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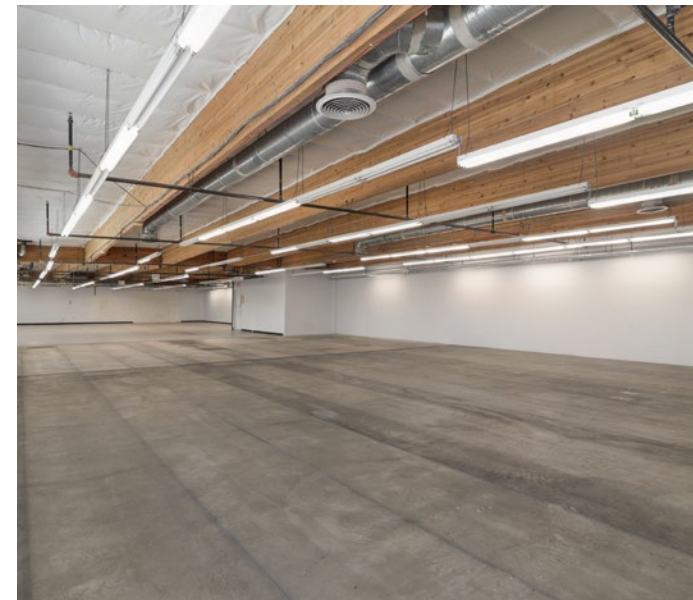
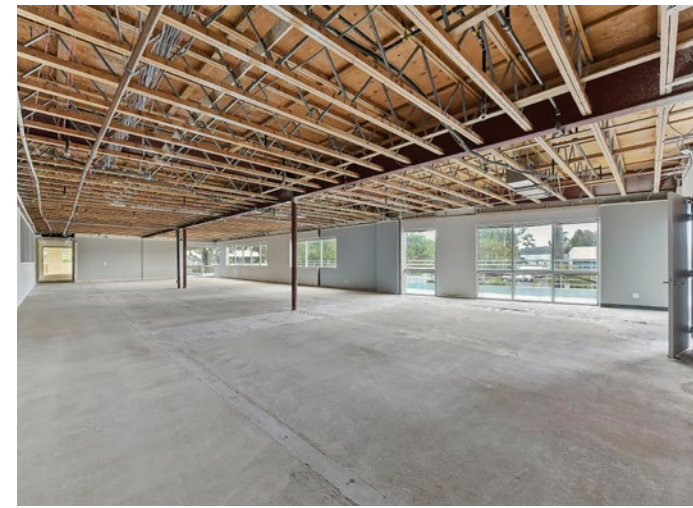
WAPLES ST

san diego, ca



62,392 SF Industrial / R+D / Corp HQ / Life Science Building

LPCWEST | CBRE
LINCOLN PROPERTY COMPANY



***FREESTANDING R&D / MANUFACTURING
/ CORP HQ / LIFE SCIENCE
BUILDING FOR LEASE***



***NEWLY RENOVATED SINGLE-TENANT
BUILDING WITH A HIGH IMAGE
CORPORATE HQ DESIGN IN THE
CENTRAL SAN DIEGO SUBMARKET
OF SORRENTO MESA***



FEATURES



62,392 SF For Lease



4 Dock High Loading Doors



1 Grade Level Loading Door
(Additional Doors Possible)



Approximately 24' Clear Height



Heavy Power: Capacity for 3,000 Amps at 480 Volts



Natural Gas Service



New Roof, Paint, Parking lot, Landscaping,
Interior Whitebox, and Exterior Enhancements



