

SPECTRUM

CORPORATE PLAZA

FOR LEASE

9246 LIGHTWAVE AVENUE
SAN DIEGO, CALIFORNIA 92123



CLASS "A" OFFICE SPACE IN THE HEART OF KEARNY MESA

For more information please contact

CBRE

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 COLONY
NORTHSTAR



9246 LIGHTWAVE AVE

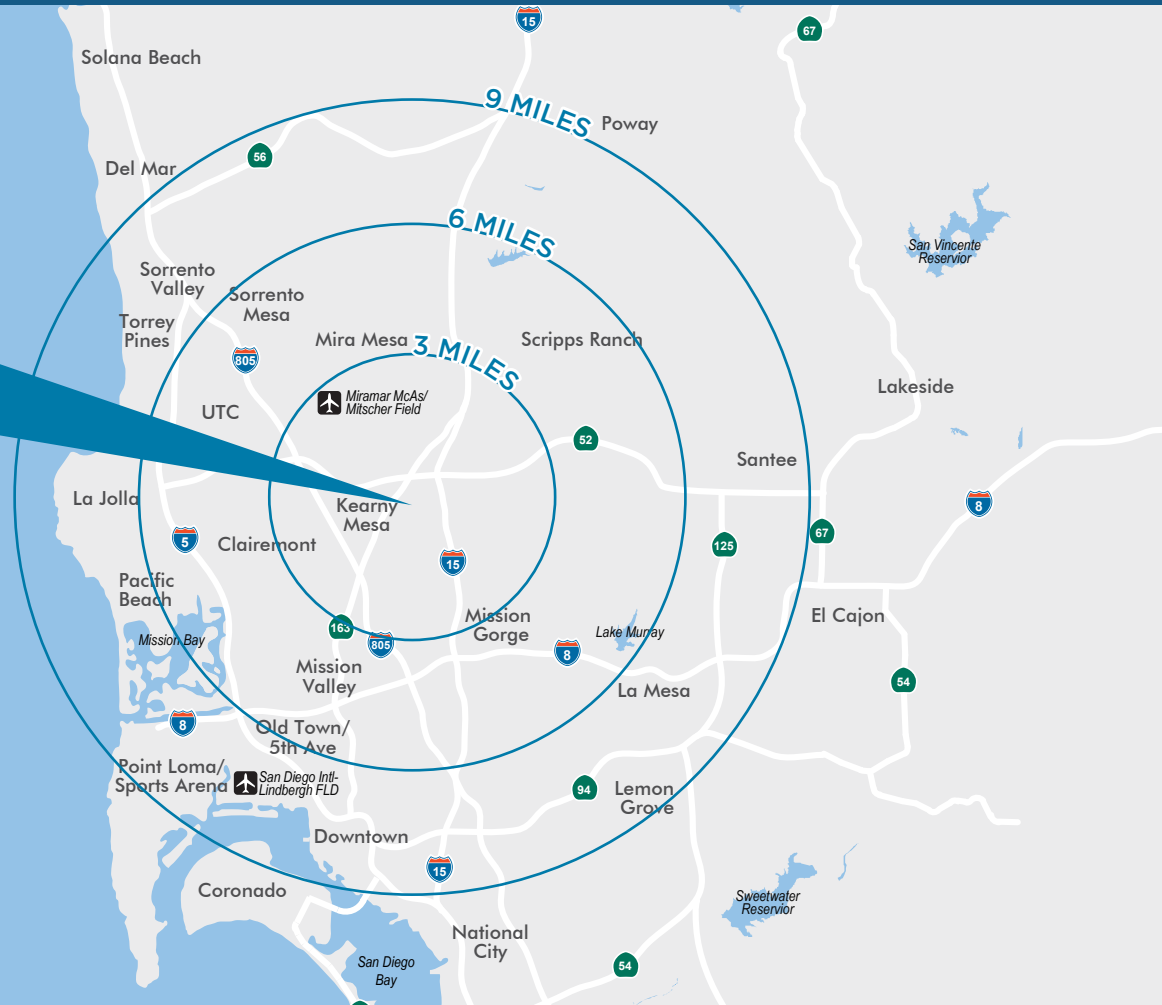
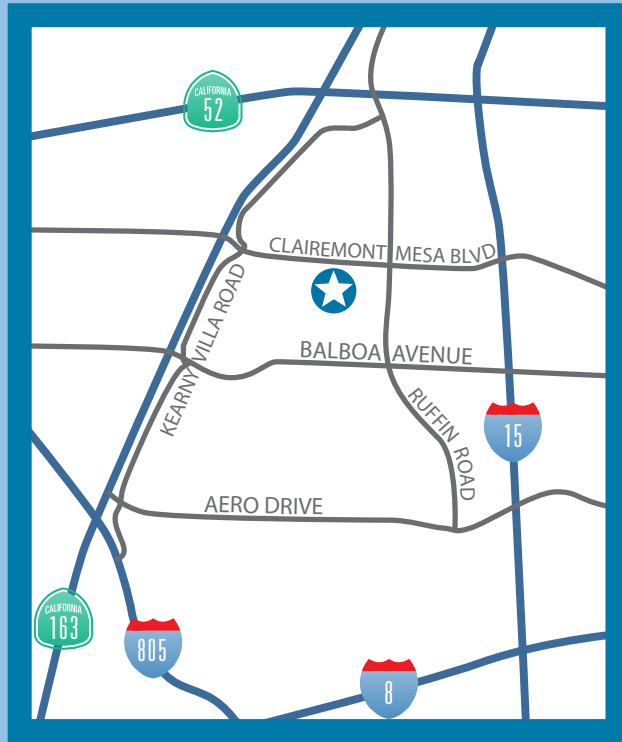
CLAIREMONT MESA BLVD

