

AVAILABLE FOR LEASE

HAZARD COMMERCIAL PARK

9320&9340
HAZARD WAY

SAN DIEGO, CA 92123

CBRE

9340

PROPERTY FEATURES



Office and flex suites
between 1,287 - 11,232 SF
available



Part of a two (2) building
project totaling ±46,548 SF



Prime location in
Kearny Mesa

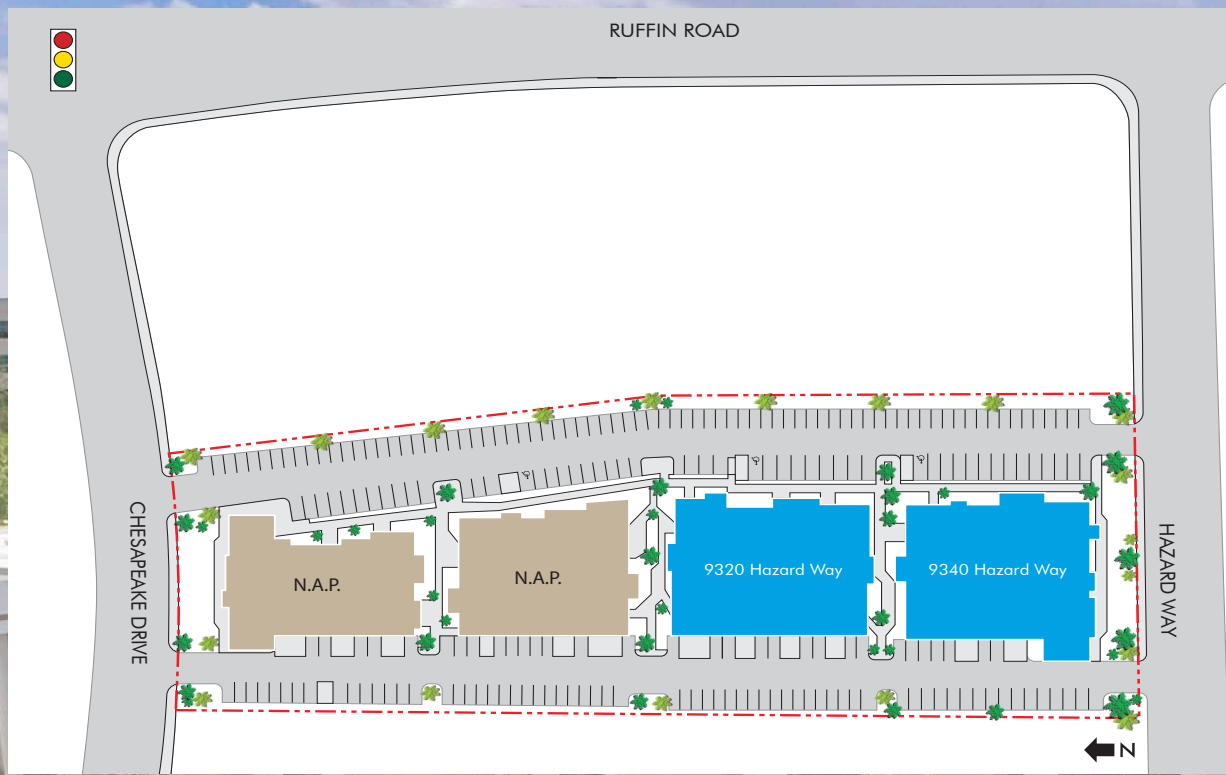


Approximately 2.8/1,000 SF
parking ratio



Excellent freeway access to
Interstates 15, 805, 5 and
Highways 163 and 52





AVAILABILITY

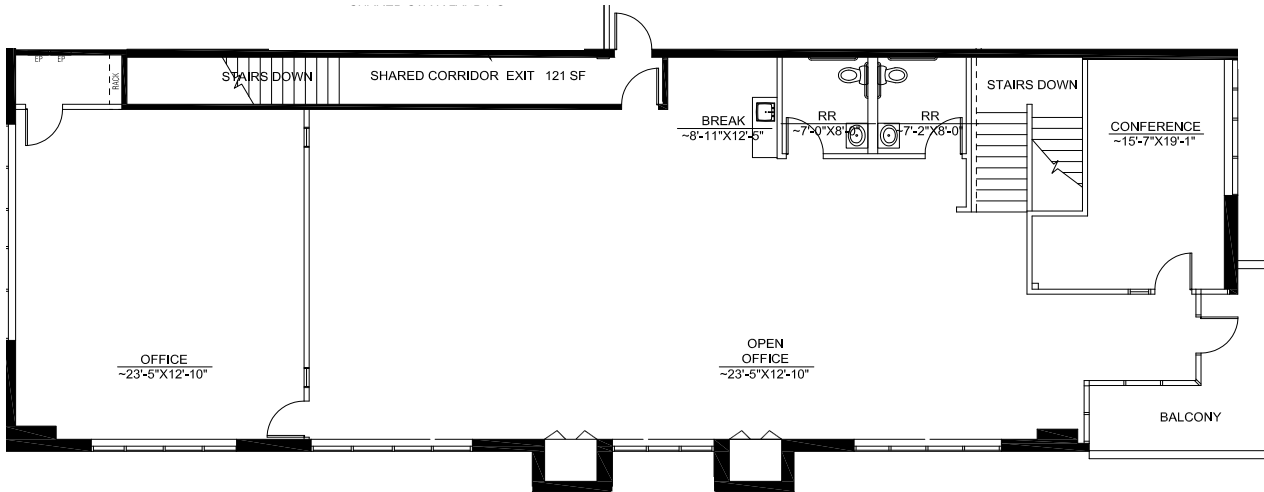
ADDRESS	SIZE	LEASE RATE	AVAILABLE	COMMENTS
9320 Hazard Way Suite A1	6,567 SF	\$1.40/SF Gross	Immediately	Approximately 90% office/10% warehouse with (1) grade level loading door. Can be combined with B1 for a total of 11,232 SF.
