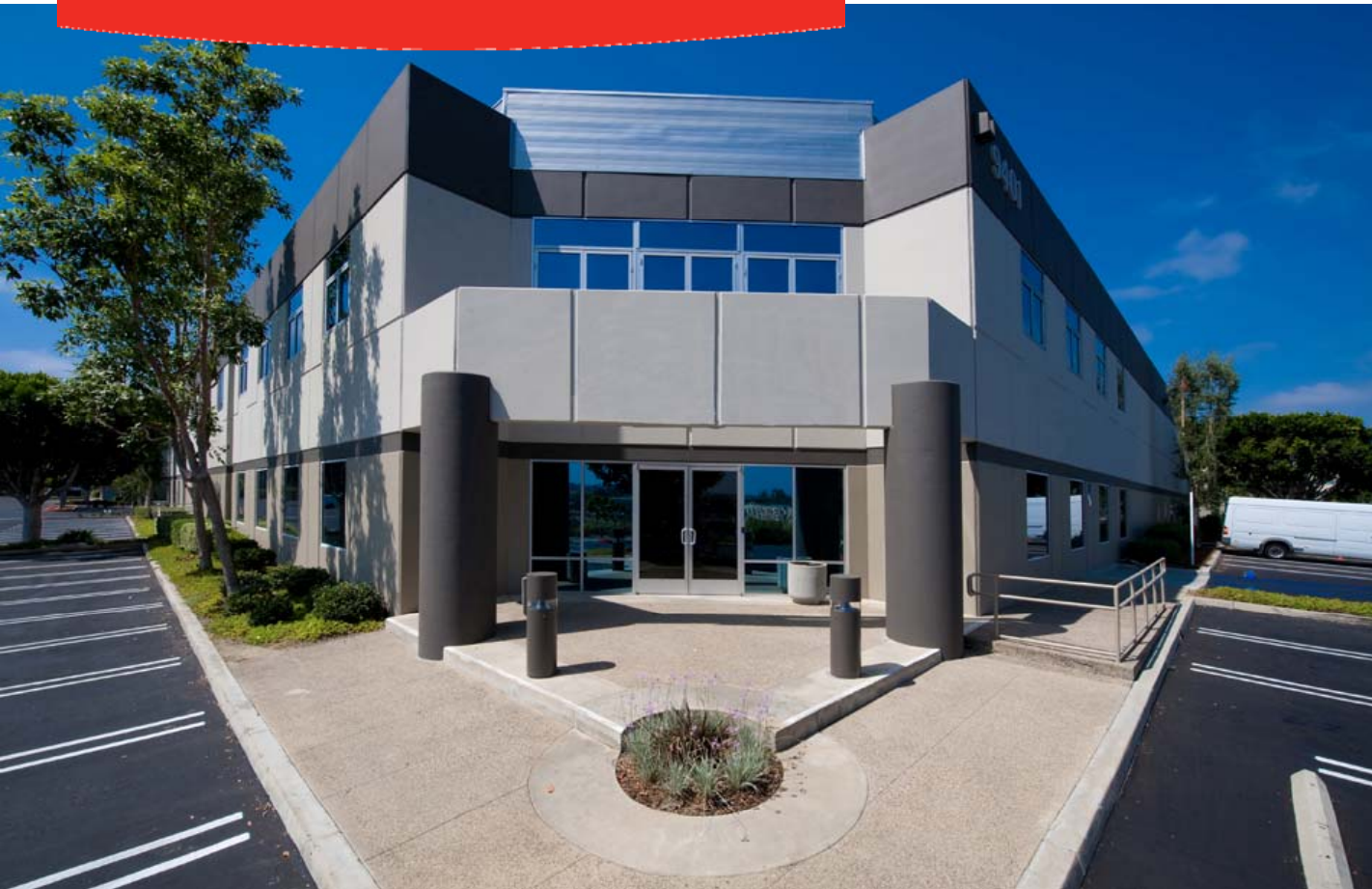


PACIFIC TECHNOLOGY PARK
9401 WAPLES STREET, SUITE 150
SAN DIEGO, CA 92121

R&D FOR LEASE
Approximately 34,951 SF



SORRENTO MESA



BUILDING FEATURES

AVAILABLE	34,951 SF
RENTAL RATE	\$1.05/SF NNN
NNN	\$0.22/SF

PROPERTY FEATURES

- 60% Office/R&D, 40% Warehouse with Mostly HVAC
- 24' Clear Height in Warehouse
- Doublewide Ramp Up Loading Door & 2 Dock Doors
- Power: 800Amps, 480 Volts
- Outstanding Views from Second Floor Office
- Approximately 3/1,000 Parking Ratio
- Fully Sprinklered (0.33 GPM per 3,000 SF)
- End Unit of the Building
- Located One Block South of Mira Mesa Boulevard
- IL-2-1 Zoning
- Operable Windows
- Column Spacing: 48' x 60'

