

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

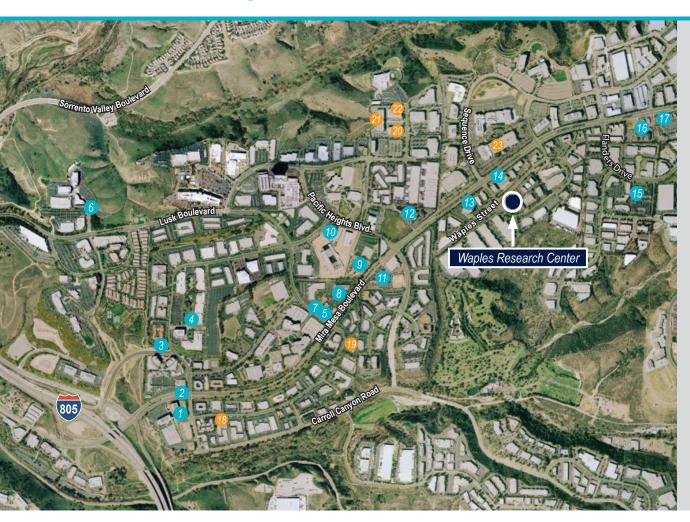




waples research center

9535 Waples Street

amenities&neighbors



- 1 Sorrento Plaza
- Croutons Restaurant
- Subwa
- Rubio's Fresh Mexican Grill
- Sher Punjab Indian - Skewers
- -Opera Café and Patisserie
- 2 Sorrento Court
 - 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 - Oasis Grill

- 10 Sorrento Mesa Crossroads
 - 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 Winesellar & Brasserie
- 15 Centerpark Café
- 16 Staybridge Suites
- 17 Plaza Sorrento
 - Burger King
 - Subway
 - Spices Thai Café
 - BevMo
 - Fresh & Easy - Shell gas station
 - Viper Car Wash
- 18 Advantar Labs
- 19 Inception Sciences
- 20 Vical
- 21 EMD
- 22 Roka Biosciences
- 23 Hologic

- amenities
- corporate neighbors

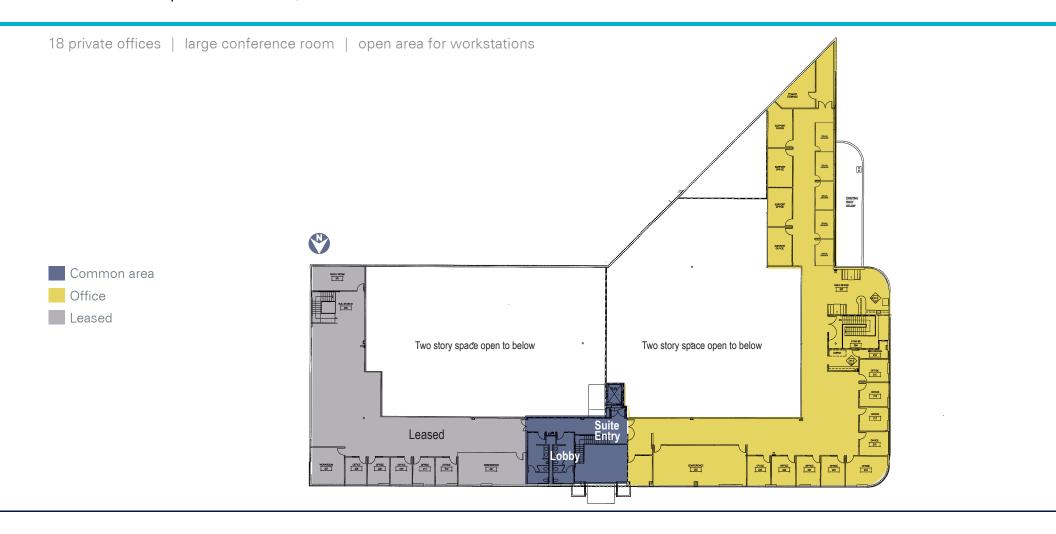




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9535 Waples Street

2ndfloor | 9,309 square feet





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



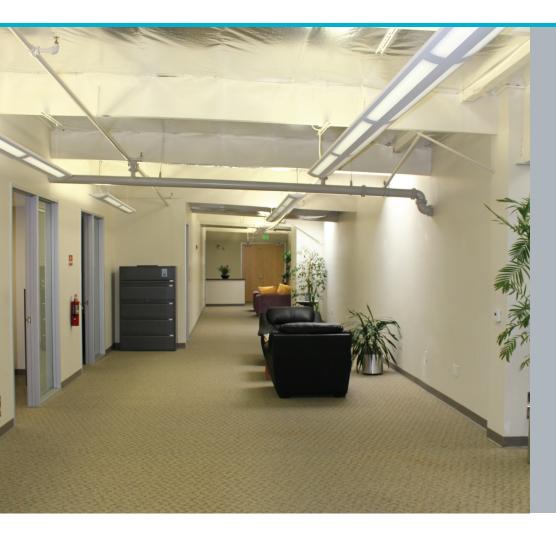






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