

# 6260 SEQUENCE DRIVE

San Diego, California 92121

Approx. 130,536 SF  
Corporate Headquarters/ R&D/ Flex Facility  
For Lease



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**MICKEY MORERA**

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**JAMES DUNCAN**

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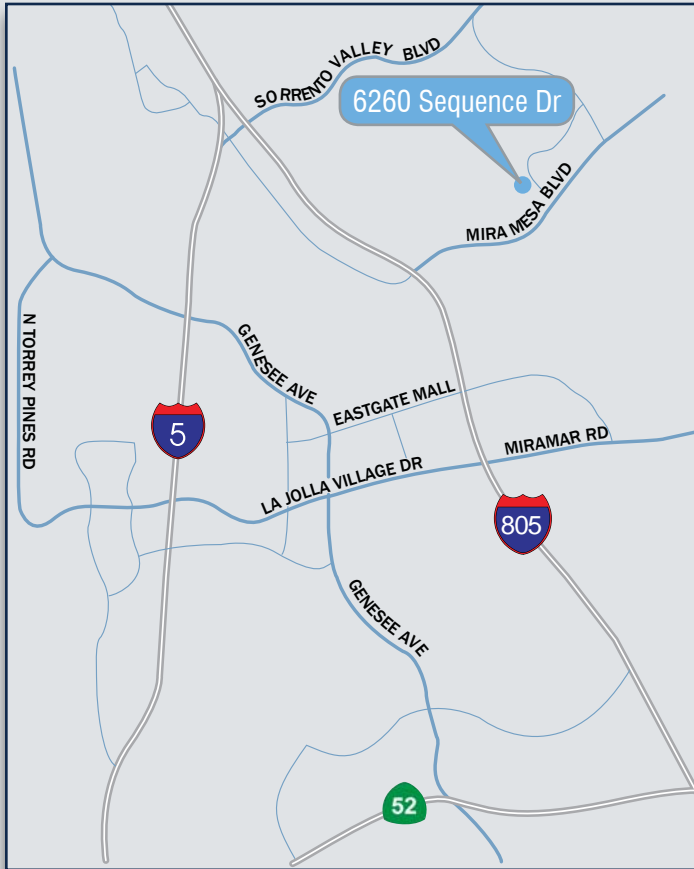
Global Real Estate Solutions<sup>SM</sup>

Cushman & Wakefield of San Diego, Inc.  
Lic. # 1329963  
4435 Eastgate Mall, Suite 200  
San Diego, CA 92121

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

## BUILDING OVERVIEW

- 130,536 SF Corporate Headquarters/R&D/Flex
- Single Story Plus 29,377 SF Mezzanine
- Strong Institutional Ownership & Management with Kilroy Realty Corporation
- Building and Monument Signage Potential
- Parking approx. 3/1,000 SF
- 100% Climate Controlled (54% warehouse/manufacturing, 46% office)
- 26' Clear Height in Warehouse
- 10 Dock Positions with Levelers, 2 Half Docks and 2 Grade Doors
- Power: 4,000 Amp, 277/480 Volt, 3 Phase, 4 Wire
- Skylights in Warehouse
- Fully Sprinklered
- IL-2-1 Zoning
- Built in 1997
- Elevator Served 2nd Floor
- Outstanding Image with Great Mira Mesa Blvd. Frontage
- Recreation Area with Sand-filled Volleyball court, Half Basketball Court, Outdoor Patio/Break Area
- Men's and Women's Shower/Locker Facilities Onsite
- Mature & Attractive Landscaping
- Centrally Located in San Diego's Sorrento Mesa Submarket
- Excellent Access to I-805, I-5 and Highway 56.
- Large Fenced Yard Area Possible

