

For Lease

MESA VIEW

PLAZA

9350 WAXIE WAY
SAN DIEGO, CA 92123



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Availabilities

Floor / Suite #	RSF	Rent	Availability
130	5,898 RSF	\$3.10/RSF + Electricity	Immediately
200	9,504 RSF	\$3.10/RSF + Electricity	Immediately
210	6,969 RSF	\$3.10/RSF + Electricity	Immediately
200/210	16,473 RSF Contiguous	\$3.10/RSF + Electricity	Immediately
560	3,231 RSF	\$3.10/RSF + Electricity	1/1/2021



High-image, five story - 116,011 RSF Class A building, with great visibility to CA-52



Most centrally located building in San Diego with direct access to CA-52, I-15, CA-163 and I-805



Subterranean, executive parking available (4/1,000 SF building parking ratio)



On-site deli, showers and lockers, and Fiber available through TW Telecom



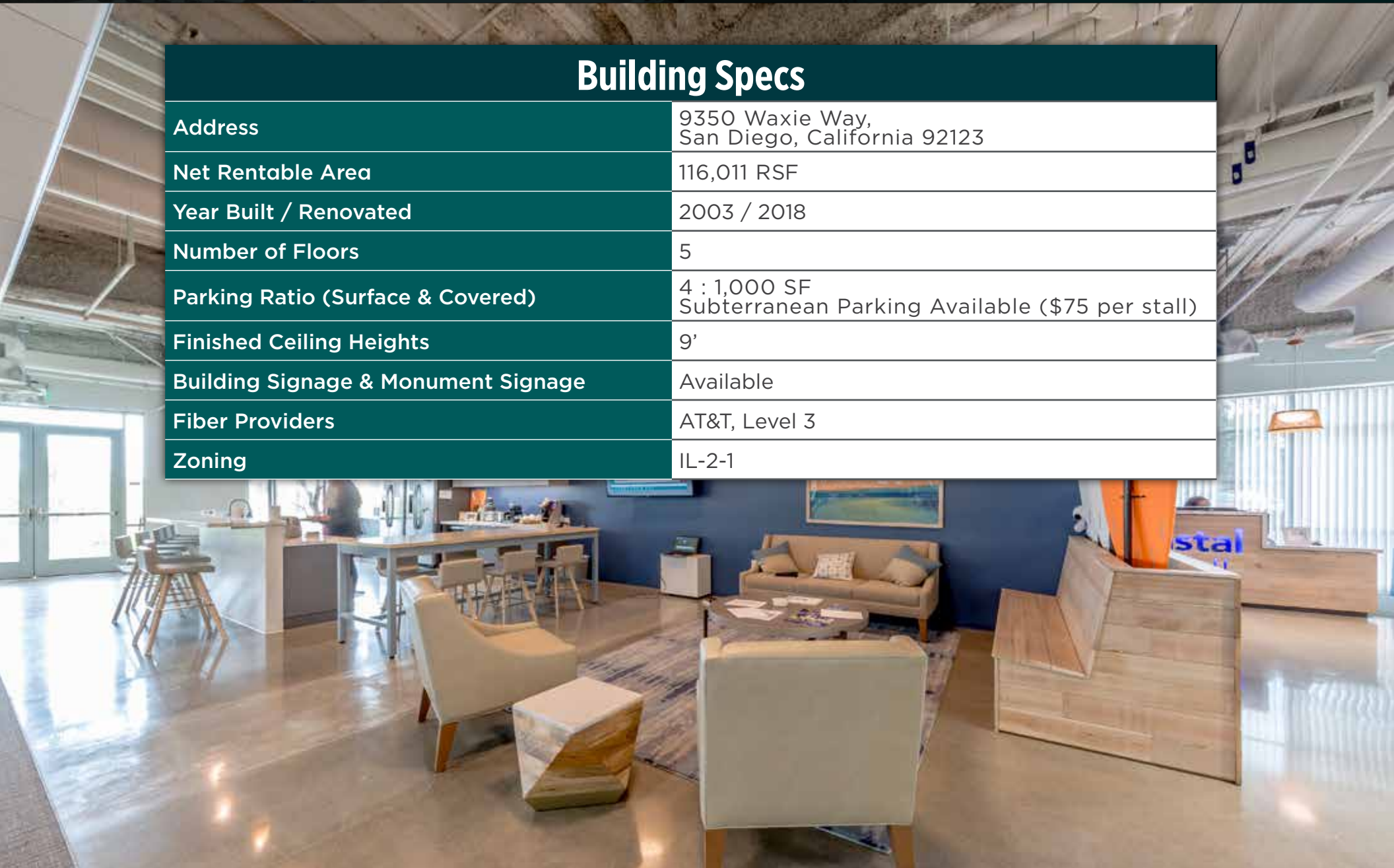
Private patios in select suites

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Building Specs

Address	9350 Waxie Way, San Diego, California 92123
Net Rentable Area	116,011 RSF
Year Built / Renovated	2003 / 2018
Number of Floors	5
Parking Ratio (Surface & Covered)	4 : 1,000 SF Subterranean Parking Available (\$75 per stall)
Finished Ceiling Heights	9'
Building Signage & Monument Signage	Available
Fiber Providers	AT&T, Level 3
Zoning	IL-2-1





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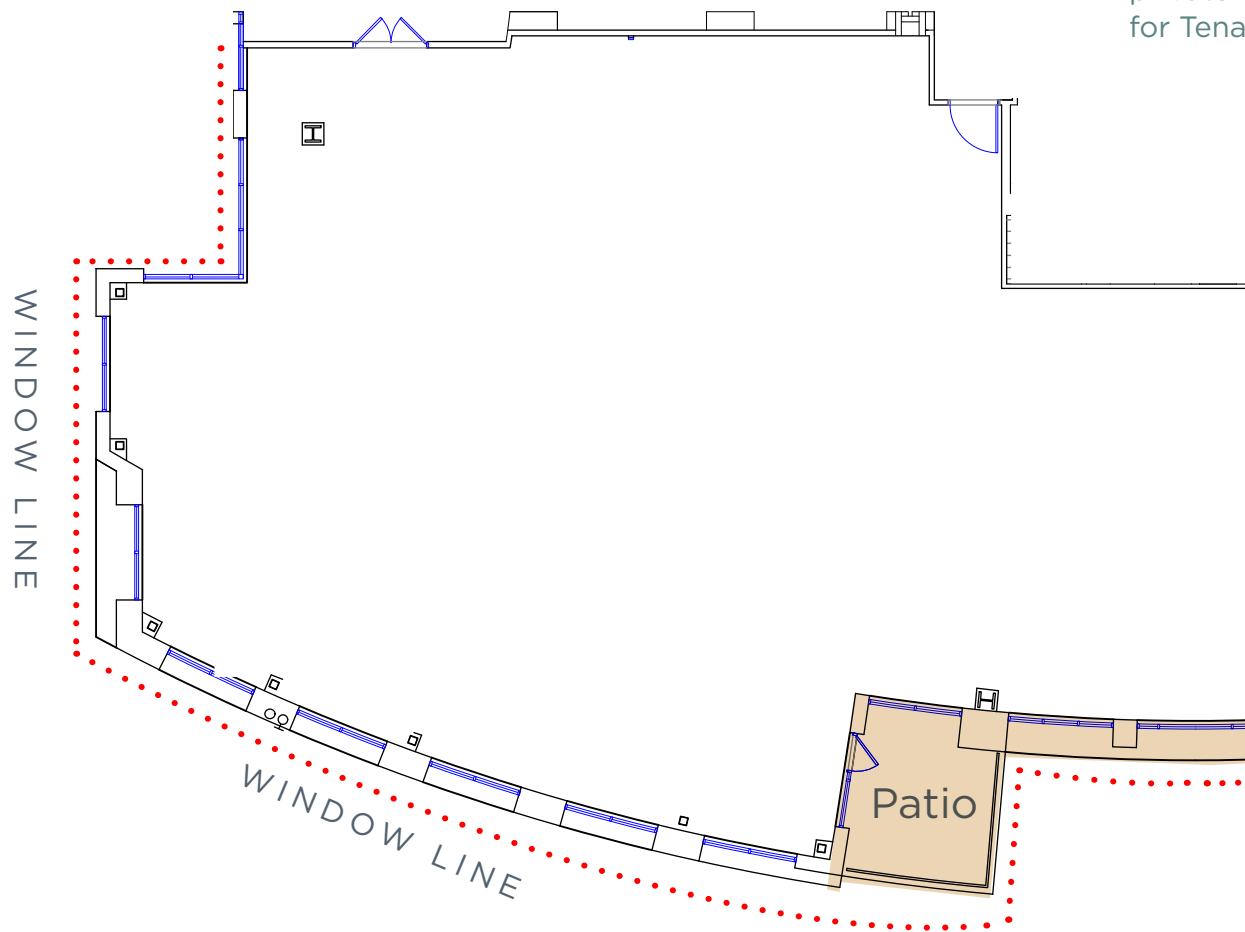
Recent Tenant Improvements



