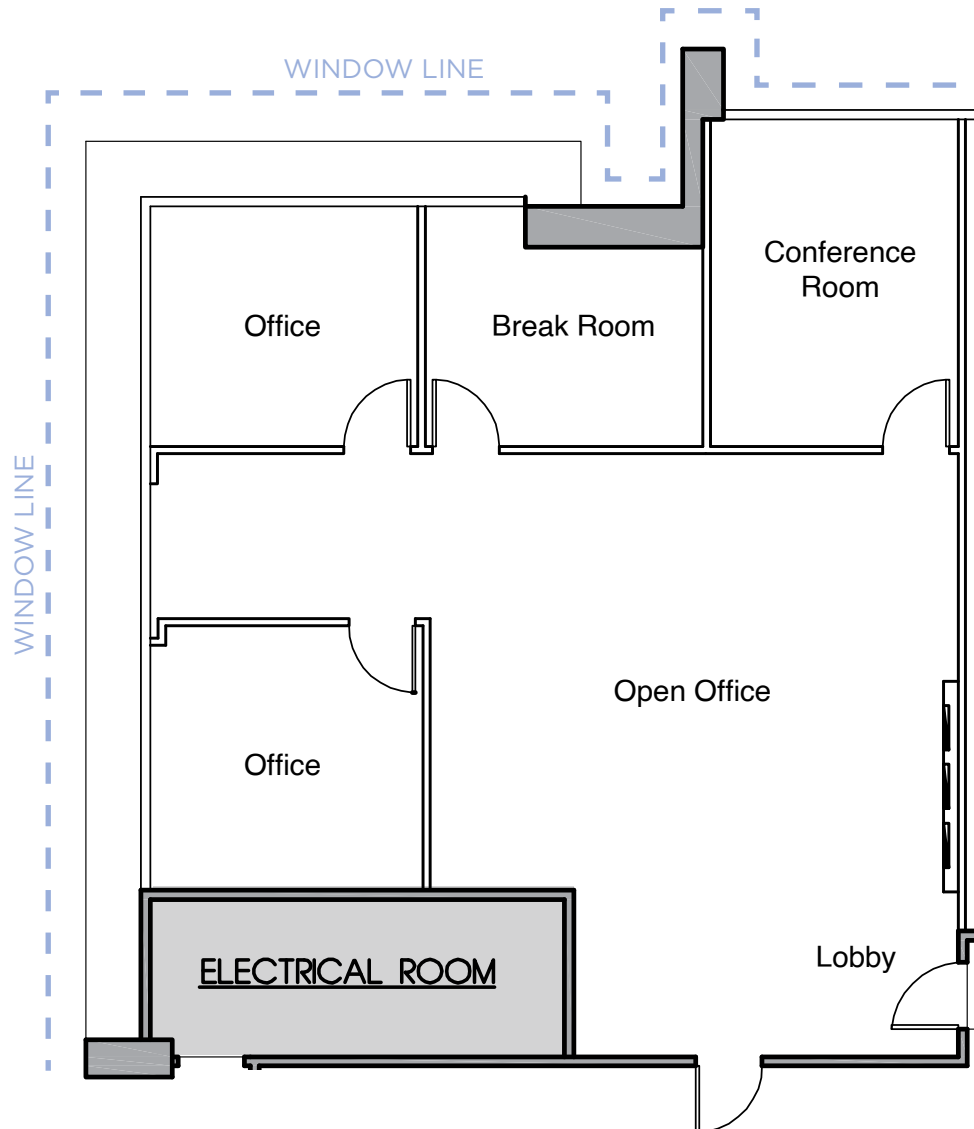
# SUITE 102 | 1,526 SF

Available 2/1/2021 | \$2.55/SF Plus Electricity



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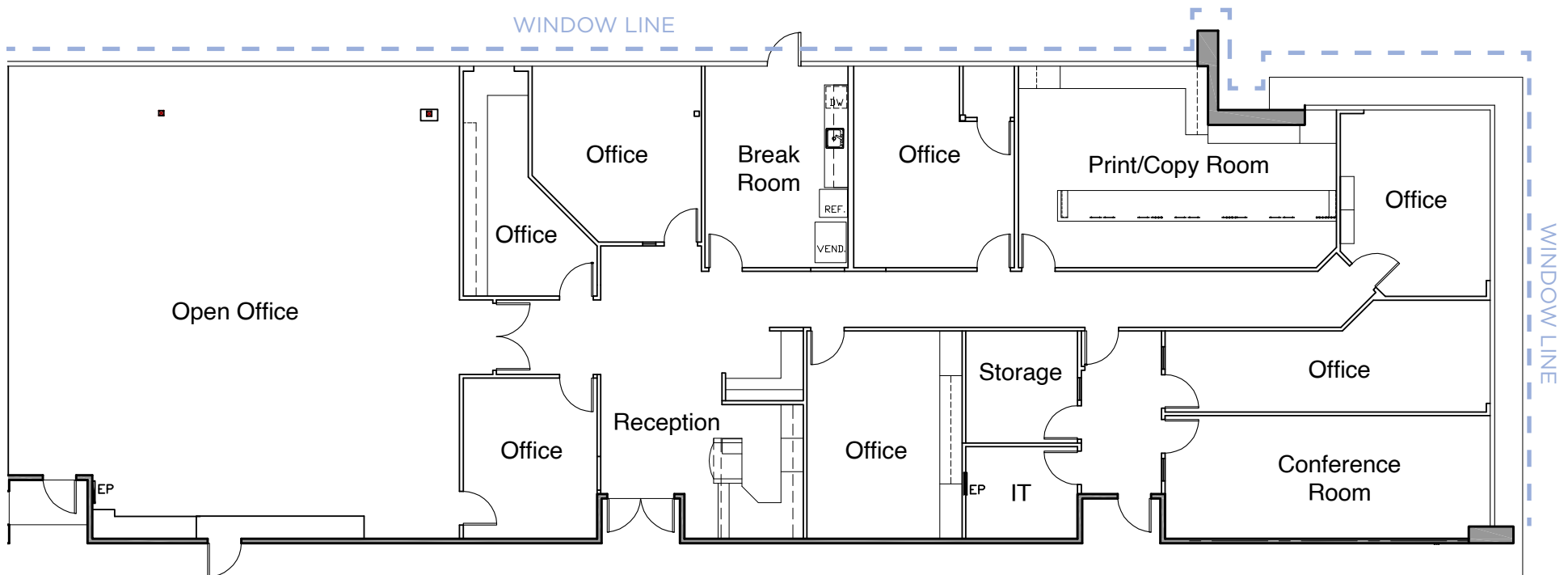
