

# AERO OFFICE PARK

## 8825 AERO DRIVE

OFFICE SPACE FOR LEASE IN KEARNY MESA



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## PROPERTY FEATURES

- » ± 36,033 square foot, 3 story office building
- » Centrally located in Kearny Mesa
- » Recently renovated common areas
- » Accessible via I-15, I-805 and Hwy 163
- » Elevator Served
- » Parking ratio: 4.0/1,000

## ASKING RATE

YEAR	RATE
Year 1	\$1.10 PSF + Electricity
Year 2	\$1.15 PSF + Electricity
Year 3	\$1.25 PSF + Electricity

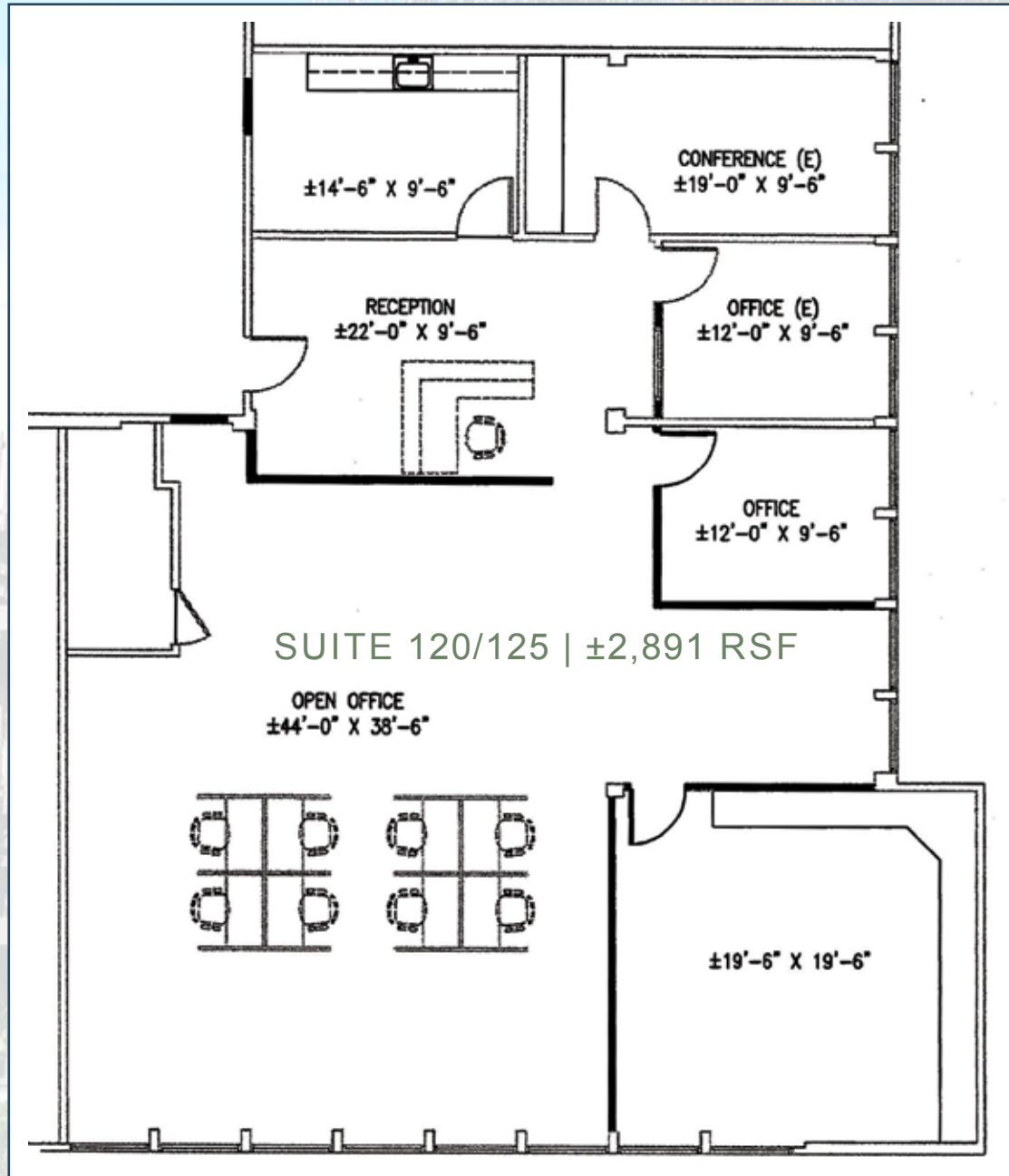
## AVAILABILITIES | ±1,551 RSF - ±3,530 RSF

