

for lease

KM5

Kearny Mesa 5

San Diego, CA 92111

For more information or tours, please contact:

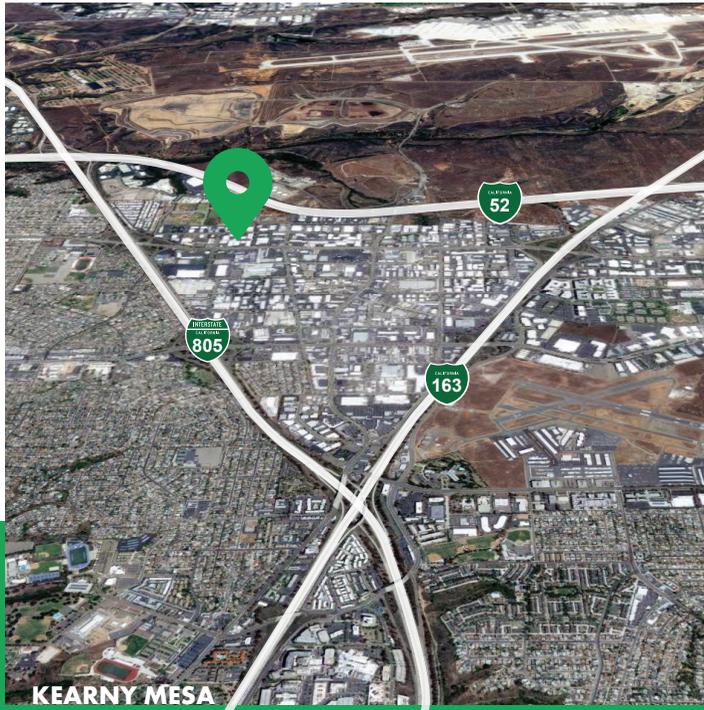
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

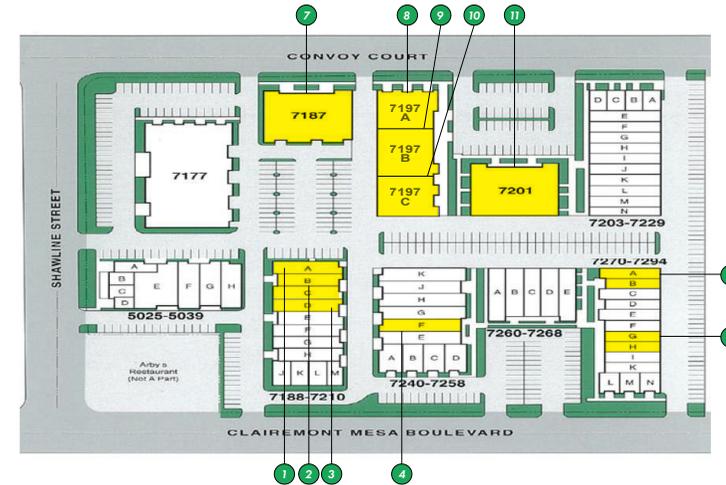
- » Location, Location, Location
(In the Heart of Kearny Mesa)
- » Excellent Freeway Access
(I-805 & I-5, SR-163 & SR-52)
- » Various Office, Flex, and Industrial
Combinations
- » Institutional Ownership with Responsive
& Local Property Management
- » Amenities On-Site or
Within Walking Distance
- »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

ADDRESS	SUITE SIZE	AVAILABLE	IMPROVEMENTS	BAY DOORS	MONTHLY RENT (NNN)	ACCESS
1. 7188 Clairemont Mesa Blvd.	1,750 SF	Immediately	15% HVAC office, 85% warehouse	1	\$3,762 (\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
2. 7190 - 7192 Clairemont Mesa Blvd.	3,840 SF	Immediately	25% HVAC office, 75% warehouse	2	\$8,256 (\$2.15 / SF) NNN (\$0.30 / SF)	Contact Broker
3. 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
4. 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
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. 7187 Convo Court	10,000 SF	Immediately	100% HVAC R&D heavy power	1	\$20,000 (\$2.00 / SF) NNN (\$0.30 / SF)	Contact Broker
8. 7197 A Convo Court	5,635 SF	Immediately	70% creative office, 30% warehouse	2	\$12,679 (\$2.25 / SF) NNN (\$0.30 / SF)	Contact Broker
9. 7197 B Convo Court	5,604 SF	Immediately	80% creative office, 20% warehouse	1	\$12,609 (\$2.25 / SF) NNN (\$0.30 / SF)	Contact Broker
10. 7197 C Convo Court	5,631 SF	30 days	100% creative office	1	\$12,670 (\$2.25 / SF) NNN (\$0.30 / SF)	Contact Broker
11. 7201 Convo Court	10,000 SF	Immediately	100% HVAC office	0	\$20,000 (\$2.00 / SF) NNN (\$0.30 / SF)	Contact Broker



7188-7210 Clairemont Mesa Blvd.



7240-7258 Clairemont Mesa Blvd.



5025-5039 Shawline Street



7201 Convo 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.