9320 Hazard Way Suite B1	4,665 SF	\$1.40/SF Gross	Immediately	Approximately 95% office/ 5% warehouse with (1) grade level loading door. Can be combined with A1 for a total of 11,232 SF.
9340 Hazard Way Suite A1/B3	5,566 SF*	\$1.40/SF Gross	Immediately	100% office on two floors (can be divided). Mix of open office and private offices.

* Suite A1/B3 is divisible to ±1,287 and ±4,279 SF

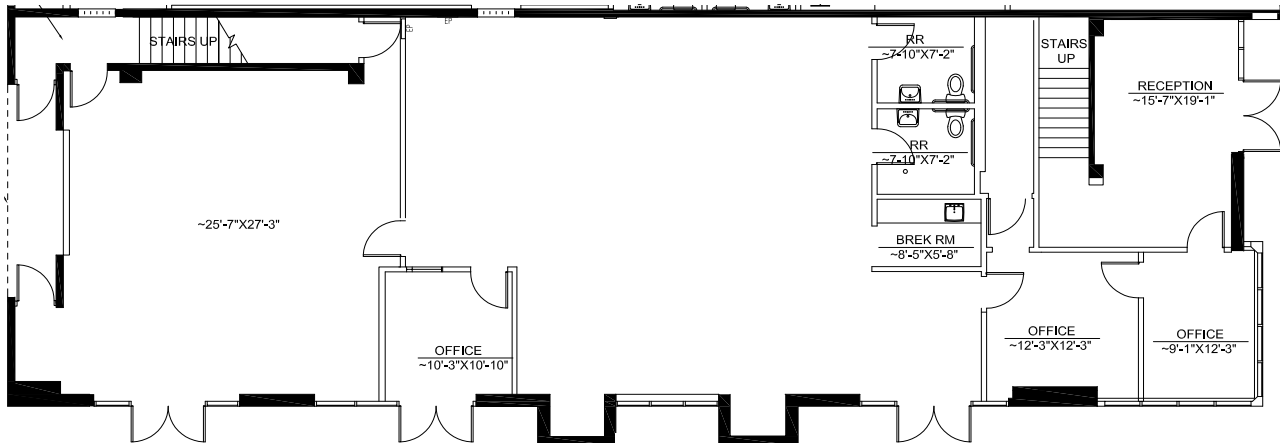
FLOOR PLAN

9320 HAZARD WAY, SUITE A1

2nd Floor (± 3,193 SF)



1st Floor (± 3,374 SF)



Approximately 6,567 SF
(Can be combined with Suite B1)



Approximately 90% office /
10% warehouse with (1) grade
level loading door.



