

± 179 SF to ± 7,252 SF OFFICE SPACE AVAILABLE FOR LEASE



9625

**BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92126**



BO GIBBONS | Lic. # 01367936
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

**Address:**

9625 Black Mountain Rd
San Diego, CA 92126

**Building SF:**

± 36,562 SF Office Building

**Lot AC:**

± 1.22 AC Lot

**Available SF For Lease:**

± 179 SF to ± 7,252 SF Office

**Lease Rate**

Negotiable - Call Agent for More Information

Features

- Window-Lined Offices Providing Natural Light
- Ample Parking, Including Covered Parking
- Independent HVAC Controls
- Some Suites Have Balconies
- Elevator Served Building
- Remodeled Lobby
- Easy Freeway Access to I-15 via Carroll Canyon & Miramar Rd
- Close Proximity to an Abundance of Restaurants on Mira Mesa Boulevard



2ND FLOOR - Floor Plan

AVAILABLE SUITES:

Suite 206:	Suite 207:	Suite 209:	Suite 211:	Suite 206-211:
± 2,755 SF Multiple Offices, Breakroom with Sink, Open Area, Available 7/1/25	± 720 SF with Sink	± 1,615 SF Open Floor Plan	± 2,162 SF Open Floor Plan	± 7,252 SF



3RD FLOOR - Floor Plan

AVAILABLE SUITES:

Suite 301:	Suite 307 #3:	Suite 311:	Suite 315-B:	Suite 315-E:	Suite 316-A:	Suite 316-B:	Suite 316-C:
± 1,050 SF 3 Offices with Sink	± 220 SF	± 209 SF	± 194 SF	± 194 SF	± 179 SF	± 179 SF	± 179 SF



Executive Offices (3rd Floor)

Suite 301
± 1,050 SF

Suite 307 #3
± 220 SF

Suite 311
± 209 SF

Suite 315-B
± 194 SF

Suite 315-E
± 194 SF

Suite 316-A
± 179 SF

Suite 316-B
± 179 SF

Suite 316-C
± 179 SF



Flexible Lease Terms



Executive Office Rental Pricing
Call Agent For Pricing Information



AERIAL PHOTOS

MIRA MESA

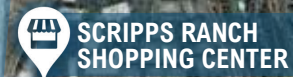


Camino Ruiz

Mira Mesa Blvd



Mira Mesa Blvd



LAKE MIRAMAR

SCRIPPS RANCH HIGH SCHOOL

Scripps Ranch Blvd

Black Mountain Rd



MIRAMAR

Miramar Rd



MCAS MIRAMAR

DRIVE TIMES



2 MINS
1-15 Freeway
Entrance



10 MINS
Westfield
UTC - La Jolla



15 MINS
Downtown
San Diego

9625

BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92126

± 179 SF to ± 4,497 SF OFFICE SPACE AVAILABLE FOR LEASE

CONTACT INFORMATION



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