# SUITE 106 | 6,487 SF

Available 2/1/2021 | \$2.55/SF Plus Electricity



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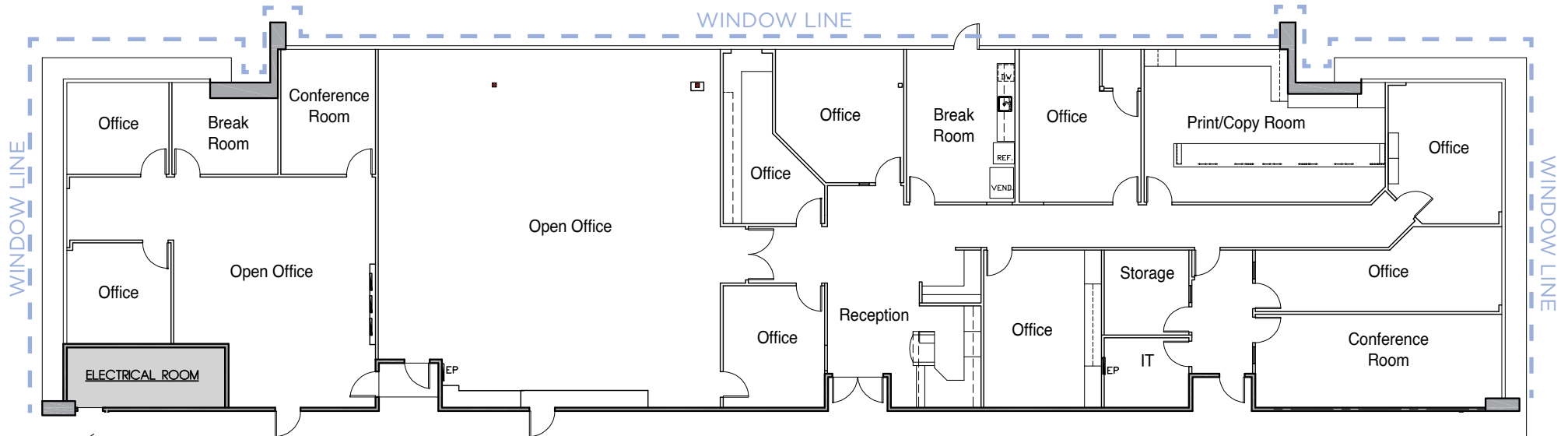
# SUITE 102/106 | 8,013 SF

