

9940 & 9950 BARNES CANYON RD

SAN DIEGO, CA



139,807 RSF Available
Divisible to **31,943 RSF**
(Call brokers to discuss demising options)

SUITE DETAILS:

> **\$1.85 GROSS** +E+J (As-is)

9940 Barnes Canyon Rd		9950 Barnes Canyon Rd	
First Floor	±35,406 RSF	First Floor	±28,541 RSF
Second Floor	±35,733 RSF	Second Floor	±36,725 RSF
Total Size	±71,139 RSF	Total Size	±36,725 RSF

*Subject to the terms of a fully executed Sublease and Consent by Landlord.



For more information, please contact:

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SITE PLAN | 9940 BARNES CANYON RD

SECOND FLOOR
35,733 SF

FIRST FLOOR
35,406 SF

TOTAL
71,139 SF







SITE PLAN | 9950 BARNES CANYON RD





FLOOR PLAN DETAILS:

- 89 private offices
- Reception area
- 7 conference rooms (small medium & large)
- 6 storage rooms
- 3 break rooms

-  Electronics Lab
-  Conference Room
-  Break Room
-  Rest Rooms







← Barnes Canyon Rd →



FLOOR PLAN DETAILS:

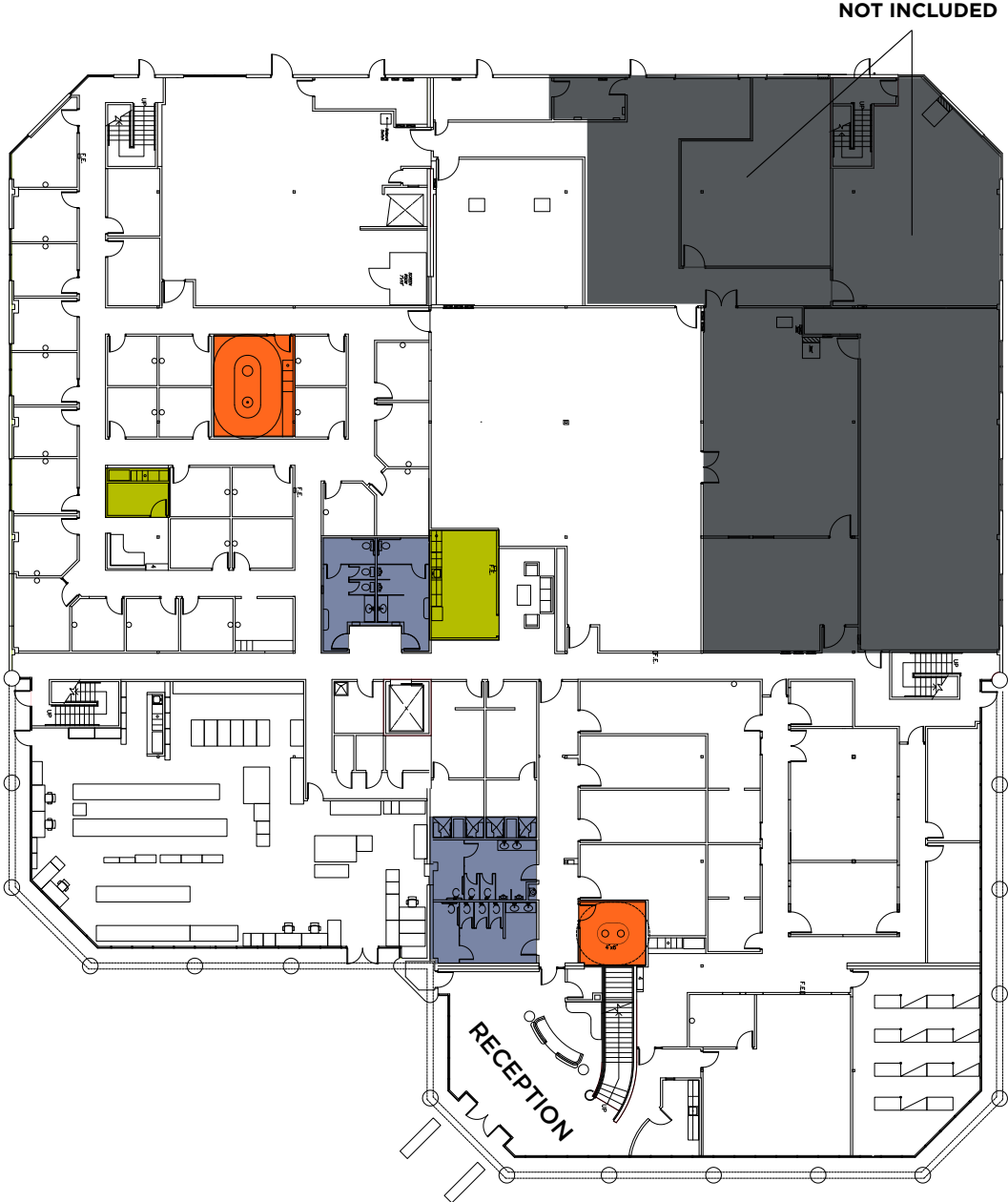
- 100 private offices
- 3 conference rooms
- 8 storage rooms
- 2 break rooms