Outdoor Amenity Area



Parking: 3.00/1,000 SF



Building is Fully Fire Sprinklered

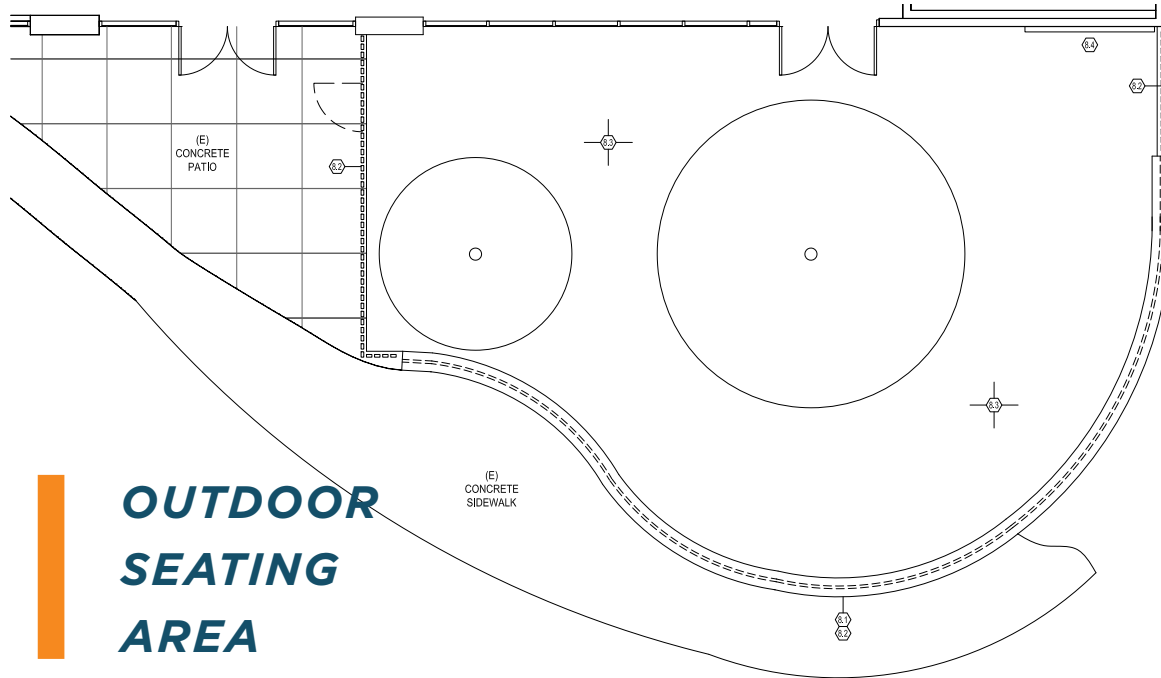


Tenant Improvement Funds Available for
Manufacturing, Life Science or Creative Office



