

# STONECREST

9635 / 9645 / 9655 / 9665

GRANITE RIDGE DRIVE

SAN DIEGO, CA



...COMING SOON

[CLICK HERE TO VIEW MENU](#)







STONECREST IS A DYNAMIC FIRST CLASS CAMPUS IN THE HEART OF CENTRAL SAN DIEGO. THE CAMPUS HAS A ROBUST AMENITY OFFERING, GREAT FREEWAY ACCESS AND HIGHLY EFFICIENT FLOOR PLATES. STONECREST IS STRATEGICALLY LOCATED NEAR A WELL-EDUCATED WORKFORCE, QUALITY HOUSING AND A DIVERSITY OF INDUSTRIES. THE CAMPUS OFFERING ENSURES EMPLOYERS HIGH LEVELS OF RECRUITMENT AND RETENTION.



# STONECREST OFFERS



State-of-the-art fitness center with showers & lockers



**Coming soon** - Sea Ridge Cafe



I-15 access via Aero Drive



Retail, additional food services and residential housing within walking distance



A large, employee-friendly courtyard with comfortable seating



Close Proximity to I-8, I-805, Highway 52, and Highway 163



4/1,000 parking ratio with surface and covered parking



On-site property management, engineering and security



Stadium Golf Center nearby



9635

9645



9655

9665





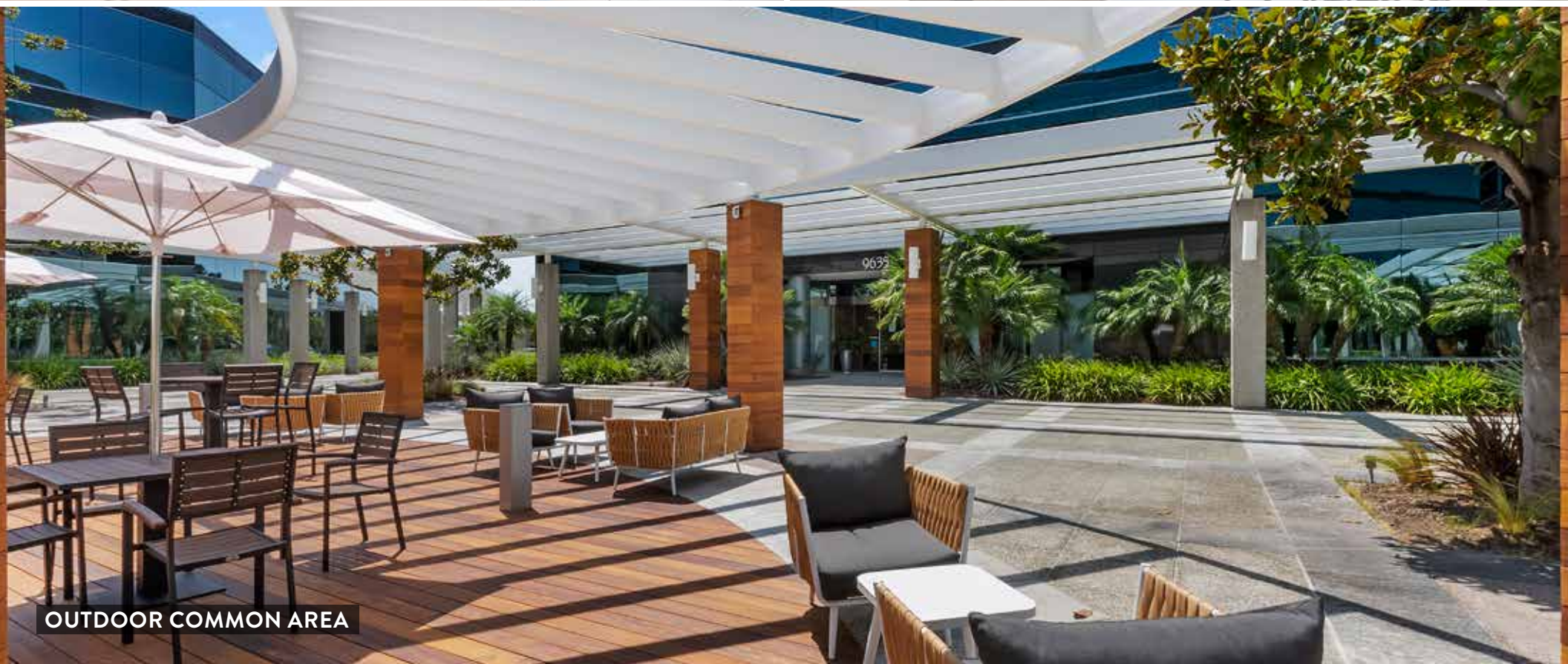
# CAMPUS AMENITIES



9655 BUILDING LOBBY



TENANT LOUNGE



OUTDOOR COMMON AREA





**ON-SITE CAFÉ**



**FULLY FURNISHED GYM**



**OUTDOOR COMMON AREA**



W Canyon Ave

Granite Ridge Dr

Daley Center Dr

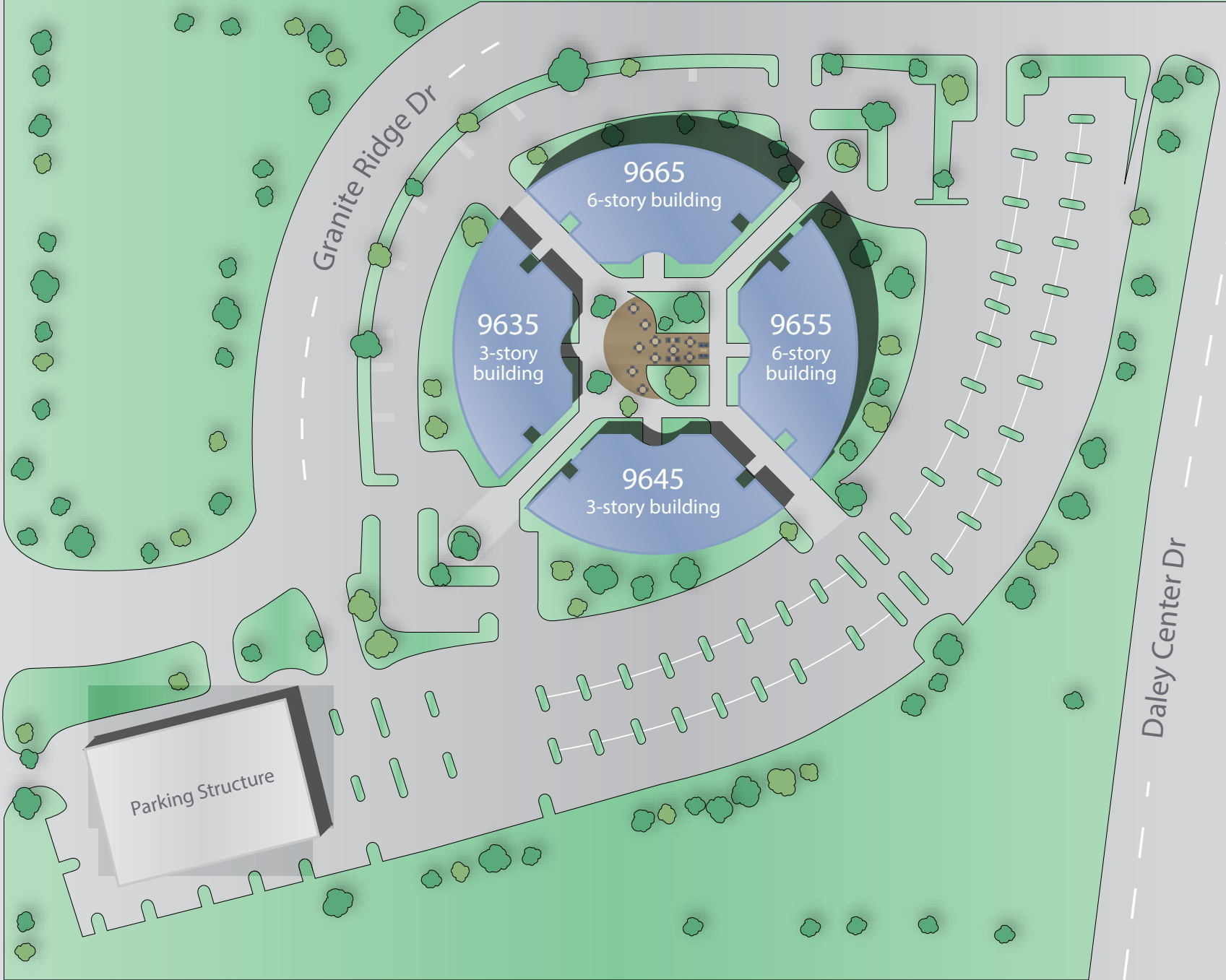
9635  
3-story  
building

9645  
3-story  
building

9665  
6-story  
building

9655  
6-story  
building

Parking Structure





# STONECREST AVAILABILITIES

## 9635 GRANITE RIDGE DRIVE

| SUITE | SIZE       | AVAILABLE | COMMENTS  | VIRTUAL TOUR               |
|-------|------------|-----------|---|----------------------------|
| 200   | 15,224 RSF | Now       | Full floor availability. 2nd generation space with two private patios and open area for workstations. | <a href="#">Click Here</a> |

