

STONECREST

9635, 9645, 9655 & 9665 & Granite Ridge Drive

KEARNY MESA'S MOST DESIRABLE OFFICE CAMPUS

9635

FOR MORE INFORMATION:

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StoneCrest is located in the Kearny Mesa office submarket in Central San Diego County with immediate access to the entire regional freeway network, a large, well-educated work force, quality housing and exceptional amenities.

StoneCrest consists of five buildings totaling approximately 380,000 square feet. Each floor offers an abundant glass line with views of the surrounding community and courtyard water feature.

As a Class "A" office project, StoneCrest offers:

- Central San Diego location
- I-15 access via Aero Drive
- Close proximity to I-8, I-805, Highway 52, and Highway 163
- State-of-the-art fitness center with showers & lockers
- On-site delicatessen
- A large, people-friendly courtyard with a soothing water feature and outdoor seating
- Retail & additional food services nearby
- Stadium Golf Center nearby
- Residential housing within walking distance
- 4/1,000 parking ratio with surface and covered parking
- Several spaces with access to private balconies
- On-site property management

When you consider the many fine features combined with the project's location, access and office availability, we think that you will agree that StoneCrest represents an excellent office value.

STONECREST

9635 GRANITE RIDGE DRIVE
LOBBY

STONECREST
9635 GRANITE RIDGE DRIVE

1ST FLOOR	2ND FLOOR	3RD FLOOR
101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200	201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300	301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400

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STONECREST

AVAILABILITIES

9635 GRANITE RIDGE DRIVE



Suite	Size	Rental Rate	TIA	Parking Ratio	Comments
300	13,483 RSF	\$2.45 + E	Neg.	4/1,000 USF	Divisible to 2,796 RSF.

9655 GRANITE RIDGE DRIVE



Suite	Size	Rental Rate	TIA	Parking Ratio	Comments
100	15,425 RSF	\$2.45 + E	Neg.	4/1,000 USF	Freeway visible, building top signage available.

9665 GRANITE RIDGE DRIVE



Suite	Size	Rental Rate	TIA	Parking Ratio	Comments
220	5,041 RSF	\$2.45 + E	Neg.	4/1,000 USF	2 private offices, large open office area for cubicles. Suite offers incredible glass line.
400	8,804 RSF	\$2.45 + E	Neg.	4/1,000 USF	Wide open layout.
530	3,379 RSF	\$2.45 + E	Neg.	4/1,000 USF	Reception area; 2 window lined private offices; large open office areas.
560	1,168 RSF	\$2.45 + E	Neg.	4/1,000 USF	Reception area; 4 window lined private offices; conference room; break room.

