



BALBOA EXECUTIVE CENTER | 9444 BALBOA AVENUE, SAN DIEGO, CA

FEATURES

- » Approximately 120,992 RSF, five-story class “A” building
- » Immediate freeway access to I-15, Highway 52 and 163
- » 4.5 parking spaces per 1,000 USF, 40% covered at no charge
- » Exterior building top and monument signage available
- » Fitness facility, showers and lockers (Fitness facility is being updated)
- » Common area Wi-Fi
- » Extensive glass lines with panoramic mountain views
- » Steel frame construction
- » Newly installed electronic vehicle charging stations
- » New common area improvements including new outdoor seating

DETAILS

SUITE	SIZE	RATE	AVAILABILITY
100*	5,548 RSF	\$2.65 + E	Now <b>SPEC SUITE!</b>
120**	2,728 RSF	\$2.65 + E	Now <b>SPEC SUITE!</b>
150**	11,796 RSF	\$2.65 + E	Now
440	998 RSF	\$2.65 + E	Now <b>SPEC SUITE!</b>

\*Suites 120 & 100 can be combined for 8,276 RSF  
 \*\*Entire ground floor available to 20,072 RSF

FOR INFORMATION CONTACT

- |  |   |  |   |
|--|---|--|---|
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## AMENITIES | MAP



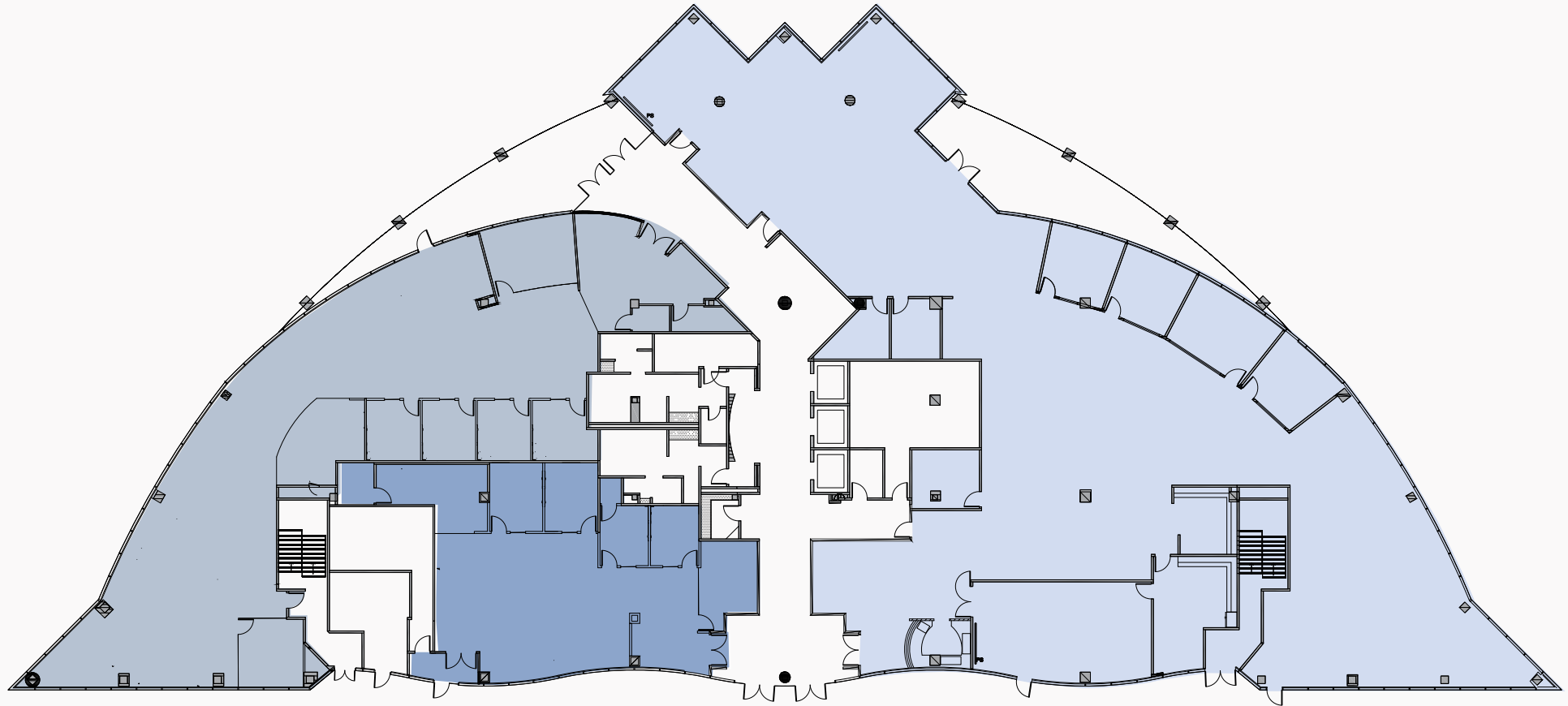
