

9565
WAPLES ST
SAN DIEGO, CA



OFFICE BUILDING FOR SALE | \$3,355,000.00 (\$245/SF)

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Voit
REAL ESTATE SERVICES

EXECUTIVE SUMMARY



9565 Waples Street
SAN DIEGO, CALIFORNIA 92121



341-361-33
PARCEL NUMBER



±13,695 Square Feet
±33,977 SQUARE FEET OF LAND



IL-2-1 San Diego
ZONING



3.8/1,000 SF
80 SURFACE SPACES



Multi or Single
TENANCY



Rooftop Package Units
HVAC



One Power Meter



Central Sorrento Mesa Location



Elevator Served



Excellent I-805 &
Freeway I-5 Access





Prominent
**BUILDING
SIGNAGE**

Abundant on site
PARKING

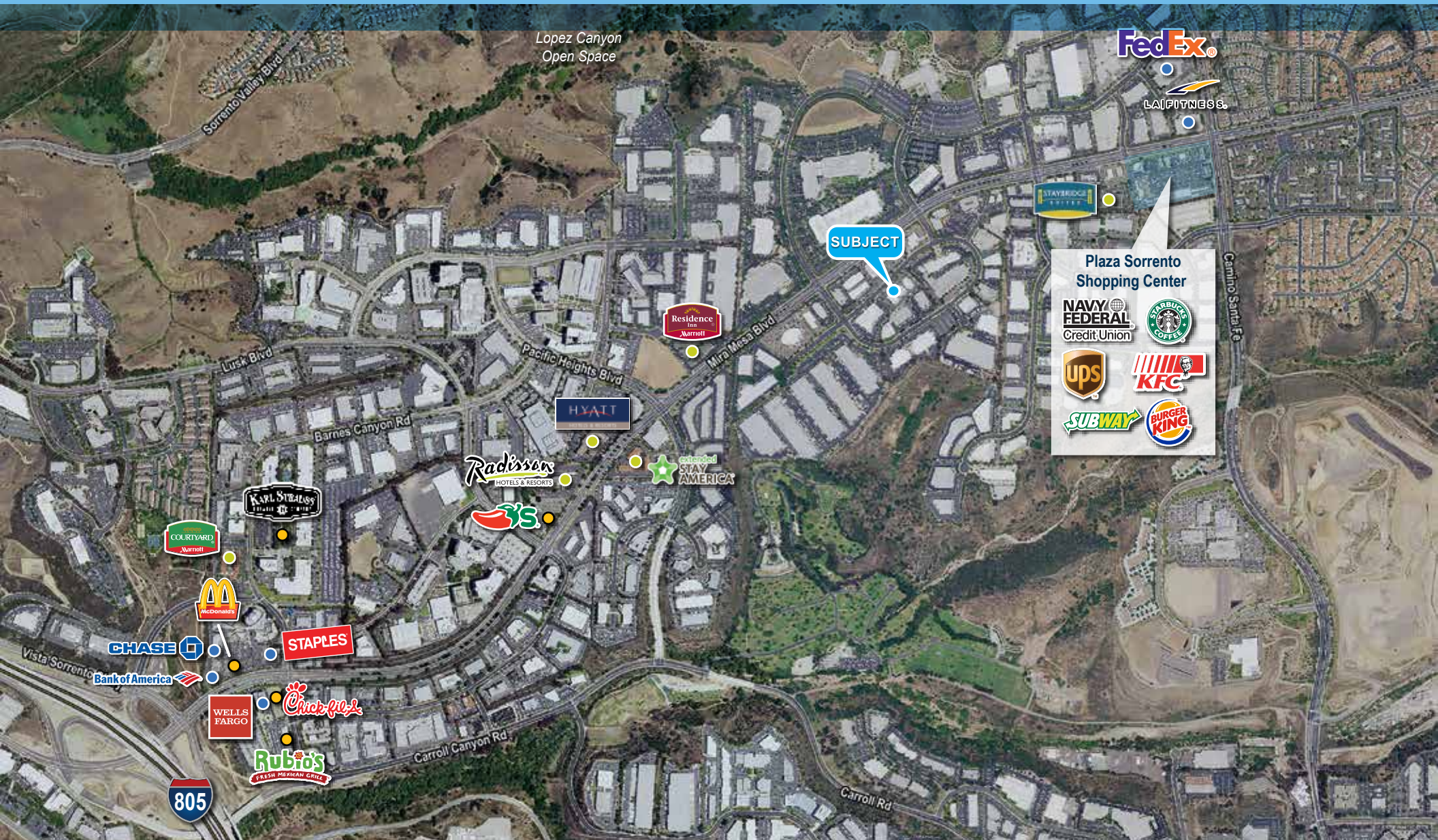


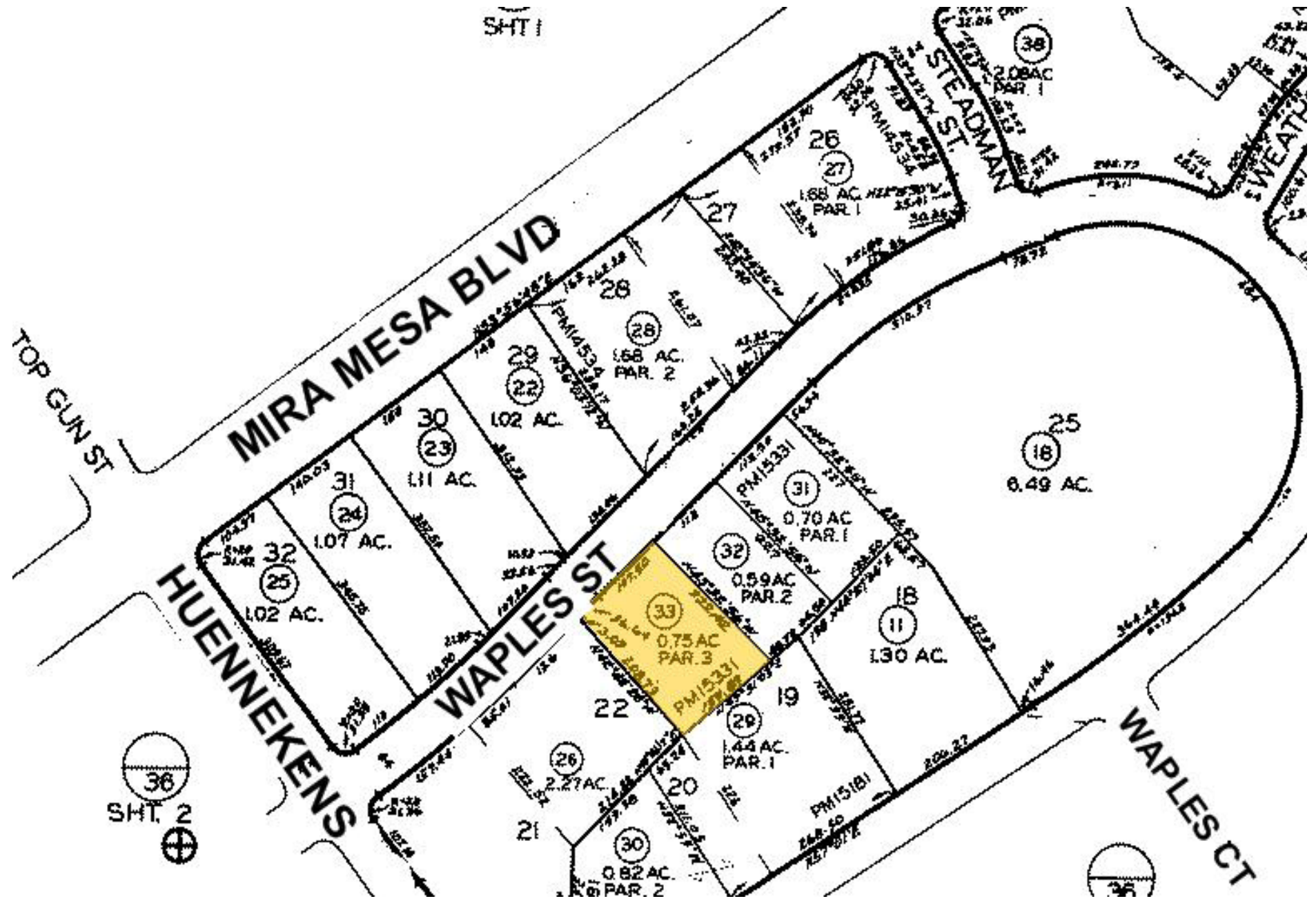
Ideal **OWNER/
USER** opportunity

Purchase price
\$3,355,000.00

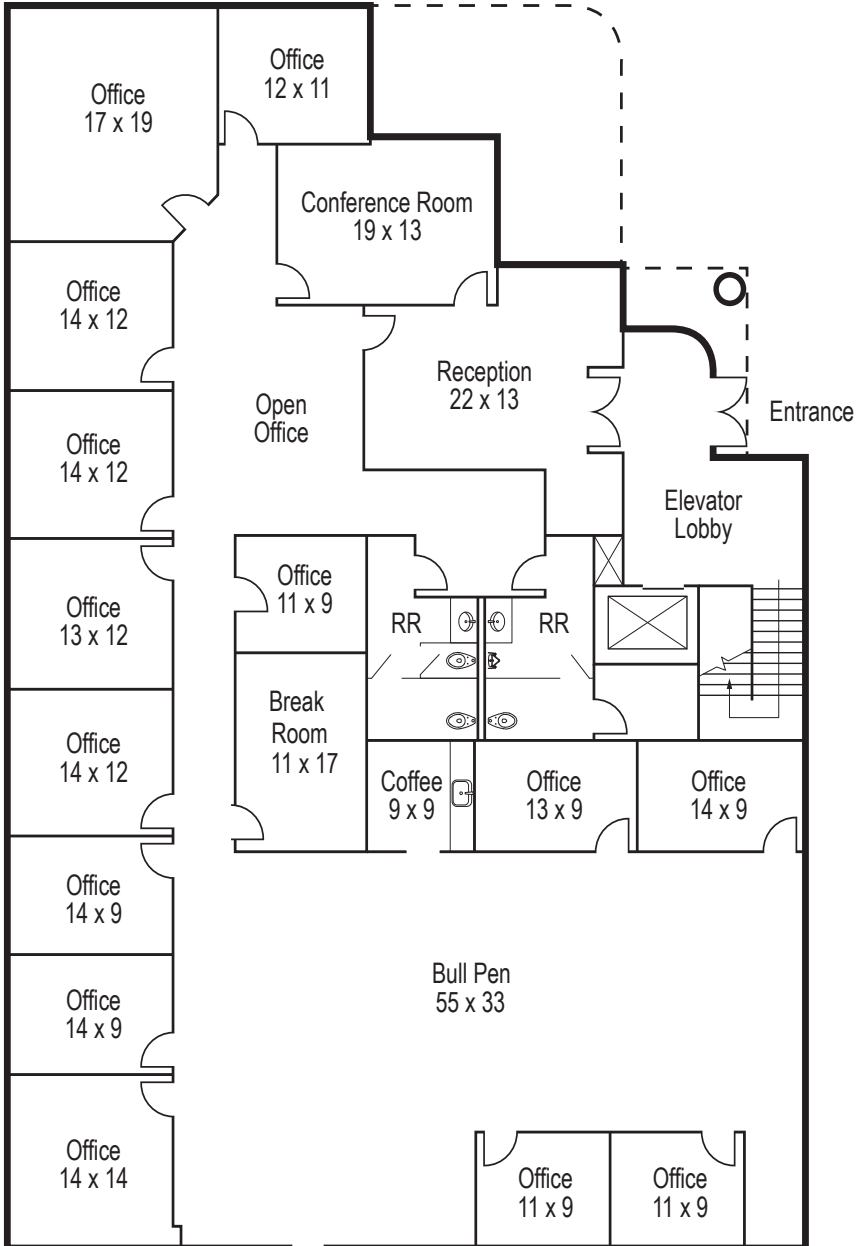


9565 WAPLES STREET is an attractive, 13,695 square foot, two story office building located in heart of the Sorrento Mesa commercial market. The subject property is surrounded by office, high tech and bio-technology tenants, and offers several food amenities within a short walking distance for employees. The property also offers abundant on site parking in addition to street parking, prominent building signage, and is elevator served, a rare feature for building of this size. Perfect for any business owner looking to occupy between 7,000 and 13,695 square feet. The subject property is centrally located within the Sorrento Mesa office market, and offers quick access to the 805 Freeway.