STONECREST

SITE PLAN

9680
2-story building



W Canyon Ave

Granite Ridge Dr

9665
6-story building
Fitness Center

Leasing Stalls

9635
3-story building
Management Office

9655
6-story building
Deli

9645
3-story building

Parking Structure

Daley Center Dr

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STONECREST

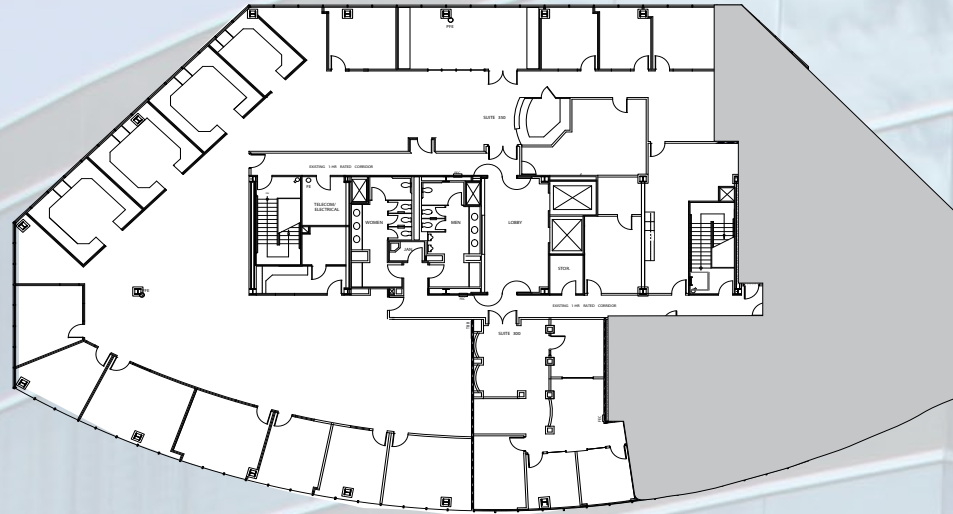
9635 GRANITE RIDGE DRIVE
THIRD FLOOR

Suite 300

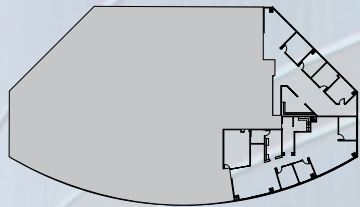
13,483 RSF

Single Tenant Floor Plans

Divisible to 2,796 RSF



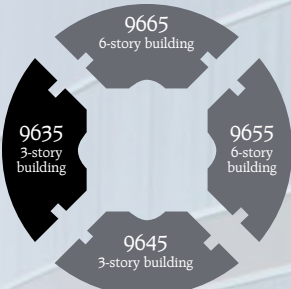
As-Built Floor Plan



9680
2-story building



Hypothetical Floor Plan



STONECREST

9635 GRANITE RIDGE DRIVE
THIRD FLOOR

Suite 300

13,483 RSF

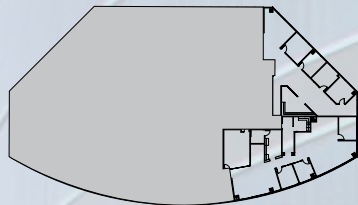
Multi-Tenant Floor Plans

Divisible to 2,796 RSF

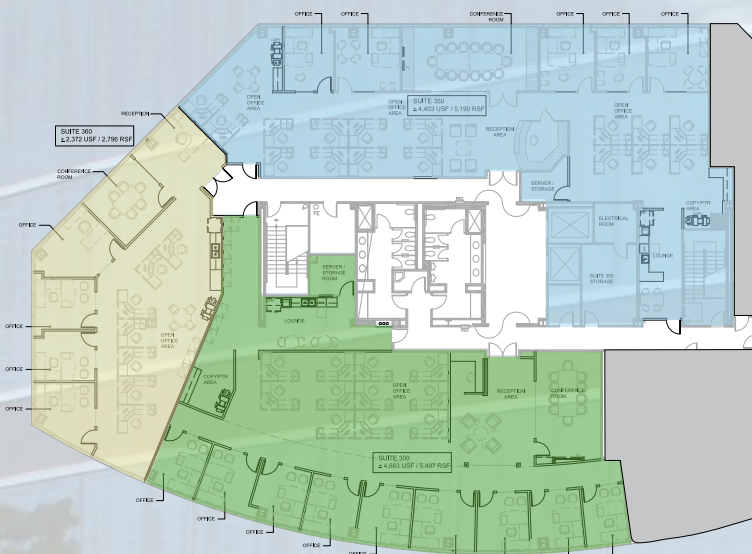
Two-Tenant Floor Plan

Suite 300: 8,323 SF

Suite 350: 4,377 SF



9680
2-story building

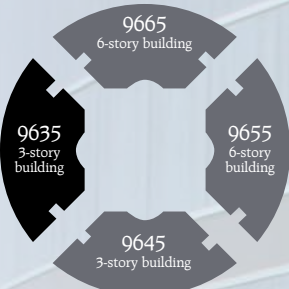


Three-Tenant Floor Plan

Suite 300: 5,497 SF

Suite 350: 5,190 SF

Suite 360: 2,796 SF



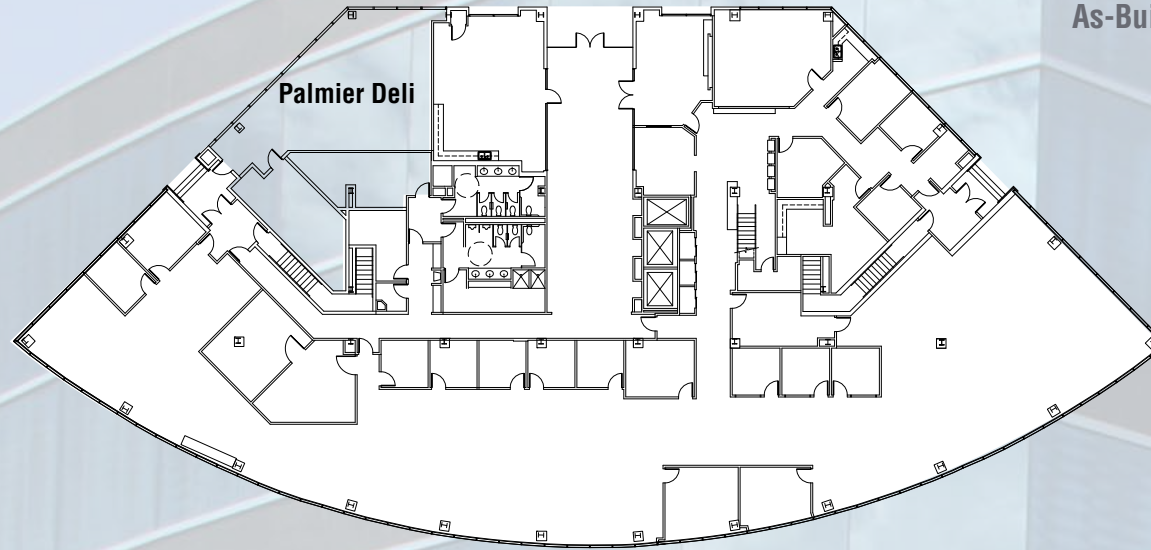
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STONECREST