**Lease Rate: \$1.35/SF NNN**

Available with 180 Days Notice

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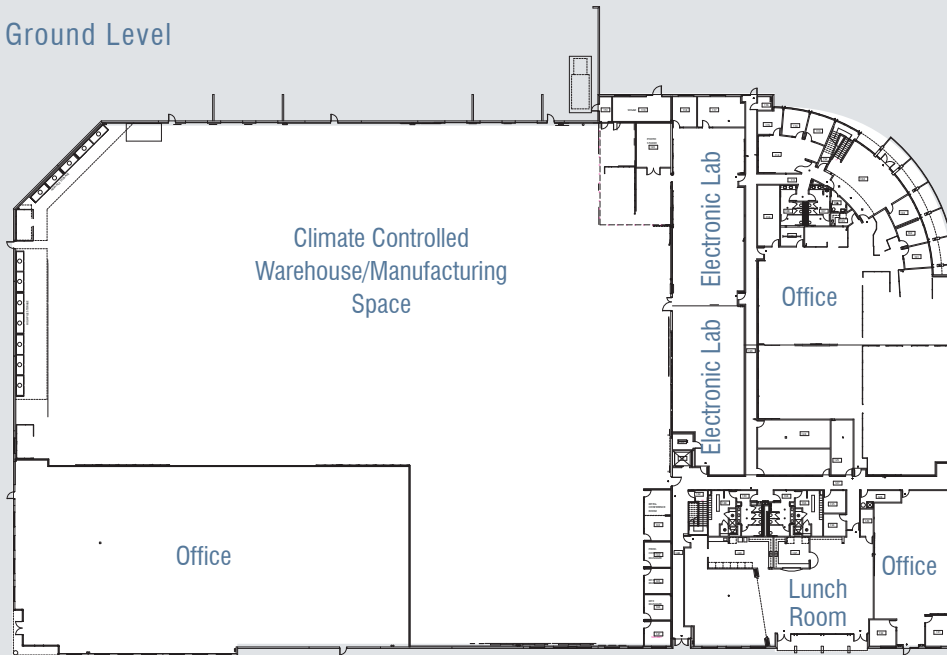
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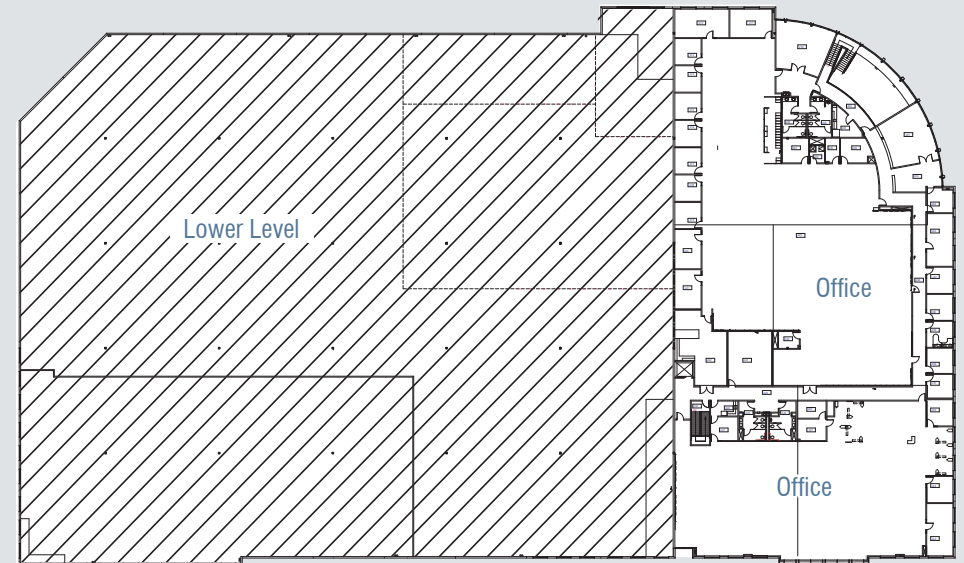
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## FLOOR PLANS

