



VIEW
PROPERTY HIGHLIGHTS

9275 & 9325
SKY PARK COURT
SKY PARK OFFICE PLAZA





Features

- + Prominent corner location with building and monument signage available
- + Complimentary covered parking (32% of entire parking)
- + Newly renovated on-site gym
- + "Cafe 160" on-site organic cafe. Serving local organic food, coffee, smoothies, and kombucha - www.cafe160.com
- + Showers / lockers
- + Fiber optics available (C Beyond, AT&T, Time Warner, Cogent etc)
- + Energy Star designation
- + Common area Wi-Fi
- + Public transportation on site
- + Electric vehicle charging stations, bike lockers and bike racks
- + Excellent access to I-15, I-8, I-805, Hwy 163 and Hwy 52 via Aero Drive and Balboa Avenue

Details

9275 Sky Park Court

| Suite | RSF | Availability | Floor Plan |
|-------|-----------|--------------|---------------------------|
| 425 | 4,731 RSF | 10/1/2022 | View Plan |

9325 Sky Park Court

| Suite | RSF | Availability | Floor Plan |
|---|------------|--------------|---------------------------|
| Suite 100 Divisible to 10,000 RSF | 19,051 RSF | Now | View Plan |
| Suite 200 Spec Suite | 5,147 RSF | Now | View Plan |
| 230 | 6,675 RSF | Now | View Plan |
| 250 | 2,603 RSF | Now | View Plan |
| 260 | 6,027 RSF | Now | View Plan |
| 200, 230, 250, 260 | 20,452 RSF | Now | View Plan |



Amenities Map



15

8

805

8

805

163

MISSION VALLEY

DOWNTOWN

CORONADO

Qualcomm Stadium

Hotel Circle

Stadium Golf

Fry's Electronics

PetSmart Vons
Wal-Mart
Wells Fargo

7-Eleven
MTS

Montgomery Field

Einstein Bros.
Panda Express
Payless Shoe Source
Quiznos Starbucks

Express Tire
McDonald's
Taco Bell

9325
SKY PARK CT

9275
SKY PARK CT

Holiday Inn
Roberto's Taco Shop
Sizzler, Submarina

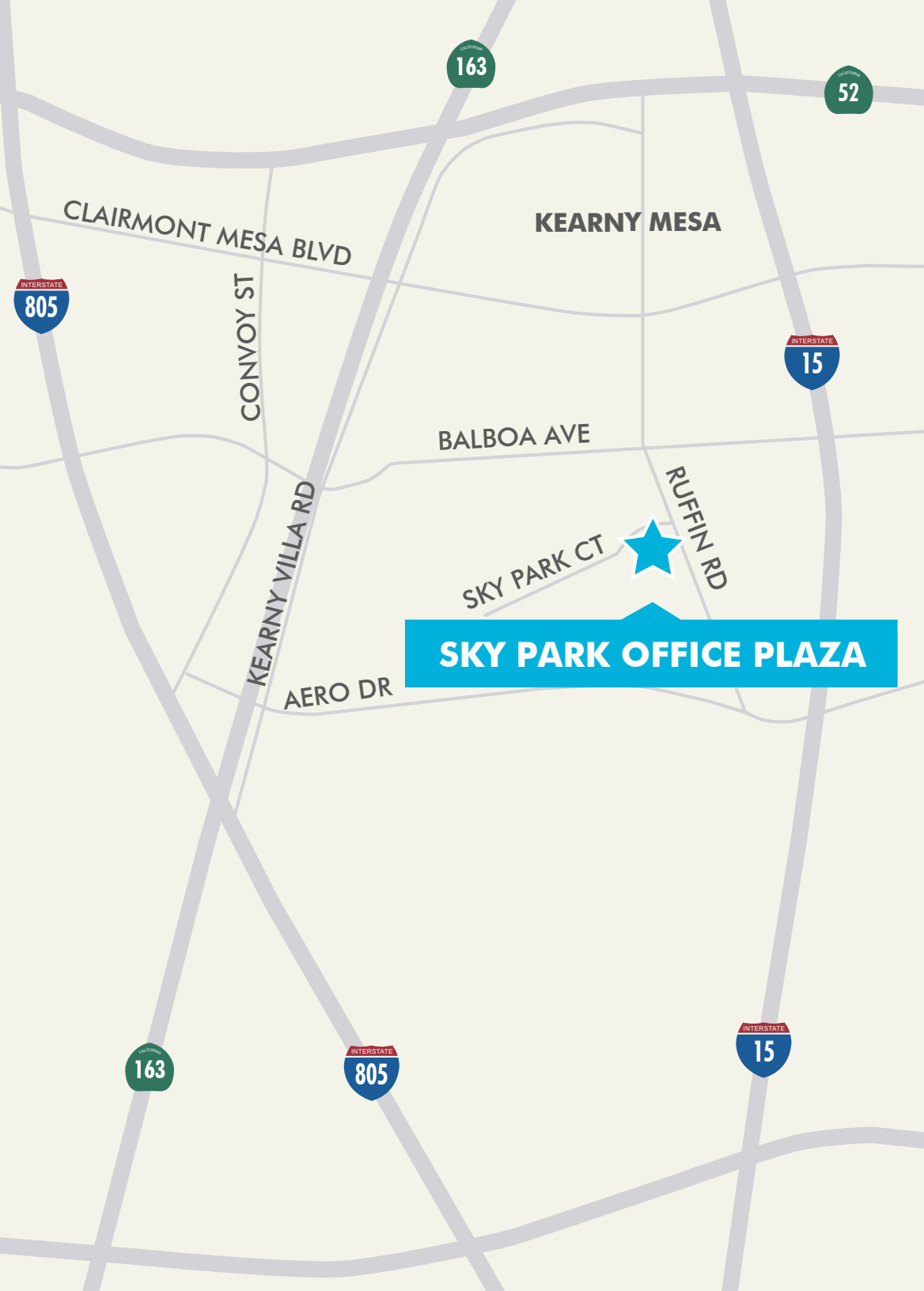
Jack In The Box
Papa John's Pizza
Pick Up Stix
Togo's Eatery

