

FOR SALE! 8949 Complex Drive, Unit #A, San Diego CA 92123

Office Condominium: Approx. 1241 sq. ft. Only \$497,000



Exclusively Offered by:



Commercial Properties Services
Steve Salmons - 619-275-3900

CA. Bk. Lic. #00874893
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Prime Office Leasing Highlights

• **Prominent Building Signage potentially available.** Build name recognition, prestige, and further brand your business with highly visible top-of-building signage.

• **Exceptional Accessibility and Central Kearny Mesa Location:**

Situated in a central area of San Diego, this property provides convenient access to major freeways, including Fwy. #805, 15, 5, and Hwy #52—ensuring seamless connectivity for your team and clients. Employee pool and client pool is enormous, with 100k population within 5 miles and 500K within 10 miles.

• **Walkable Amenities:** Employees and visitors can easily walk to nearby restaurants, banks, and other amenities, including the on-site deli/restaurant for added convenience.

• **Unique Outdoor Features:** The office building benefits from a private balcony and has two functional sliding glass doors, providing abundant natural light and fresh air. In addition, right outside the front door is a picnic area.

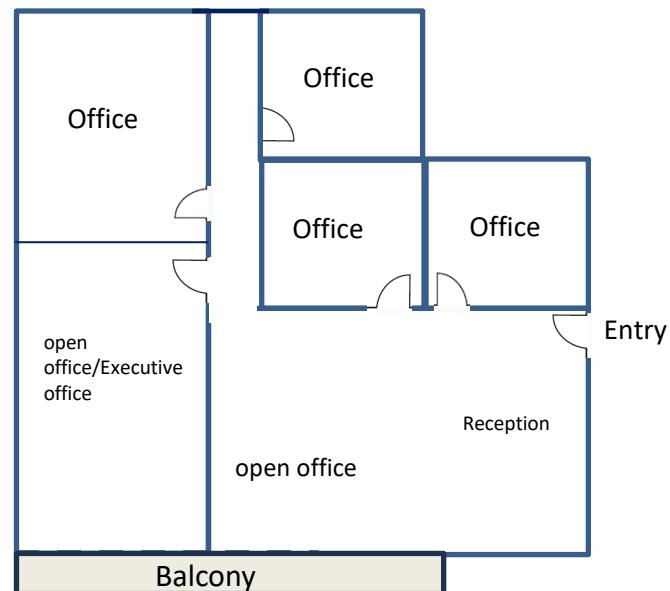
• **Ample Parking:** Enjoy abundant parking directly adjacent to the unit, with spaces available both at the front and rear for maximum convenience.

• **Ideal for Professional Services:** Perfectly suited for insurance agencies, accounting firms, outside sales teams, attorneys, and general administrative offices.

• **Efficient & Adaptable Floor Plan:** The office features a modern, efficient layout designed for productivity, while offering flexibility for easy customization to suit your business needs.

Approx. 1,241 sq. ft.
For Sale: \$497,000

8949 Complex Dr., Unit A
Approx. Floor Plan



2nd floor walk up location with nice views



Commercial Properties Services

Licensed CA Real Estate Broker #00874893. The information contained herein has been obtained from sources we deem reliable, but we do not guarantee or warranty it for errors. Buyer is to verify all information contained herein with its own independent experts..





KEARNY MESA COMPLEX

SITE PLAN

Fwy
#163

Kearny Villa Rd.

