

AVAILABLE FOR LEASE

9320



HAZARD COMMERCIAL PARK

9320&9340
HAZARD WAY

SAN DIEGO, CA 92123

CBRE

9340

PROPERTY FEATURES



Office and flex suites
between 2,807 - 5,566 SF
available



Part of a two (2) building
project totaling $\pm 46,548$ SF



Prime location in
Kearny Mesa



Approximately 2.8/1,000 SF
parking ratio



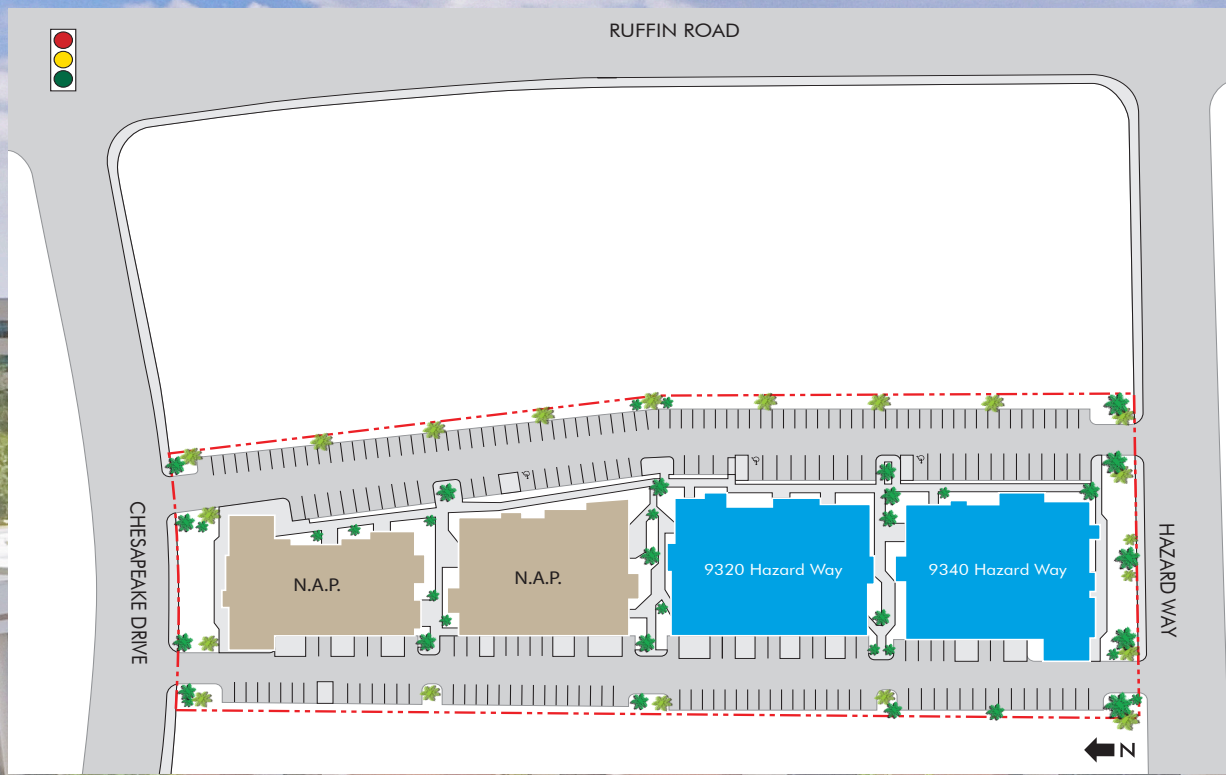
Excellent freeway access to
Interstates 15, 805, 5 and
Highways 163 and 52



Available Immediately

RESERVED
PARKING
BOCKE
AWARDS
VISITORS

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PARKING
BOCKE
AWARDS
VISITORS