LIGHTWAVE AVE

TECH WAY

BALBOA AVE

Freeway Exits



SPECTRUM CORPORATE PLAZA is ideally located in Kearny Mesa within the San Diego Spectrum. Kearny Mesa is San Diego County's most centrally located submarket and has excellent proximity to 5 major freeways with direct access to the I-15 and SR 163. Additionally, Spectrum Corporate Plaza is a 10 to 20 minute drive to Downtown.

San Diego, Lindbergh Field, and to the coastal communities of Del Mar, La Jolla, and Point Loma as well as to locations in East County. The San Diego Spectrum has been developed to meet today's business community demands with an integrated working environment.

SPECS

9246 LIGHTWAVE

BUILDING SIZE	84,000 SF
ZONING	IL-3-L
BUILDING FLOORS	3-Story
BUILDING TYPE	Concrete Tilt
FLOOR SQUARE FOOTAGE	28,000 SF
2ND & 3RD FLOOR LOADS	100 PSF
FLOOR TO FLOOR	16'
CEILING HEIGHT	11'
MECHANICAL	Water Source Heat Pump
ELEVATORS	3500# Dover Hydraulic W/9' Doors (2)
POWER	277/480 Volt 3 Phase/4 Wire/3000 Amp
PARKING SPACES/RATIO	4/1,000 RSF
FIRE SPRINKLERS	Fully Sprinklered At .33 Gpm
FIBER-OPTIC CABLE	6 Conduits To Building
GAS SERVICE	Yes

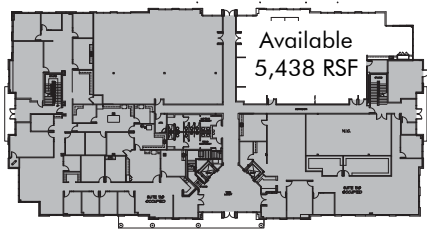


9246 LIGHTWAVE

SUITE	RSF	RENT PSF
SUITE 100	±5,438 RSF	\$2.95 + Elec.
SUITE 210	±14,000 RSF	\$2.95 + Elec.
SUITE 320	±7,063 RSF	\$2.95 + Elec.