MTS
MTS
MTS

MTS

SAN DIEGO SPECTUM
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
US Bank Wells Fargo Wendy's



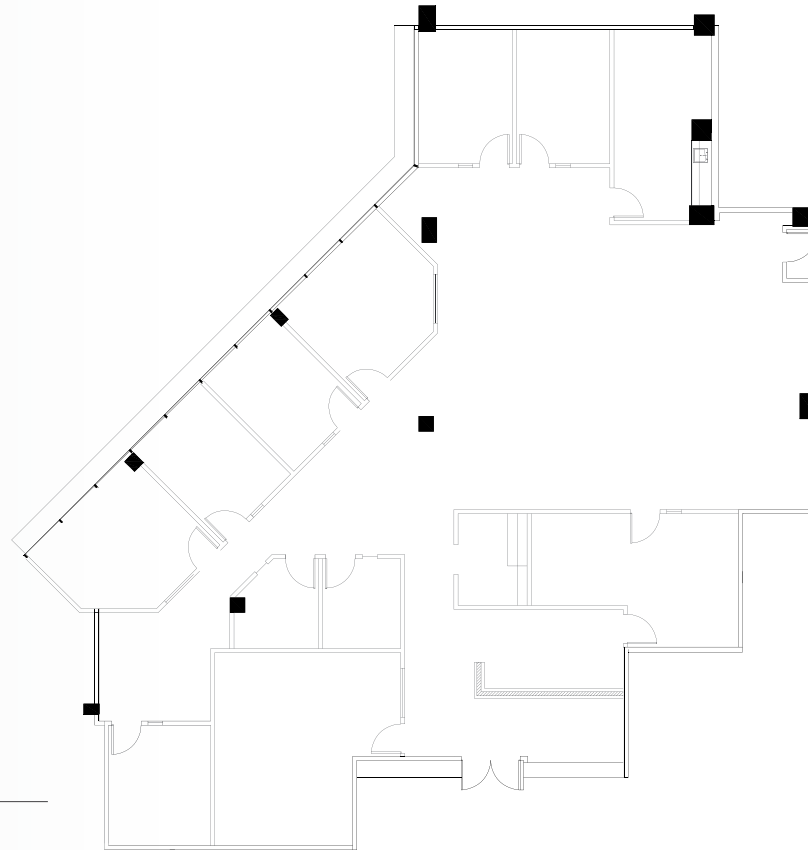


Map & Photos



Floor Plans

9275 SKY PARK COURT



Not Available

As-Built Suite

| | |
|-------------|------------|
| Suite | 425 |
| Size | 4,731 RSF |
| Available | 10/1/2022 |
| Asking Rate | \$3.15 FSG |

