

for lease

KM5

Kearny Mesa 5

San Diego, CA 92111

For more information or tours, please contact:

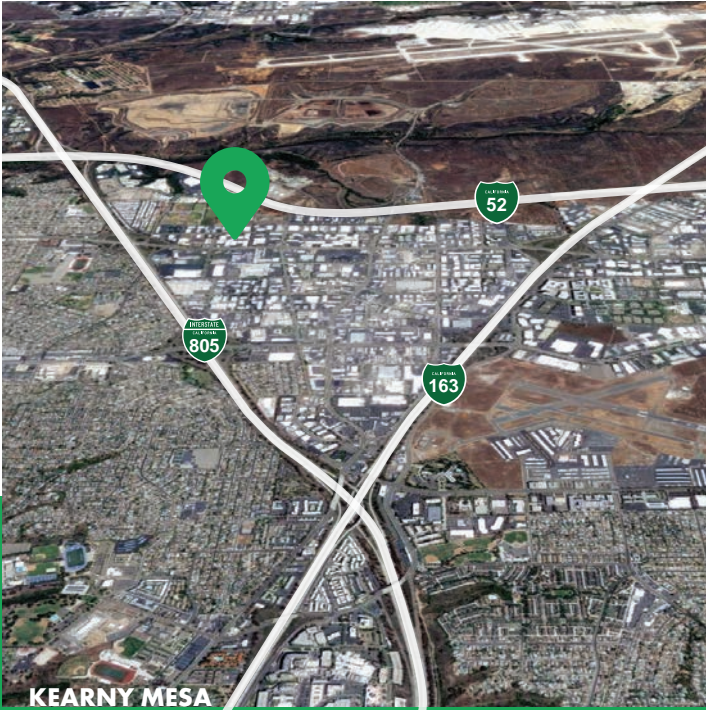
Mike Abernathy

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

- » Location, Location, Location
(In the Heart of Kearny Mesa)
- » Various Office, Flex, and Industrial
Combinations
- » Amenities On-Site or
Within Walking Distance
- » Excellent Freeway Access
(I-805 & I-5, SR-163 & SR-52)
- » Institutional Ownership with Responsive
& Local Property Management
- » Street Frontage Locations Provide
Excellent Street & Signage Exposure

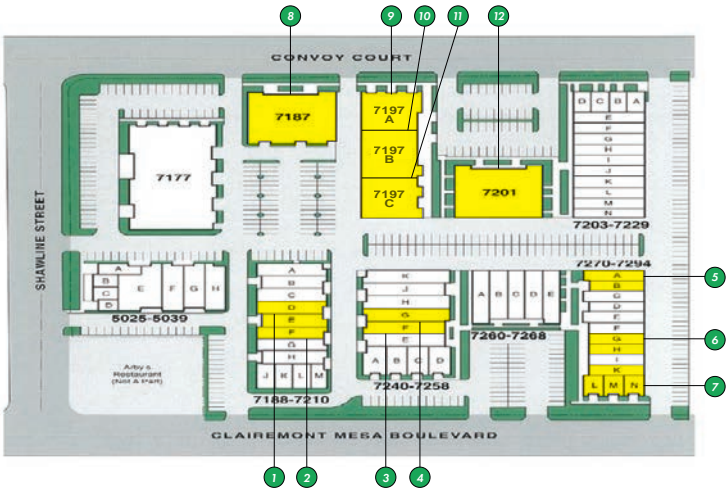


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Conveniently located in the heart of Kearny Mesa, this ten-building industrial park offers excellent freeway access, flexible layouts, & superior signage opportunities.



available suites



7188-7210 Clairemont Mesa Blvd.



7240-7258 Clairemont Mesa Blvd.



5025-5039 Shawline Street



7201 Convoy Court

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

ADDRESS	SUITE SIZE	AVAILABLE	IMPROVEMENTS	BAY DOORS	MONTHLY RENT (NNN)	ACCESS
1. 7194 Clairemont Mesa Blvd.	1,920 SF	Immediately	10% office, 90% warehouse, 100% HVAC	1	\$4,128 (\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
2. 7196-98 Clairemont Mesa Blvd.	3,840 SF	Immediately	50% HVAC office, 50% warehouse	2	\$8,256 (\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
3. 7250 Clairemont Mesa Blvd.	2,400 SF	Immediately	50% HVAC office, 50% warehouse	1	\$5,160 (\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
4. 7252 Clairemont Mesa Blvd.	2,400 SF	Immediately	50% HVAC office, 50% warehouse	1	\$5,160(\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
5. 7270-7272 Clairemont Mesa Blvd.	2,714 SF	Immediately	80% HVAC office, 20% warehouse	1	\$5,835 (\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
6. 7282-7284 Clairemont Mesa Blvd.	2,800 SF	Immediately	50% HVAC office, 50% warehouse	1	\$6,020 (\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
7. 7288-7294 Clairemont Mesa Blvd.	4,200 SF	Immediately	100% HVAC showroom	1	\$9,450 (\$2.25 / SF) NNN (\$0.30 / SF)	Contact Broker
8. 7187 Convoy Court	10,000 SF	Immediately	100% HVAC R&D heavy power	1	\$20,000 (\$2.00 / SF) NNN (\$0.30 / SF)	Contact Broker
9. 7197 A Convoy Court	5,635 SF	Immediately	70% creative office, 30% warehouse	2	\$12,679 (\$2.25 / SF) NNN (\$0.30 / SF)	Contact Broker
10. 7197 B Convoy Court	5,604 SF	Immediately	80% creative office, 20% warehouse	1	\$12,609 (\$2.25 / SF) NNN (\$0.30 / SF)	Contact Broker
11. 7197 C Convoy Court	5,631 SF	30 days	100% creative office	1	\$12,670 (\$2.25 / SF) NNN (\$0.30 / SF)	Contact Broker
12. 7201 Convoy Court	10,000 SF	Immediately	100% HVAC office	0	\$20,000 (\$2.00 / SF) NNN (\$0.30 / SF)	Contact Broker