- |  |   |
|--|---|
| 1 7 Eleven<br>North Island<br>Credit Union<br>1001 Hair Salon<br>Filippis Pizza  | 10 7 Eleven<br>Pickup Stix<br>Jack in the Box<br>Papa John's<br>Togo's                      |
| 2 Bank of America<br>McDonald's  | 11 Holiday Inn<br>Sizzler<br>Sub Marina   |
| 3 Rubio's<br>Village India   | 12 Express Tire<br>McDonald's<br>Taco Bell  |
| 4 YMCA<br>Robeks Juice<br>C+K Mediterranean Grill<br>Dry Cleaners<br>Marriott<br>Panda Express<br>Jack in the Box                    | 13 Panda Express<br>Einstein Bros Bagels<br>Starbucks                                       |
| 5 Ace<br>Chase<br>Taco Bell<br>Wells Fargo<br>Wendy's  | 14 Quizno's<br>Payless Shoe Source  |
| 6 Mobil 1<br>San Diego<br>County Library<br>Subway<br>Carl's Jr.<br>The Coffee Bean<br>FedEx<br>Palominos Mexican Food<br>Giovanni's | 15 Vons<br>Wells Fargo<br>Walmart<br>Petsmart   |
| 7 Chase  | 16 Fry's Electronics  |
| 8 Sheraton   | 17 Stadium Golf   |
| 9 Good on Ya Deli  | 18 Studio Diner   |
|  | 19 Grab and Go Subs<br>Robertos Taco Shop<br>Paul Mitchell Salon<br>Murphy Canyon Preschool |