## 9645 GRANITE RIDGE DRIVE

| FLOOR           | SIZE                     | AVAILABLE | COMMENTS  |
|-----------------|--------------------------|-----------|---|
| Entire Building | 56,277 RSF               | Now       | Entire building can be made available for 56,277 RSF.   |
| 1st             | 5,000 RSF<br>-18,419 RSF | Now       | Full floor availability. Floor is currently built out with 20 classrooms and a break room.                      |
| 2nd             | 18,930 RSF               | Now       | Full floor availability. 2nd generation space with mix of open area and classrooms.                             |
| 3rd             | 7,634 RSF<br>-18,928 RSF | Now       | Full floor availability. 2nd generation space with formal reception area, break room, IT room and storage room. |

## 9655 GRANITE RIDGE DRIVE

| SUITE | SIZE      | AVAILABLE | COMMENTS  |
|-------|-----------|-----------|---|
| 200   | 18,762    | 9/1/2024  | Full floor availability. Coworking space with dense office buildout, a conference room, and an open concept breakroom/ lobby. |
| 550   | 5,231 RSF | Now       | Shell space with glass double door entry with an exceptional window-line and high ceilings.                                   |





# STONECREST AVAILABILITIES

## 9665 GRANITE RIDGE DRIVE

| SUITE   | SIZE       | AVAILABLE | COMMENTS  |
|---------|------------|-----------|---|
| 150     | 1,535 RSF  | Now       | Space is currently in shell condition. Direct access off the main building lobby.   |
| 300/310 | 18,925 RSF | Now       | Full floor availability totaling 18,925 RSF.  |
| 300     | 13,175 RSF | Now       | Space is currently in shell condition.  |
| 310     | 5,750 RSF  | Now       | Double door entry with 9 window line private offices, reception area, open office area, large conference room and break room. |
| 430     | 3,525 RSF  | Now       | Corner suite with 7 private offices, reception, breakroom/copy area and open area for workstations.                           |
| 530     | 3,203 RSF  | Now       | Reception area, 2 window lined private offices and large open office areas for workstations.                                  |
| 550     | 2,695 RSF  | Now       | Reception area, storage room, conference room, 7 private offices, breakroom and open office area.                             |

