



FOR LEASE

SPECTRUM

CORPORATE PLAZA

9242 & 9246 LIGHTWAVE AVENUE

CBRE

INCREDIBLE **ingress** & **egress** FROM 6 FREEWAY ACCESS POINTS WITHIN 2 MILES



1

6

52

163



9242 & 9246 LIGHTWAVE AVE

2

CLAIREMONT MESA BLVD

5

LIGHTWAVE AVE

15

TECH WAY

3

BALBOA AVE

4



1

9242 LIGHTWAVE AVE

100% LEASED

2

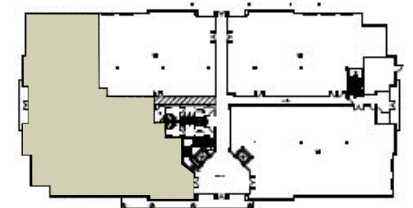
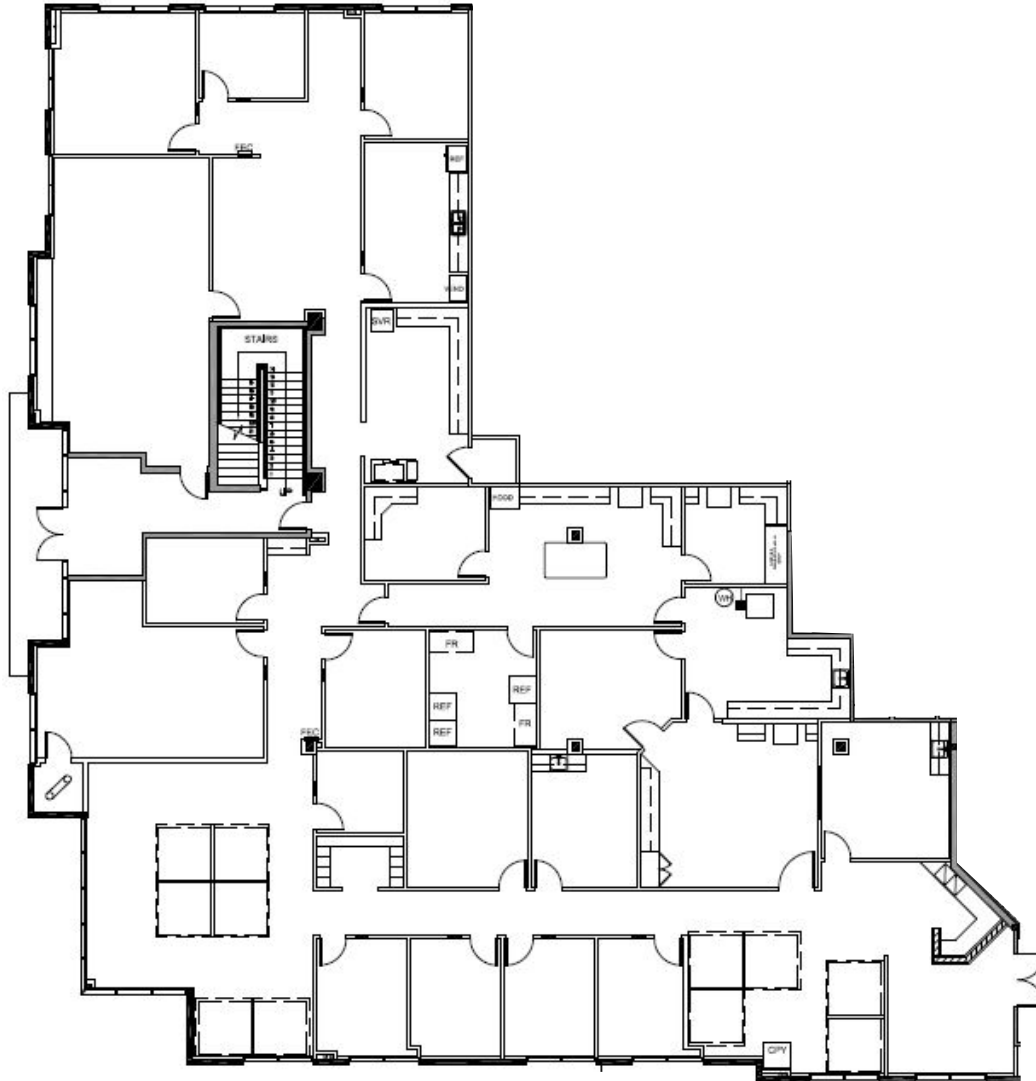
9246 LIGHTWAVE AVE

SUITE 120*	9,363 RSF	AVAILABLE 1/1/2020
SUITE 140*	4,754 RSF	AVAILABLE 1/1/2020
SUITE 320	7,063 RSF	AVAILABLE IMMEDIATELY