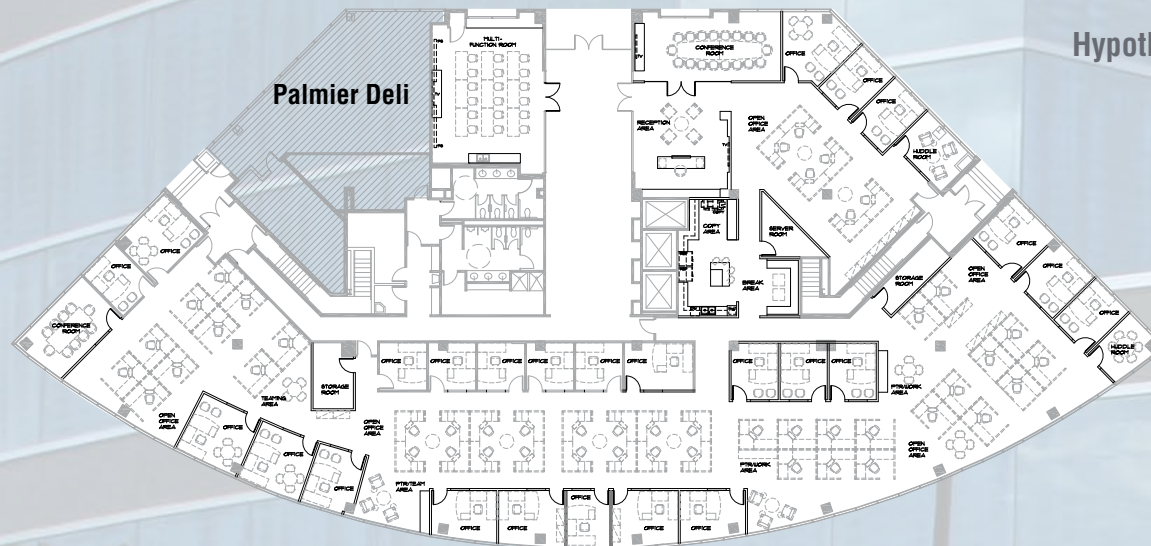
9655 GRANITE RIDGE DRIVE
FIRST FLOOR

Suite 100
15,425 RSF

As-Built Floor Plan



Hypothetical Floor Plan



9680
2-story building

9665
6-story building

9635
3-story building

9655
6-story building

9645
3-story building

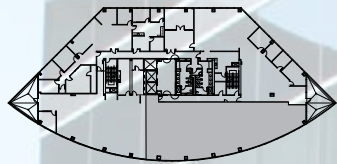
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**9665 GRANITE RIDGE DRIVE
SECOND FLOOR**