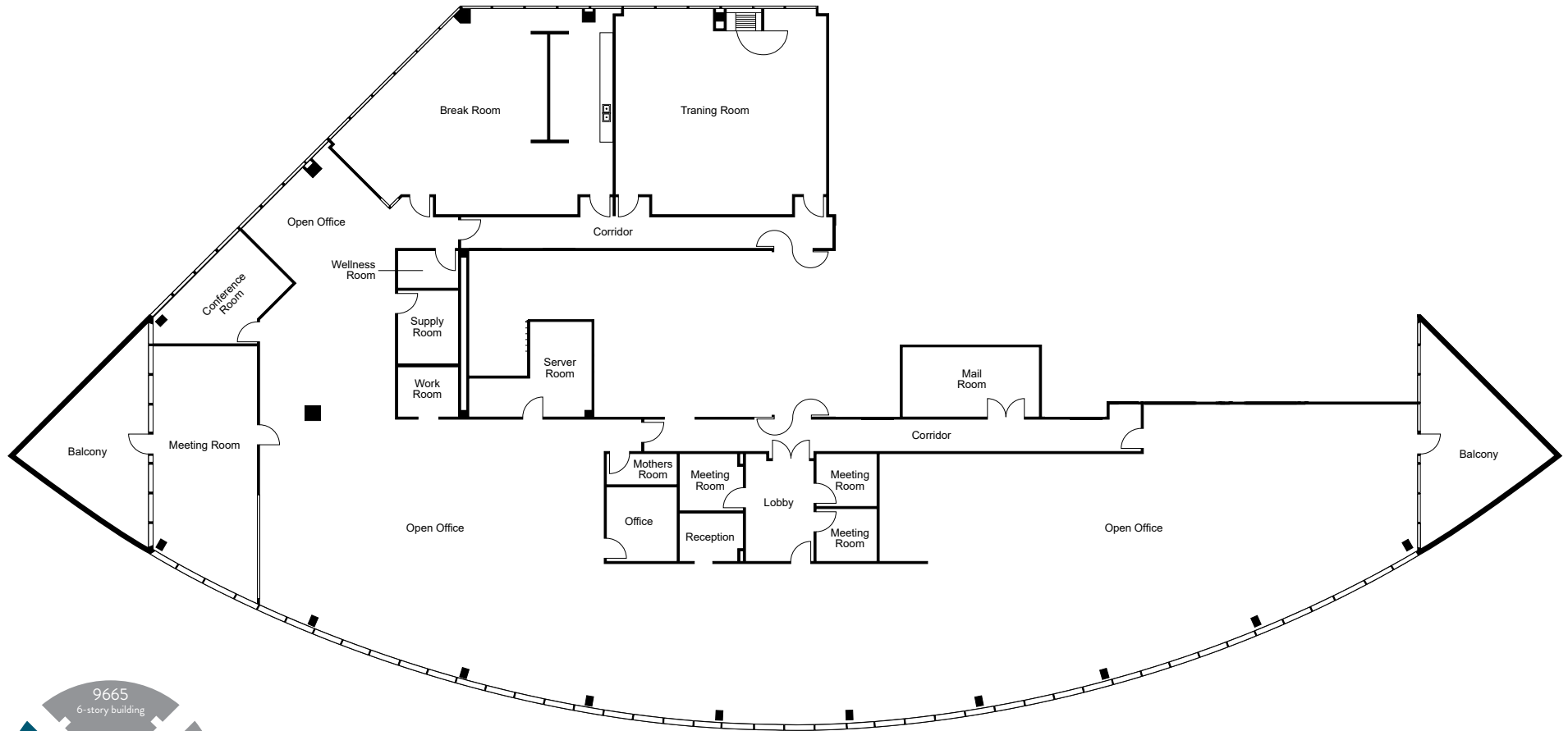




# 9635 GRANITE RIDGE DRIVE SECOND FLOOR

SUITE 200  
15,224 RSF

## AS-BUILT FLOOR PLAN



 [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

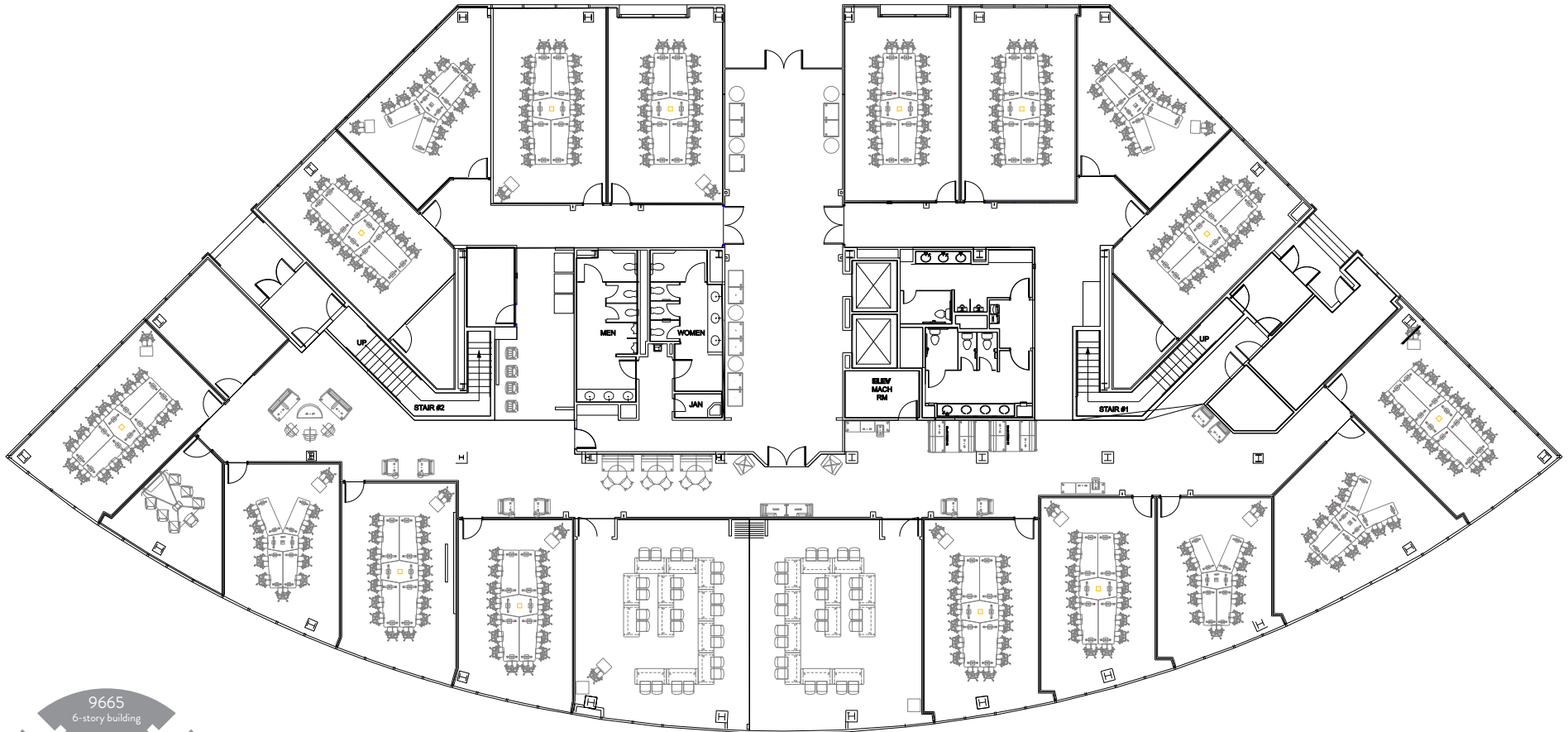


# 9645 GRANITE RIDGE DRIVE DIVISIBLE BY FLOOR

FIRST FLOOR  
18,419 RSF

Available 7/1/2024

## AS-BUILT FLOOR PLAN



\*Entire building can be made available to 56,277 RSF.

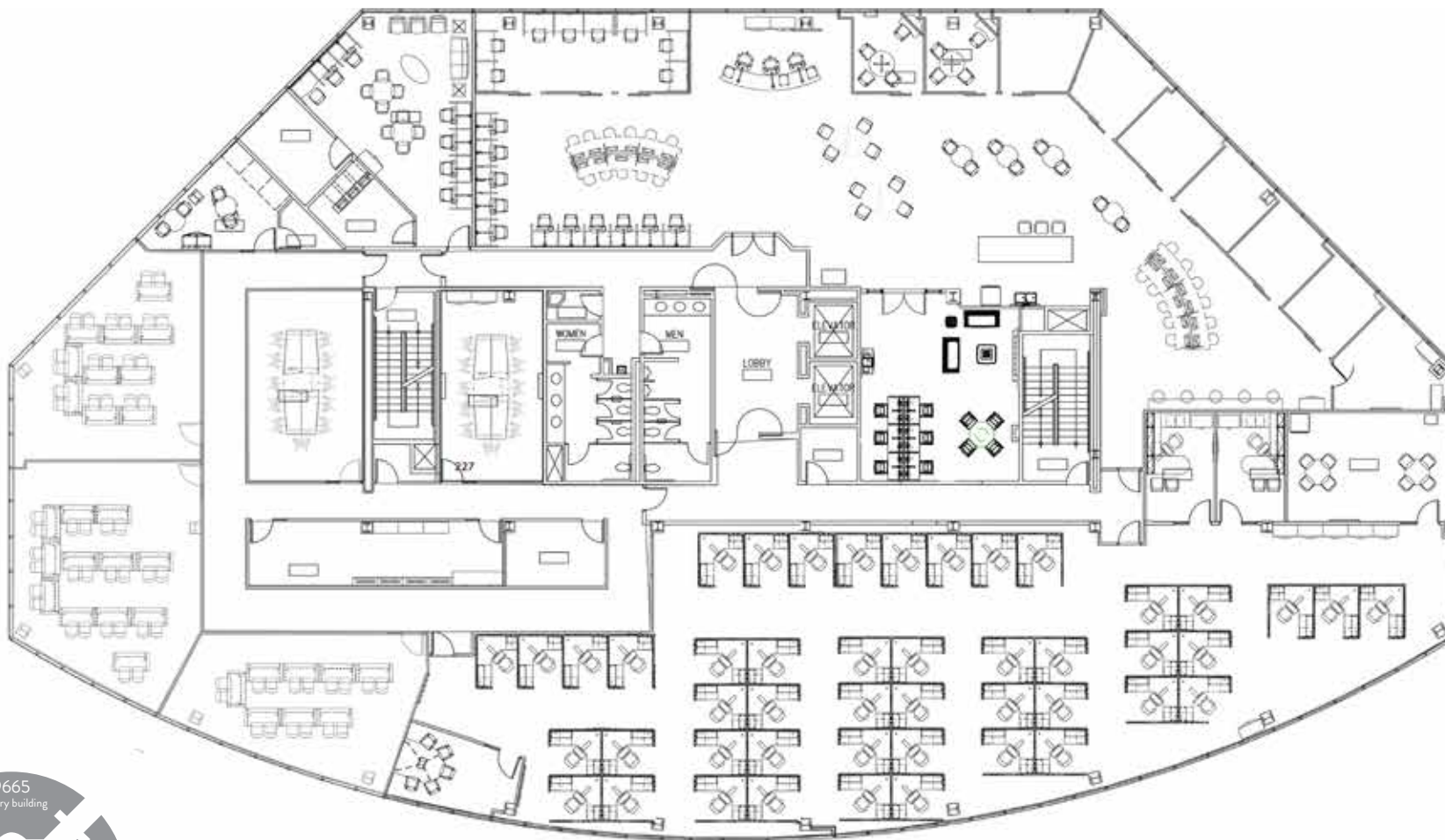


# 9645 GRANITE RIDGE DRIVE DIVISIBLE BY FLOOR

SECOND FLOOR  
18,930 RSF

Available 7/1/2024

## AS-BUILT FLOOR PLAN



\*Entire building can be made available to 56,277 RSF.

