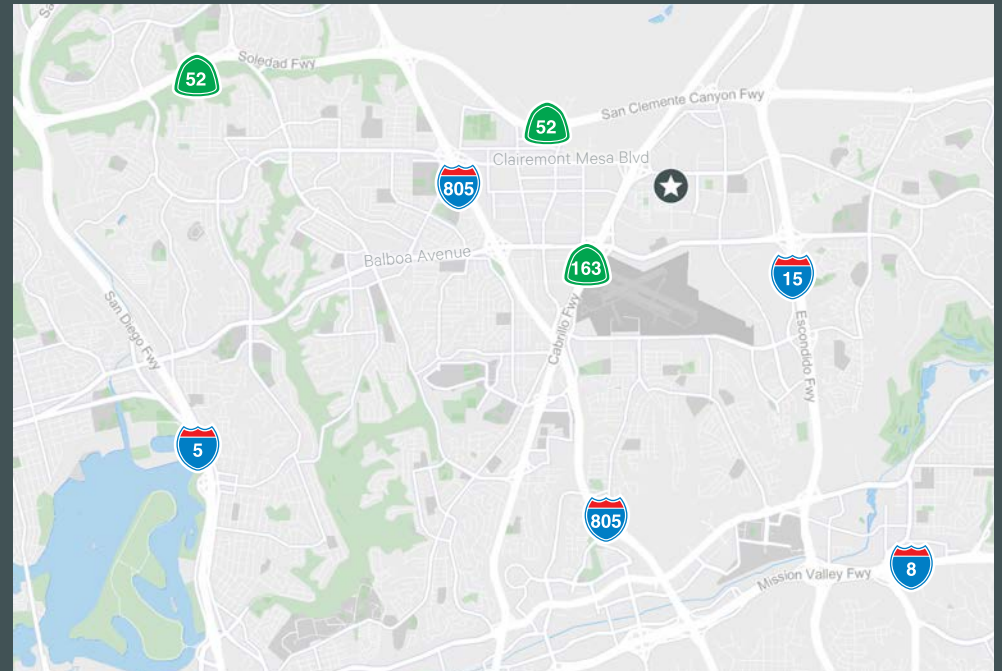


Kearny Mesa Complex

8909 Complex Drive, Suites A-B

- + ±2,730 SF end unit flex suite facing Complex Drive
- + As-built floorplan: 100% office
- + Proposed floorplan: approximately 50% office / 50% warehouse
- + Modern office improvements and high end finishes
- + (1) grade level loading door
- + 100% HVAC
- + Low HOA fees (\$410/month)
- + **Sale Price: \$1,610,700.00 (\$590/SF)**



