

CLASS A OFFICE BUILDING FOR LEASE

CHESAPEAKE PARK PLAZA

9665 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123



[VIEW PROPERTY VIDEO](#)

CBRE



CHESAPEAKE
PARK PLAZA



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RECENT RENOVATIONS TO THE PROJECT INCLUDE

- + New outdoor patio furniture
- + New Club style Fitness Center and first floor restrooms which include new directional signage and fixtures
- + Upgraded Common Area Lobbies, and Corridors, New, Lighting, Carpet, Paint, and Art Work
- + New water-wise landscaping
- + New directional signage
- + New modern lobby seating
- + New fixtures
- + New carpet installed in the common corridors
- + Redesigned reserved and non reserved parking areas

BUILDING FEATURES

- + Club style Fitness Center, Men's and Women's Shower and Locker Rooms
- + On-site cafe
- + Reserved covered parking available
- + Fiber to the building provided by AT&T and Cox Cable
- + Retail and food services nearby within walking distance



Chesapeake Park Plaza is a landmark four story, 92,881 square foot Class "A" building, uniquely situated in the Kearny Mesa office submarket in Central San Diego, with immediate access to I-15, SR-52 and SR-163





BUILDING SPECIFICATIONS

Address	9665 Chesapeake Drive San Diego, CA 92123
Building Size	92,881 RSF
Total Stories	Four
Structure	Steel frame with metal deck flooring
Exterior Shell	Curved reflective glass over a glazed curtain-wall system
Typical Floor Plate	23,080 square feet
Year Built	1987; Renovated in 2014
Elevators	Two
Core Factor	13%
Typical Drop Ceiling Height	9 feet
Parking	3.6/1,000 USF - 75 free covered spaces (approx. 22%); 257 surface spaces available
Security	24/7 access via key card system for common area lobby and fitness facility
Fiber Optics Providers	AT&T and Cox Cable
Zoning	IL-2-1
HVAC	Central Tran Raypac hydronic system located in a separate walled enclosure in the west parking lot
Life Safety	Wet pipe sprinkler system equipped with a fire alarm system
Building Hours	Monday Thru Friday 8am-6pm / Saturday 9am-1pm
Amenities	Fitness Center with showers, lockers and on-site cafe



CHESAPEAKE
PARK PLAZA



AVAILABILITY

LEASE RATE \$3.25 FULL SERVICE



Suite	RSF	Availability	Comments	Floor Plans
350	4,324	Vacant	Suite features reception, 4 private offices, 2 conference rooms, break room, server room, work room and open office area.	
375	713	Vacant	Suite features an open floor plan.	
401	6,639	Vacant	Hypothetical layout includes, double door entry, reception area, 2 conference rooms, open break room, 6 offices, large open area, private patio and 3 skylights that allow/open for fresh air.	
435	7,292	Vacant	Suite features reception, 9 private offices, conference room, storage/work area, IT/server room and open office area.	
440	1,979	Vacant	Suite features reception, break area and open office area.	
455	2,354	1/3/2025	Suite features double door entry off main elevator lobby, reception, conference room, 5 offices, breakroom and large open area.	
460	1,516	Vacant	Suite features reception, 5 private offices, conference room and open office area.	
470	3,006	1/1/2025	Corner suite. Reception area, conference room, 7 private offices, storage room, breakroom and open office area.	