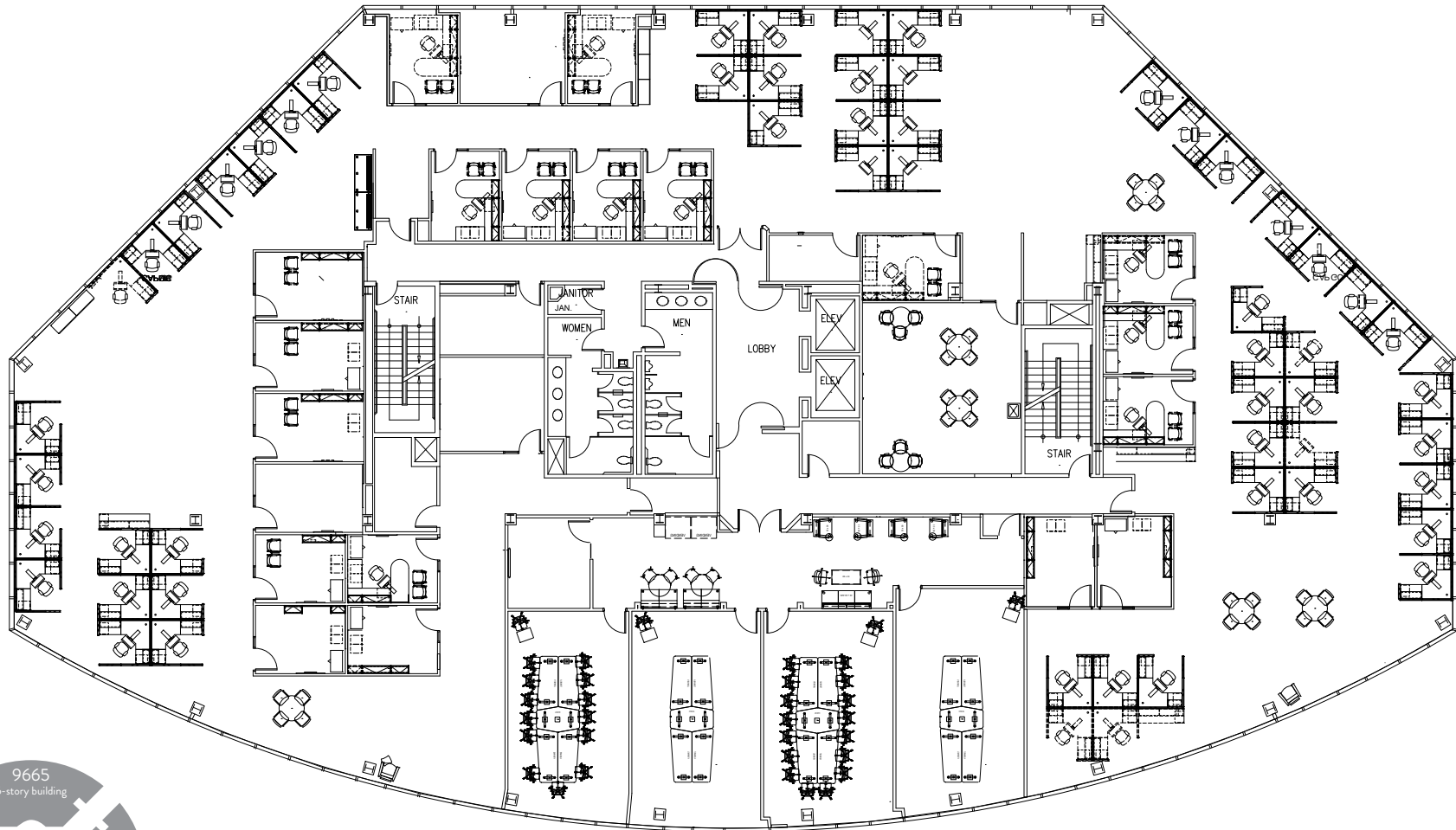


# 9645 GRANITE RIDGE DRIVE DIVISIBLE BY FLOOR

THIRD FLOOR  
18,928 RSF

Available 7/1/2024

## AS-BUILT FLOOR PLAN



\*Entire building can be made available to 56,277 RSF.

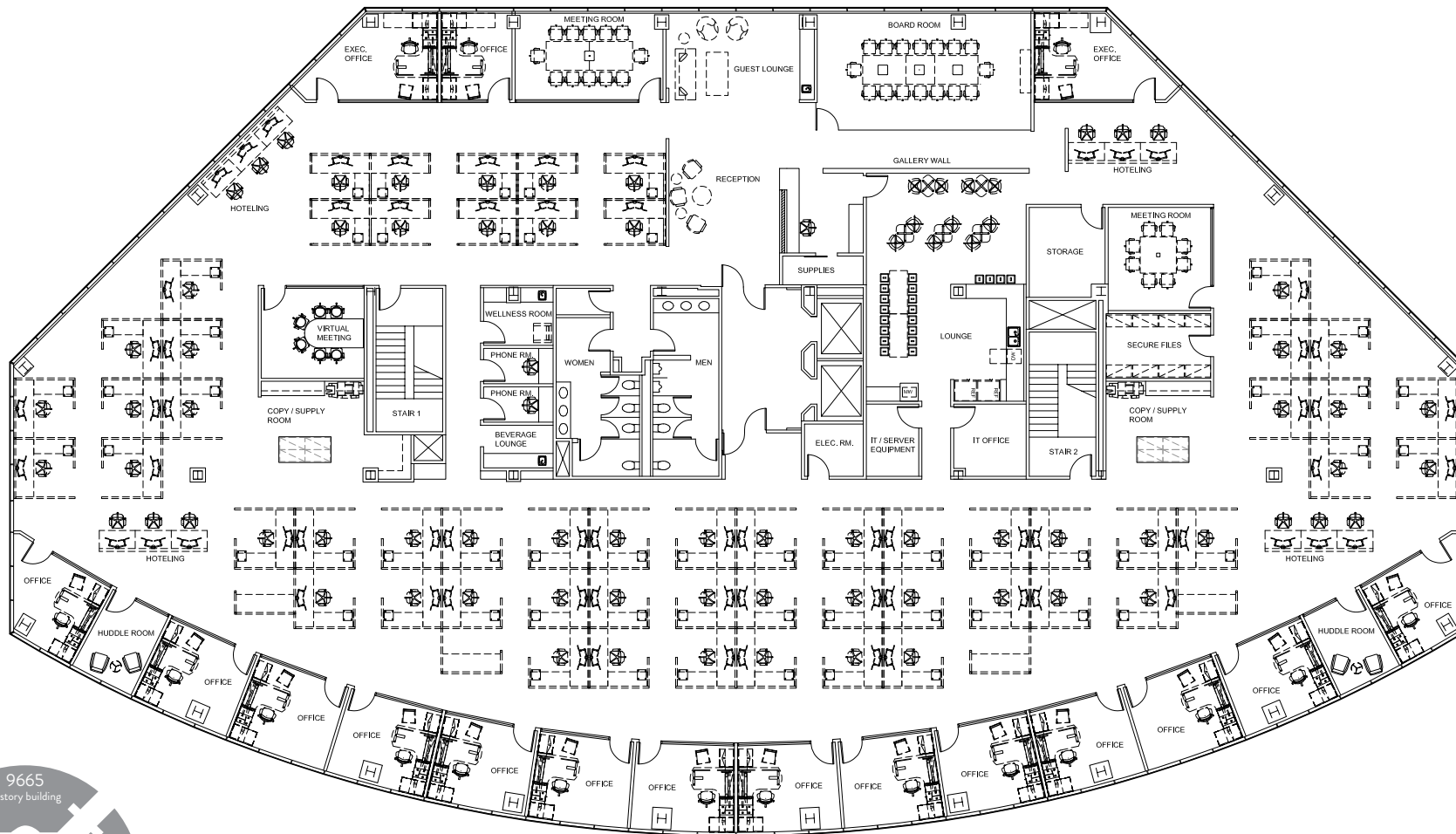


# 9645 GRANITE RIDGE DRIVE DIVISIBLE BY FLOOR

## THIRD FLOOR 18,928 RSF

Available 7/1/2024

### HYPOTHETICAL PLAN: ONE TENANT OPTION



\*Entire building can be made available to 56,277 RSF.