2.8/1,000 SF parking ratio



Lease Rate: \$1.40/SF Gross

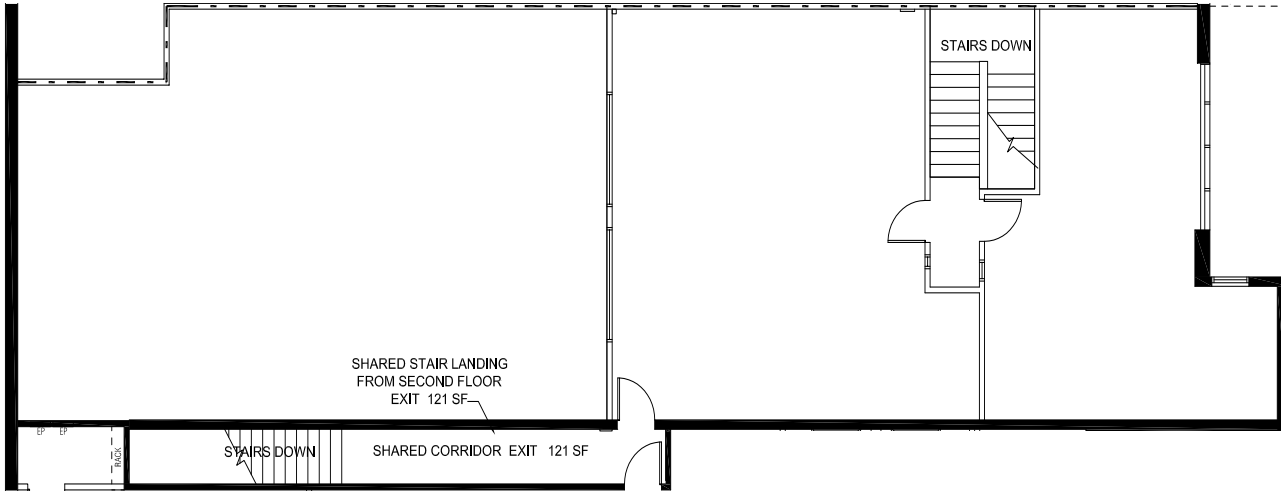


Available: Immediately

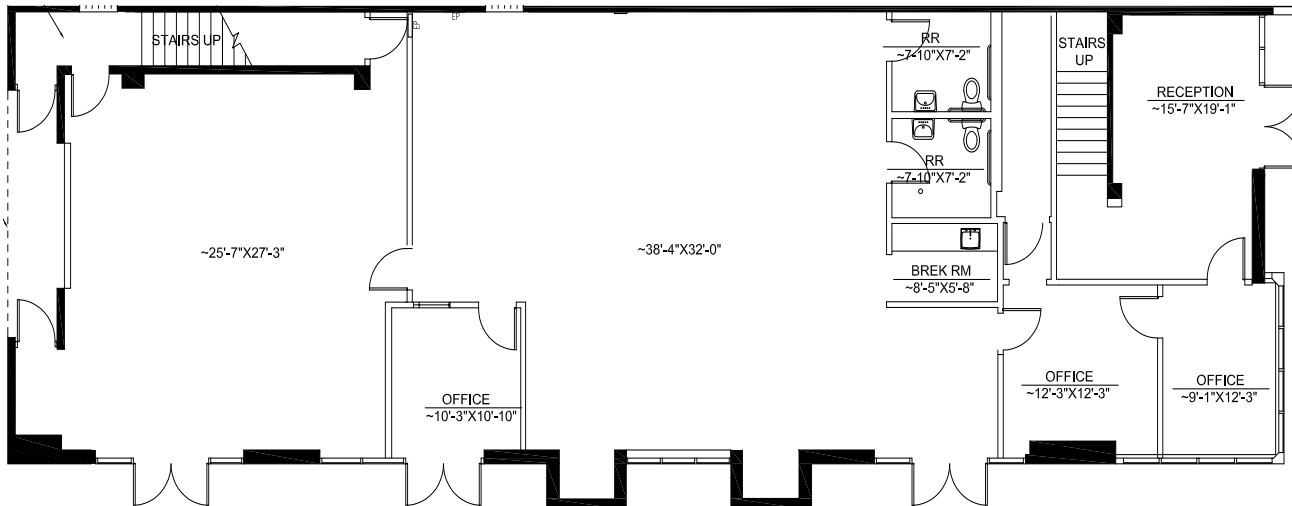
FLOOR PLAN

9320 HAZARD WAY, SUITE B1

2nd Floor (± 1,595 SF)