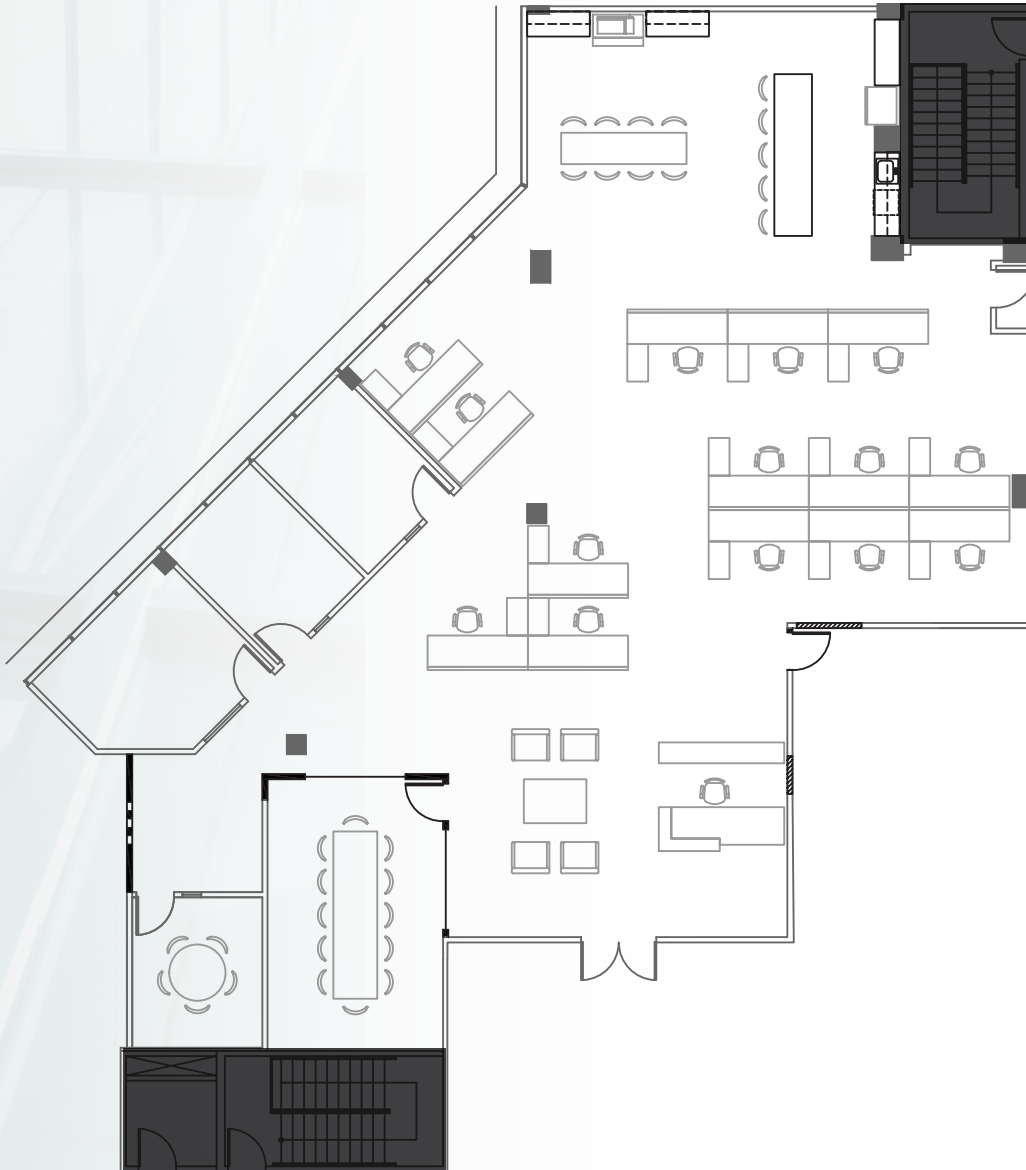
Suite features open office area, reception, 3 huddle rooms, kitchenette, conference room, storage/IT room, and 6 private offices.