PROPERTY | LOCATOR MAP & PHOTOS



## FLOOR PLANS



### ● 1<sup>st</sup> Floor As Built

Suite: 100  
 Square Feet: 5,548 RSF  
 Lease Rate: \$2.65 + E  
 Available: Now

\*entire ground floor available to 20,072 RSF

### ● 1<sup>st</sup> Floor As Built

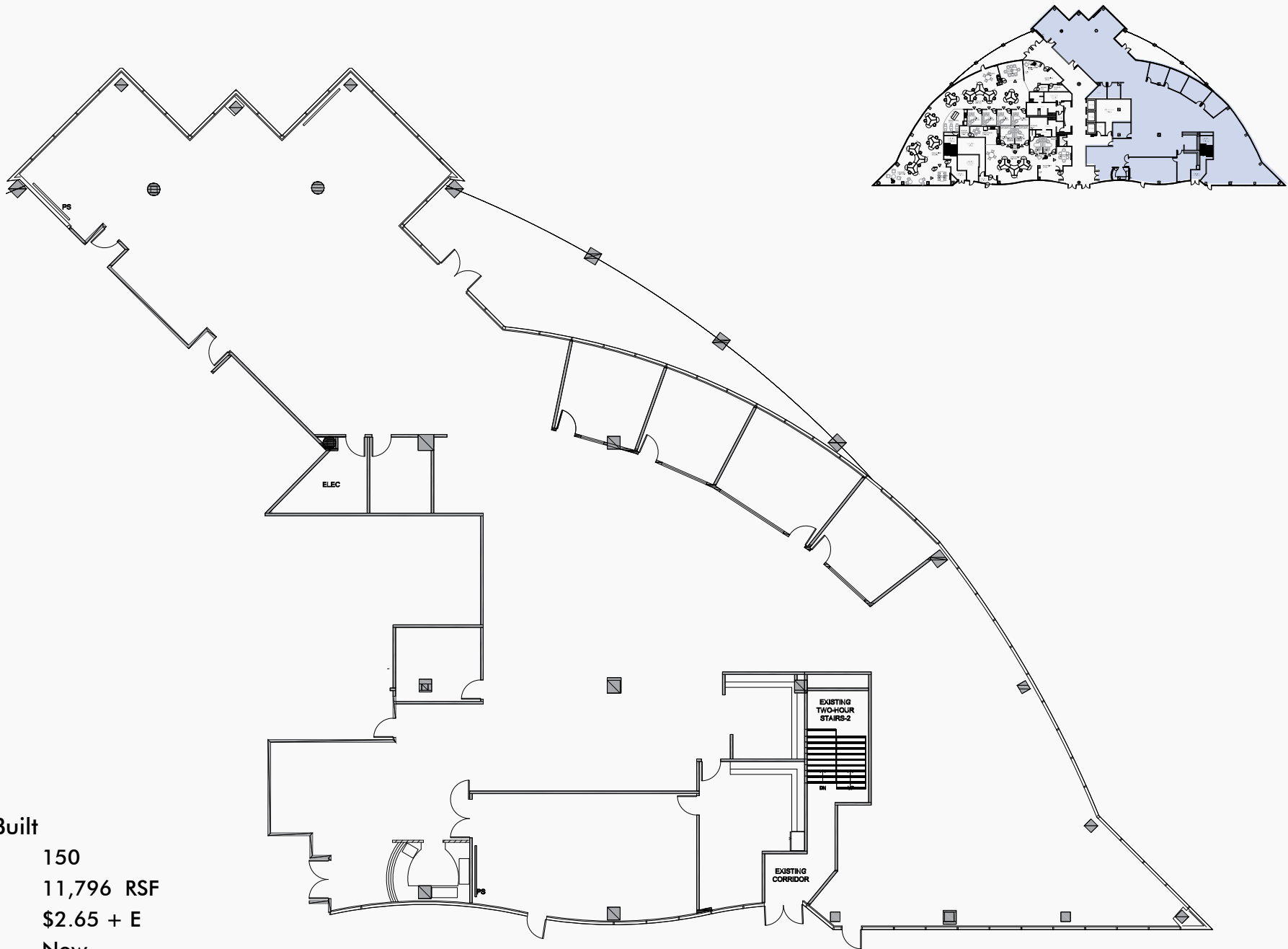
Suite: 120  
 Square Feet: 2,728 RSF  
 Lease Rate: \$2.65 + E  
 Available: Now

\*entire ground floor available to 19,629 RSF

### ● 1<sup>st</sup> Floor As Built

Suite: 150  
 Square Feet: 11,796 RSF  
 Lease Rate: \$2.65 + E  
 Available: Now

\*entire ground floor available to 19,629 RSF



● 1<sup>st</sup> Floor As Built

Suite: 150  
 Square Feet: 11,796 RSF  
 Lease Rate: \$2.65 + E  
 Available: Now