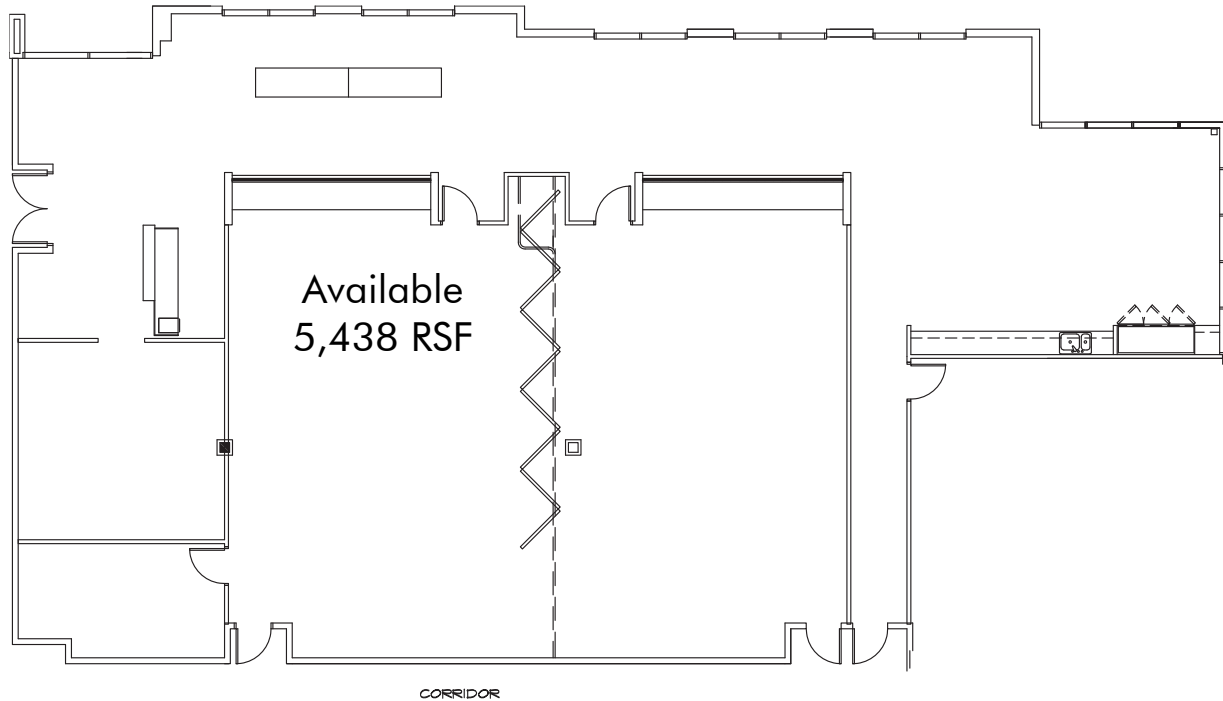


FLOOR PLAN - 9246 Lightwave Avenue, Suite 100 - 5,438 RSF



SPACE HIGHLIGHTS

- Ideal training/conferencing space
- Large kitchen area
- Fully furnished
- Convenient ground floor location
- 11' Drop ceiling with
11' window line