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Floor Plans

9275 SKY PARK COURT



Not Available

Hypothetical

| | |
|--------------------|------------|
| Suite | 425 |
| Size | 4,731 RSF |
| Available | 12/1/2022 |
| Asking Rate | \$3.15 FSG |

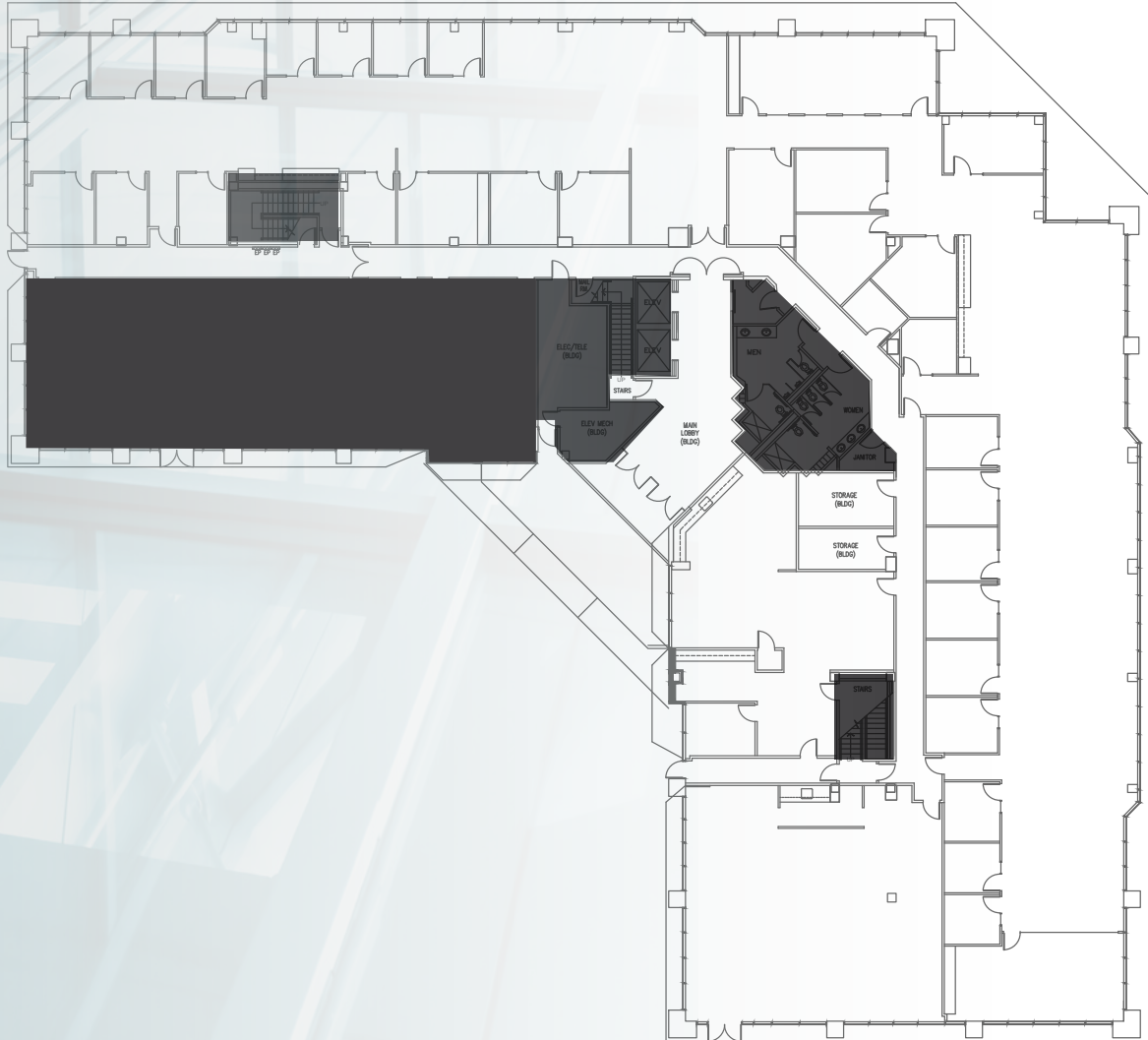
This suite will be spec'd per this plan and likely deliverable around 12/1/2022.