-  Electronics Lab
-  Conference Room
-  Break Room
-  Rest Rooms

FLOOR PLAN DETAILS:

- 29 private offices
- Reception area
- 15 conference rooms (small medium & large)
- 7 storage rooms
- 4 break rooms






-  Conference Room
-  Break Room
-  Rest Rooms

← Barnes Canyon Rd →

FLOOR PLAN DETAILS:

- 160 private offices
- 7 conference rooms
- 5 storage rooms
- 3 break rooms



-  Conference Room
-  Break Room
-  Rest Rooms

HYPOTHETICAL FLOOR PLANS & PHOTOS | 1ST FLOOR

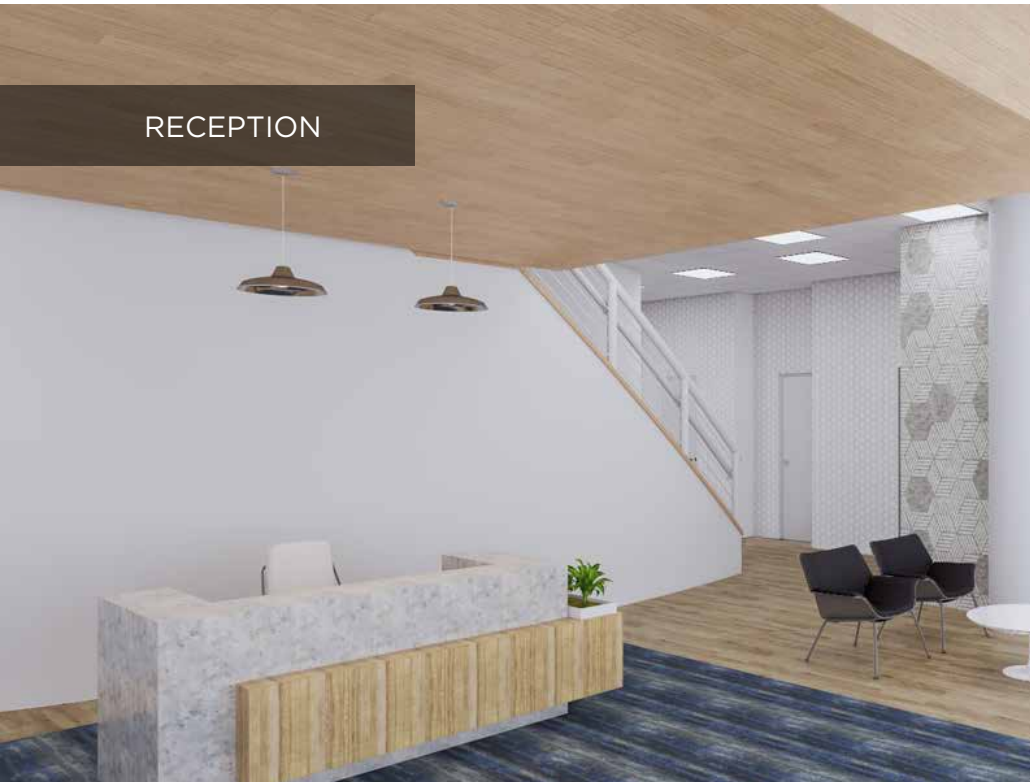


[CLICK HERE FOR VIRTUAL TOUR](#)