For more information, please contact:

MICKEY MORERA
Executive Director
(858) 558 5639
Mickey.Morera@cushwake.com
CA License No. 950071

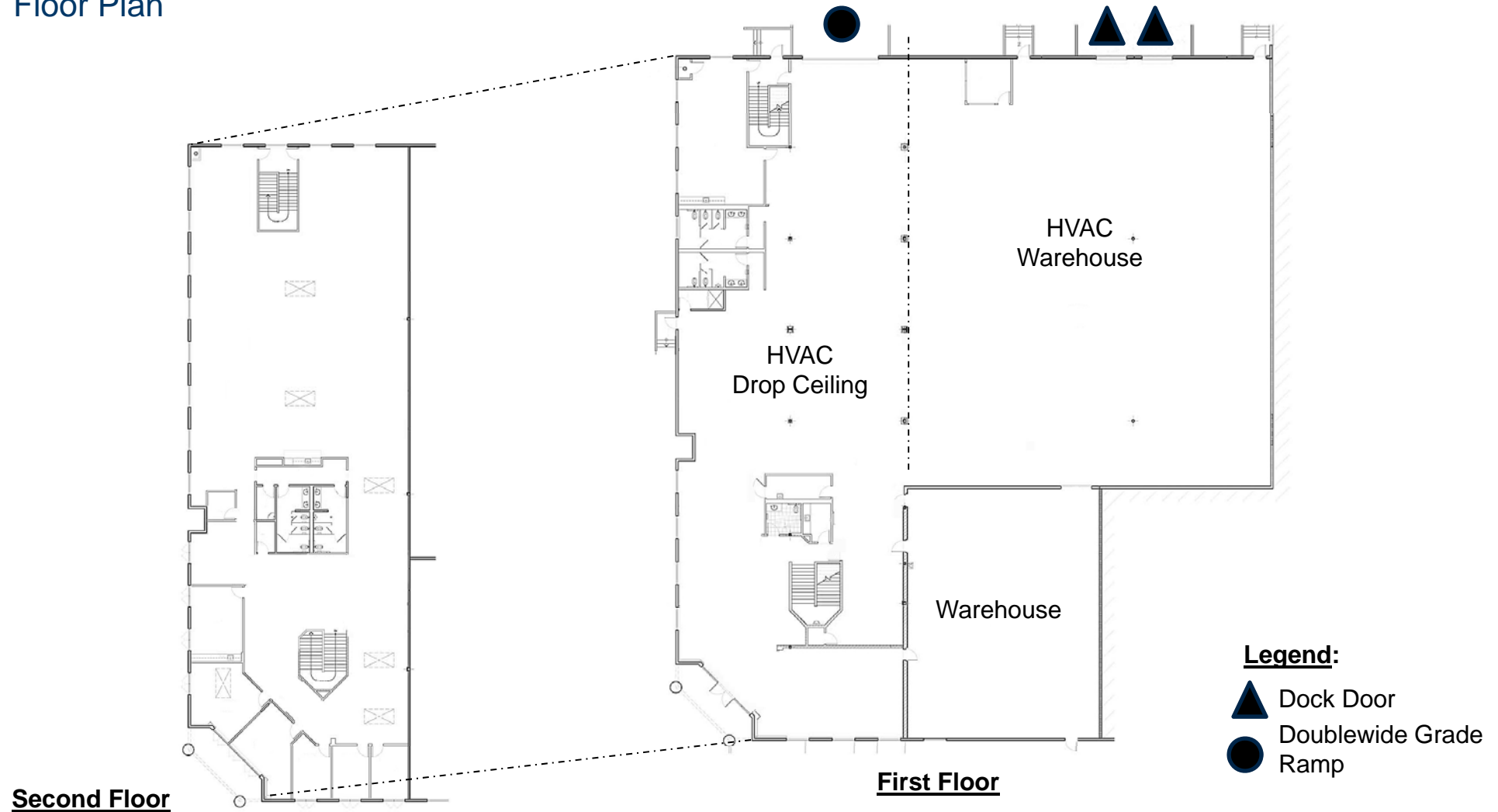
JAMES DUNCAN
Director
(858) 558 5664
James.Duncan@cushwake.com
CA License No. 1253770