Suites on the fourth floor can be combined for a total of 20,807 RSF

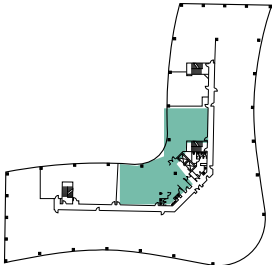
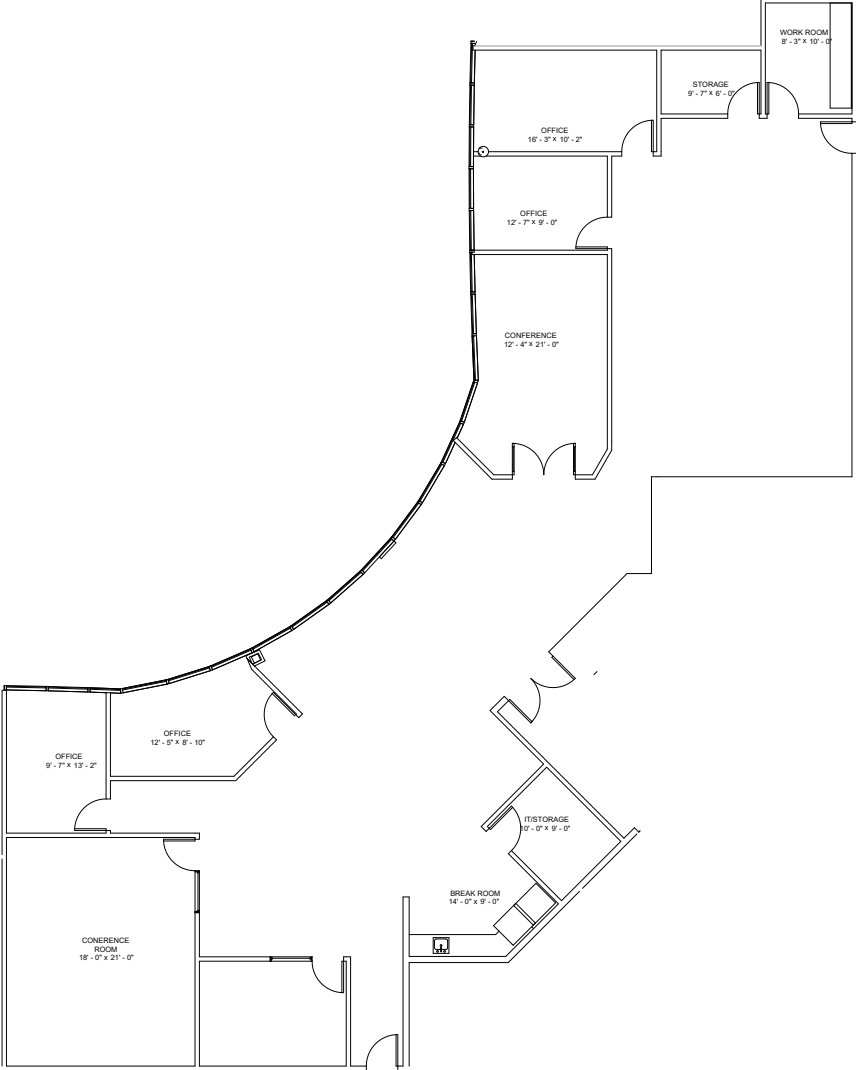
CLICK TO VIEW FLOOR PLANS

SUITE 350

4,324 RSF AVAILABLE

AS BUILT PLAN

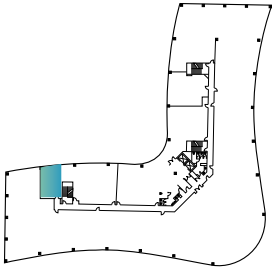
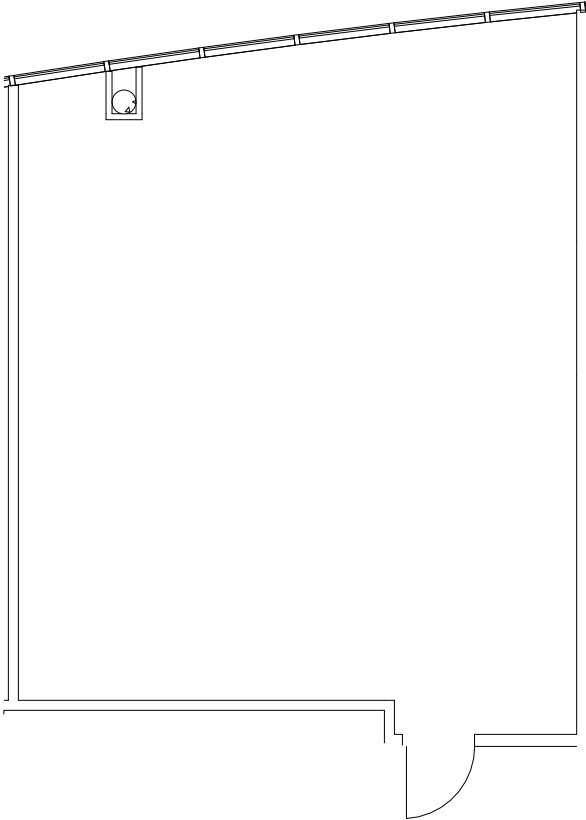
Suite features reception, 4 private offices, 2 conference rooms, break room, server room, work room and open office area.



SUITE 375
713 RSF AVAILABLE

AS BUILT PLAN

Suite features an open floor plan.