Available 2/1/2021 | \$2.55/SF Plus Electricity



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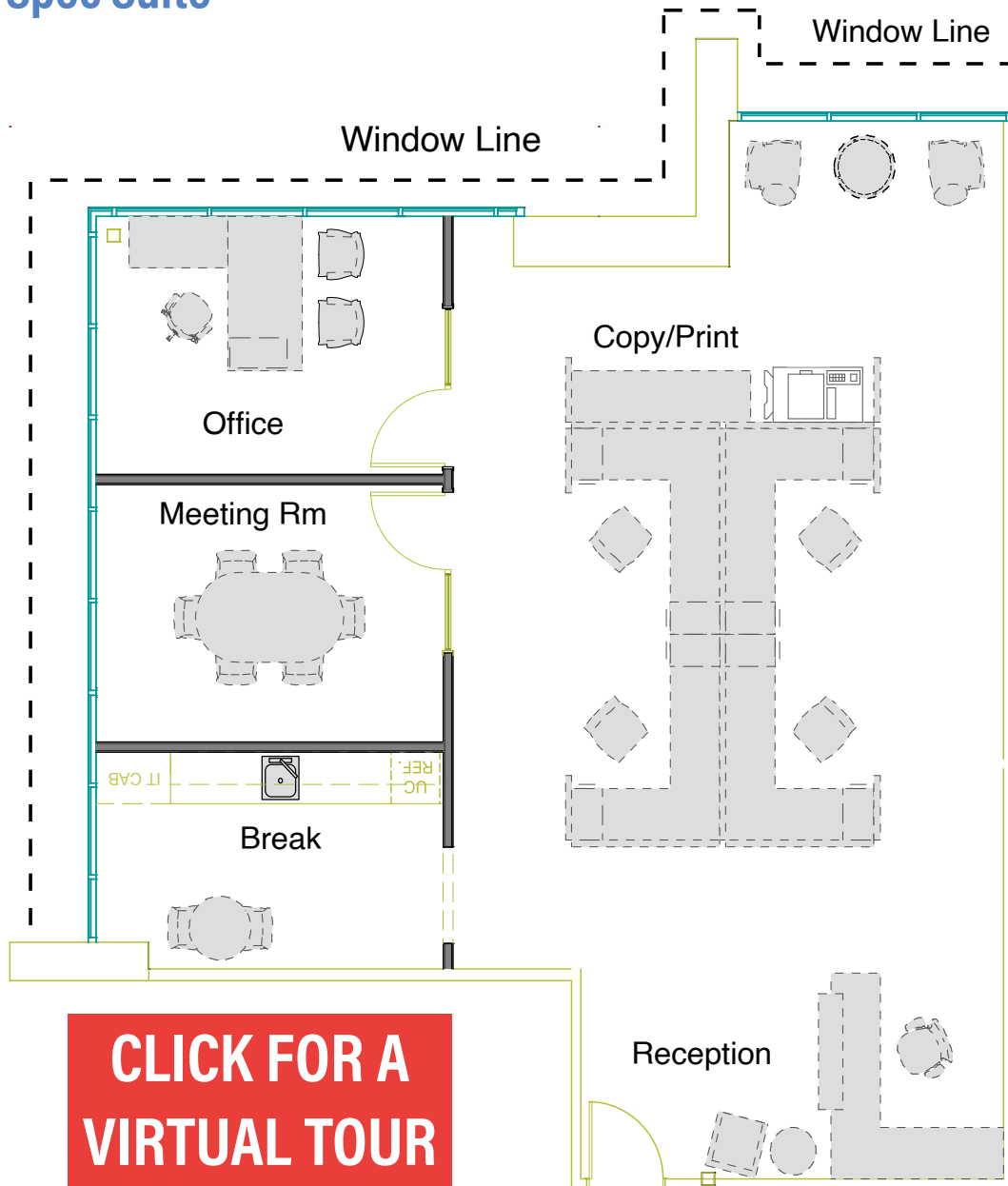