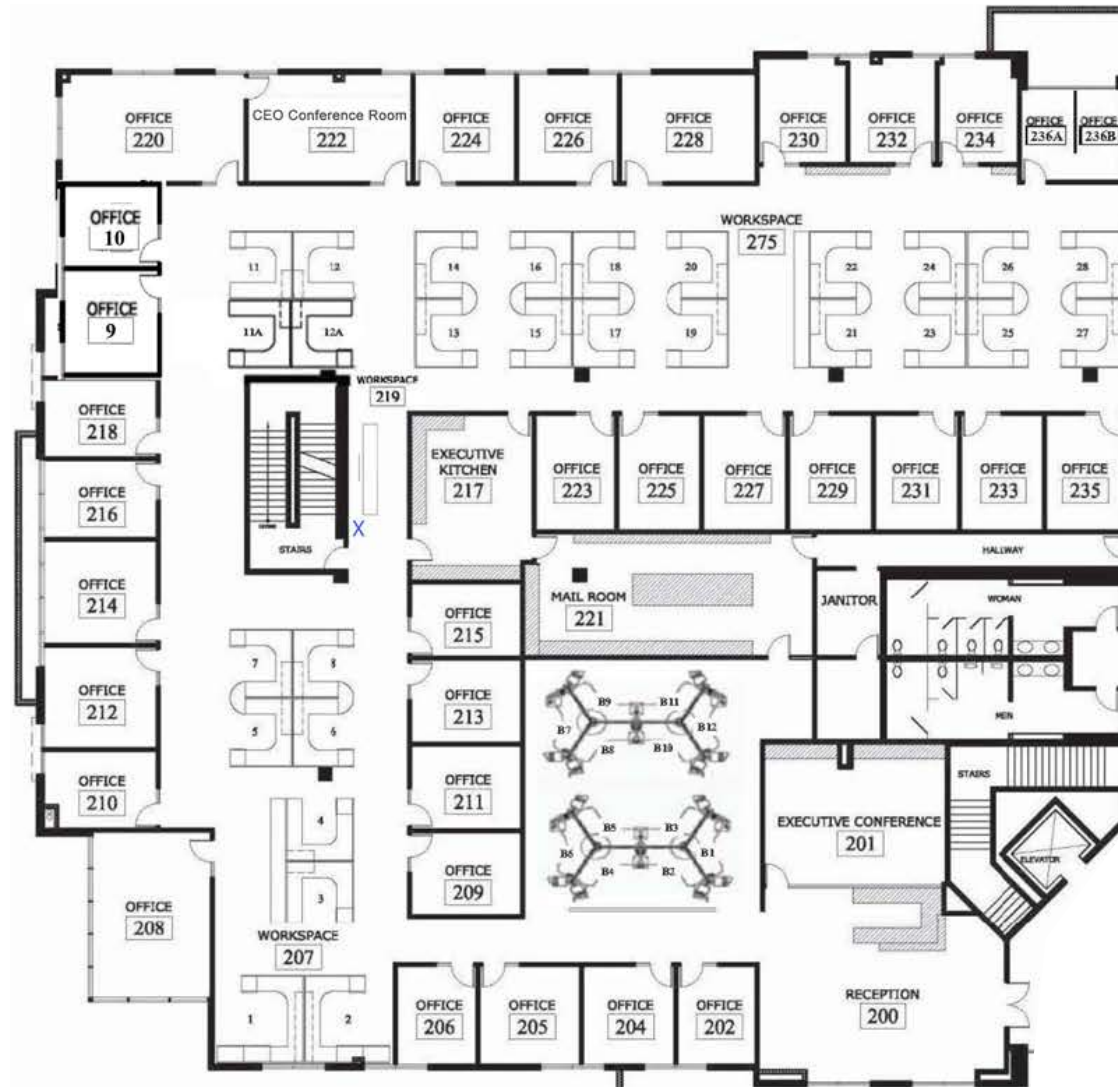


FLOOR PLAN - 9246 Lightwave Avenue, Suite 210 - 14,000 RSF



SPACE HIGHLIGHTS

- High quality improvements
- Valuable furniture in place
- Highly efficient build-out
- Double door entry to elevator lobby
- 11' Drop ceiling with 11' window line



SURROUNDING AMENITIES



P

Features:

- Wellness Center
- Indoor Pool
- Fitness Center
- Childcare/Kids Club
- Gymnastics Center
- Preschool
- Kid's Playground
- Outdoor Grass Area
- Soccer Arena

RESTAURANTS

- | | |
|---|---|
| <ul style="list-style-type: none"> A Elbow Room Restaurant, Sonic Burgers, The Butcher Shop Steakhouse B Filippi's Pizza, Subway C Greek Palace | <ul style="list-style-type: none"> D Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café E Starbucks, Los Primos Mexican Food, Panda Express, Jack in the Box, Tigris Mediterranean Grille F The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q |
|---|---|

SERVICES

- G** The Spice Cafe
- H** Lil' Pepper Gourmet
- I** Boll Weevil Restaurant
- J** Studio Diner
- K** California Coast Credit Union
- L** Courthouse
- M** Bank
- N** Marriott Hotel