*Suites 120 and 140 are contiguous to 14,117 RSF

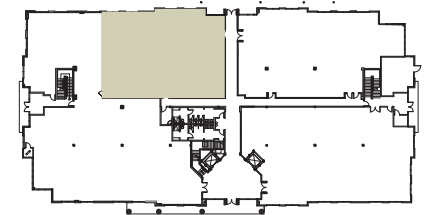
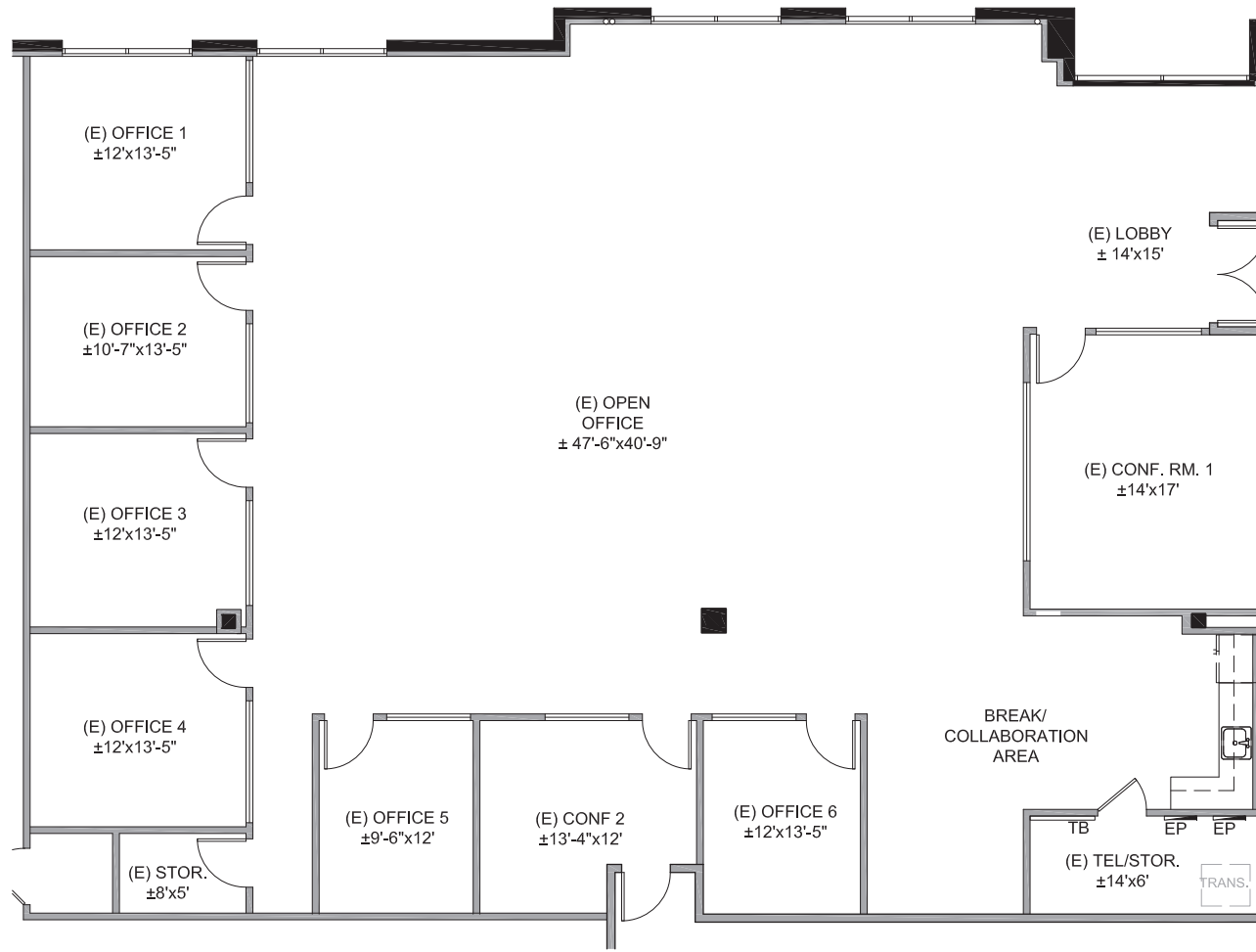
floor plan