SUITE	RSF	COMMENTS
120/125	2,891	Available April 1, 2015
215	1,773	3 private offices, reception area, conference room, storage room, and kitchen area
220	2,793	7 private offices, conference room, kitchenette, and reception area
310	1,551	Can be combined with suite 320 for a total of 3,530 RSF
320	1,979	Can be combined with suite 310 for a total of 3,530 RSF



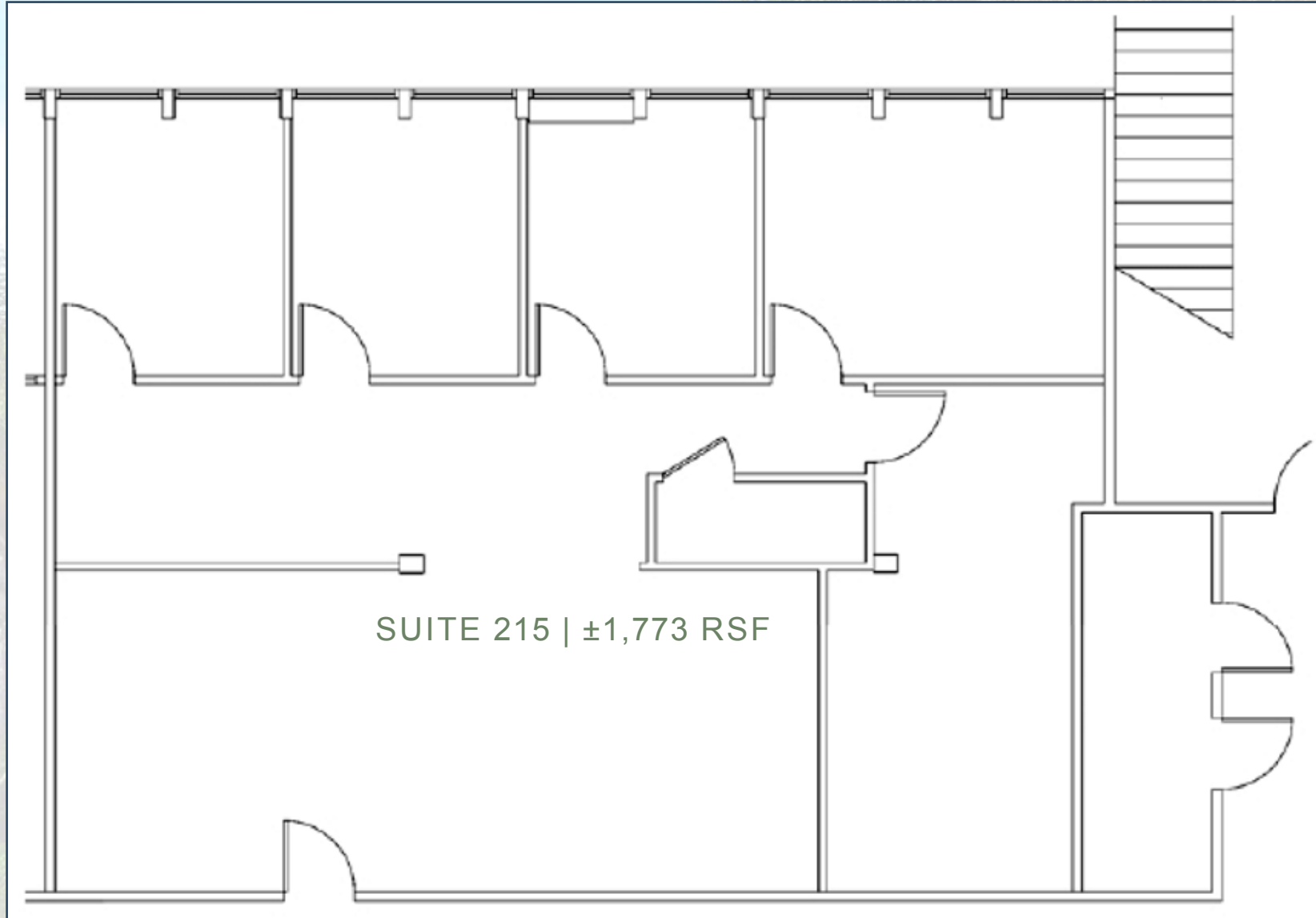
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SUITE 120/125 | ±2,891 RSF