5,041 RSF

Leased

Leased



9680
story building

9665
6-story building

9635
3-story
building

9655
6-story
building

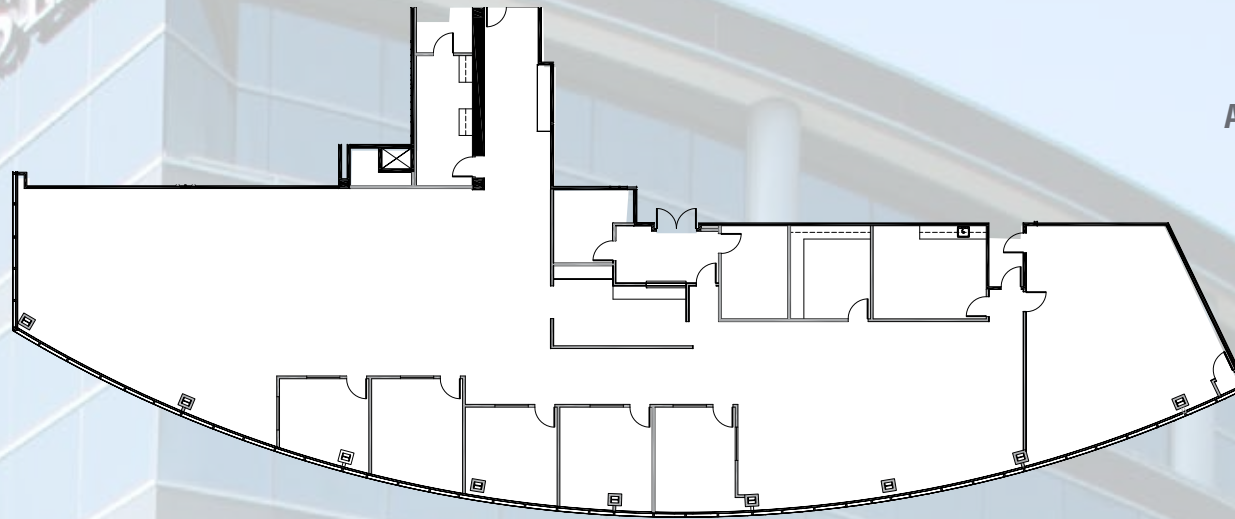
9645
3-story building

STONECREST

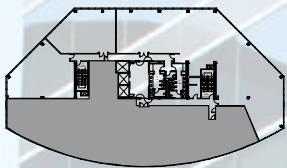
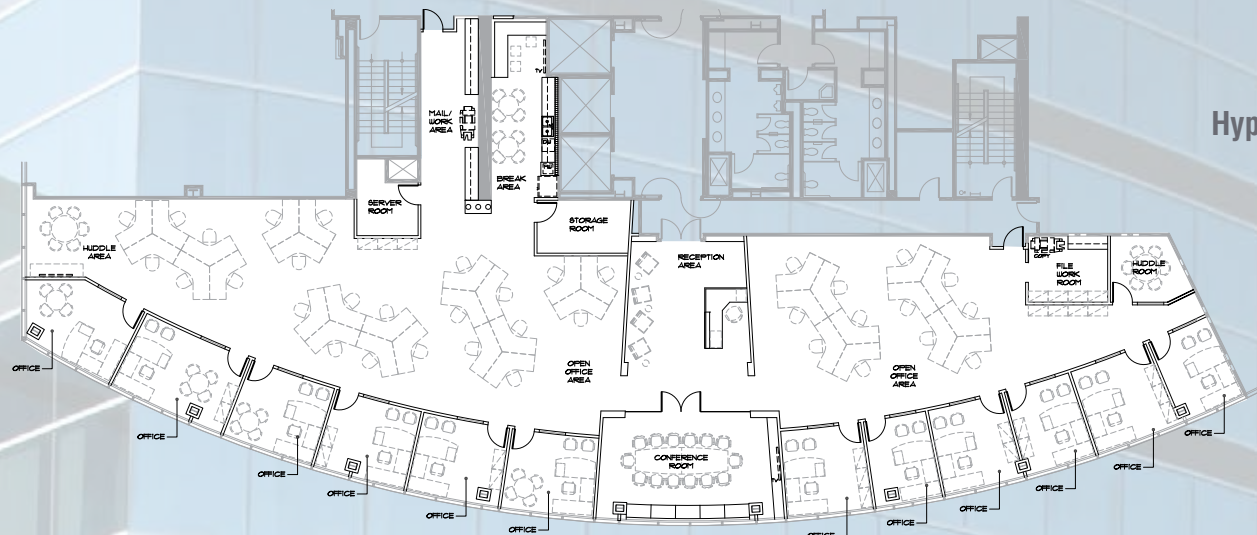
9665 GRANITE RIDGE DRIVE
FOURTH FLOOR

Suite 400
8,804 RSF

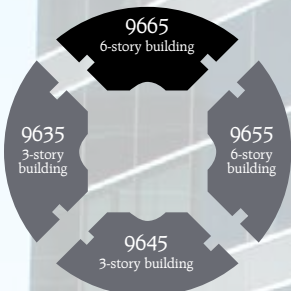
As Built Floor Plan



Hypothetical Floor Plan



9680
2-story building



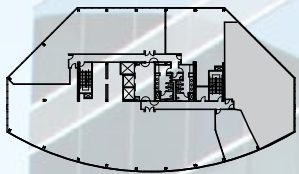
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STONECREST