# SUITE 107 | 1,507 SF

Available Now | \$2.55/SF Plus Electricity

Spec Suite



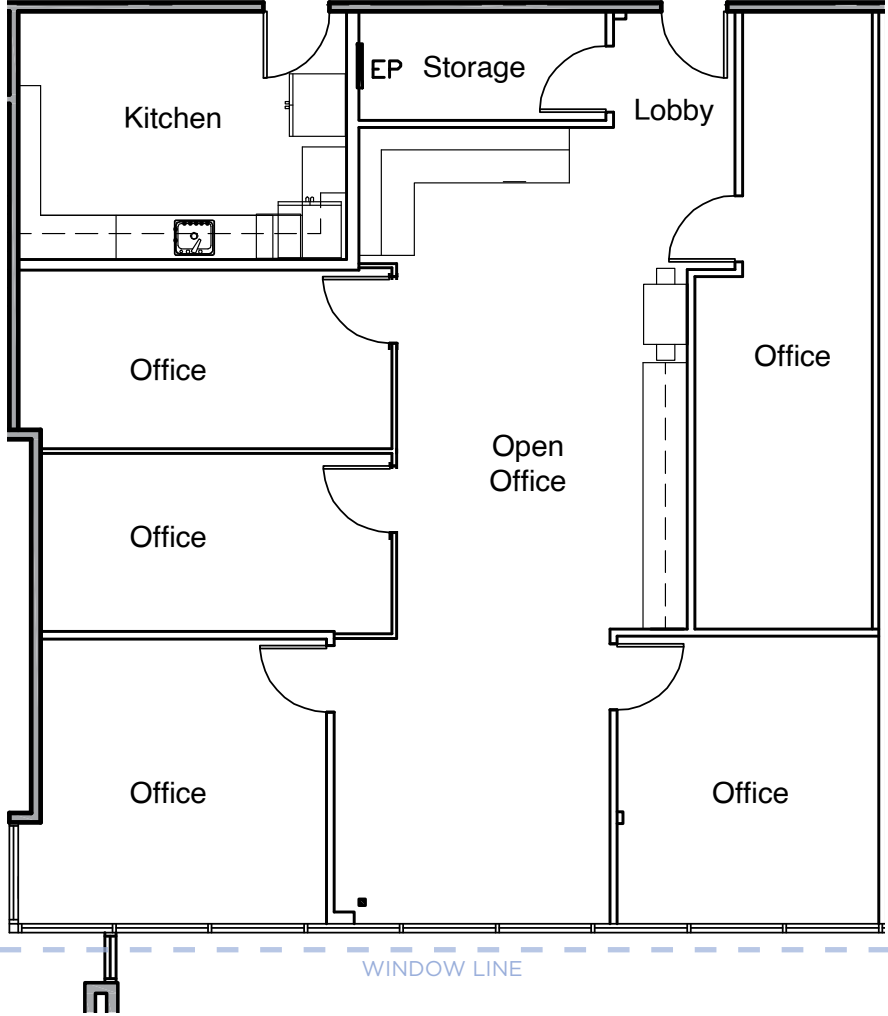
# SUITE 109 | 1,784 SF

Available 2/1/2021 | \$2.55/SF Plus Electricity