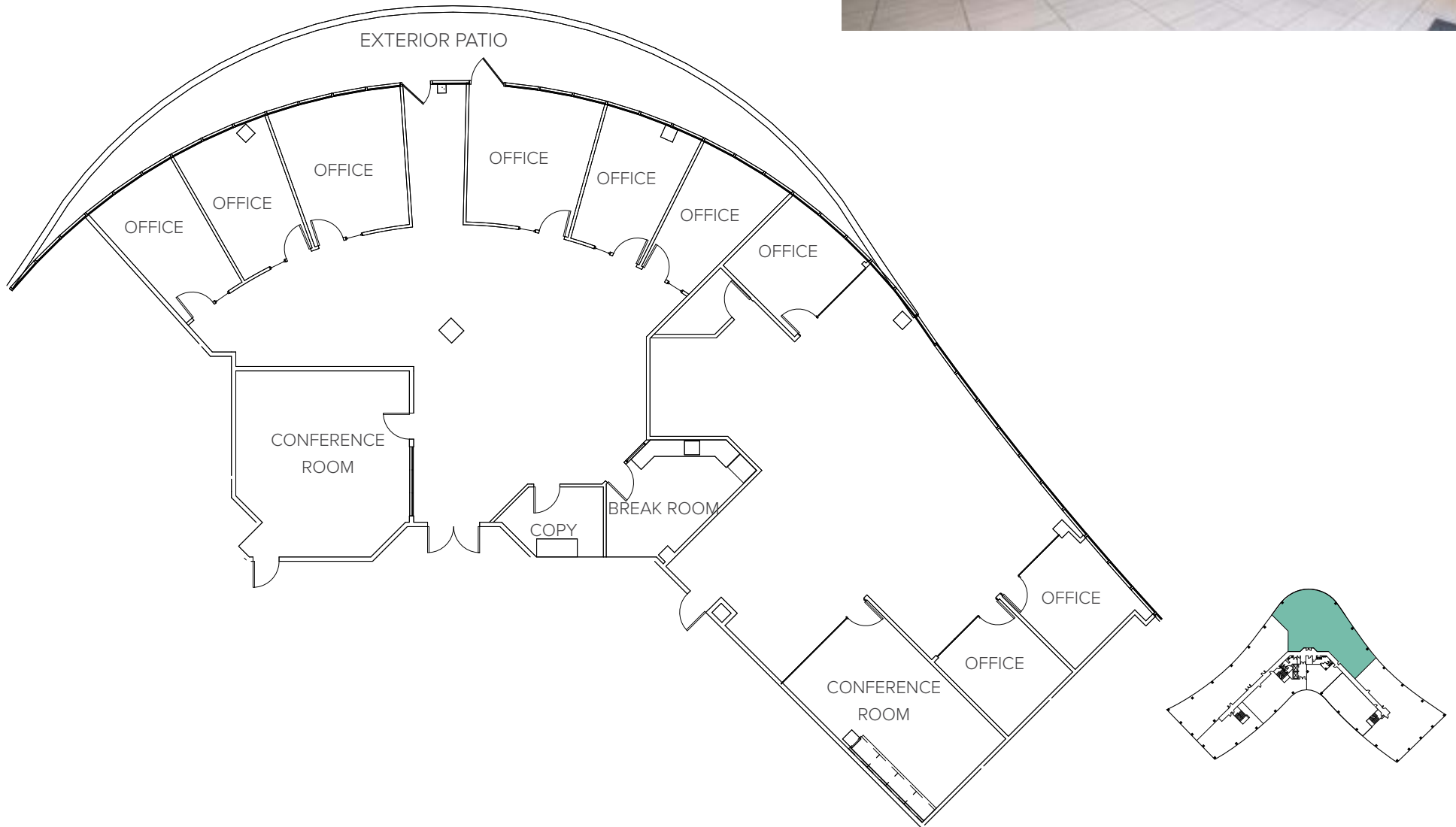


SUITE 401

6,639 RSF AVAILABLE

AS BUILT PLAN

Suite features double door entry, reception area, 2 conference rooms, break room, 9 offices, large open area, private patio and 3 skylights that allow/open for fresh air.