Suite 130

As-Built Layout | 5,898 RSF

Suite is located off the first floor lobby and is in shell condition, ready for new improvements. The suite includes floor-to-ceiling windows throughout, and a private patio/balcony exclusive for Tenant's use.



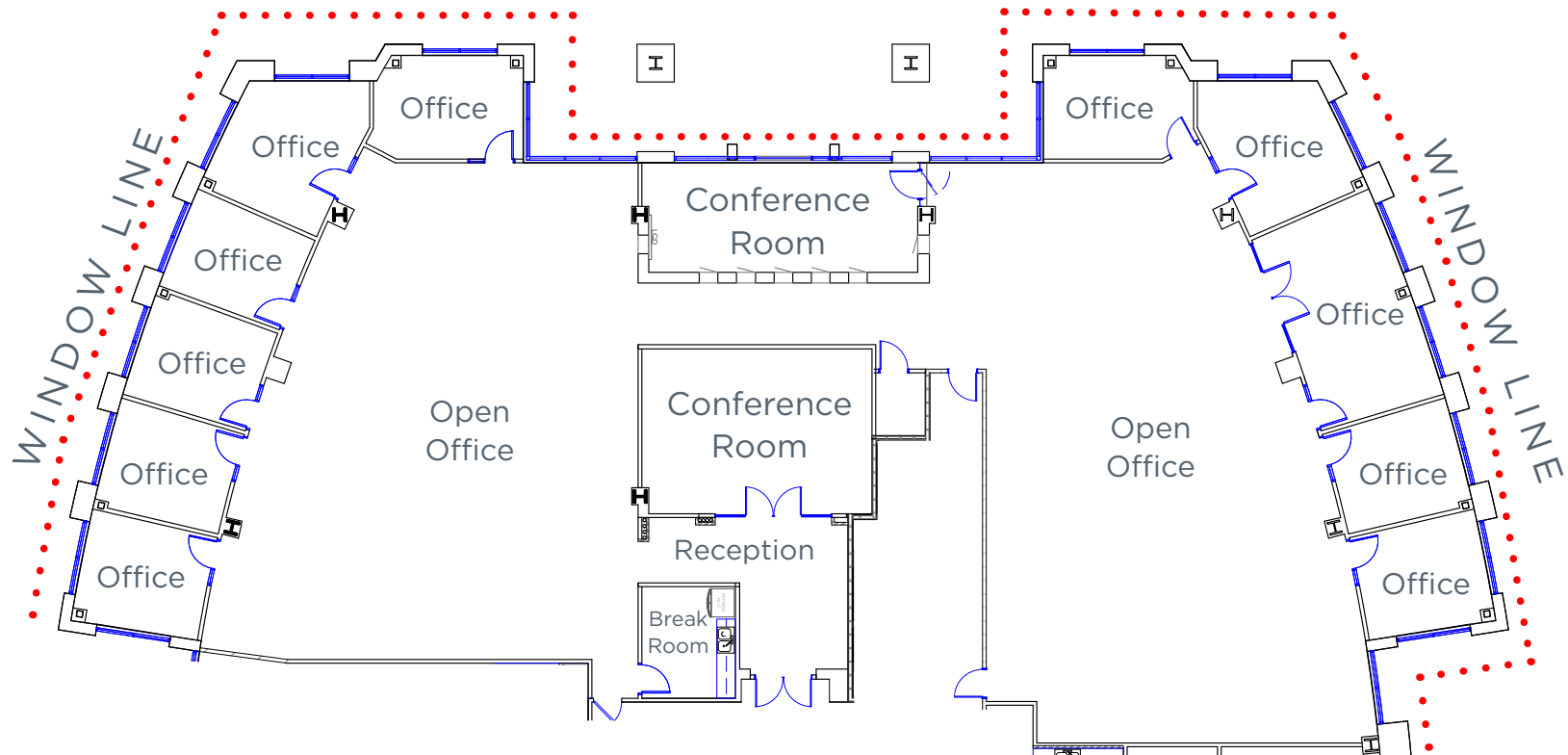
Suite 130