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# FIRST FLOOR | 13,843\* SF

Available 2/1/2021 | \$2.55/SF Plus Electricity

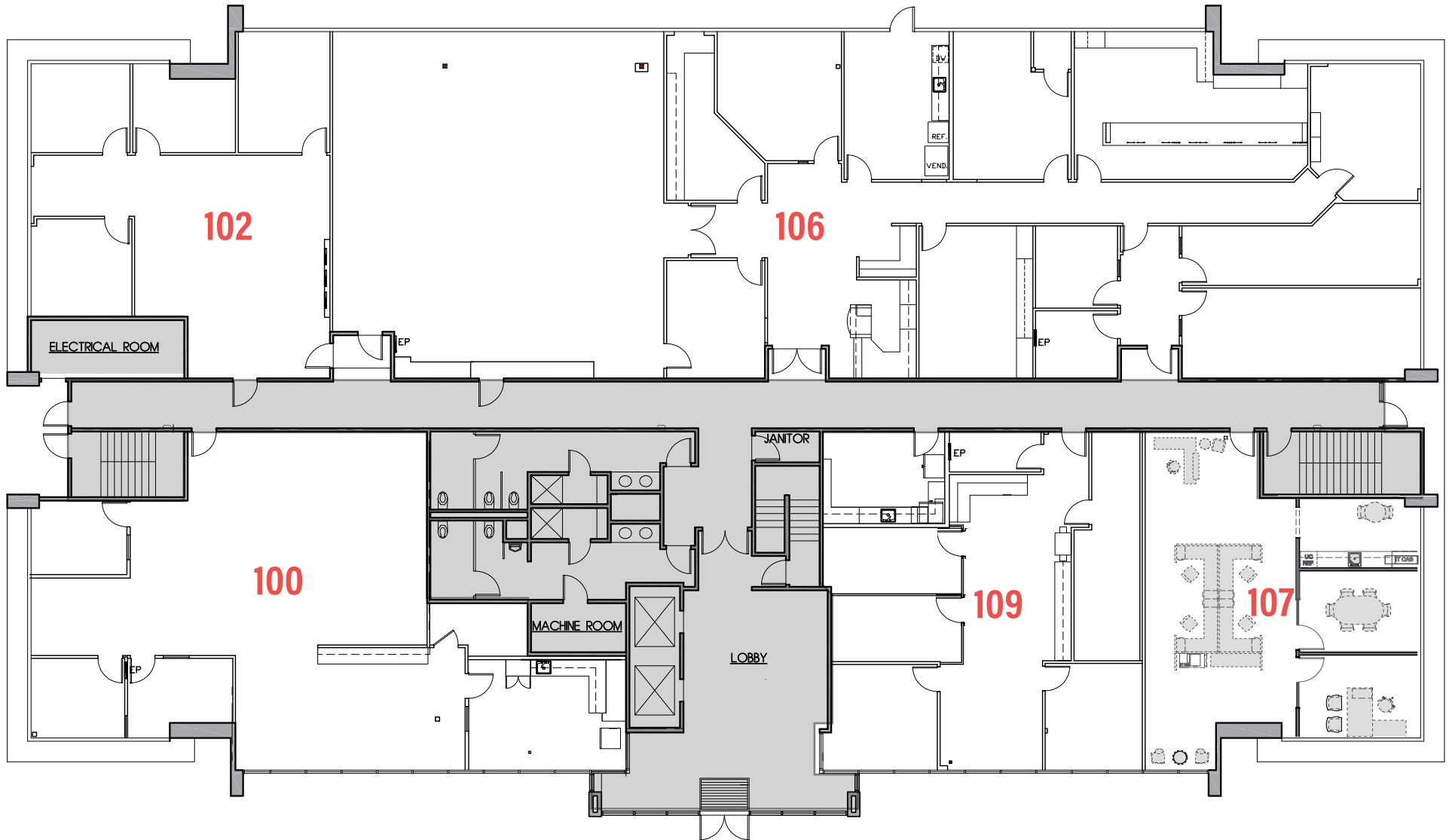
## Full Floor Available

\*Contiguous with Suite 210 up to 18,892 RSF