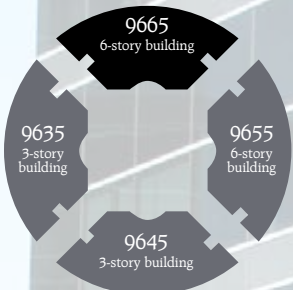
9665 GRANITE RIDGE DRIVE
FIFTH FLOOR

Suite 530
3,379 RSF

As Built Floor Plan



9680
2-story building



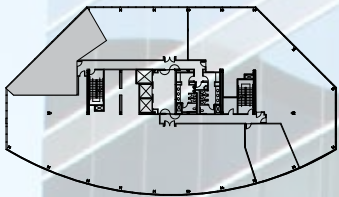
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9665 GRANITE RIDGE DRIVE
FIFTH FLOOR

Suite 560
1,168 RSF

New Spec Suite



9680
2-story building



9635
3-story building

9655
6-story building

9645
3-story building

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STONECREST

AREA AMENITIES



Mission Valley

Downtown

Coronado

Hotel Circle

Fenton Marketplace

Qualcomm Stadium

CVS Pharmacy
Subway

StoneCrest

Stadium Golf

Frys

Daley Center Dr

PetSmart
Vons
Wal-Mart

Granite Ridge Dr

Aero Dr

Kearny Mesa

Montgomery Field

Einstein Bros.
Panda Express
Payless Shoe Source
Quiznos • Starbucks

Express Tire
McDonald's
Taco Bell

Roberto's Taco Shop
Sizzler • Submarina

Jack In The Box
Papa John's Pizza
Pick Up Stix
Togo's Eatery

Ruffin Rd

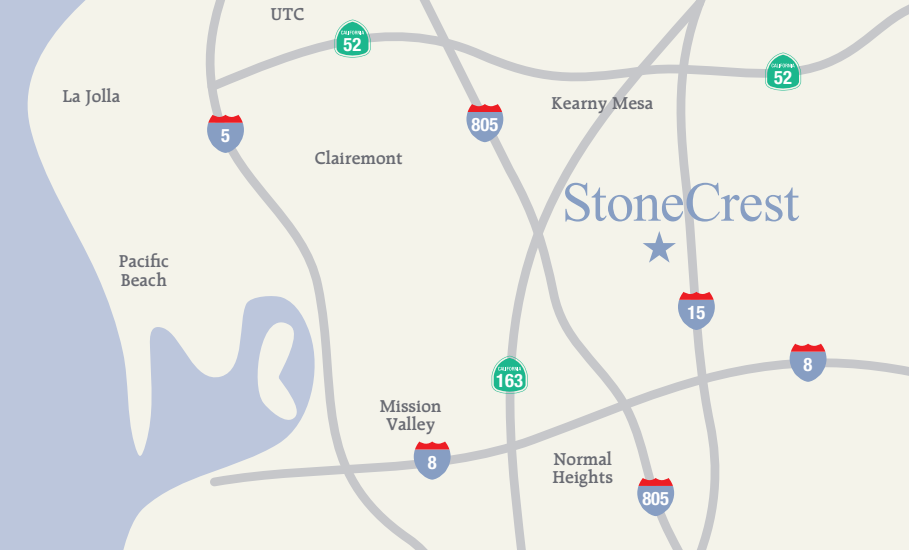
Charger's Park

Balboa Ave

San Diego Spectrum (not shown)
ARCO • Boll Weevil • Butcher Shop
California Coast Credit Union • Carl's Jr.
Cort Furniture Rental • County Assessor's Office
Denny's • Dlux Cleaners • Filippi's • H & R Block
Jack in the Box • La Salsa • Marriott • McDonald's
Nextel • North Island Credit Union • Panda Express
Red Brick Pizza • Robeks • Ruby's Cafe
San Diego Municipal Courthouse • Starbucks
Subway • Taco Bell • The Spice Cafe • Togo's
US Bank • Wells Fargo • Wendy's • YMCA



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KEARNY MESA

Kearny Mesa has long been considered one of the most desirable submarkets in San Diego due to its central location and unparalleled freeway access. Bordered by four major freeways, Kearny Mesa can be efficiently accessed by San Diego's large and diverse labor force.

Kearny Mesa is unique in that it has a large base of hotels and commercial and retail uses providing goods and services to the entire community. An impressive list of local corporate headquarters includes Sempra Energy, Sharp Healthcare, Northrop Grumman, Cubic Corporation, Kyocera International, Solar Turbines and United Parcel Service.

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