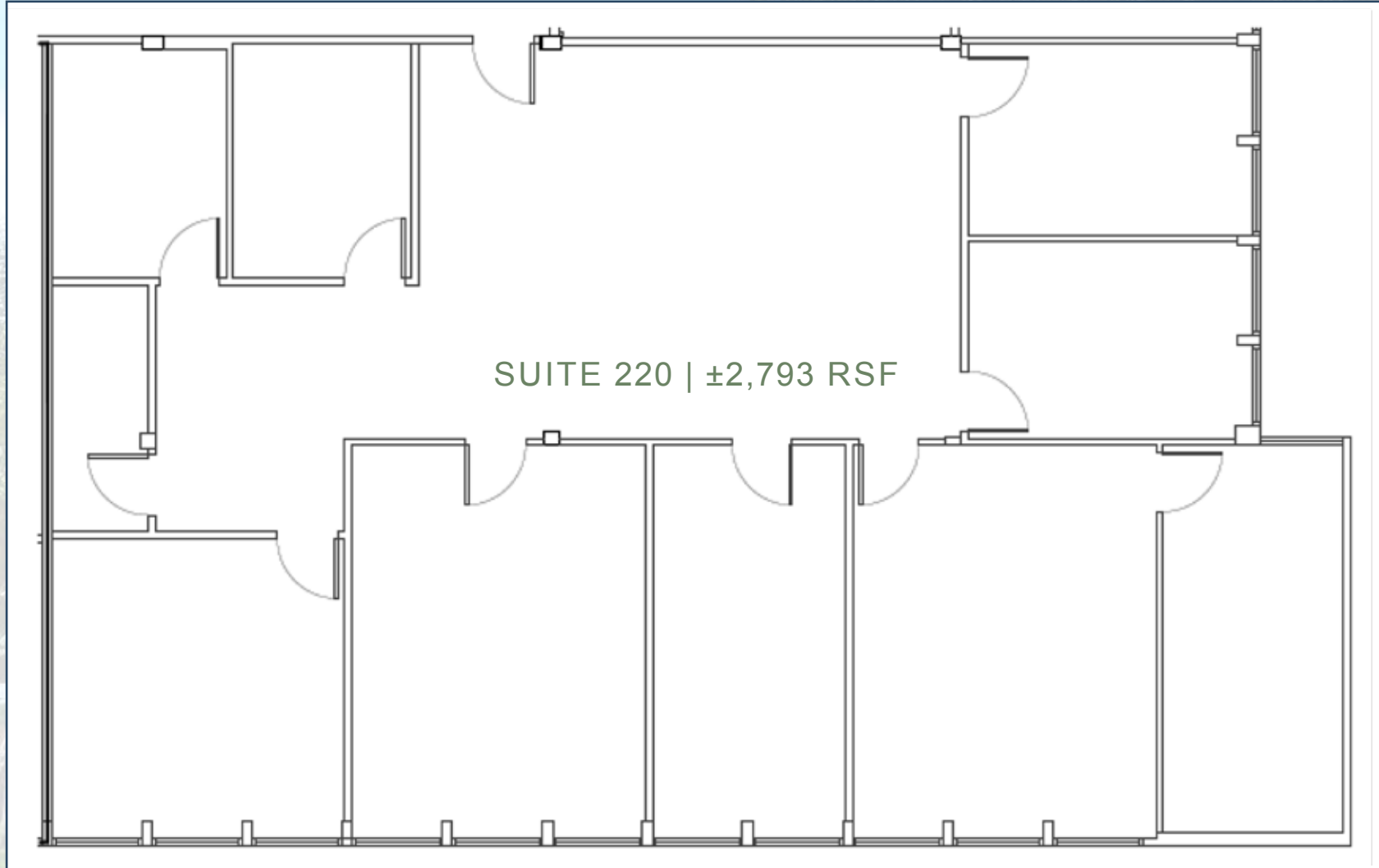
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SUITE 215 | ±1,773 RSF