PHILIP ROBERTS
Associate
(858) 558 5651
philip.roberts@cushwake.com
CA License No. 01908296

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
CA License No. 1329963
4747 Executive Drive, Suite 900
San Diego, CA 92121
www.cushmanwakefield.com

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Floor Plan



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Aerial



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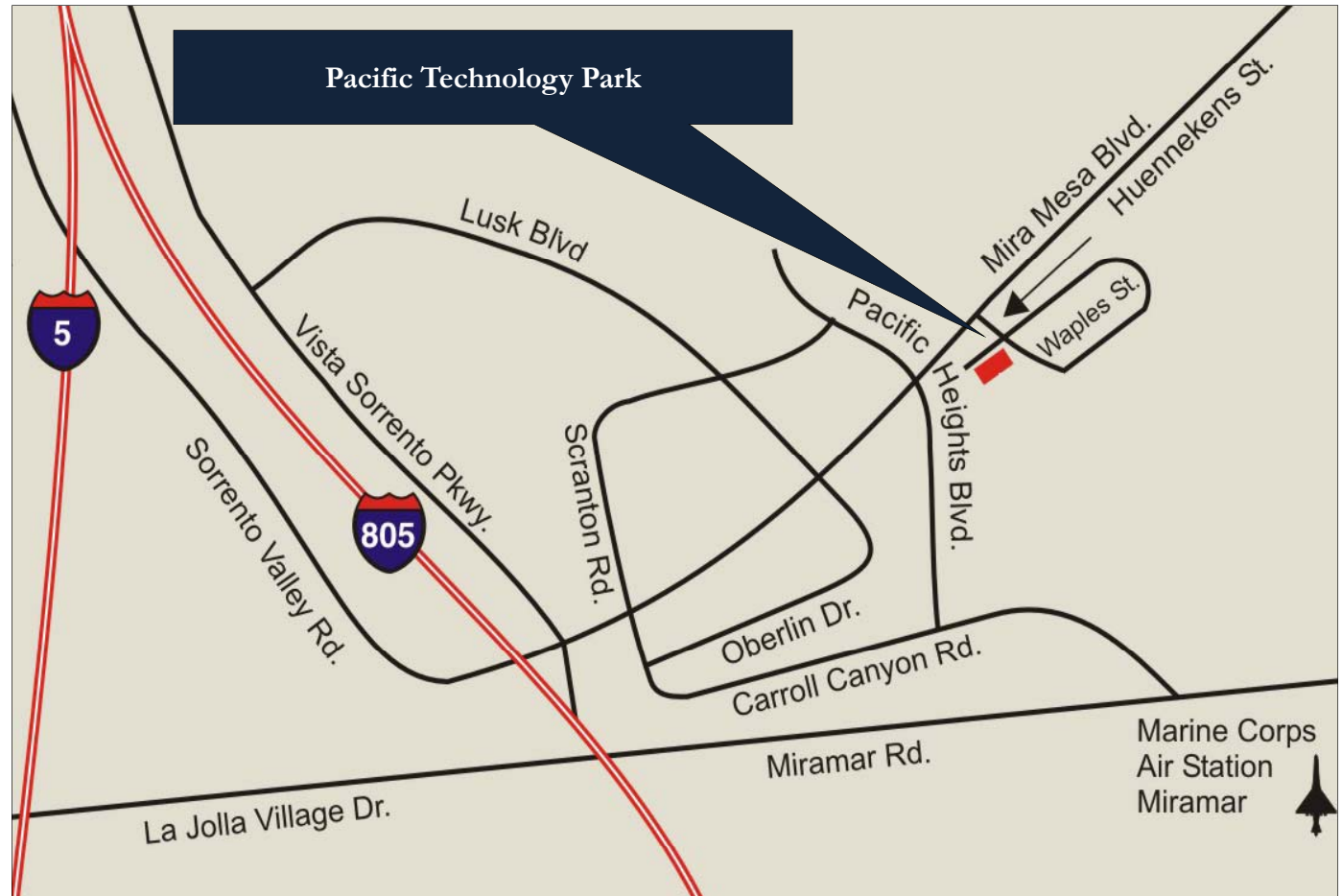
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Location

Pacific Technology Park is located on the corner of Waples Street and Huennekens Street, approximately one block south of Mira Mesa Blvd.



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