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Floor Plans

9325 SKY PARK COURT

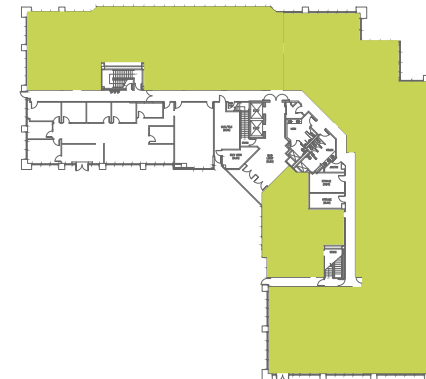


As-Built Suite

| | |
|-------------|------------|
| Floor | Suite 100 |
| Size | 19,051 RSF |
| Available | Vacant |
| Asking Rate | Negotiable |

Divisible to 10,000 RSF

360°
VIEW
VIRTUAL TOUR



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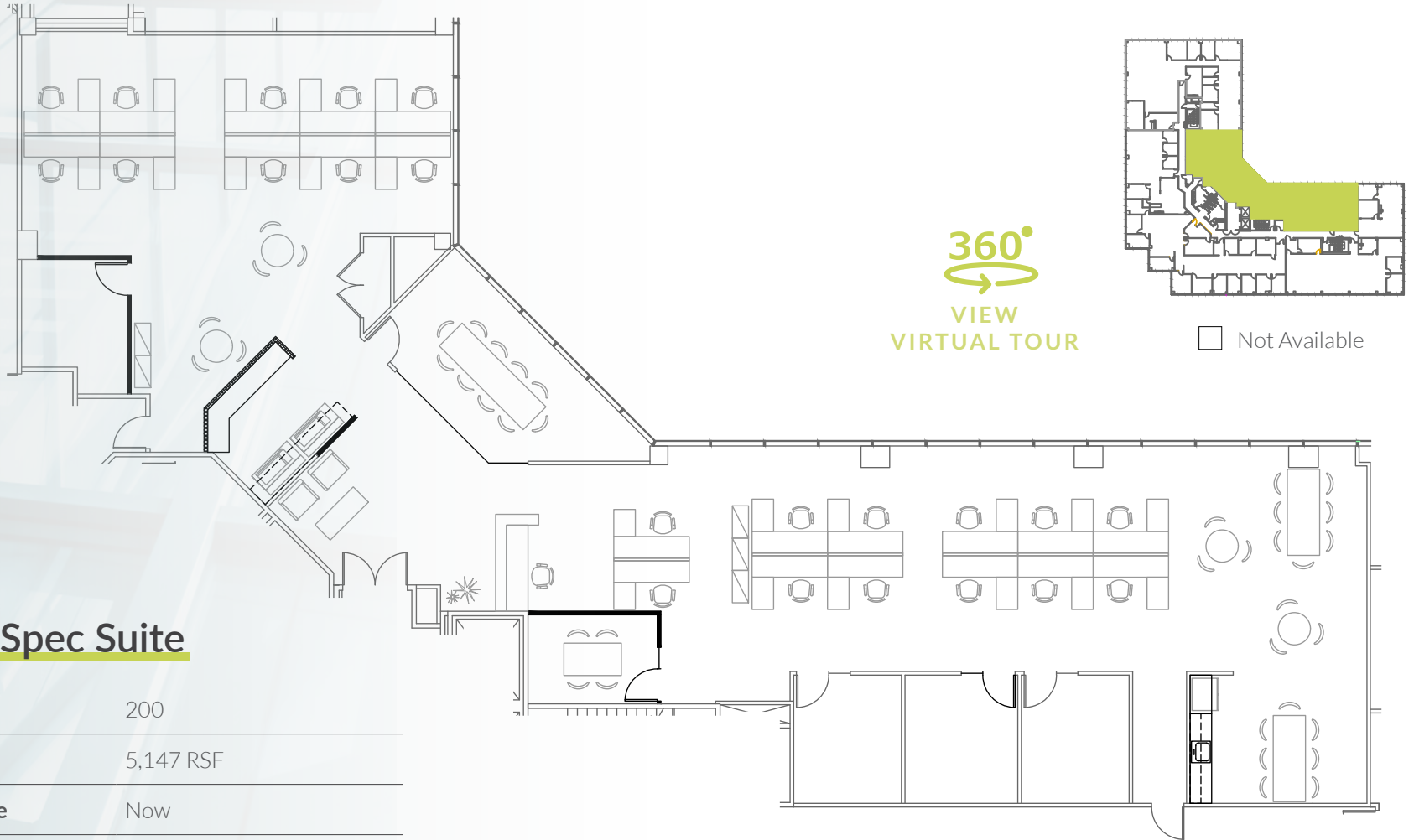