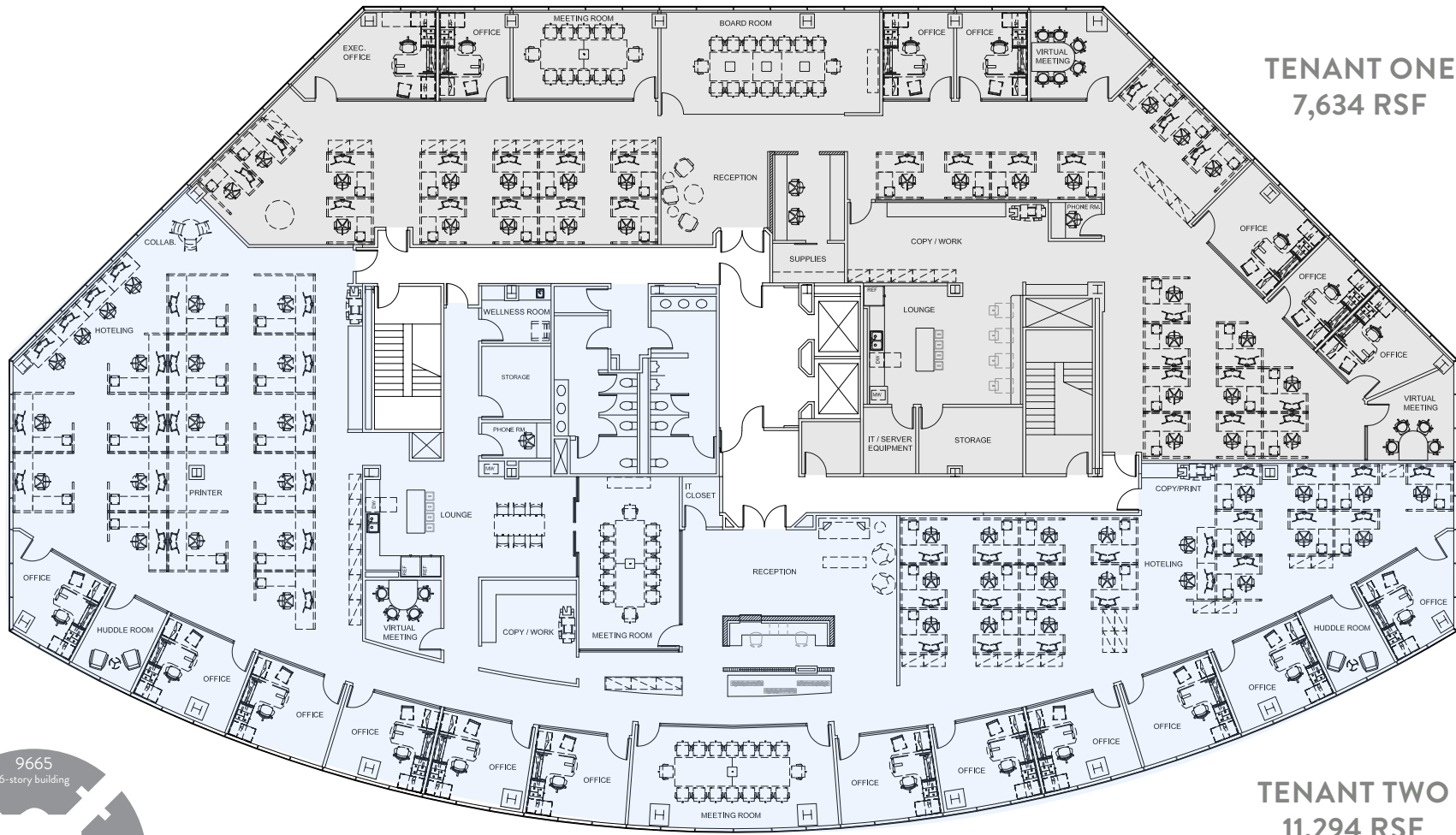


# 9645 GRANITE RIDGE DRIVE DIVISIBLE BY FLOOR

## THIRD FLOOR 18,928 RSF

Available 7/1/2024

### HYPOTHETICAL PLAN: TWO TENANT OPTION



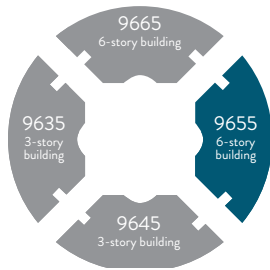
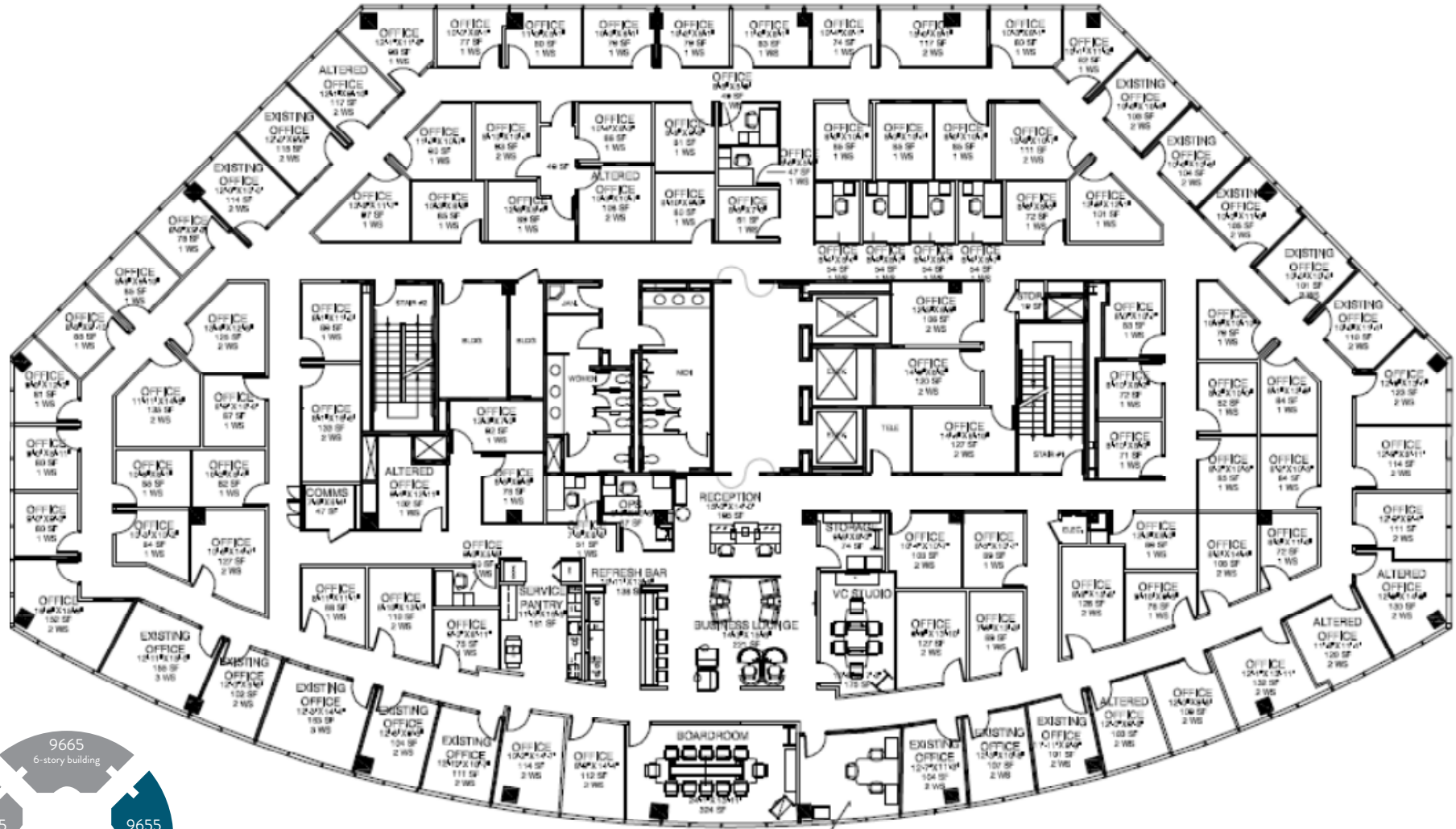
\*Entire building can be made available to 56,277 RSF.