entire ground floor available to 19,629 RSF



LOUNGE AND BREAK ROOM



DESIGNATED HUDDLE AREAS



GEOMETRIC RECEPTION DESK

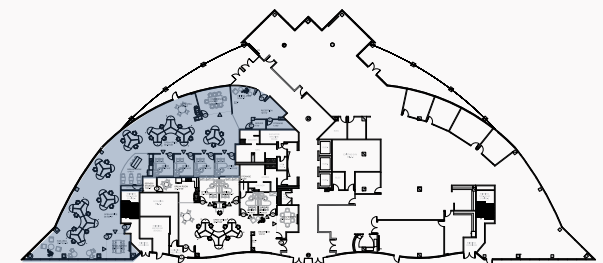


INSET GLASS IN  
CONFERENCE ROOM  
LOGO BY SEATING AREA

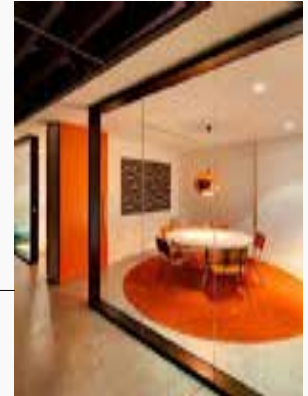
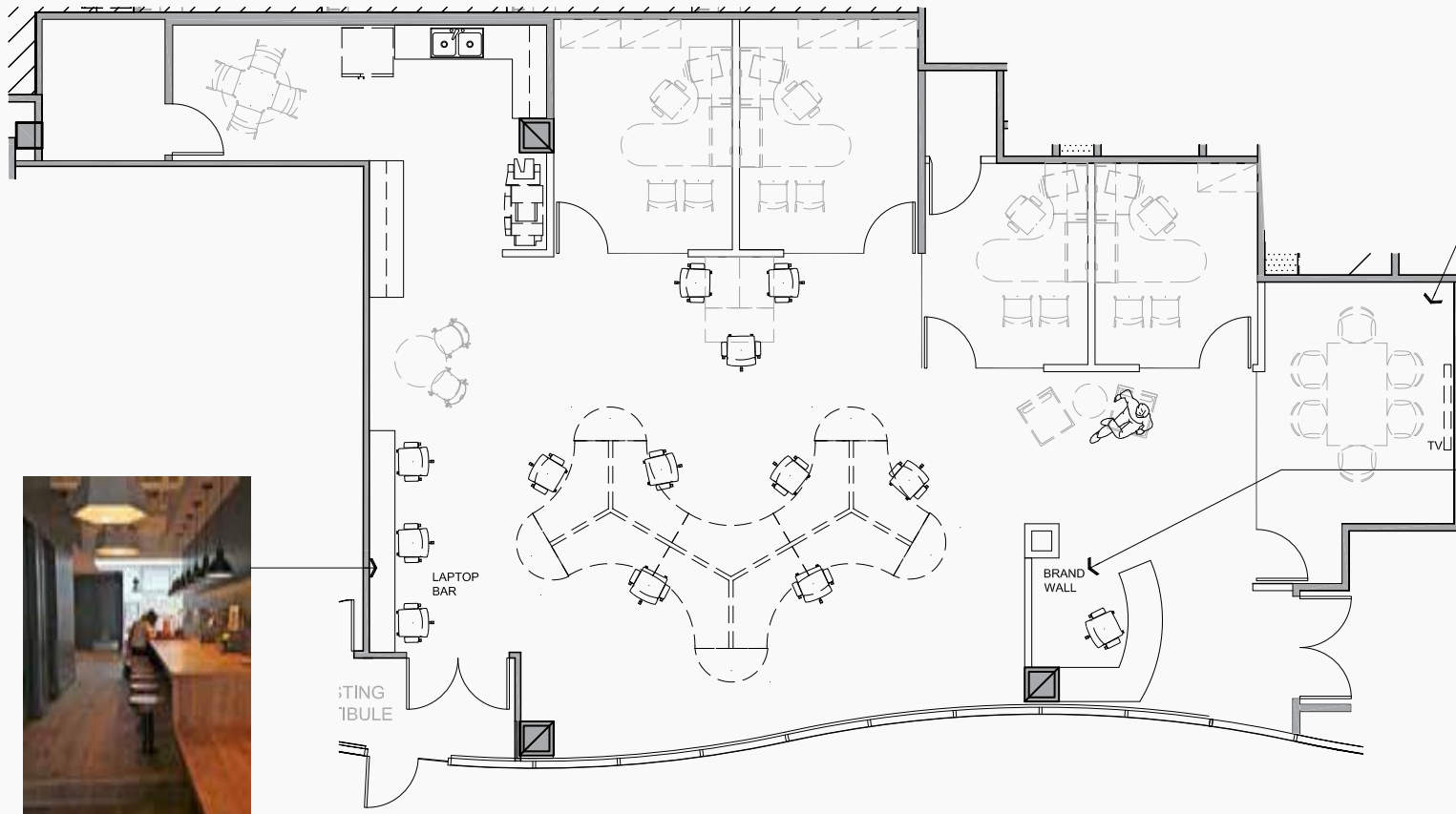
### ● 1<sup>st</sup> Floor Hypothetical