9246 Lightwave Avenue
Suite 120 - 9,363 RSF
As-Built



floor plan

9246 Lightwave Avenue
Suite 140 - 4,754 RSF
As-Built

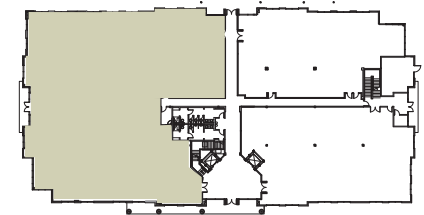
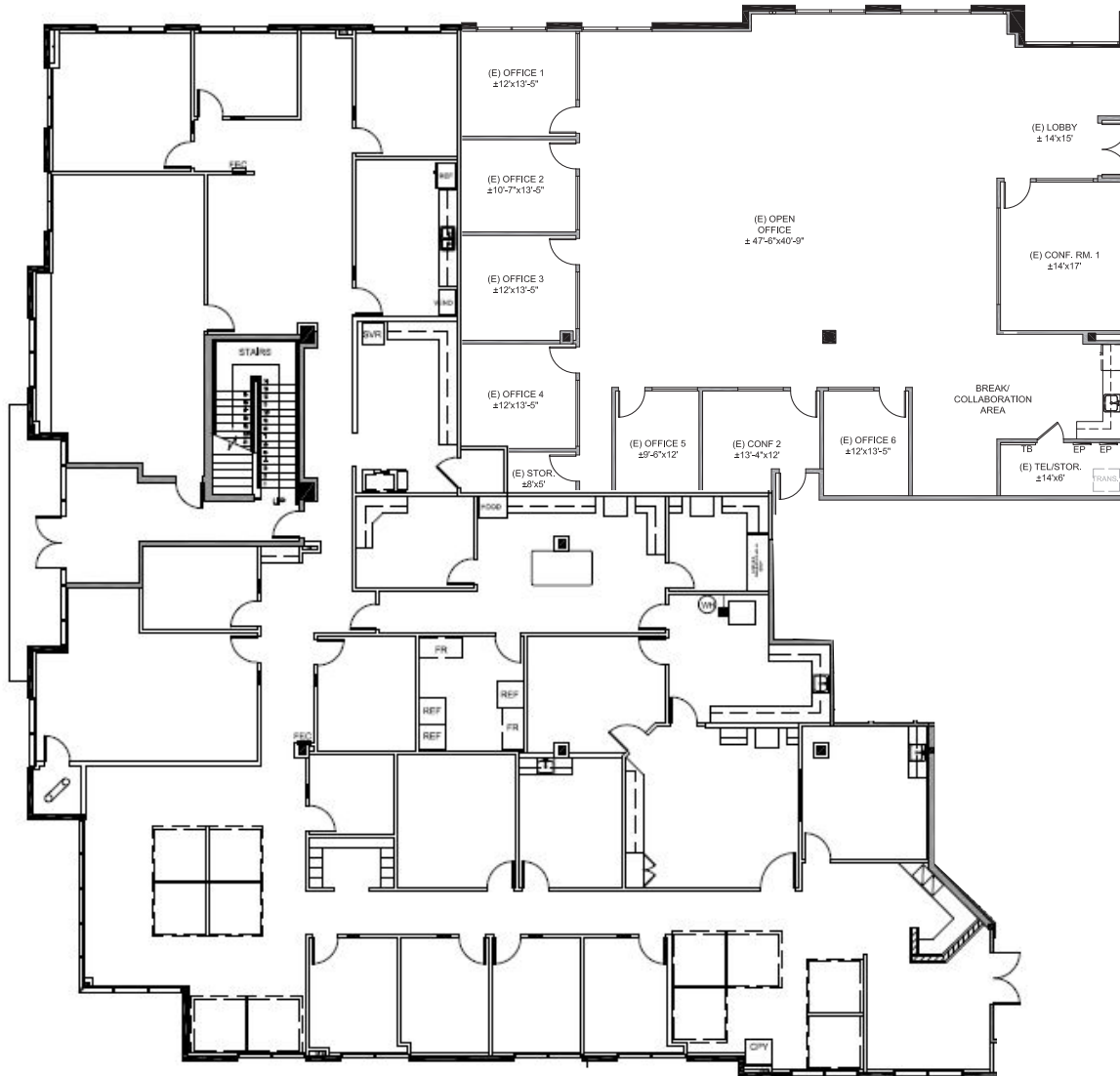