# 9655 GRANITE RIDGE DRIVE SECOND FLOOR

SUITE 200  
18,762 RSF

Available 9/1/2024

## AS-BUILT FLOOR PLAN

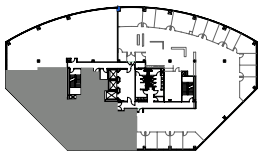
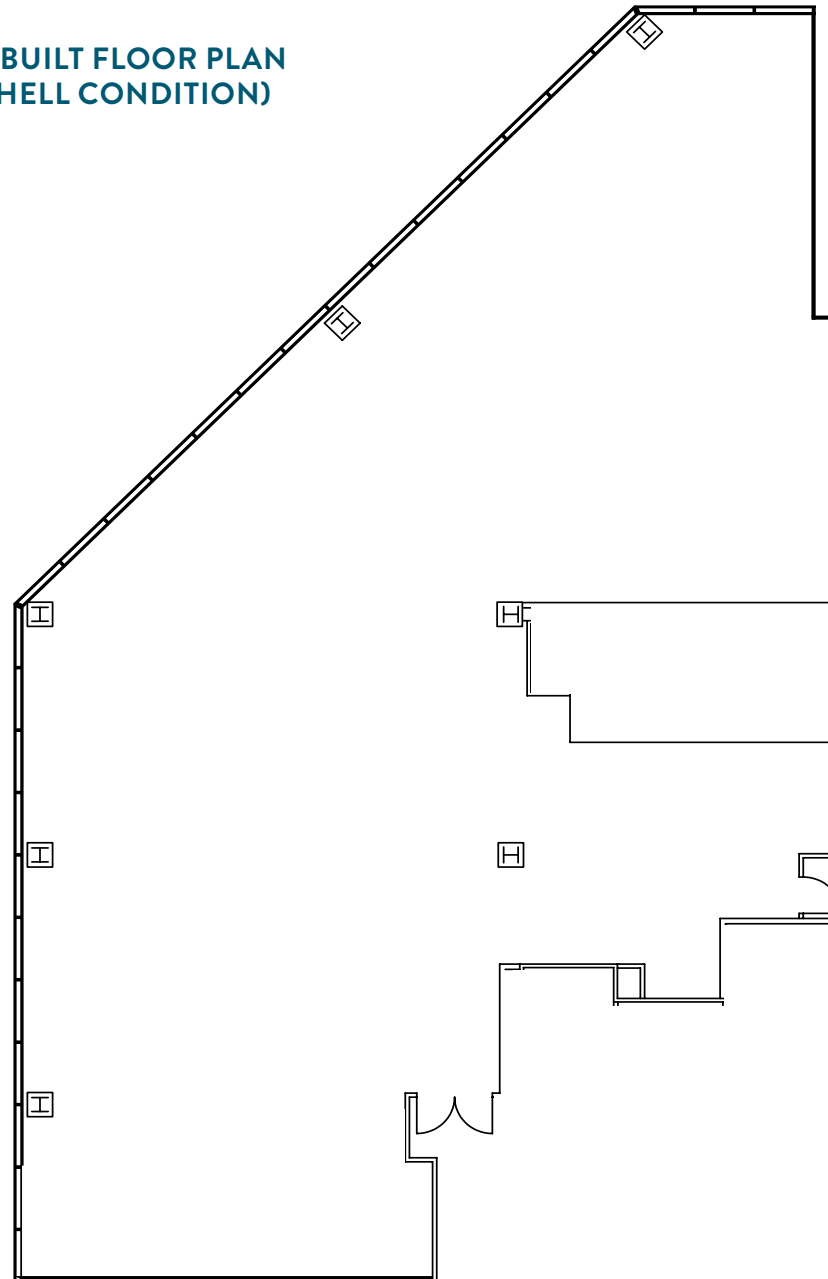




# 9655 GRANITE RIDGE DRIVE FIFTH FLOOR

SUITE 550  
5,231 RSF

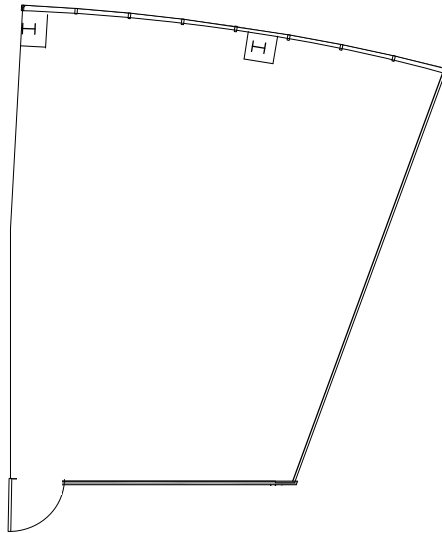
AS-BUILT FLOOR PLAN  
(SHELL CONDITION)



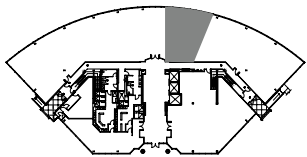
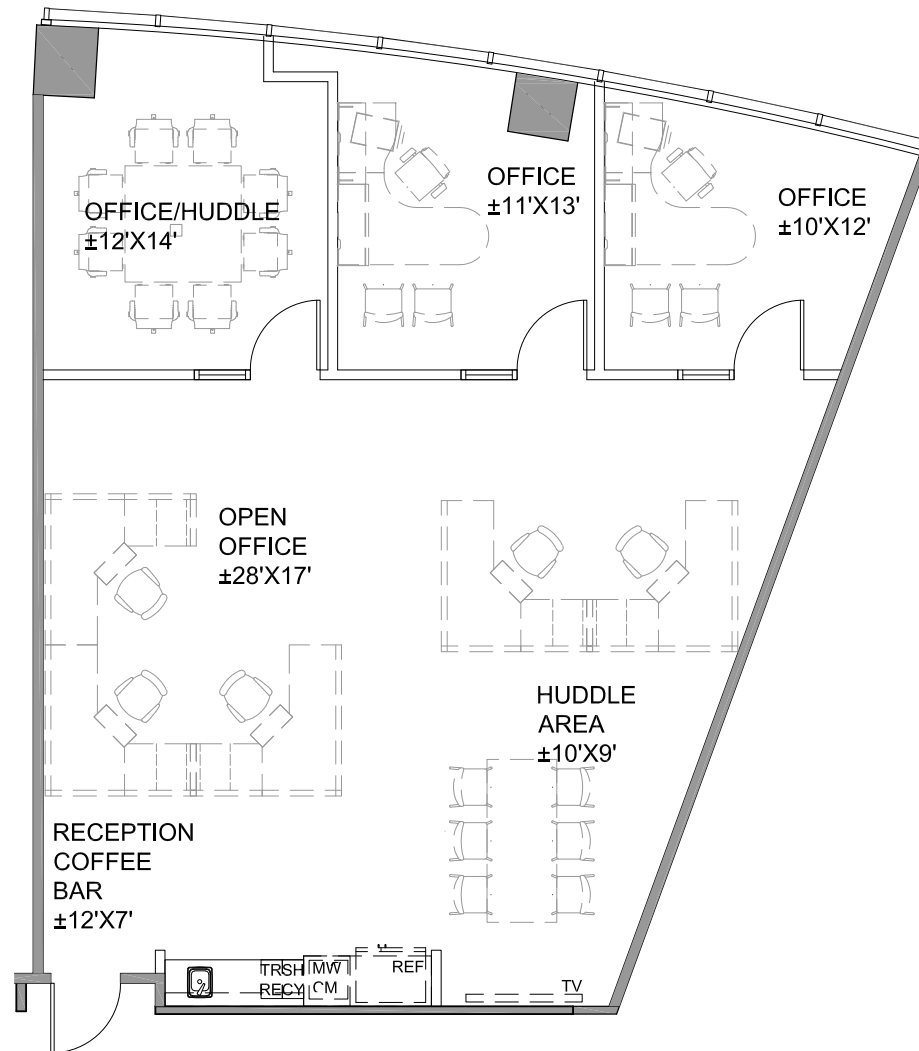
# 9665 GRANITE RIDGE DRIVE FIRST FLOOR

SUITE 150  
1,535 RSF

AS-BUILT FLOOR PLAN  
(SHELL CONDITION)