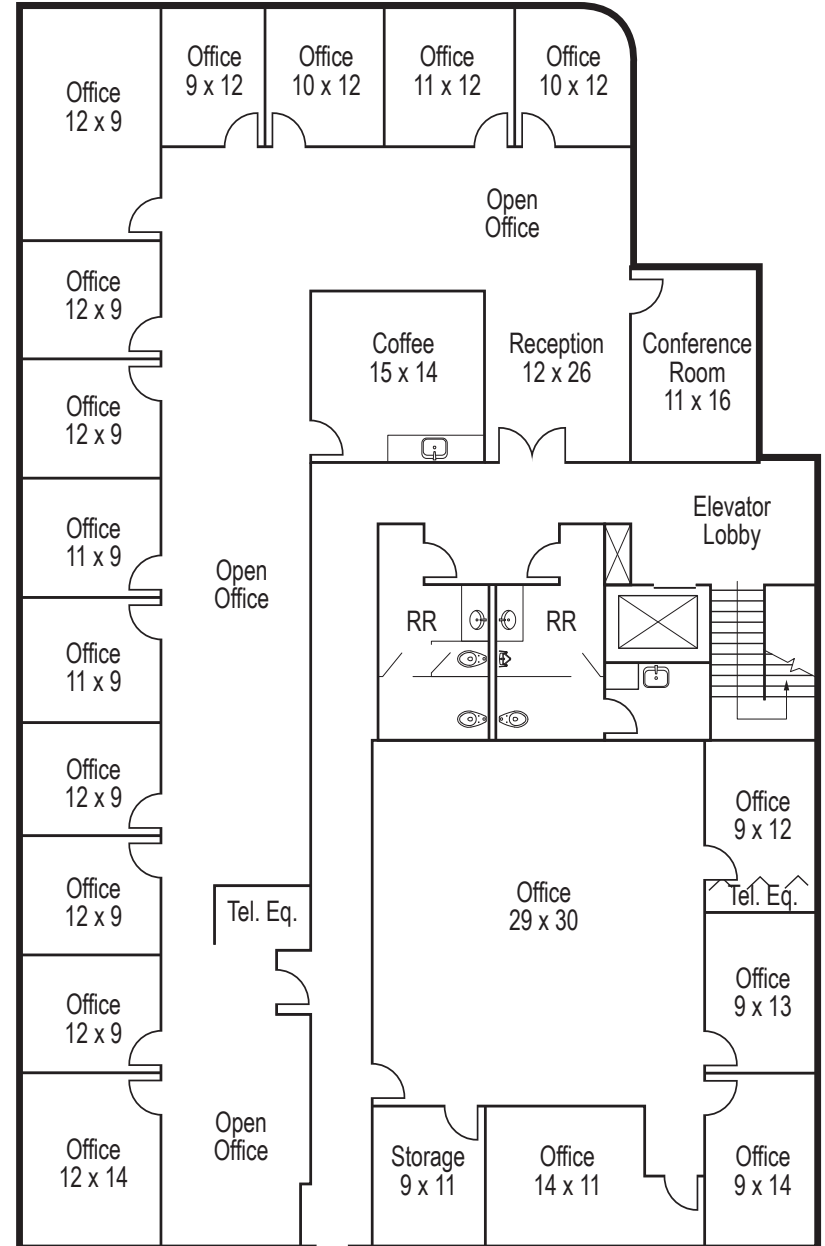




FIRST FLOOR



SECOND FLOOR



9565 WAPLES STREET

BIRDSEYE VIEW



9565 WAPLES ST

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