Suite 200 Photos



Floor Plans

9325 SKY PARK COURT



New Spec Suite

| | |
|--------------------|------------|
| Suite | 200 |
| Size | 5,147 RSF |
| Available | Now |
| Asking Rate | \$3.15 FSG |

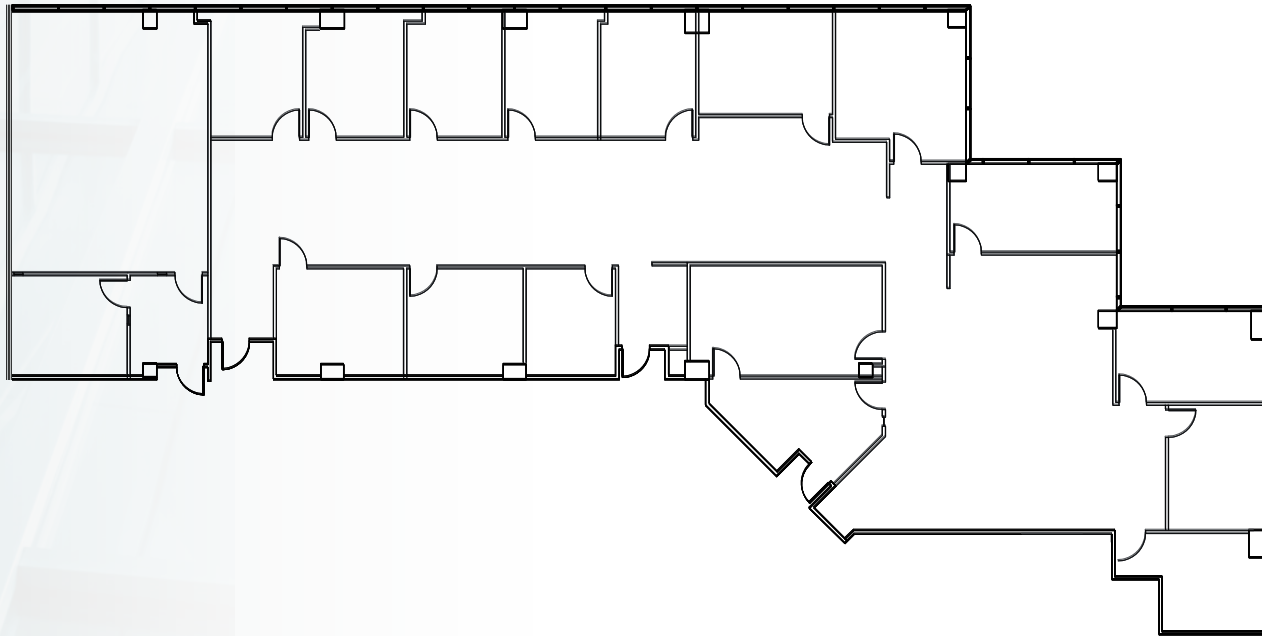
Suite features conference room, huddle room, IT room, copy area, 3 private offices, break room, reception and open area with exposed ceiling entry and kitchenette

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Floor Plans

9325 SKY PARK COURT



Not Available

As-Built Suite

| | |
|-------------|------------|
| Suite | 230 |
| Size | 6,675 RSF |
| Available | Now |
| Asking Rate | \$3.15 FSG |