HYPOTHETICAL FLOOR PLAN



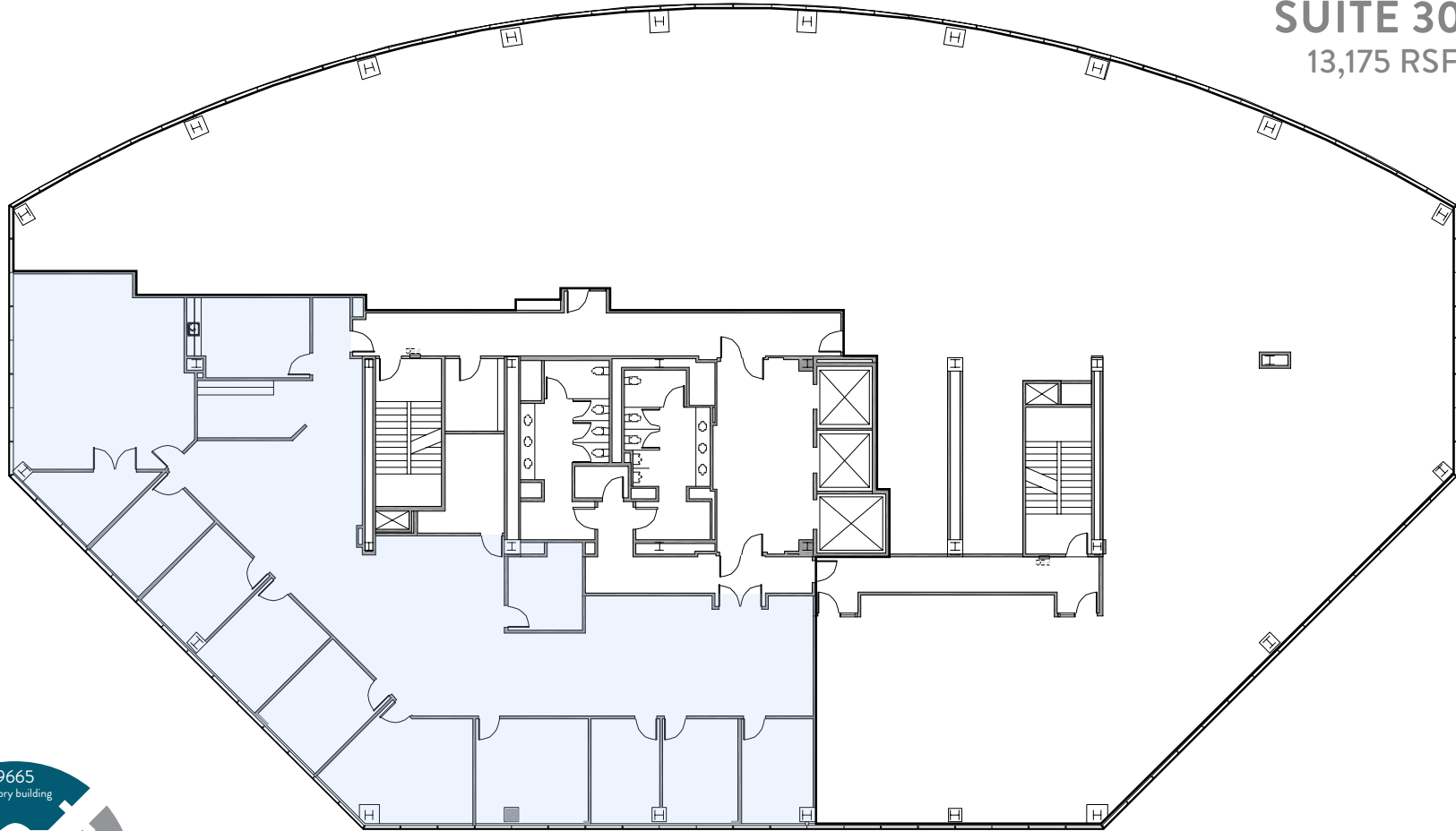


9665 GRANITE RIDGE DRIVE  
THIRD FLOOR

SUITES 300 & 310  
CAN BE MADE CONTIGUOUS TO 18,925 RSF

AS-BUILT FLOOR PLAN

SUITE 300  
13,175 RSF



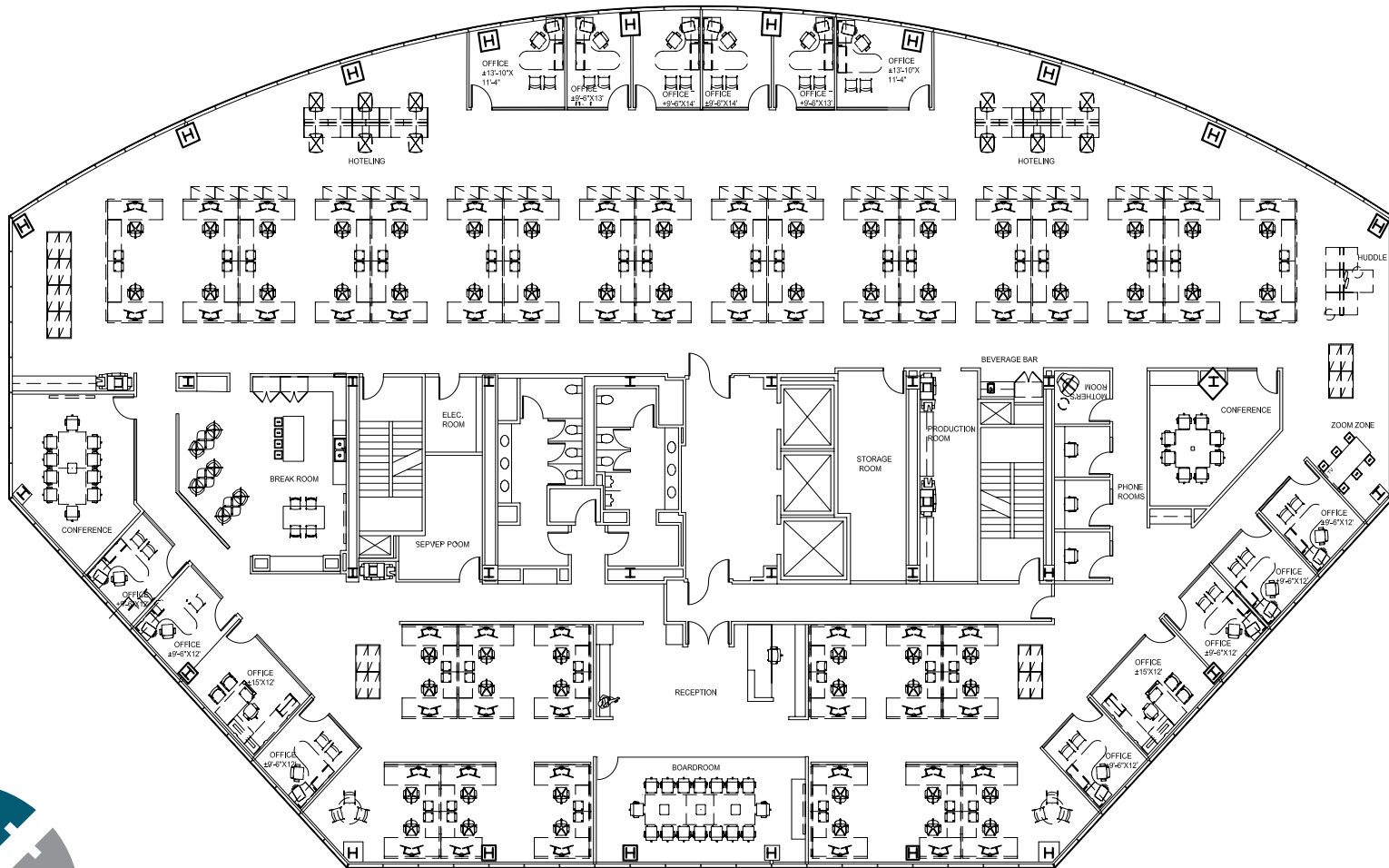
SUITE 310  
5,750 RSF



# 9665 GRANITE RIDGE DRIVE THIRD FLOOR

SUITES 300 & 310  
18,925 RSF

## HYPOTHETICAL FLOOR PLAN

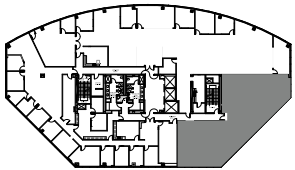
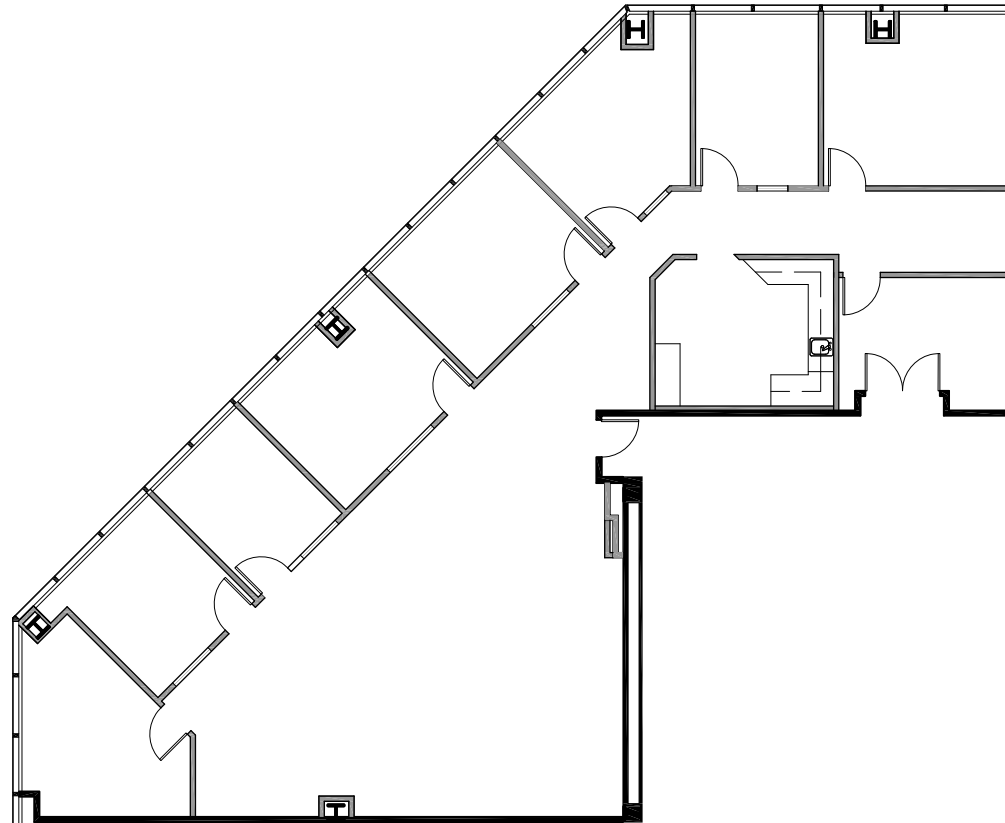