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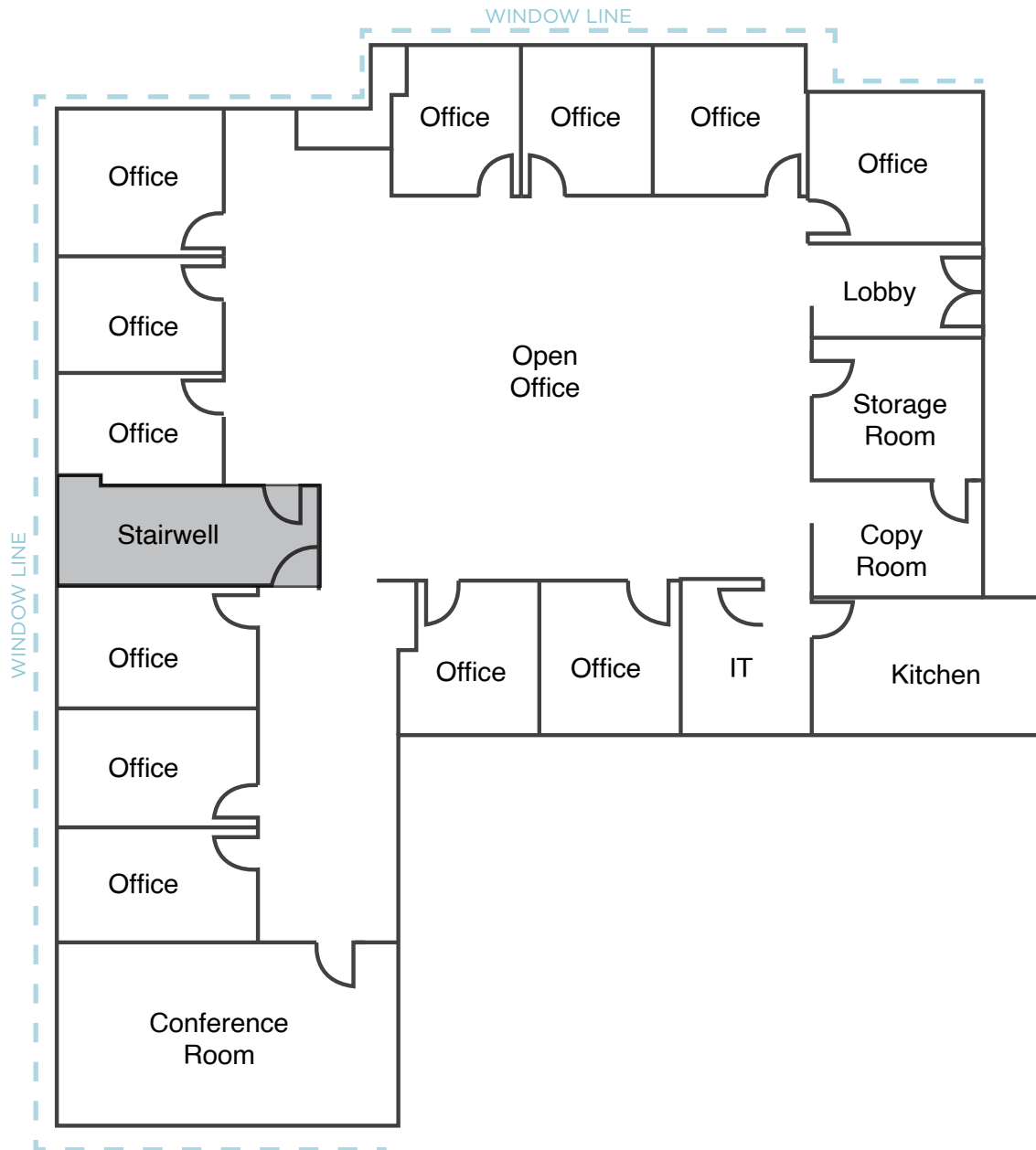
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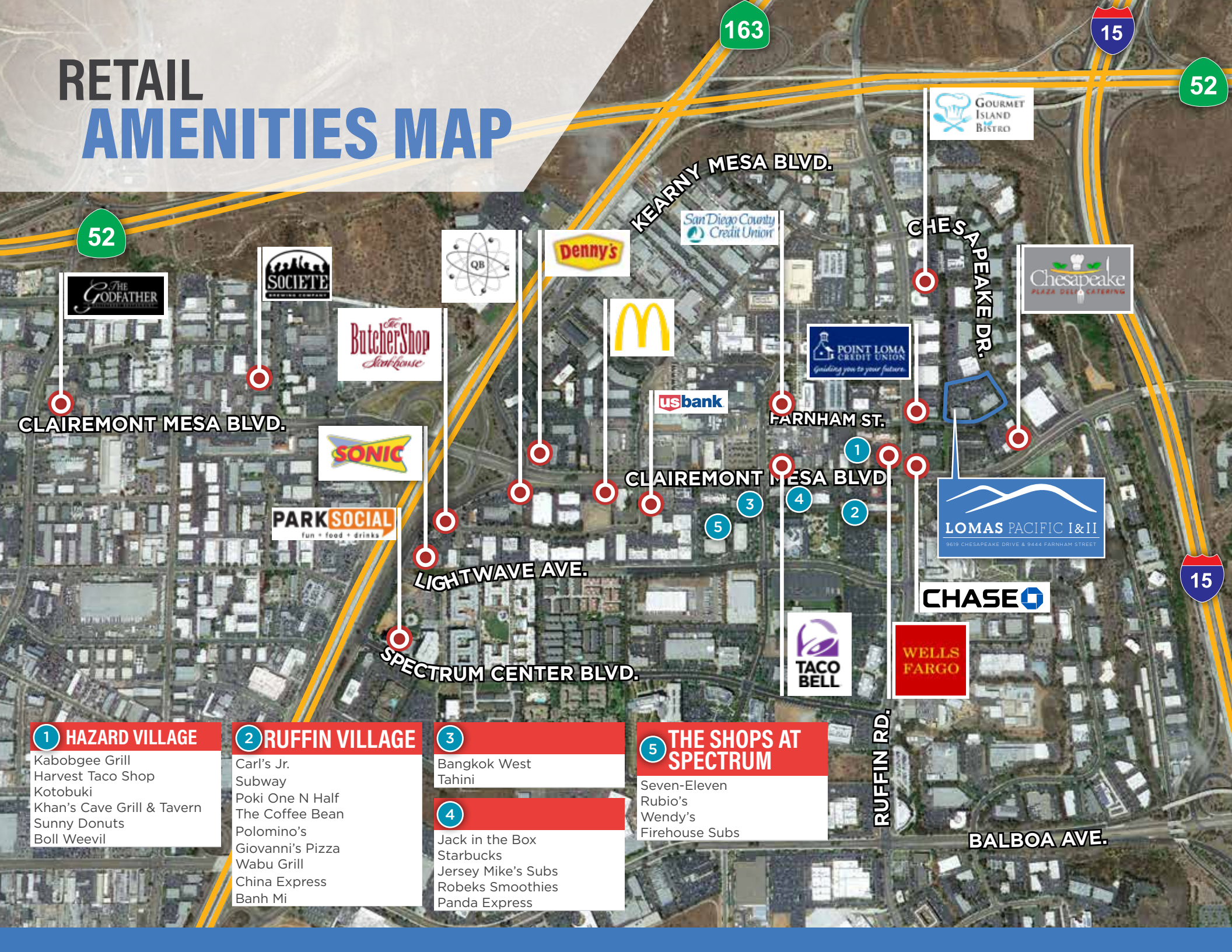
# SUITE 210 | 5,049 SF