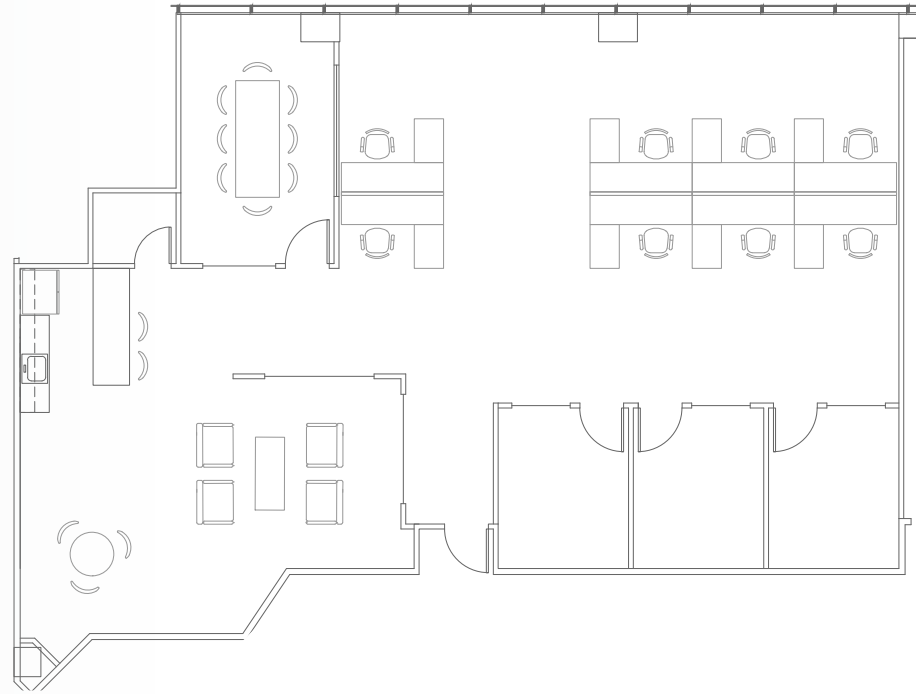
11 private offices, 2 conference rooms, 3 huddle rooms, open office space, and a storage room

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Floor Plans

9325 SKY PARK COURT



Not Available

360°
VIEW
VIRTUAL TOUR

As-Built Suite

| | |
|--------------------|------------|
| Suite | 250 |
| Size | 2,603 RSF |
| Available | Now |
| Asking Rate | \$3.15 FSG |

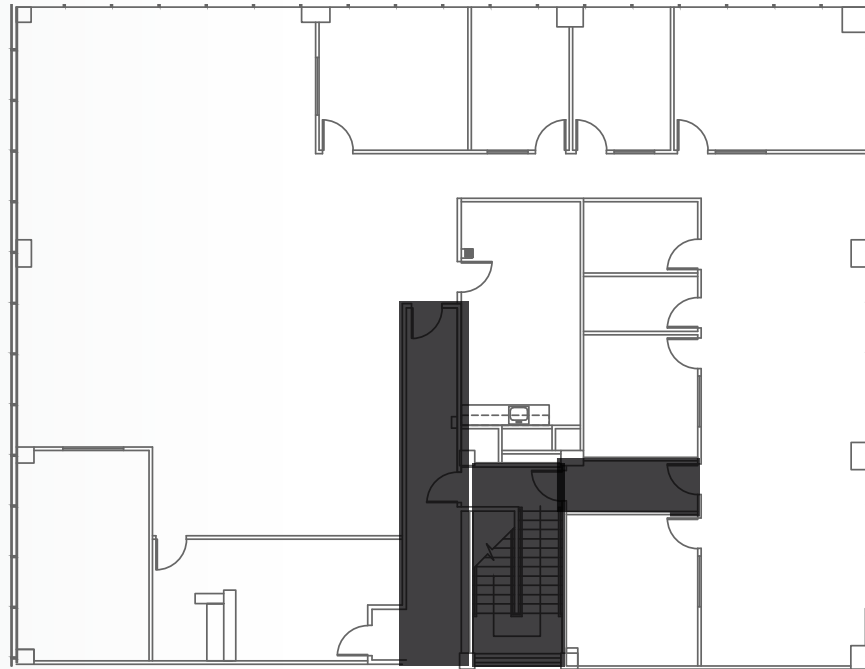
Suite features 3 private offices, conference room, IT room, open break area and lounge and open office area

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Floor Plans

9325 SKY PARK COURT



Not Available

360°
VIEW
VIRTUAL TOUR

As-Built Suite

| | |
|--------------------|------------|
| Suite | 260 |
| Size | 6,027 RSF |
| Available | Now |
| Asking Rate | \$3.15 FSG |