Individual Spaces	Provided
Workstations	126
Enclosed Office	14
Collaborative Spaces	Provided
Focus Room-1P	11
Focus-2P	5
Huddle Room-4P	10
Team Room-5P	1
Meeting Room-6P	5
Meeting Room-10P	3
Presentation Room-20P	1
Lounge	3
Support + Wellbeing Spaces	Provided
Perch-6P	8
Hydration Station	1
Cafe	1
Game Room	1
Concierge/Greeting	1
Wellness Room	6
Mother's Room	3
Storage	5
File Cabinets	28
IDF Room	1
Copy-Print-Supply Point	5
Mail Room	1



CAFÉ AND GAME ROOM



RECEPTION



PERCH & MEETING ROOM

HYPOTHETICAL FLOOR PLANS & PHOTOS | 2ND FLOOR



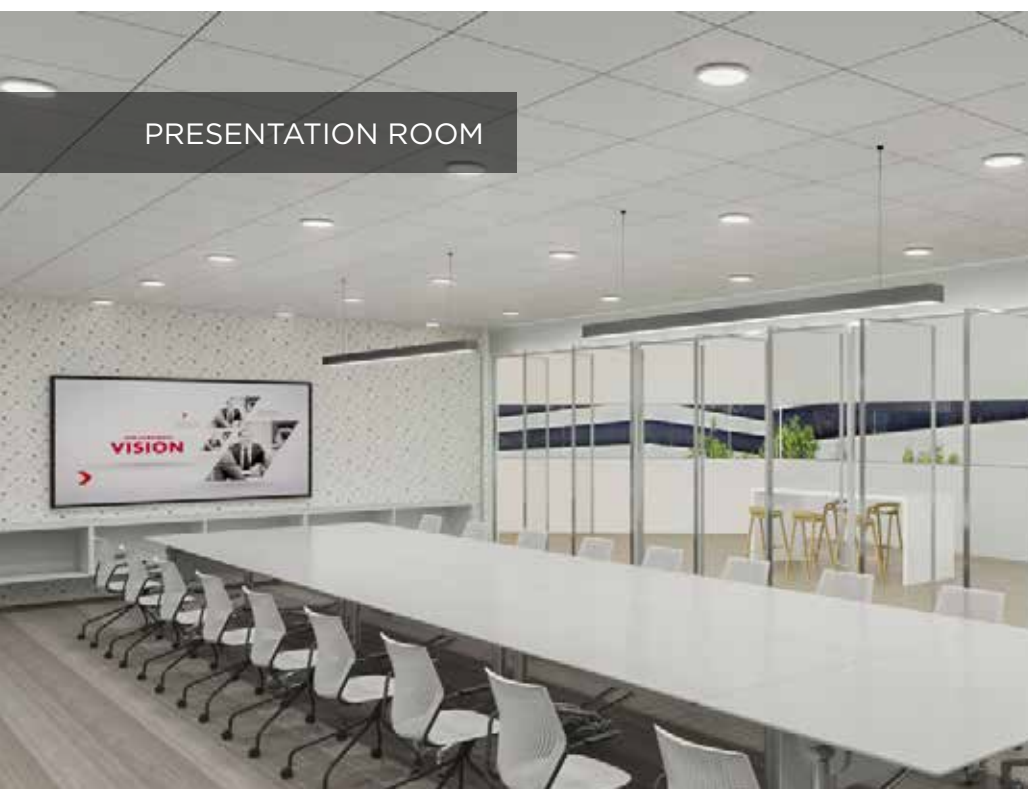
[CLICK HERE FOR VIRTUAL TOUR](#)

Individual Spaces	Provided
Workstations	128
Enclosed Office	12
Collaborative Spaces	Provided
Focus Room-1P	14
Focus-2P	7
Huddle Room-3-4P	7
Team Room-5P	4
Meeting Room-6P	4
Meeting Room-10P	3
Presentation Room-20P	1
Open Collaboration	3
Lounge	3
Support + Wellbeing Spaces	Provided
Perch-4P	2
Perch-6P	5
Small Café	1
Cafe	1
Wellness Room	1
Mother's Room	1
Storage	2
Lockers	112
IDF Room	1
Copy-Print-Supply Point	3
Copy-Print-Supply-Room	2
Mail Room	1