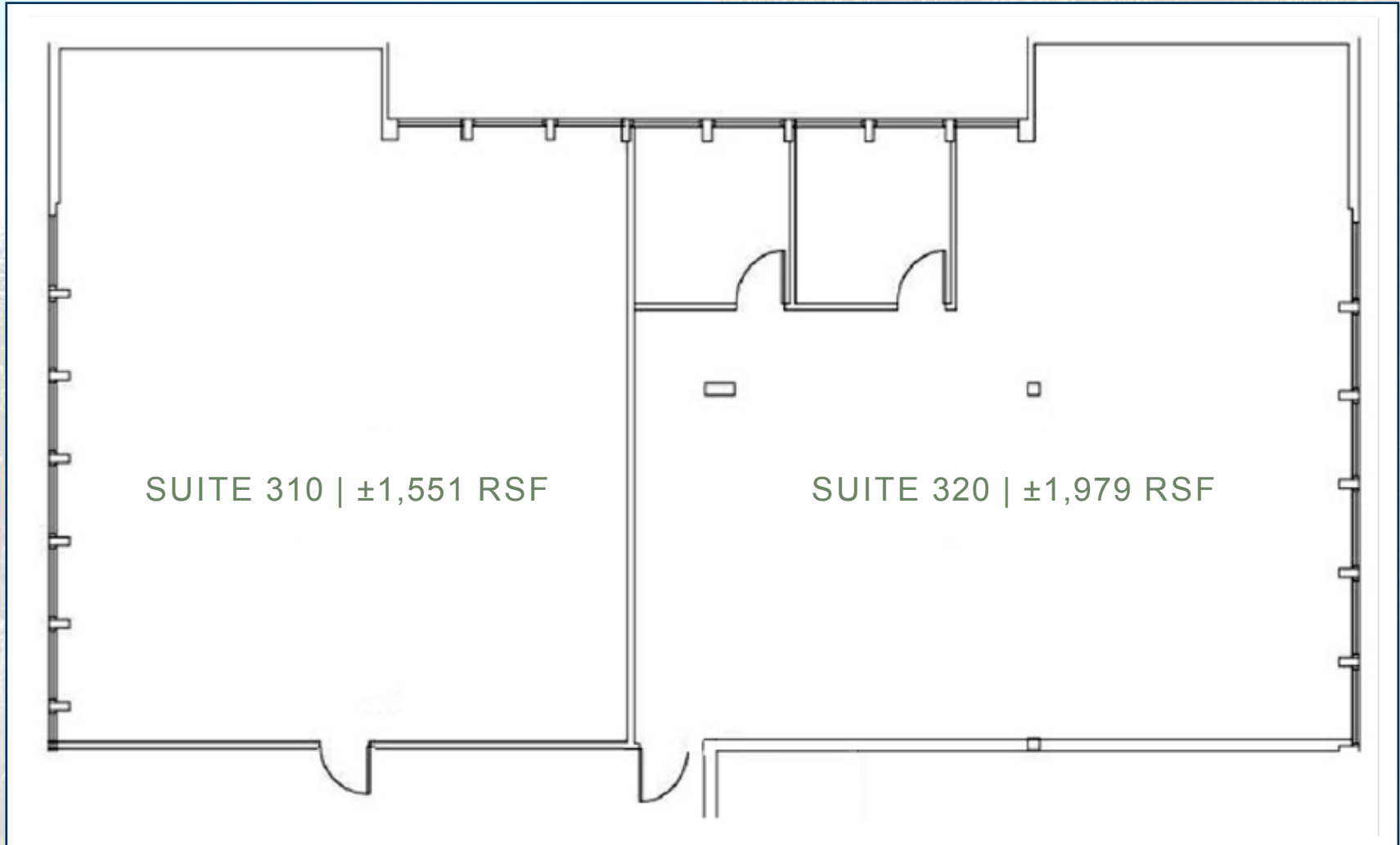
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SUITE 220 | ±2,793 SF



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SUITES 310 & 320 | ±3,530 RSF



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