

# 8963 COMPLEX DRIVE UNITS C & F

SAN DIEGO, CA 92123



±2,150 SF OFFICE CONDOMINIUM AVAILABLE FOR SALE

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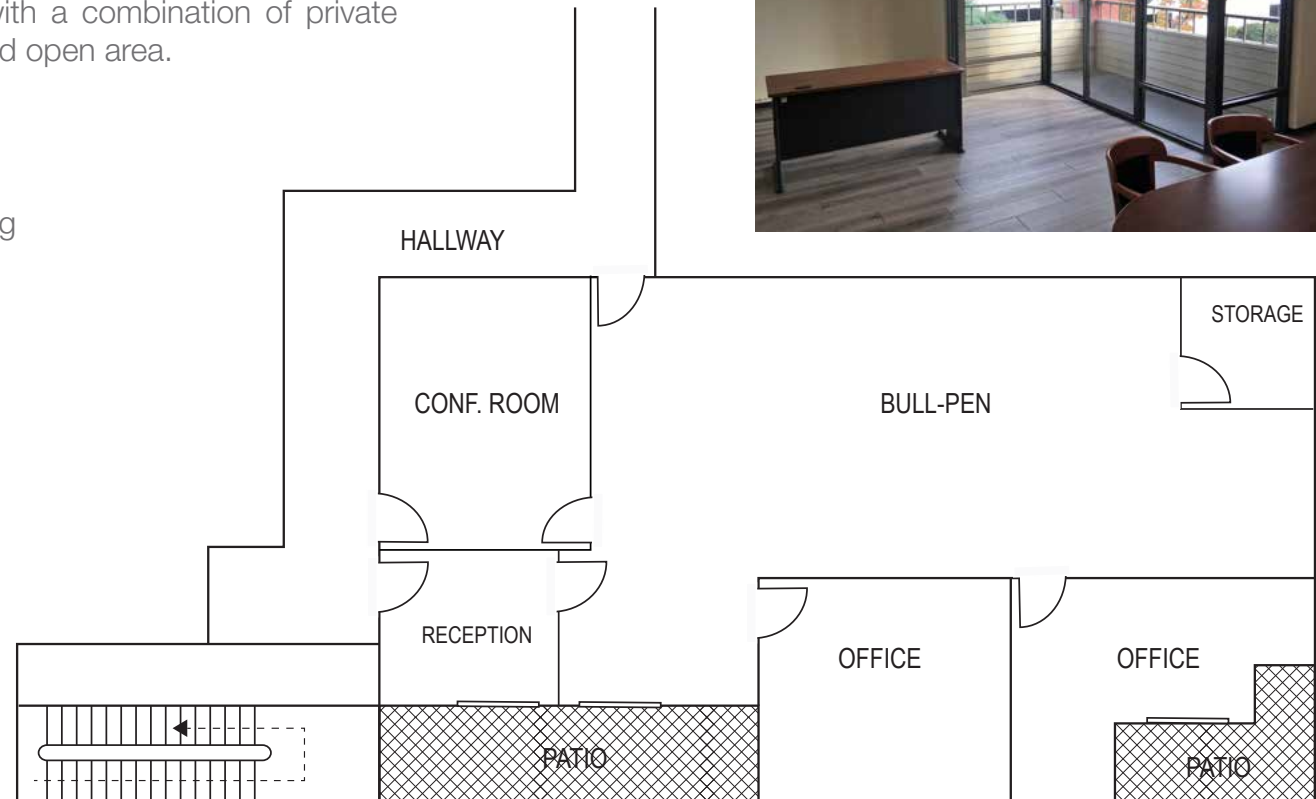
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# PROPERTY FEATURES

## 8963 COMPLEX DRIVE, UNITS C & F

- » ±2,150 SF available for sale
- » Asking price \$634,250 (±\$295/PSF)
- » Recent HOA dues are approximately \$0.22 per square foot, per month, (includes roof maintenance & replacement, exterior maintenance, water/sewer, trash, landscaping, parking lot maintenance/repair, master insurance policy). Please note HOA dues are subject to change annually based on the KMCOA budget.
- » Attractive second floor office condominium with two balconies, common area restrooms, traditional office space with a combination of private offices, conference room, storage room and open area.
- » On site restaurant
- » Heavy fiber / multiple carriers to the building
- » IL-2-1 Zoning (Medical allowed)
- » Parking ratio approximately ±3/1,000 SF



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# SITE PLAN



Not to scale



# AMENITIES AERIAL



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