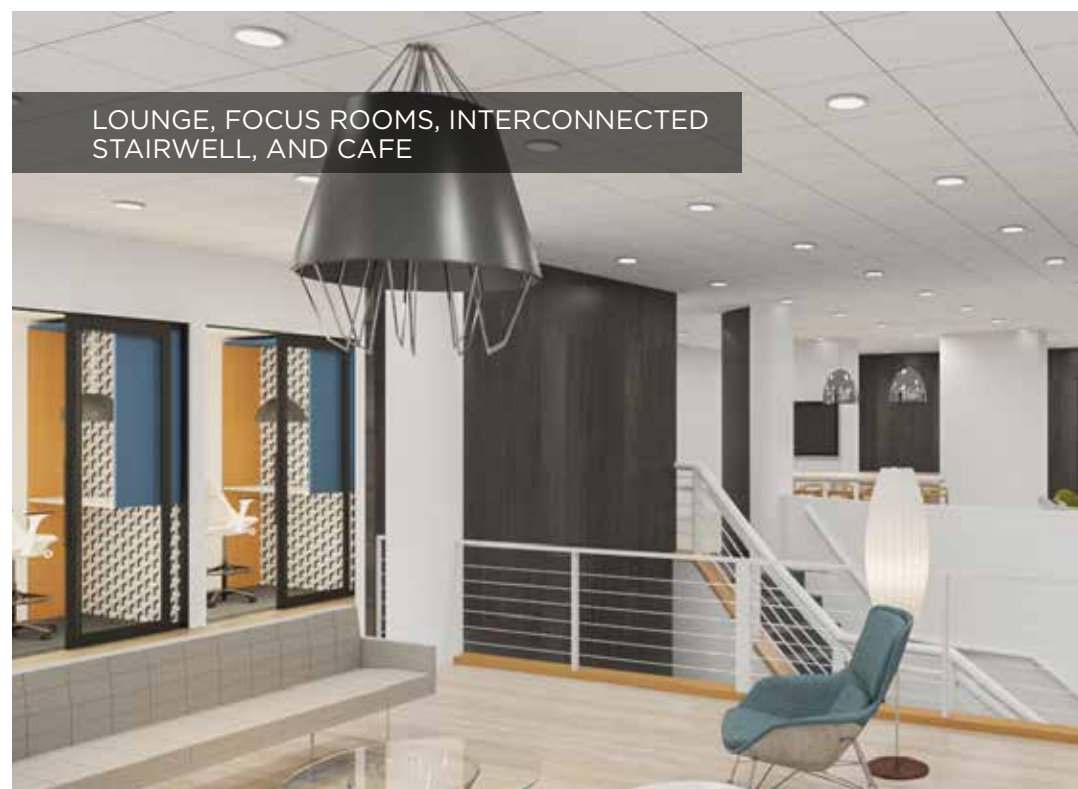
WORKSTATIONS AND OPEN COLLABORATION



PRESENTATION ROOM



LOUNGE, FOCUS ROOMS, INTERCONNECTED STAIRWELL, AND CAFE



AMENITIES MAP



★
9940 & 9950
BARNES CANYON

LEAN & GREEN CAFE

GRILL & MARKET
ARMANDO'S Taco Shop
NASEEM'S BAKERY
HANAYA SUSHI

COUNTRY INN & SUITES By Radisson

GRAVITY HEIGHTS

COURTNEY'S
Grab & Go Sandwich

HYATT HOUSE

KARL STRAUSS
Brewing Company

PARK COMMONS
EL PARQUE
SLOW POKE
BEST DRESSED
DR. J'S