9665 GRANITE RIDGE DRIVE  
**FOURTH FLOOR**

**SUITE 430**  
**3,525 RSF**

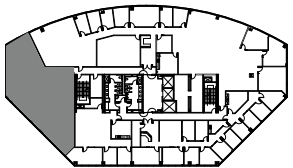
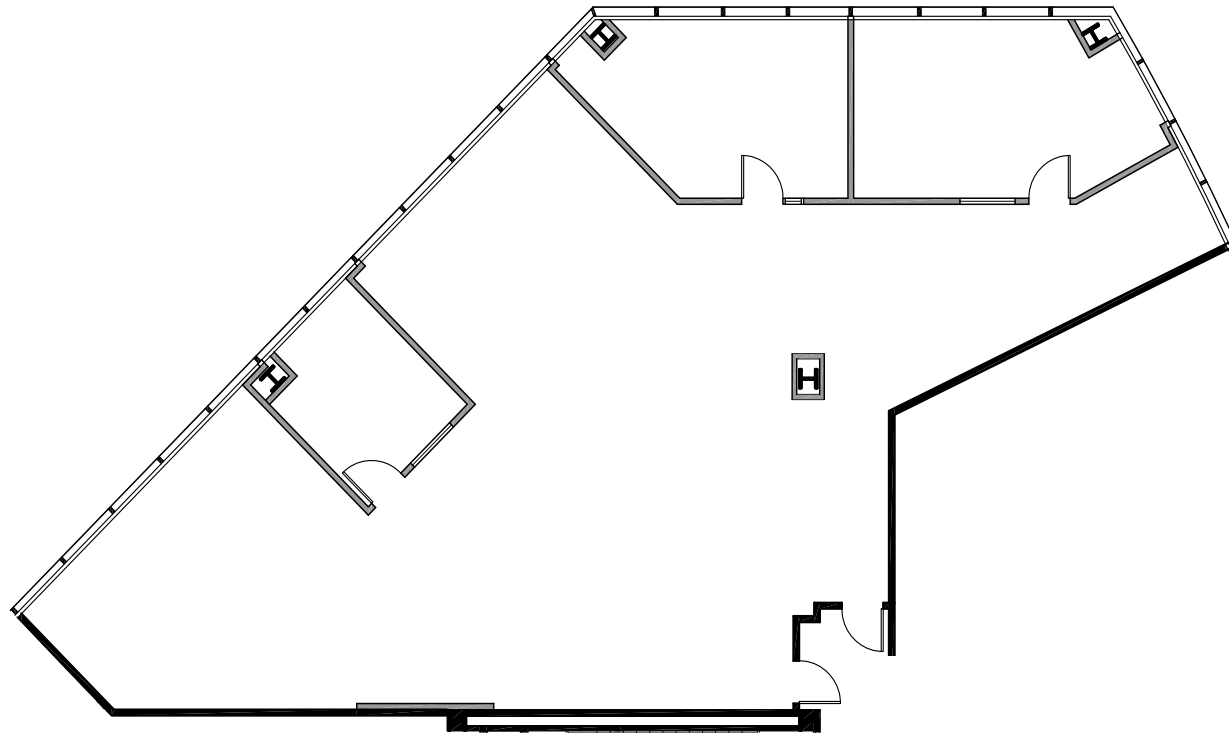
**AS-BUILT FLOOR PLAN**



9665 GRANITE RIDGE DRIVE  
FIFTH FLOOR

SUITE 530  
3,203 RSF

AS-BUILT FLOOR PLAN

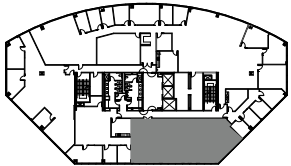
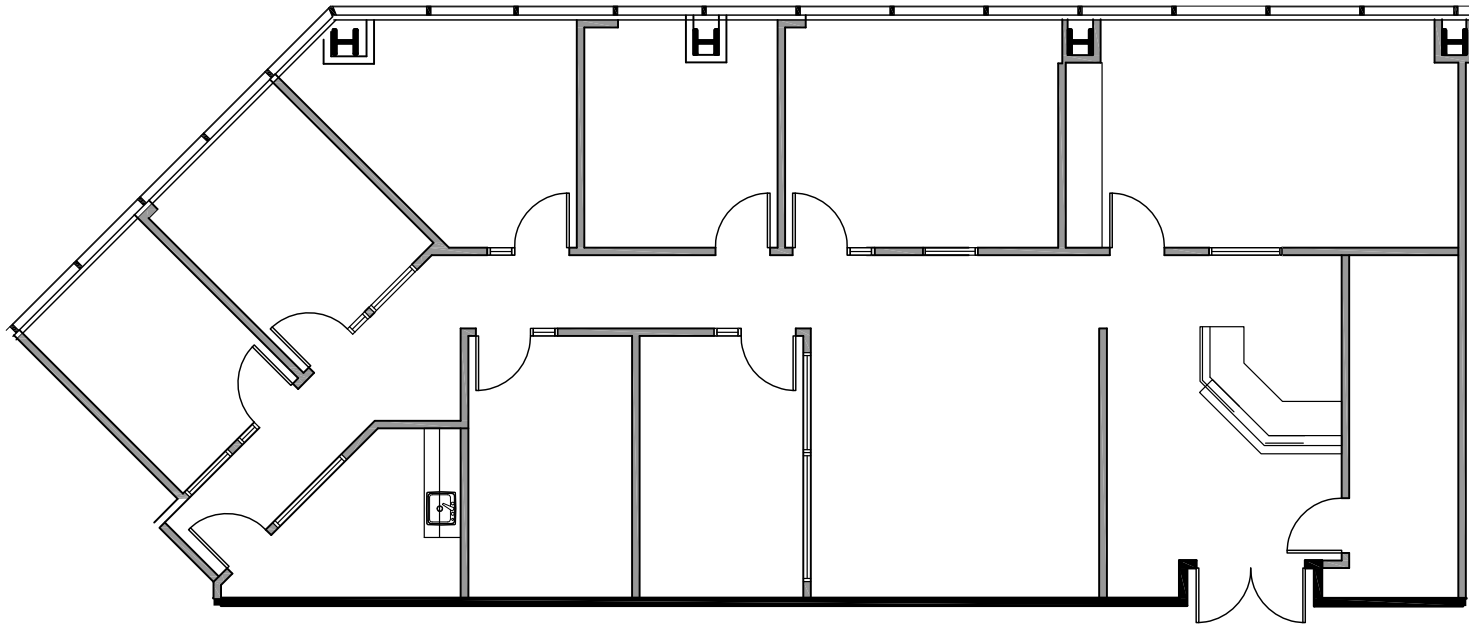




9665 GRANITE RIDGE DRIVE  
FIFTH FLOOR

SUITE 550  
2,695 RSF

AS-BUILT FLOOR PLAN





# STONECREST

## FOR MORE INFORMATION

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