Ground Level



Mezzanine



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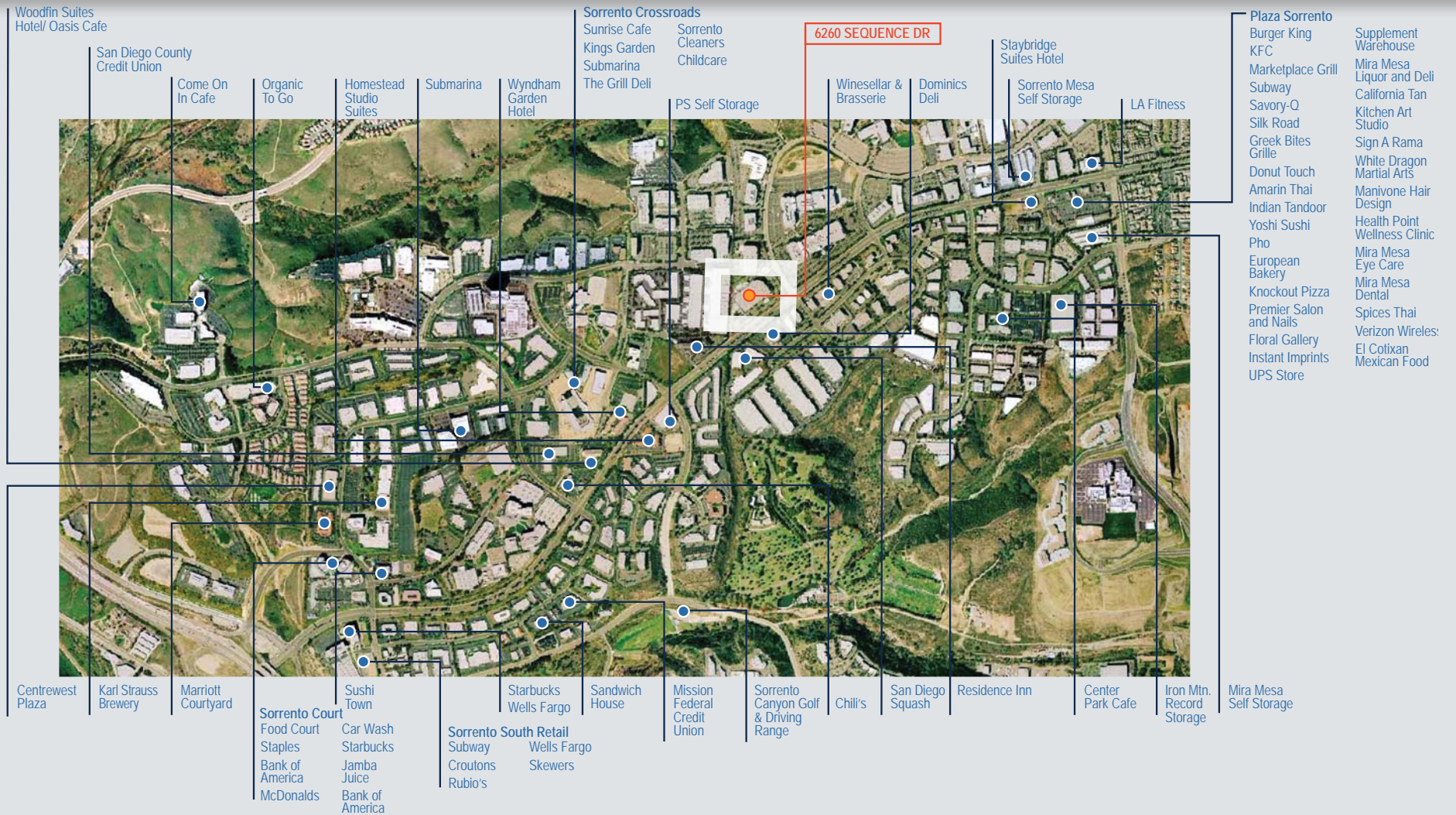
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Kilroy Realty Corporation ("KRC") has for more than 60 years owned, operated, developed and acquired Class A suburban office, R&D/flex and industrial real estate in San Diego, Orange and Los Angeles Counties. Founded in 1947 by John Kilroy, Sr., the company's chairman, KRC today focuses its operations in several of Southern California's most promising suburban submarkets, where robust local economies, an attractive quality of life and strong barriers to entry provide strategic advantages to long term real estate investment.

In 1997, KRC became a publicly traded real estate investment trust, with the company's common stock traded on the New York Stock Exchange and in 2001, added to the S&P Small Cap 600 Index.

In recent years, KRC has built a substantial amount of its new development projects to LEED specifications and achieved gold or silver certification levels for several buildings. KRC is also actively pursuing LEED certification for much of its existing portfolio.

For more information, visit the company website at [www.kilroyrealty.com](http://www.kilroyrealty.com).



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