Hypothetical Layout | 5,898 RSF



Suite 200

As-Built Plan | 9,504 RSF





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Suite 210

As-Built Plan | 6,969 RSF

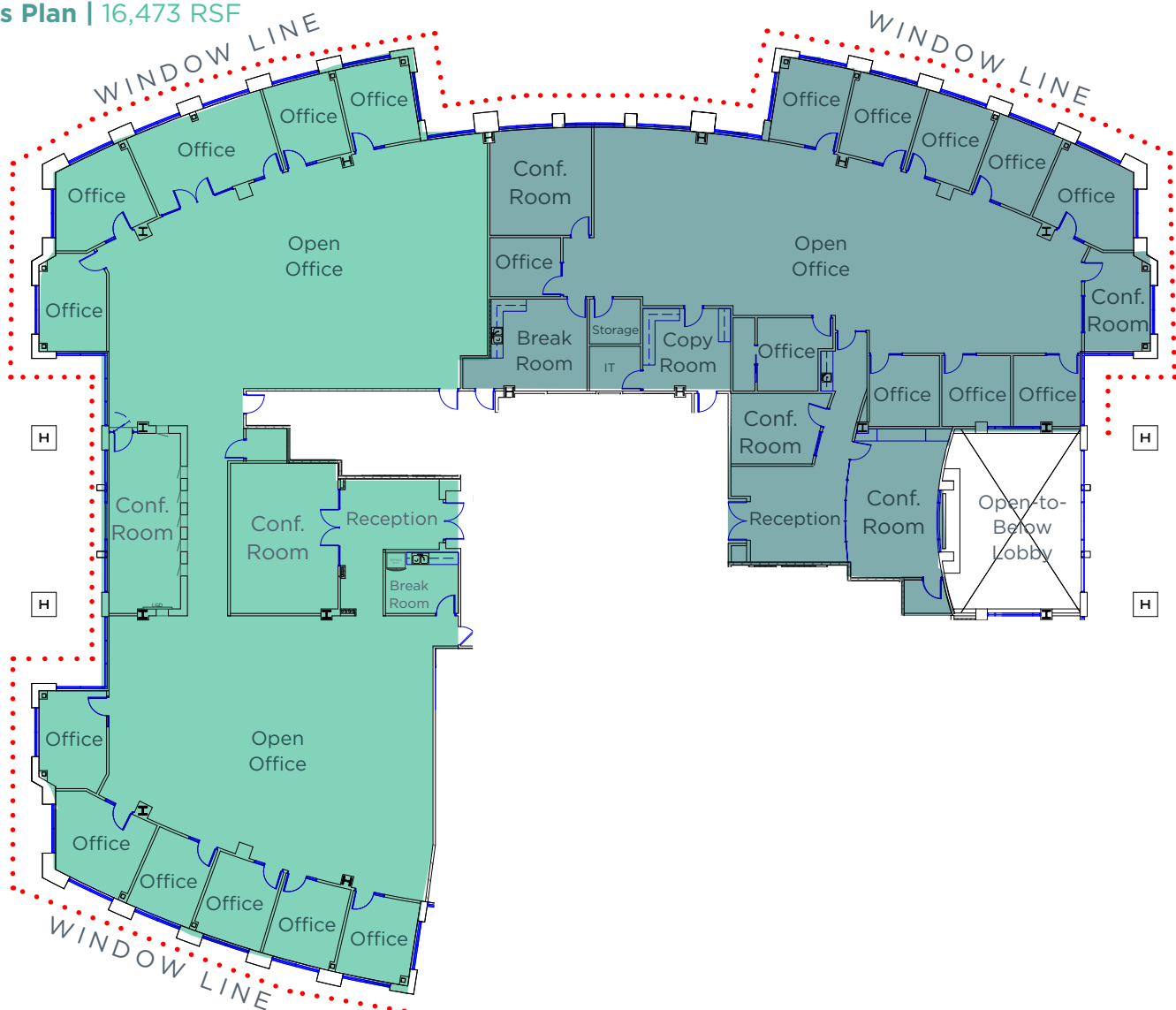


Suite 200/210

As-Built Contiguous Plan | 16,473 RSF

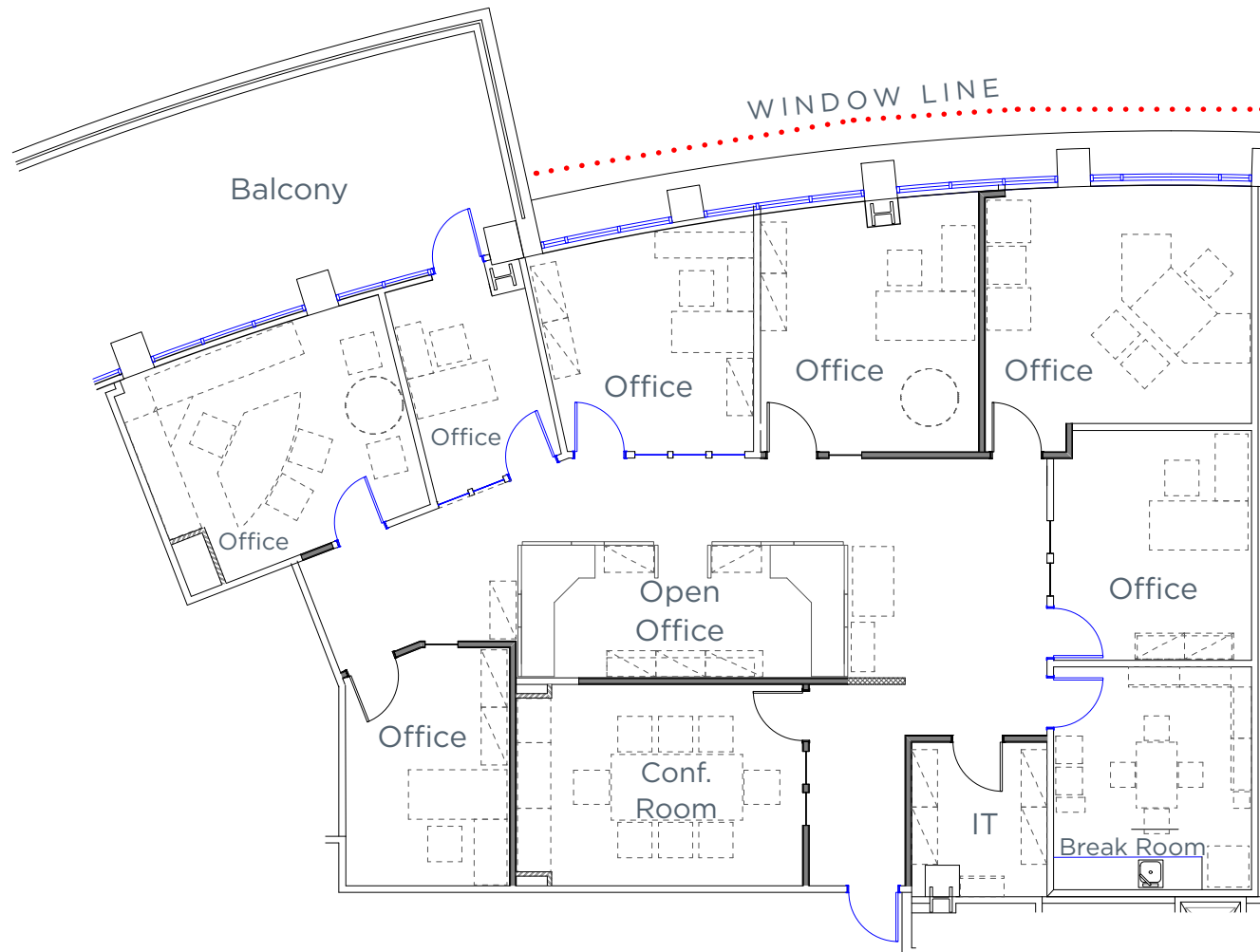
Suite 200
9,504 SF

Suite 210
6,969 SF



Suite 560

As-Built Plan | 3,231 RSF



Aerial

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Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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View Site Specific COVID-19
Prevention Plan