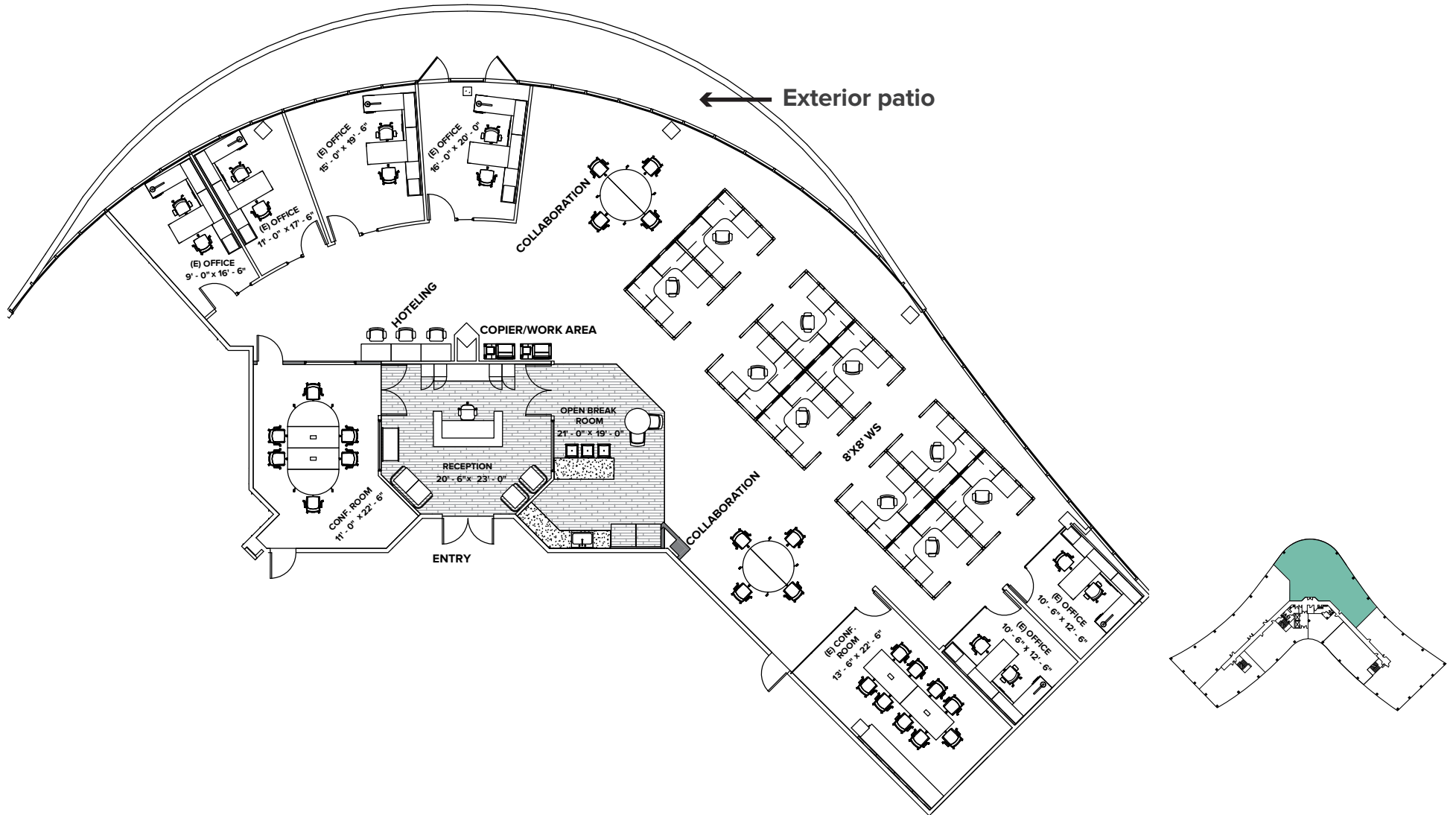


SUITE 401

6,639 RSF AVAILABLE

HYPOTHETICAL PLAN

Hypothetical layout includes, double door entry, reception area, 2 conference rooms, open break room, 6 offices, large open area, private patio and 3 skylights that allow/open for fresh air.



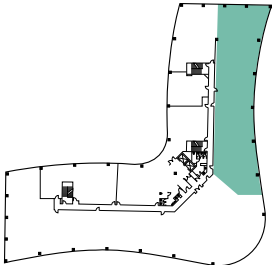
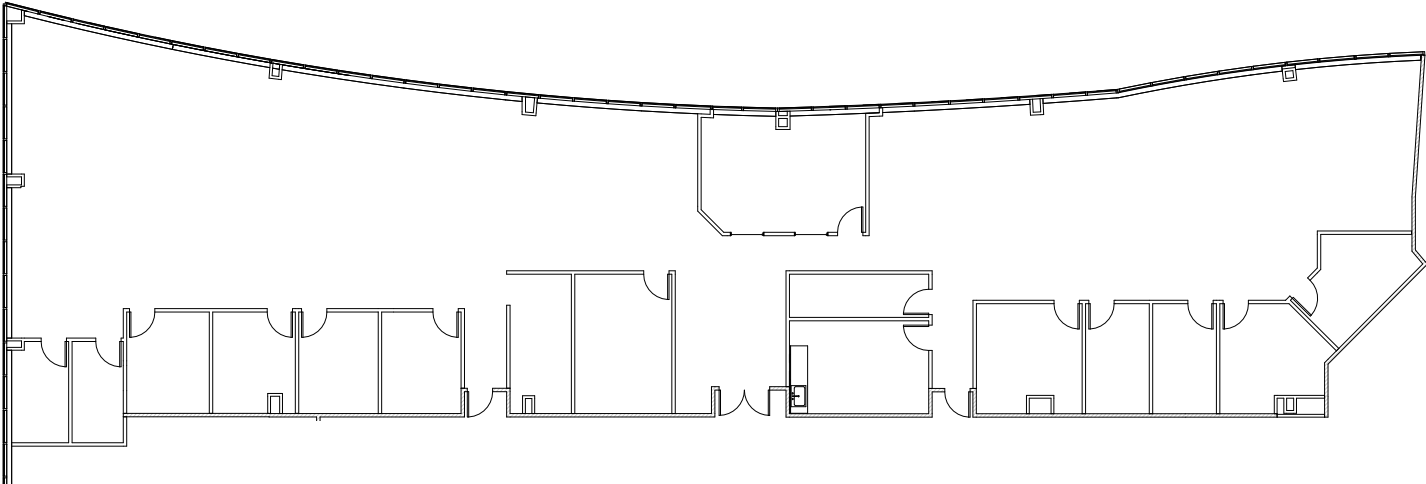
SUITE 435