Available Now | \$2.55/SF Plus Electricity

\*Contiguous with first floor up to 18,892 RSF



# RETAIL AMENITIES MAP



52

163

15

52

15



CLAIREMONT MESA BLVD.



FARNHAM ST.



CLAIREMONT MESA BLVD



LIGHTWAVE AVE.



SPECTRUM CENTER BLVD.



RUFFIN RD.

BALBOA AVE.

- 1 HAZARD VILLAGE**
- Kabobgee Grill
  - Harvest Taco Shop
  - Kotobuki
  - Khan's Cave Grill & Tavern
  - Sunny Donuts
  - Boll Weevil

- 2 RUFFIN VILLAGE**
- Carl's Jr.
  - Subway
  - Poki One N Half
  - The Coffee Bean
  - Polomino's
  - Giovanni's Pizza
  - Wabu Grill
  - China Express
  - Banh Mi

- 3**
- Bangkok West
  - Tahini
- 4**
- Jack in the Box
  - Starbucks
  - Jersey Mike's Subs
  - Robeks Smoothies
  - Panda Express

- 5 THE SHOPS AT SPECTRUM**
- Seven-Eleven
  - Rubio's
  - Wendy's
  - Firehouse Subs



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[View Site Specific COVID-19 Prevention Plan](#)