Suite: 100  
 Square Feet: 5,548 RSF  
 Lease Rate: \$2.65 + E  
 Available: Now

entire ground floor available to 19,629 RSF





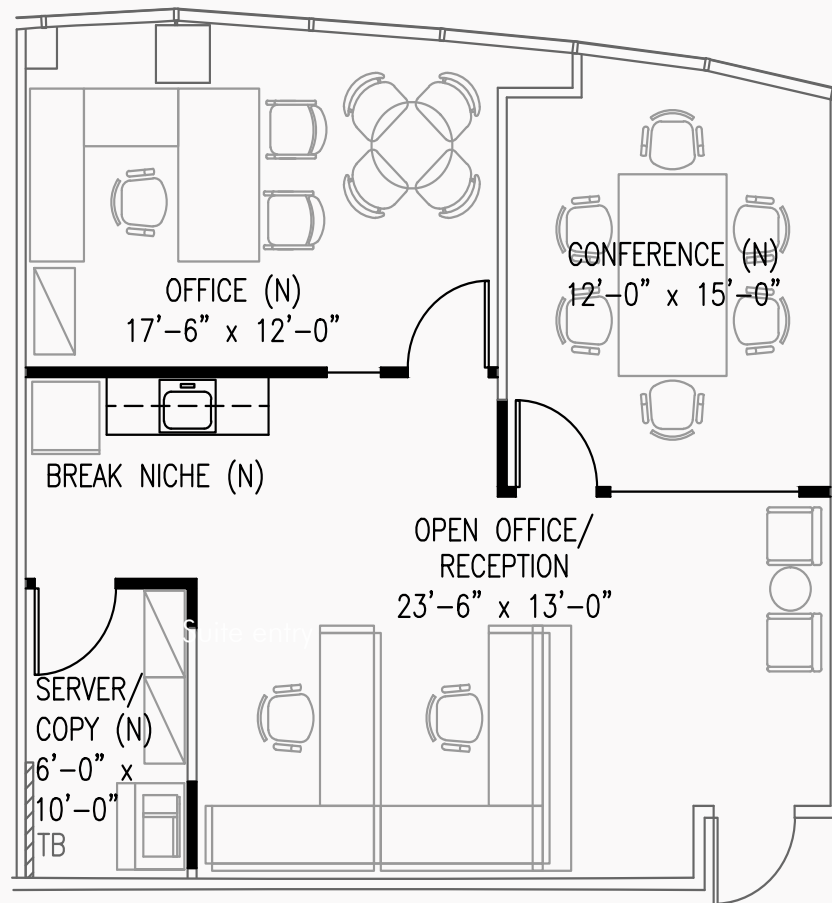


### ● 1<sup>st</sup> Floor Hypothetical

Suite: 120  
 Square Feet: 2,728 RSF  
 Lease Rate: \$2.65 + E  
 Available: Now

entire ground floor available to: 19,629 RSF





#### 4<sup>th</sup> Floor As Built

#### SPEC SUITE!

Suite: 440  
 Square Feet: 998 RSF  
 Lease Rate: \$2.65 + E  
 Available: Now