7,292 RSF AVAILABLE



AS BUILT PLAN

Suite features reception, 10 private offices, conference room, storage/work area, IT/server room and open office area.

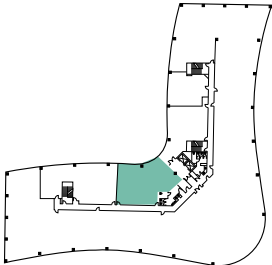
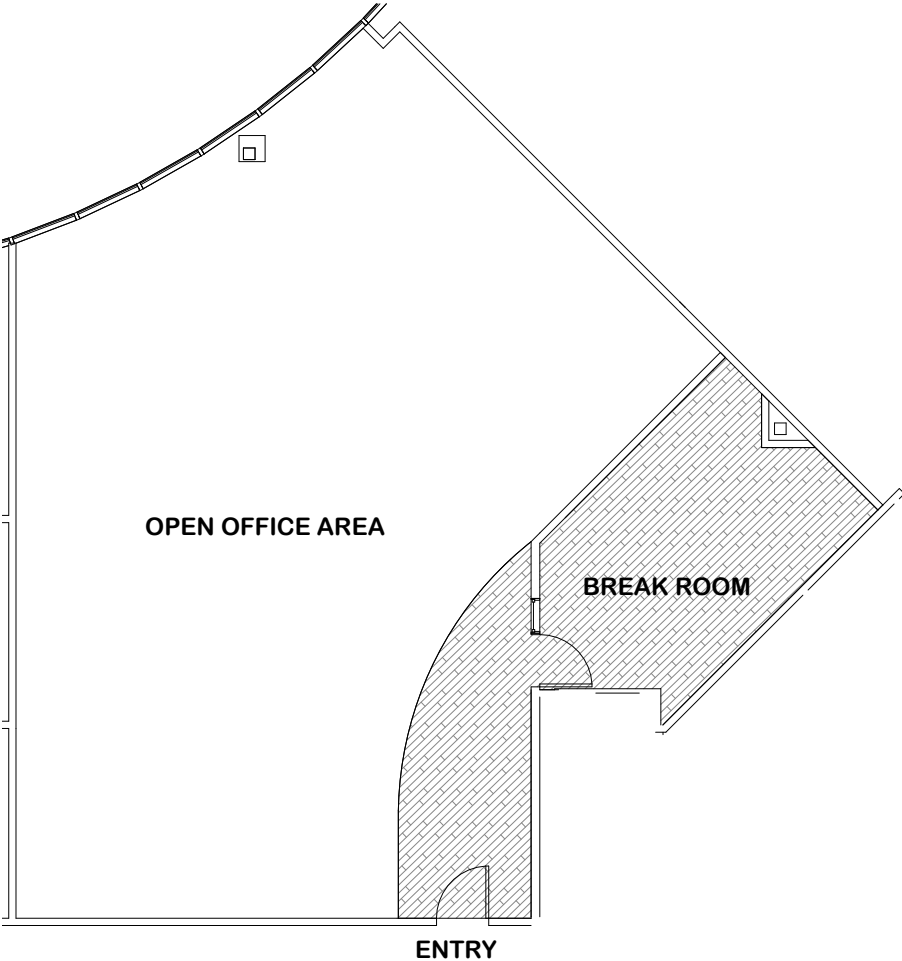


SUITE 440

1,979 RSF AVAILABLE

AS BUILT PLAN

Suite features reception, break area and open office area.