1st Floor (± 3,070 SF)



Approximately 4,665 SF
(Can be combined with Suite A1)



Approximately 95% office / 5% warehouse with (1) grade level loading door.



2.8/1,000 SF parking ratio



Lease Rate: \$1.40/SF Gross



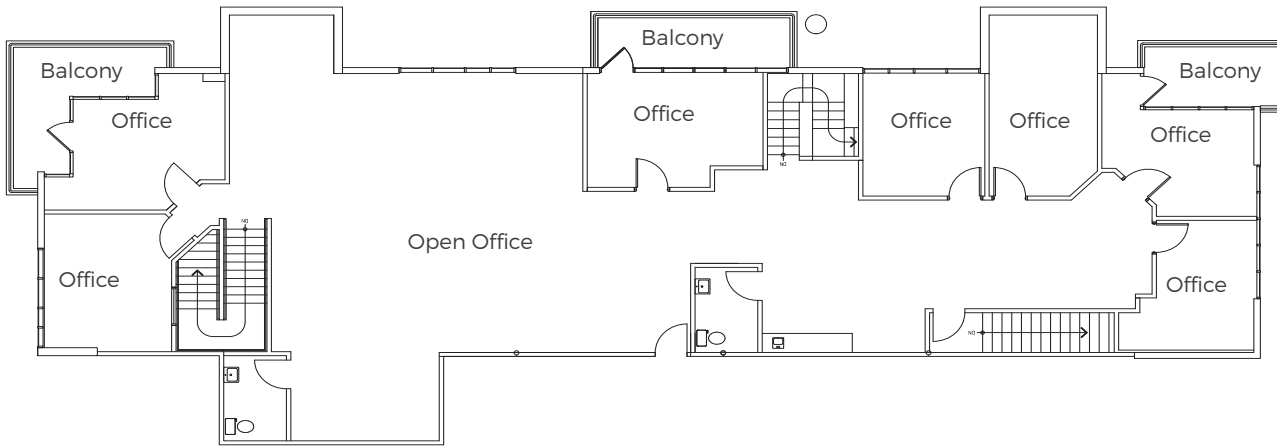
Available: Immediately

FLOOR PLAN

9340 HAZARD WAY, SUITE B3/A1

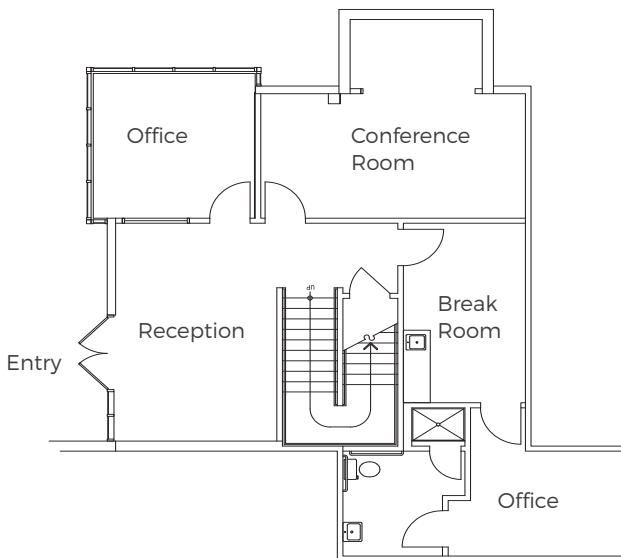
Suite A1

2nd Floor (± 4,279 SF)



Suite B3

1st Floor (± 1,287 SF)



Approximately 5,566 SF
(Divisible)



Mix of open and private
offices on 2 floors



2.8/1,000 SF parking ratio



Lease Rate: \$1.40/SF Gross



Available: Immediately



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