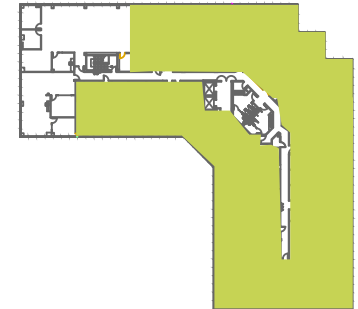
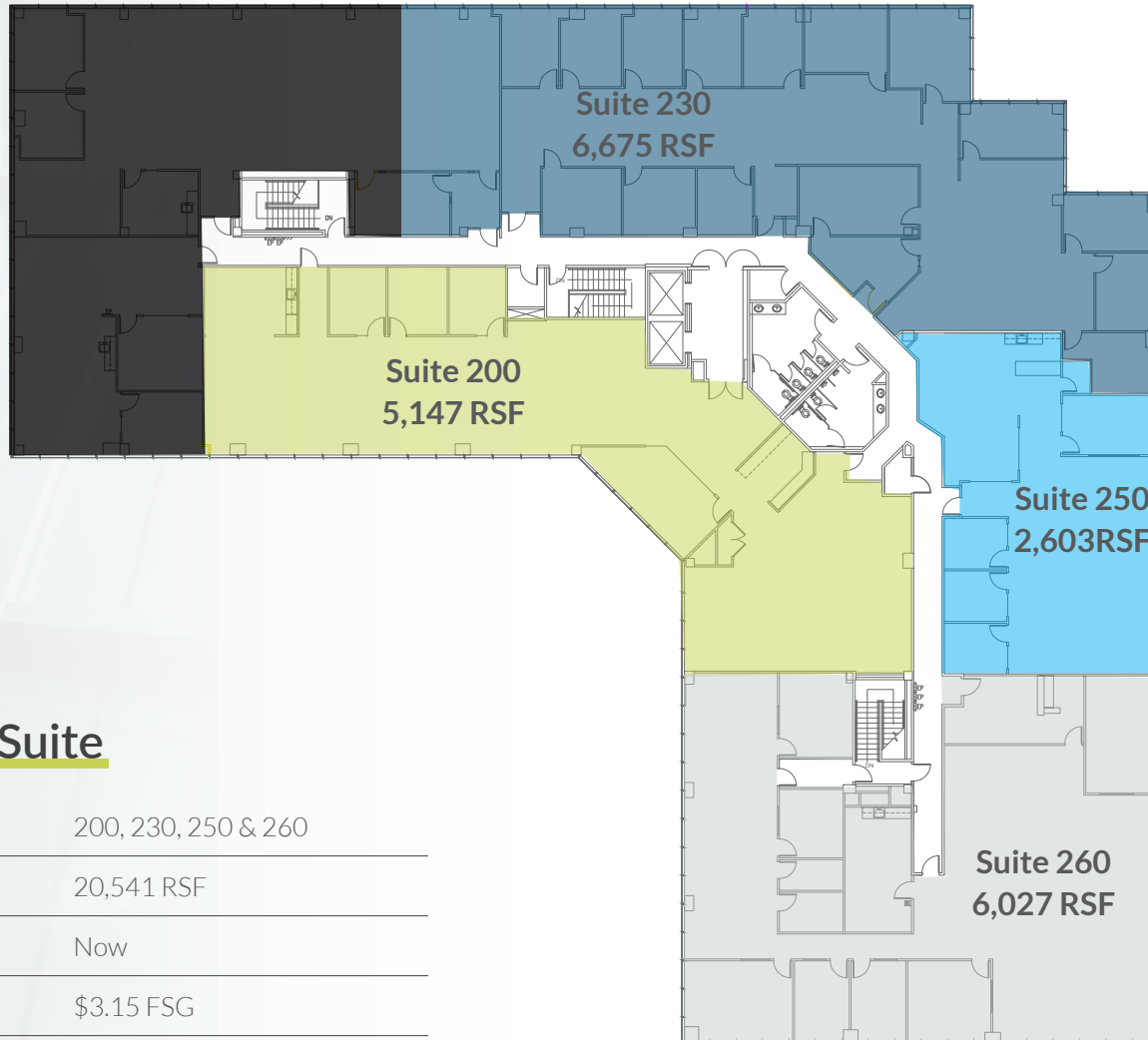
Suite features a reception area, 5 private offices, huddle room, conference room, storage room, IT room, break room and open office area

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Floor Plans

9325 SKY PARK COURT



Not Available

As-Built Suite

| | |
|-------------|---------------------|
| Suite | 200, 230, 250 & 260 |
| Size | 20,541 RSF |
| Available | Now |
| Asking Rate | \$3.15 FSG |

Suites 200 (5,147 RSF), 230 (6,675 RSF), 250 (2,603 RSF) & 260 (6,027 RSF) contiguous to 20,452 RSF

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Site Plan



-  bike locker
-  bike rack
-  electronic vehicle charging station

9275 & 9325 SKY PARK COURT SKY PARK OFFICE PLAZA

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PARALLEL
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