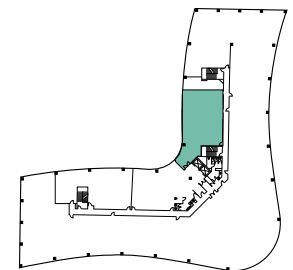
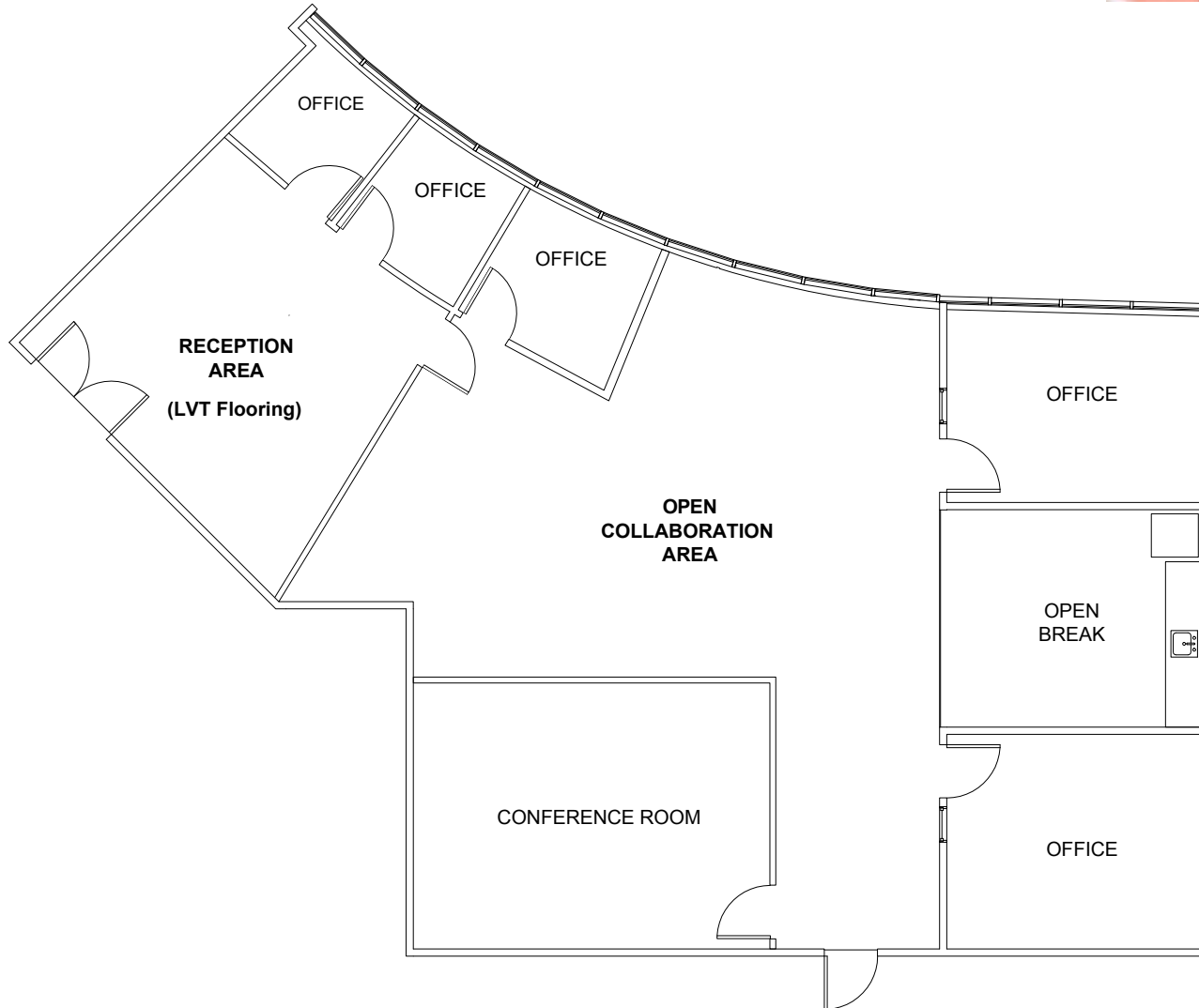
SUITE 455

2,354 RSF AVAILABLE - 1/3/2025



AS BUILT PLAN

Suite features double door entry off main elevator lobby, reception, conference room, 5 offices, breakroom and large open area.