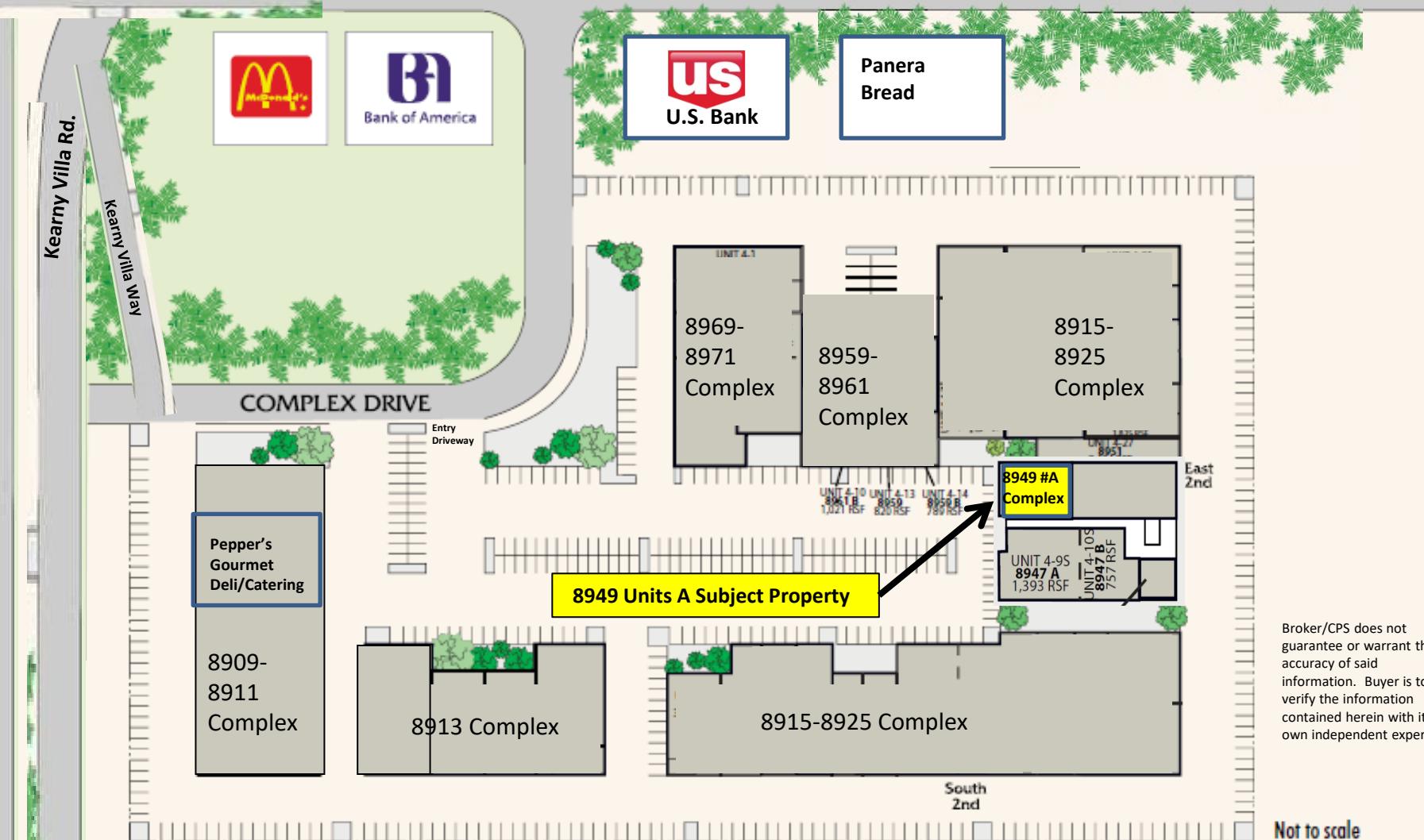
Municipal Court House

COMPILED

8949 Complex Drive, Unit A

Approx. 1,241 sq. ft.
For Sale: \$497,000

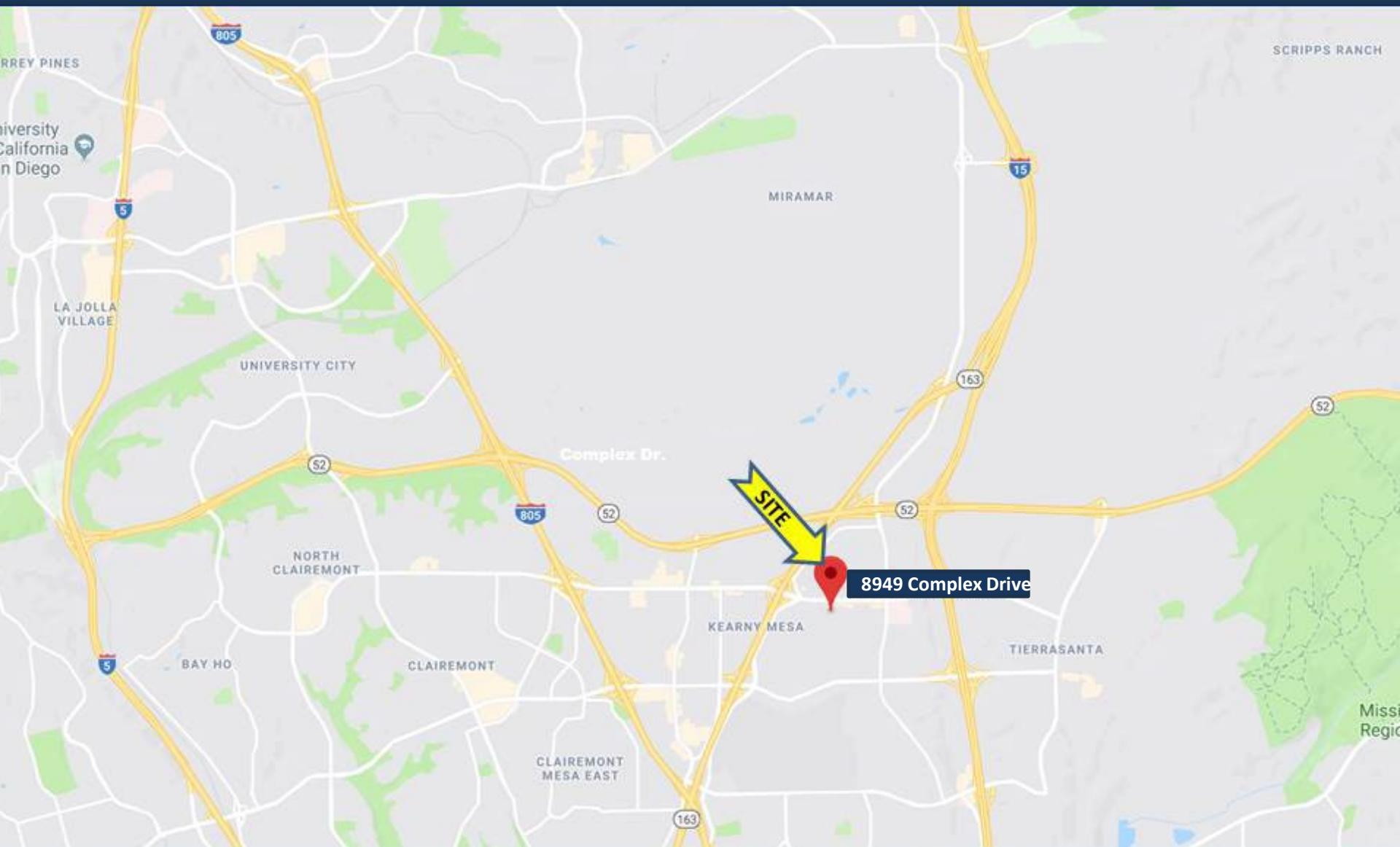
CLAIREMONT MESA BLVD



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Not to scale

Area Map-8949 Complex Drive, San Diego CA 92123



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