

7801 MISSION CENTER COURT

San Diego, CA 92108

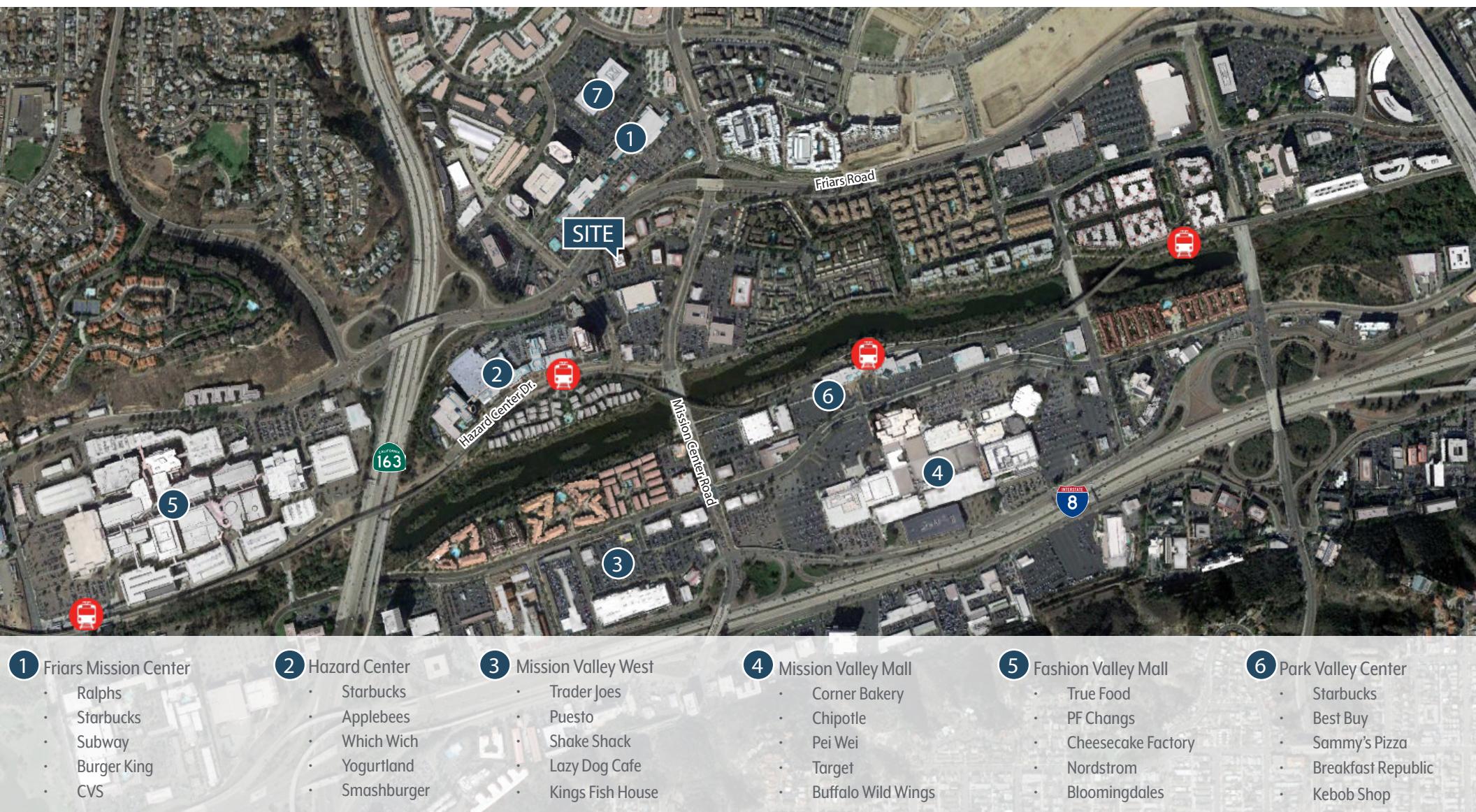


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1 Friars Mission Center
• Ralphs
• Starbucks
• Subway
• Burger King
• CVS

2 Hazard Center
• Starbucks
• Applebees
• Which Wich
• Yogurtland
• Smashburger

3 Mission Valley West
• Trader Joes
• Puesto
• Shake Shack
• Lazy Dog Cafe
• Kings Fish House

4 Mission Valley Mall
• Corner Bakery
• Chipotle
• Pei Wei
• Target
• Buffalo Wild Wings

5 Fashion Valley Mall
• True Food
• PF Changs
• Cheesecake Factory
• Nordstrom
• Bloomingdales

6 Park Valley Center
• Starbucks
• Best Buy
• Sammy's Pizza
• Breakfast Republic
• Kebob Shop

7 Workers Compensation Appeals Board

 Trolley Stop

Property Features

- New Common Area Renovations
 - » Updated Building Lobby
 - » New Building Directory Signage
 - » Renovated Elevator
- On-Site Ownership
- Abundant Parking (4.5/1000)
- On-Site Shower Facility
- AT&T and Cox Communications are Available. Both Cox and AT&T Promotes a Fiber Optic Infrastructure which Provides the Fastest Telecommunication Speeds Available
- Only 3 Minutes from the Workers' Compensation Appeals Board
- Close to Numerous Restaurants, Retail and Entertainment
- Near Public Transportation - San Diego Trolley and MTS
- Centrally Located near Interstates 8, 805 and Highway 163

Newly Remodeled Common Areas



Building Lobby



1st Floor Restroom

SUITE 200 & 210 | COMBINED $\pm 3,151$ RSF

- Lease Rate: \$2.65/RSF Gross plus Utilities
 - » Utilities are \$0.30/RSF/Month
- 9 Private Window Lined Offices
- Kitchenette
- Reception
- Large Open Area



SUITE 200 & 210 | DEMISED OPTIONS