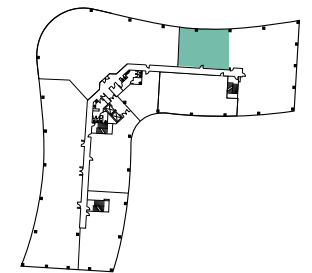
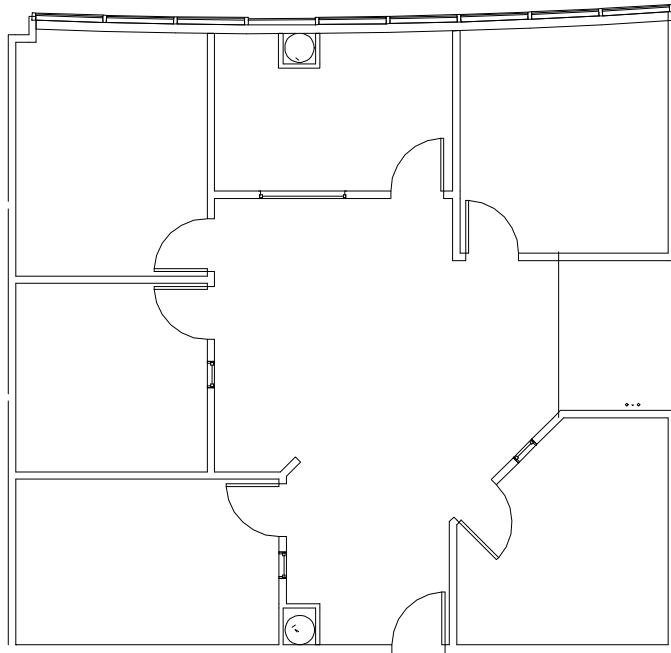


SUITE 460

1,516 RSF AVAILABLE

AS BUILT PLAN

Suite features reception, 5 private offices, conference room and open office area.

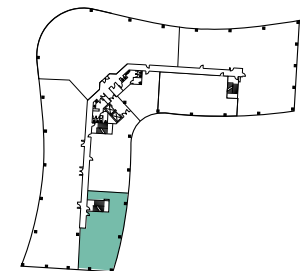
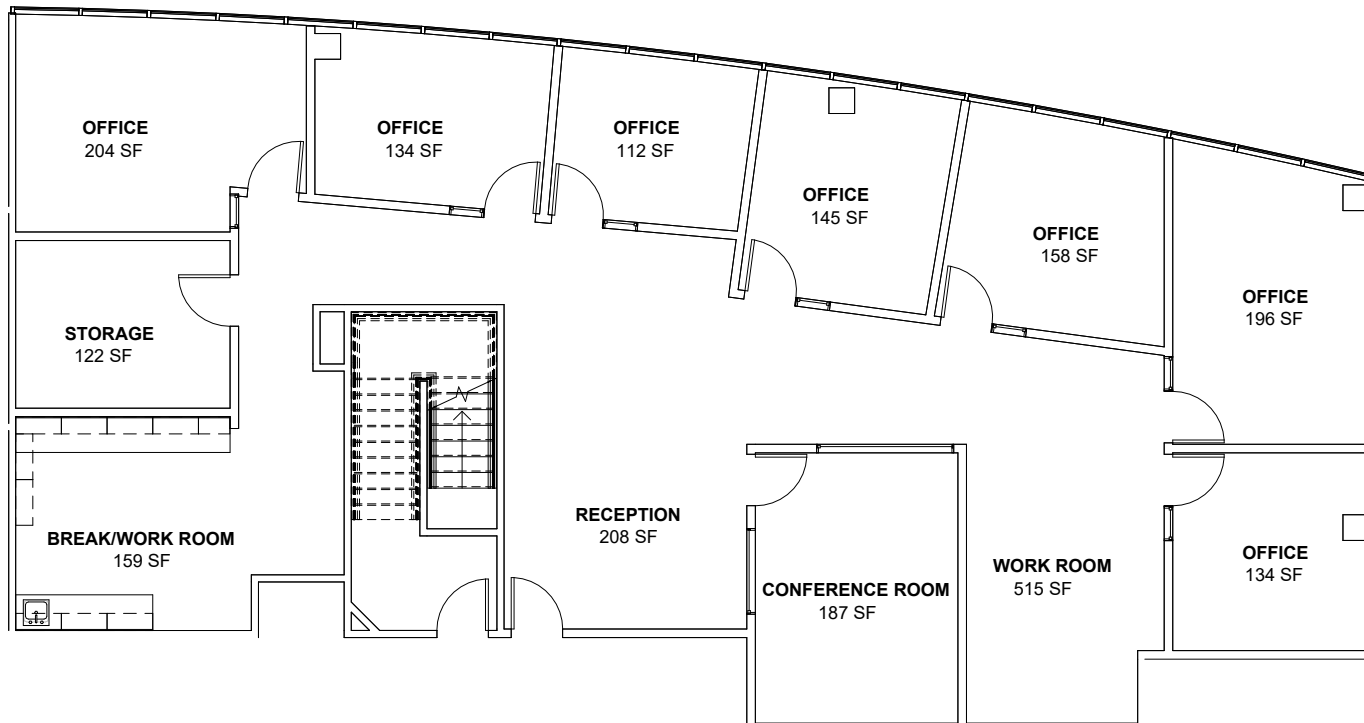


SUITE 470

3,006 RSF AVAILABLE 1/1/2025

AS BUILT PLAN

Corner suite. Reception area, conference room, 7 private offices, storage room, breakroom and open office area.