floor plan

9246 Lightwave Avenue

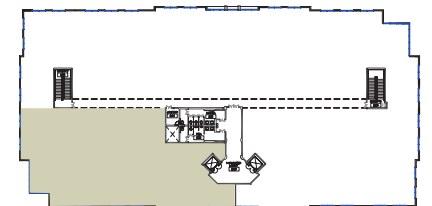
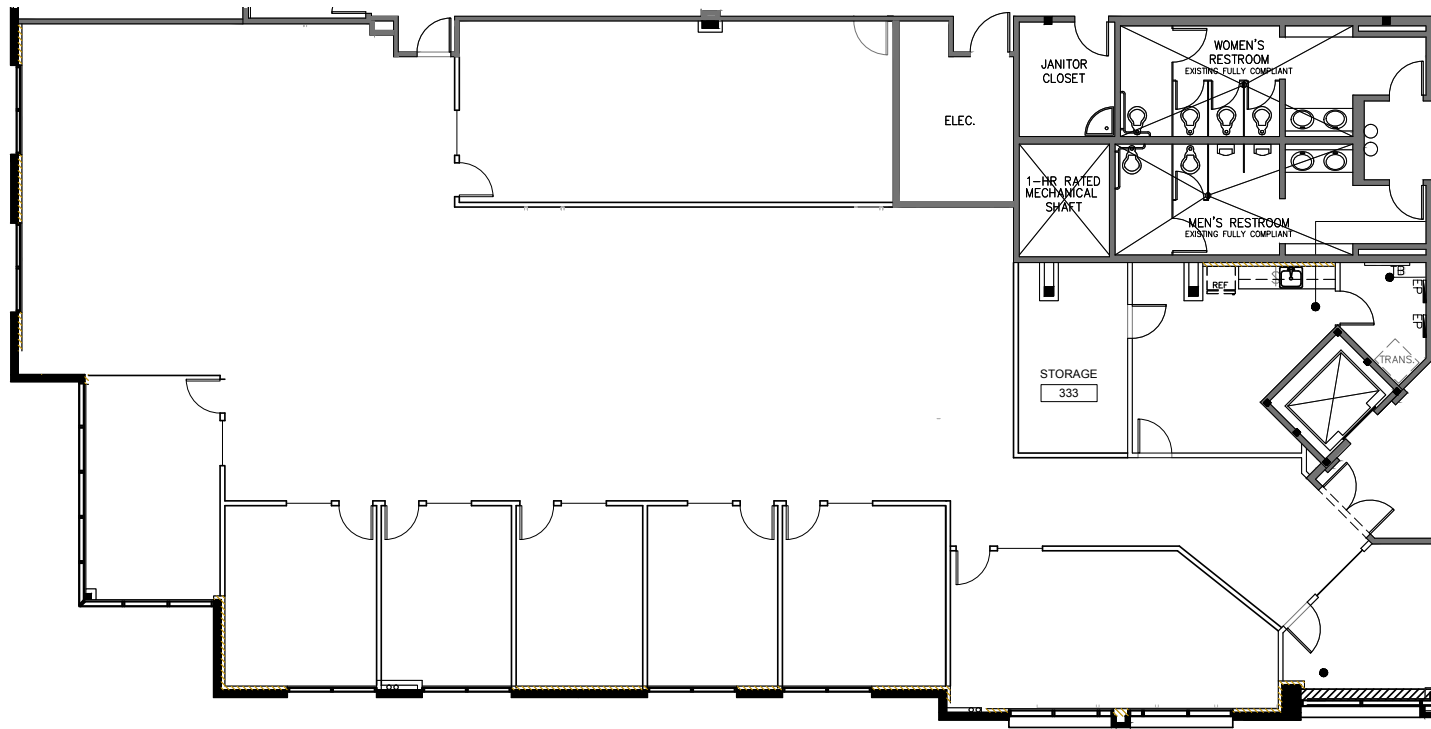
Suite 120 and 140 - Contiguous to 14,117 RSF

As-Built



floor plan

9246 Lightwave Avenue
Suite 320 - 7,063 RSF
As-Built



OVER 20 RESTAURANTS WITHIN WALKING DISTANCE & THE **YMCA** ACROSS THE STREET



RESTAURANTS

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> A Elbow Room Restaurant, Sonic Burgers, The Butcher Shop Steakhouse B Filippi's Pizza, Subway C Greek Palace | <ul style="list-style-type: none"> D Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café E Starbucks, Los Primos Mexican Food, Panda Express, Jack in the Box, Tigris Mediterranean Grille F The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q | <ul style="list-style-type: none"> G The Spice Cafe H Lil' Pepper Gourmet I Boll Weevil Restaurant J Studio Diner |
|---|---|---|

SERVICES

- K** Courthouse
- L** Bank
- M** Marriott Hotel

ACTIVE LIFESTYLE

- N** YMCA (Toby Wells)
- O** Art of Light Fitness & Training
- P** Spectrum Perimeter Jogging Trail
- Q** ACE Fitness

Features:

- Wellness Center
- Indoor Pool
- Fitness Center
- Childcare/Kids Club
- Gymnastics Center
- Preschool
- Kid's Playground
- Outdoor Grass Area
- Soccer Arena

KAISER PERMANENTE

who's who OF CORPORATE NEIGHBORS



DOWNTOWN
SAN DIEGO

MISSION BAY

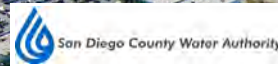
MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



SPECTRUM CNTR. BLVD



BALBOA AVE



NORTHROP GRUMMAN



NORTHROP GRUMMAN

RUFFIN ROAD



LIGHTWAVE AVE

SPECTRUM

CORPORATE PLAZA

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