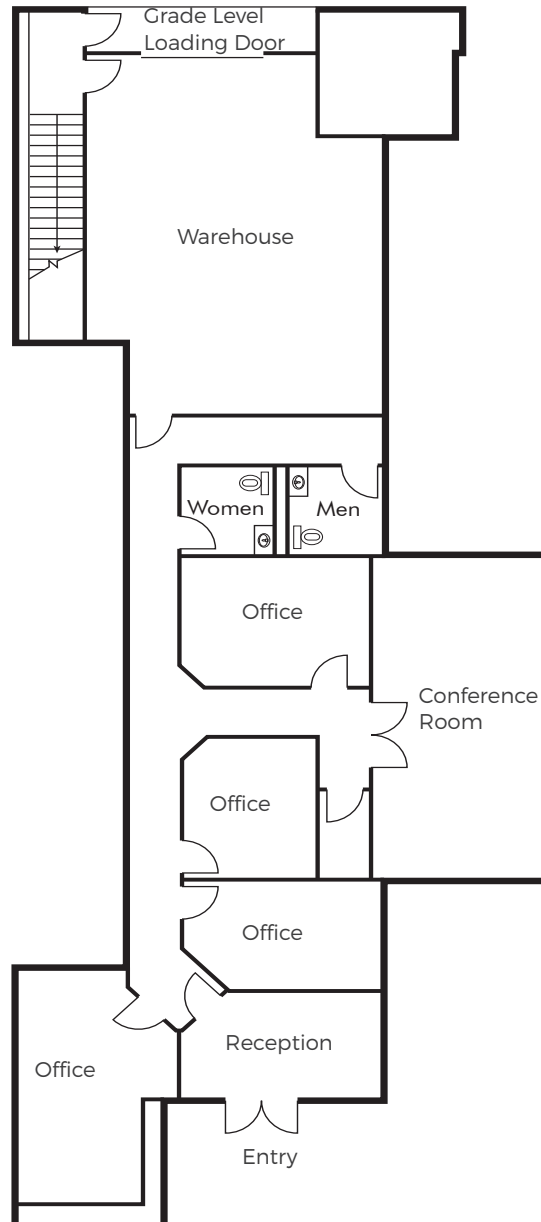
AVAILABILITY

ADDRESS	SIZE	LEASE RATE	AVAILABLE	COMMENTS
9340 Hazard Way Suite B1	2,807 SF	\$1.50/SF Gross	Immediately	Approx. 80% office/ 20% warehouse, with (2) restrooms and (1) grade level loading door.
9340 Hazard Way Suite A1/B3	5,566 SF*	\$1.40/SF Gross	Immediately	100% office on two floors (can be divided). Mix of open office and private offices.

* Suite A1/B3 can be divisible to ±1,287 and ±4,279 SF

FLOOR PLAN

9340 HAZARD WAY, SUITE B1



Approximately 2,807 SF



(4) private offices, (1) conference room, (2) restrooms, and (1) grade level loading door



2.8/1,000 SF parking ratio



Lease Rate: \$1.50/SF Gross



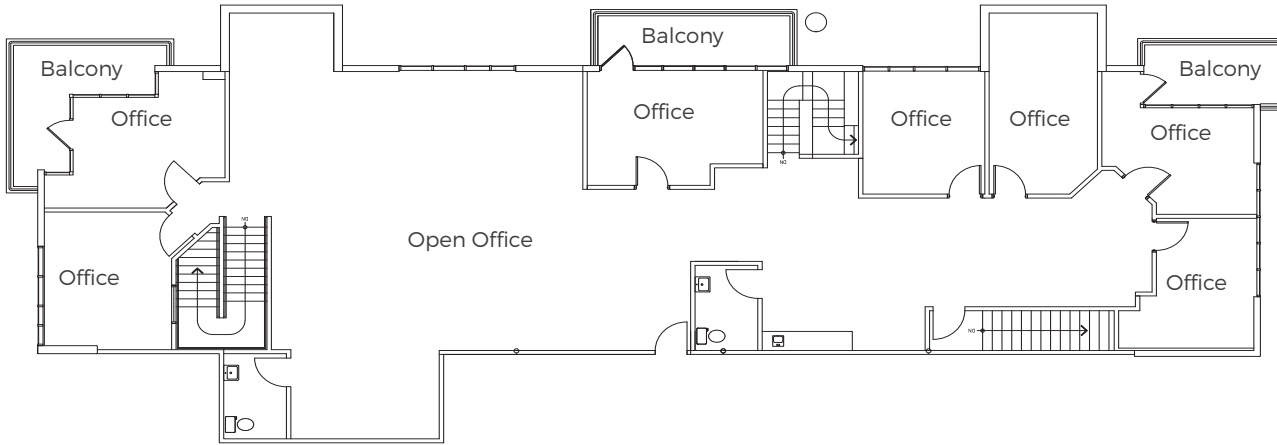
Available: Immediately

FLOOR PLAN

9340 HAZARD WAY, SUITE B3/A1

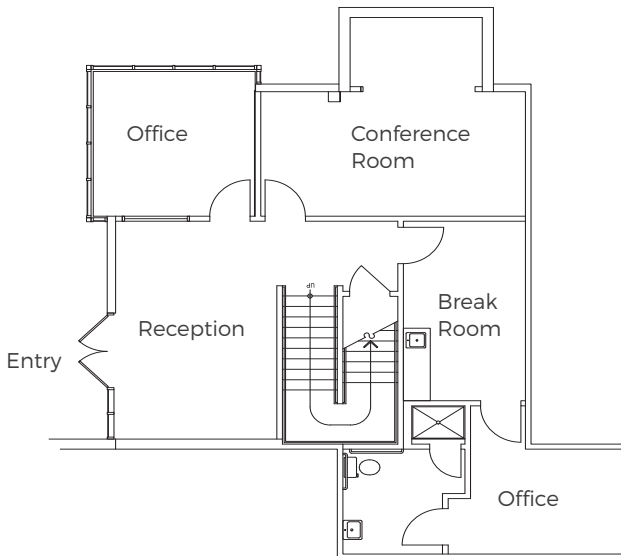
Suite A1

2nd Floor (± 4,279 SF)



Suite B3

1st Floor (± 1,287 SF)



Approximately 5,566 SF
(Divisible)



Mix of open and private
offices on 2 floors



2.8/1,000 SF parking ratio



Lease Rate: \$1.40/SF Gross



Available: Immediately



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SAN DIEGO, CA 92123

CONTACT US:

RYAN SPARKS, SIOR
First Vice President
Lic. 01784736
+1 858 546 2606
ryan.sparks@cbre.com

KYLE WRIGHT
Associate
Lic. 02083245
+1 858 546 4621
kyle.wright2@cbre.com

CBRE, Inc.
4301 La Jolla Village Drive, Suite 3000
San Diego, CA 92122
www.cbre.com



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Broker Lic. 00409987

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