FOURTH FLOOR 20,807 RSF AVAILABLE

AS BUILT PLAN

POTENTIAL SUITE COMBINATION

SUITES	RSF
401 & 460	8,155 RSF
401, 435, 455, 460 & 470	20,807 SF



SITE PLAN





- 25 restaurants within a 5 minute walk,
- 15 minutes from the beach,
- 20 minutes to San Diego Airport and Downtown

DOWNTOWN

CORONADO

MISSION BAY

fry's

STADIUM GOLF

WALMART

H



MONTGOMERY FIELD



SHARP

island
break lunch

THAI HOUSE
Authentic Thai Cuisine

Thailand Meet Thai Cafe

VILLAGE INDIAN CUISINE

usbank

GOLDEN CITY

SUBWAY

Philippine

Golden City

Bank of America

McDonald's

Konji

SHOGUN

Qual Bettes

Denny's

TGRIS

STARBUCKS

Jack in the box

First Bank

Carls Jr.

CHINA EXPRESS

GIOVANNI'S ITALIAN

TACO BELL

Wendy's

TAKEYA JAPANESE

SUNNY DONUTS

HARVEST TACO SHOP

MAJOR NATIONAL BANK



BALBOA AVE



MURPHY CANYON RD

CLAIREMONT MESA BLVD

FARNHAM ST

SUBWAY

CHESAPEAKE PARK PLAZA

LONG ISLAND MIKE'S PIZZA

GRAB & GO

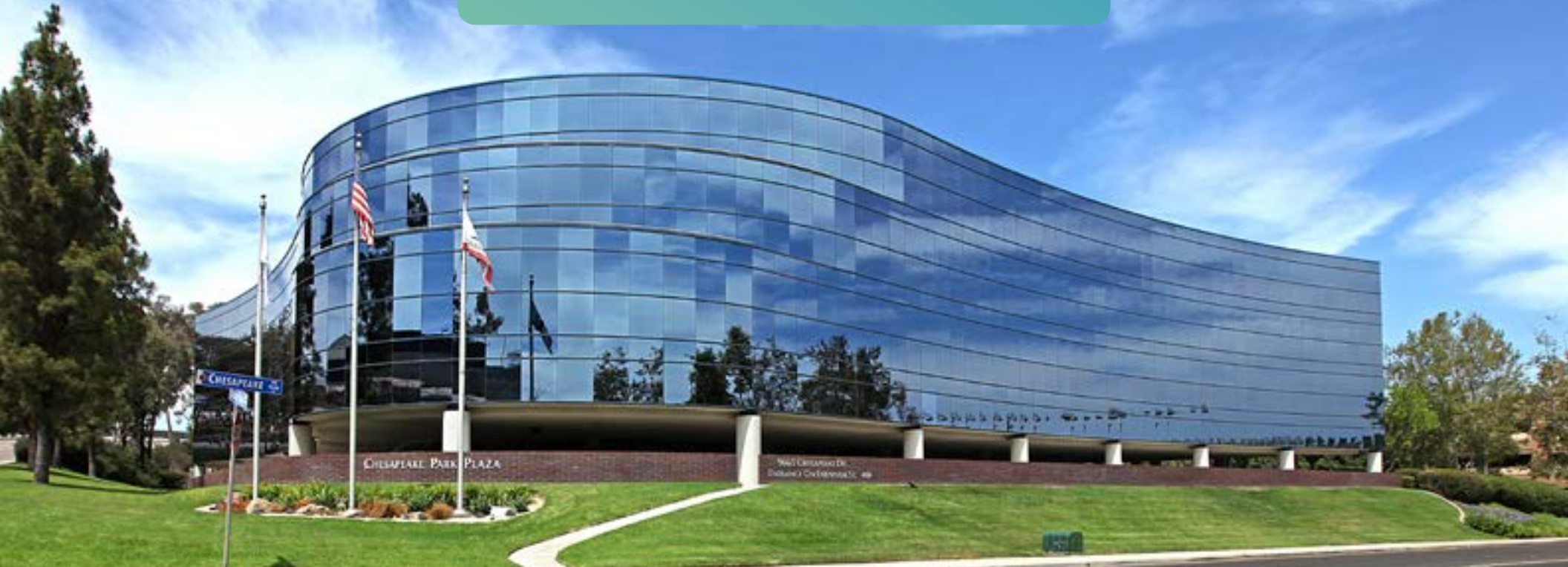
LEYVA'S TACO SHOP

CHESAPEAKE DRIVE

RUFFIN RD

CHESAPEAKE PARK PLAZA

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