ACTIVE LIFESTYLE

- O** YMCA (Toby Wells)
- P** Art of Light Fitness & Training
- Q** Spectrum Perimeter Jogging Trail
- R** ACE Fitness

MULTI-FAMILY

- S** Existing Rental Units (1,080)
- T** Under Construction Rental Units (302)
Planned Rental Units (248)
- U** Existing Condominiums (500+ Units)

CORPORATE NEIGHBORS

DOWNTOWN
SAN DIEGO

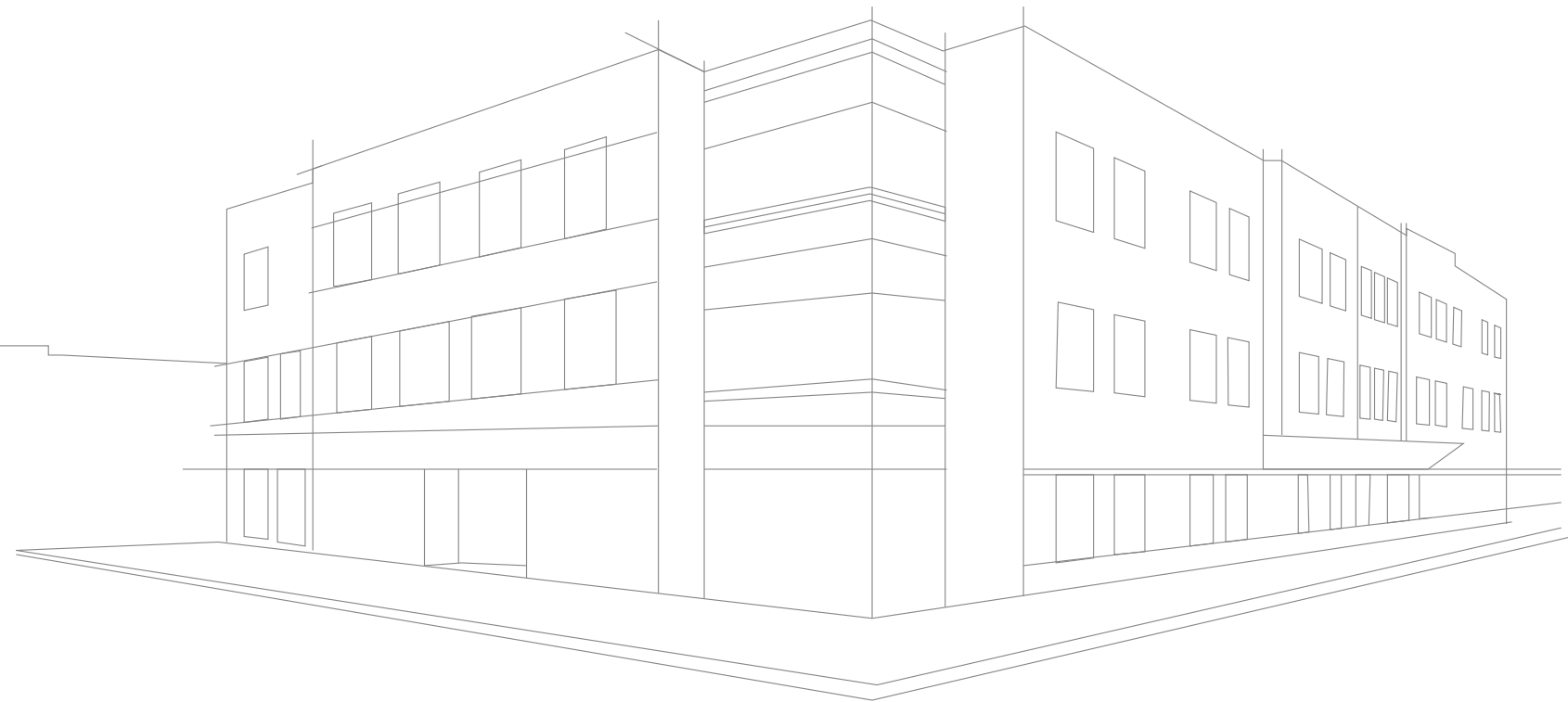
MISSION BAY

MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



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