FRICKEN BURGERS
ALL SPICE

EXTENDED
STAY AMERICA

COURTYARD
By Marriott

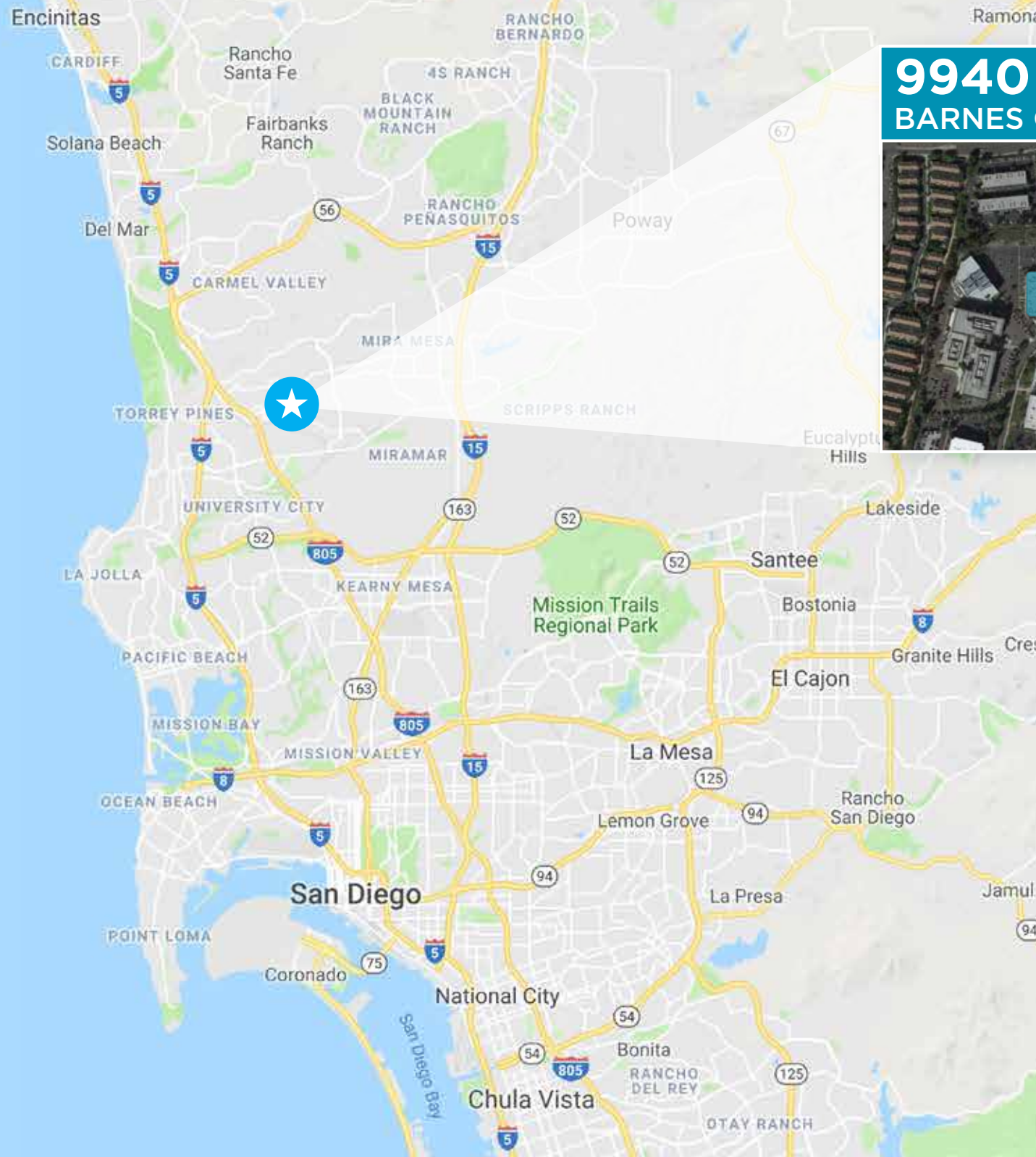
CHILI'S GRILL & BAR

CHASE BANK
BANK OF AMERICA
STAPLES
STARBUCKS
JAMBA JUICE
FLAME BROILER
WHICH WHICH
SORRENTO Wine & Spirits
MCDONALD'S

CHIC-FIL-A
SUBWAY
CROUTONS
RUBIOS' Coastal Grill
OPERA Patisserie
ON A ROLL Cafe

PUNJABI TADOOR

-  WITHIN 5 MINUTE WALKING DISTANCE
-  HOTEL
-  FOOD / RETAIL
-  DRINK



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