



waples **research centre**

9535 Waples Street, San Diego, California

9,309 SF lab suite for lease



propertyhighlights

9535 Waples Street offers 9,309 rsf of efficient office space that includes an open floor plan, multiple conference rooms and a centrally located break room. With abundant glass and high ceiling heights throughout the interior office areas, the space provides a comfortable and efficient work environment.

- 2-story lobby serviced by elevator
- High visibility with easy access off of Mira Mesa Blvd.
- Abundant interior glass that provides natural light to office areas
- Located within the San Diego Enterprise Zone



waples research center

9535 Waples Street

amenities&neighbors



- | | |
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| <ul style="list-style-type: none"> 1 Sorrento Plaza <ul style="list-style-type: none"> - Croutons Restaurant - Subway - Rubio's Fresh Mexican Grill - Sher Punjab Indian - Skewers - Opera Café and Patisserie 2 Sorrento Court <ul style="list-style-type: none"> - Starbucks Coffee - Quiznos - Jamba Juice - Banks - Dry Cleaner - Car Wash and Gas Station - Dentist - Optometrist - Precision Fitness - The Greek Cafe - McDonald's - Chicks Natural - Thai Chada - Salad Farm - Flame Broiler - Sitar Indian Cuisine - Delicacy Chinese - Pascucci Italian - Fiesta Mexican Grille - Sorrento Wine and Spirits 3 Courtyard by Marriott 4 Karl Strauss 5 Chili's 6 Come on In! Deli 7 Holiday Inn Express 8 Country Inn & Suites 9 Hyatt House <ul style="list-style-type: none"> - Oasis Grill | <ul style="list-style-type: none"> 10 Sorrento Mesa Crossroads <ul style="list-style-type: none"> - Nico's Taco Shop - Submarina - The Grill and Market - Hanaya Sushi - Sunrise Café - Kings Garden Chinese - Florist - Day Care 11 Homestead Suites 12 Residence Inn 13 Dominic's Deli 14 The Wineseller & Brasserie 15 Centerpark Café 16 Staybridge Suites 17 Plaza Sorrento <ul style="list-style-type: none"> - Burger King - Subway - Spices Thai Café - BevMo - Fresh & Easy - Shell gas station - Viper Car Wash 18 Advantur Labs 19 Inception Sciences 20 Vical 21 EMD 22 Roka Biosciences 23 Hologic |
|--|--|

- amenities
- corporate neighbors





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9535 Waples Street

2nd floor | 9,309 square feet

18 private offices | large conference room | open area for workstations



buildingspecs

Building Size:	Freestanding 2-story building – 50,055 SF
Built:	1983 – Major renovation completed in 2006
Building Height:	24'2"
Ceilings:	12' ceiling height on 1st floor 10' ceiling height on 2nd floor
Parking Ratio:	2.8/1,000
Floor Load:	80lbs.
Ceiling Height:	10'–12'
HVAC Capacity/Equipment:	2 Chillers (400 tons), 3 AHU, 2 Boilers
Electrical:	2,500 Amp 480/277v
Security:	24-hour card key system provides access through the main lobby entrance
Water Capacity:	City of San Diego, 2" line
Dock areas:	1 loading/receiving area with 2-tenant delivery access
Elevator:	1-Hydraulic
Generator;	No
Firesprinklers:	Yes
Building Management System:	Yes





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