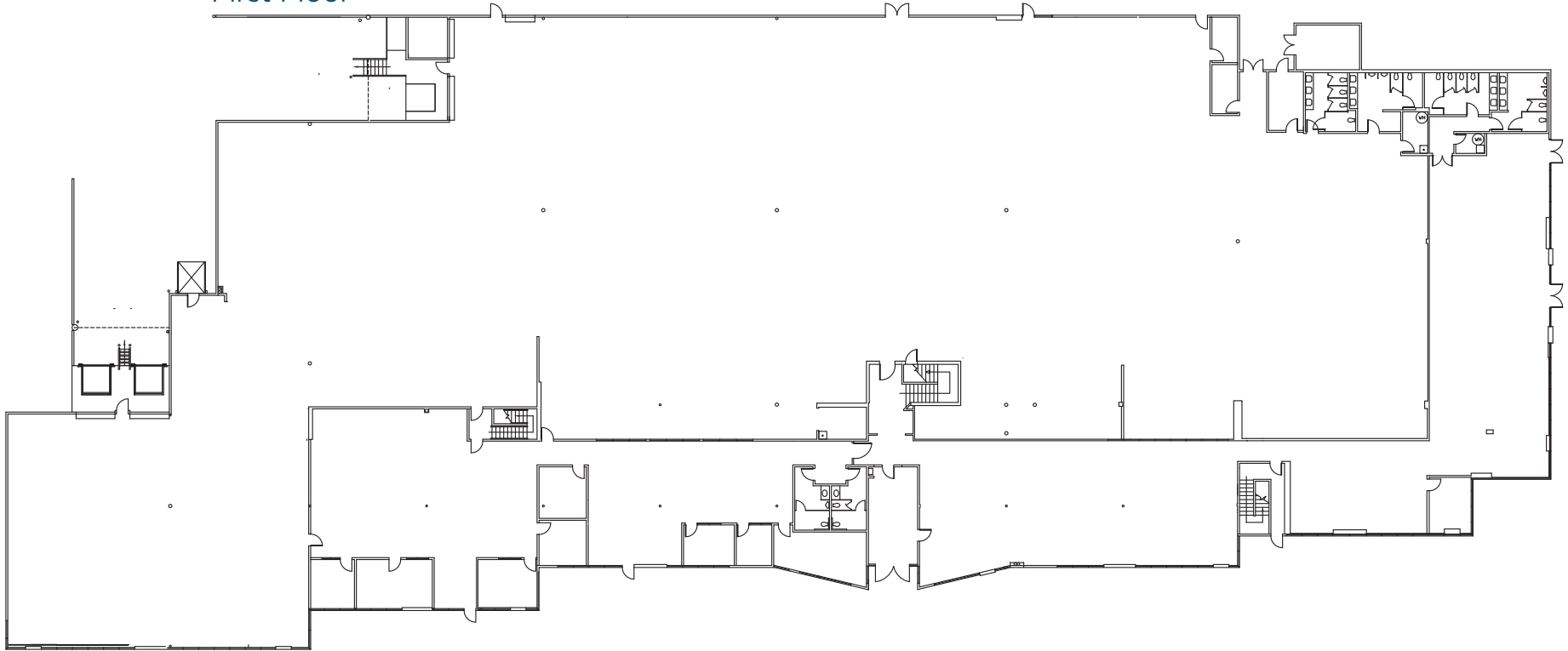
CONCEPTUAL AMENITIES

Existing Exterior Patio

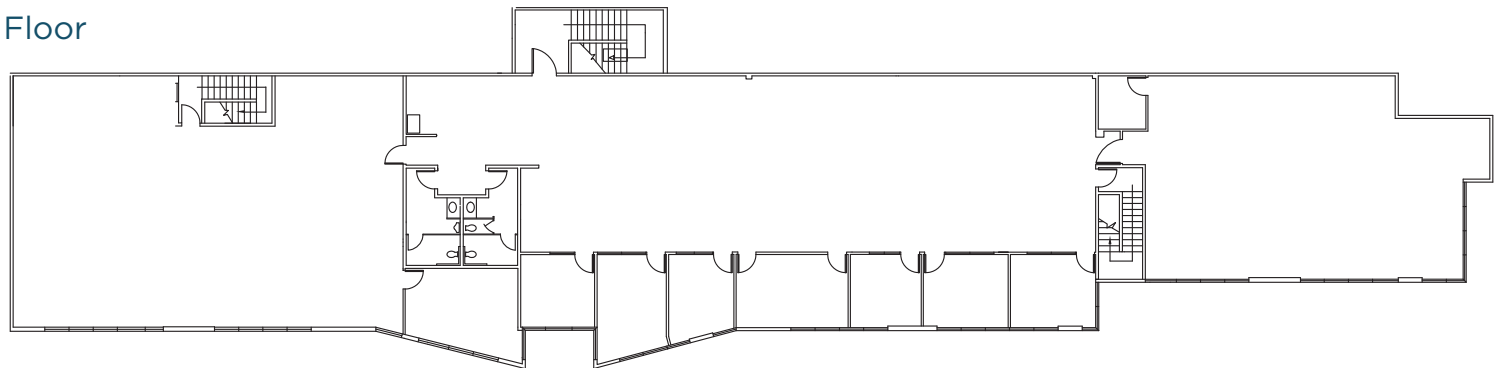


AS-BUILT FLOOR PLAN

First Floor



Second Floor



SITE PLAN



WAPLES STREET

CORPORATE NEIGHBORS





Shopping & Fitness

1. Sorrento Court
2. Sorrento Mesa Crossroads
3. Sorrento Canyon Golf Center
4. Premier Athletic & Squash Club
5. Mesa Rim Climbing & Fitness
6. Plaza Sorrento
7. LA Fitness

Banks

1. Union Bank
2. Union Bank
3. Chase
4. Wells Fargo
5. State Street Bank & Trust
6. SDCCU
7. SDCCU

Hotel & Transportation

1. Courtyard by Marriott
2. Holiday Inn Express & Suites
3. Country Inn & Suites
4. Hyatt House
5. Extended Stay America
6. Residence Inn
7. Enterprise Rent-A-Car
8. Hertz
9. Staybridge Suites

Business Services

1. Minuteman Press
2. Staples
3. Public Storage
4. FedEx

Restaurants

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. ARE Kitchen 2. 8 Elements 3. Lean & Green Café 4. Fiesta Mexican Grill 5. Karl Strauss 6. Park Commons 7. Punjab Tandoor 8. Lunch Brunch café 9. Rubios 10. The Spot 11. Maxi's Luncheonette 12. Hanaya Sushi 13. Gravity Heights Brewpub 14. Coffee Time Deli 15. Tadian Café 16. Edan | <ol style="list-style-type: none"> 17. The WineSeller & Brasserie 18. Wich Addiction 19. Blue Box Brewery & Bagels 20. Centerpark Café 21. Donut Touch 22. Starbucks 23. Spices Thai Café |
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