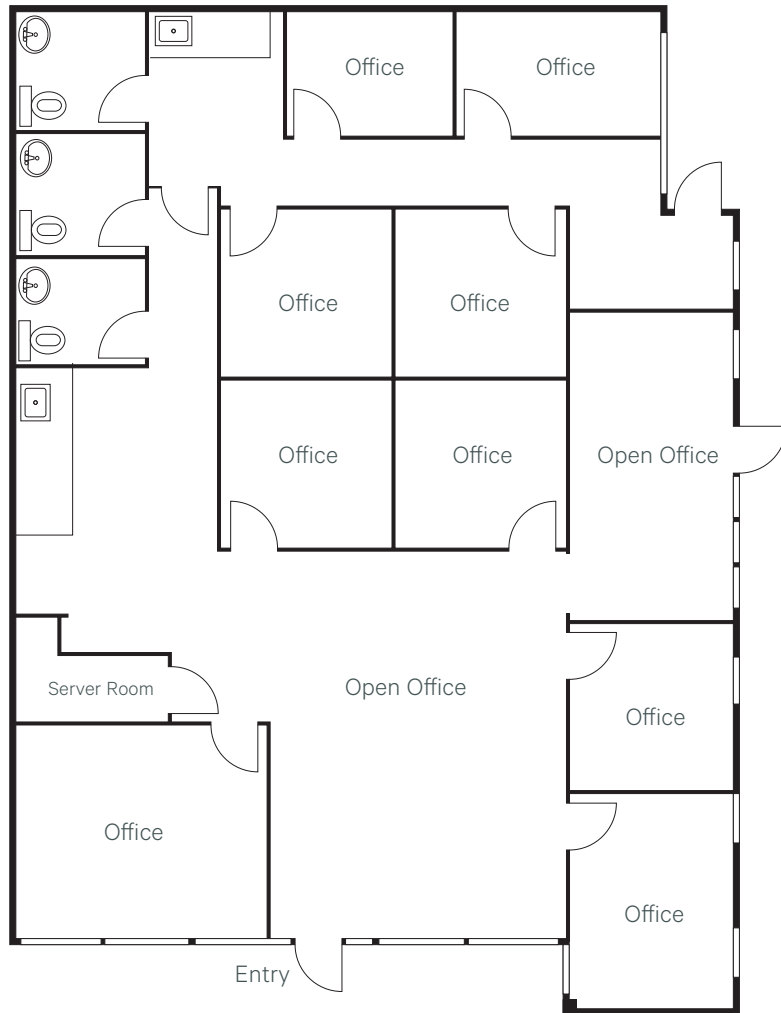


Contact Us

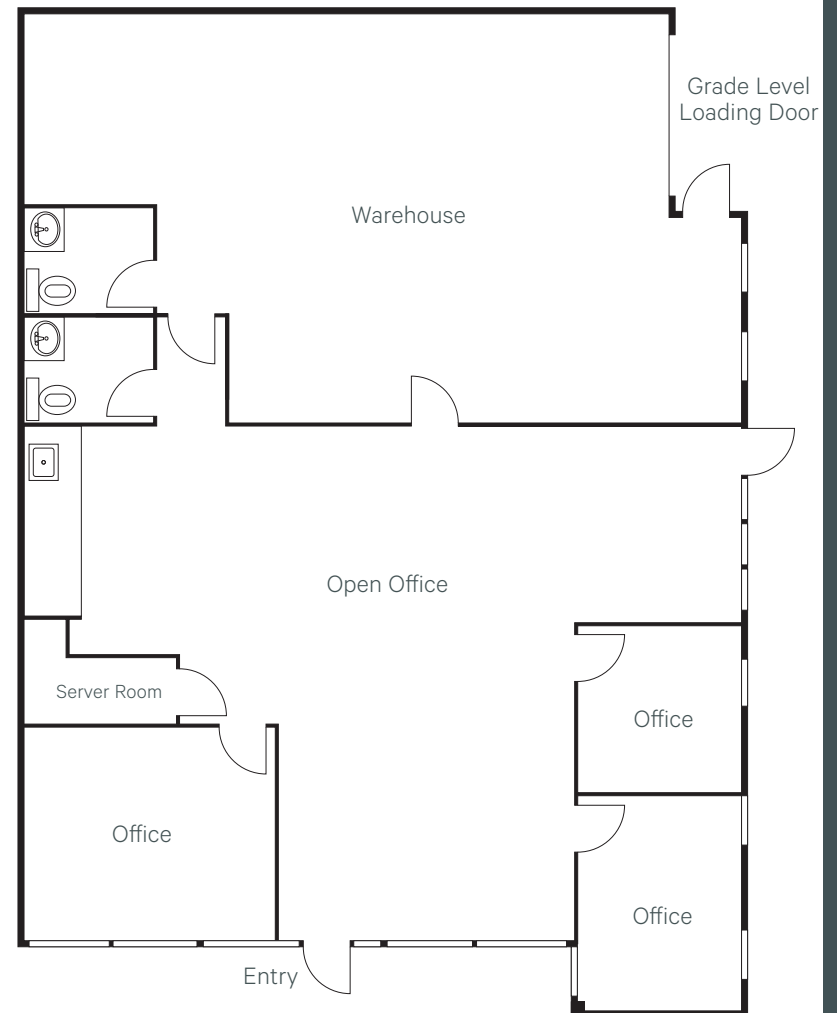
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AS-BUILT: 100% OFFICE



PROPOSED: 50% OFF. / 50% WH



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Drive Times

< 5 MIN



I-15, Hwys 163 & 52, Kearny
Mesa, Montgomery-Gibbs
Executive Airport

< 15 MIN



I-805, I-5, I-8, Miramar, Scripps
Ranch, UTC, Sorrento Mesa,
Mission Valley

< 30 MIN



La Jolla, San Diego Airport,
Downtown, Encinitas, Poway,
Rancho Bernardo, National City,
ChulaVista, US-Mexico Border

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