

7625 MESA COLLEGE DRIVE

SAN DIEGO, CA 92111



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Strom Commercial
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SUITE A150 : 2,082 SF

SUITE A150 SUMMARY

- Rate: Negotiable
- Term: Negotiable
- Parking: 4.0/1,000
- First floor medical/office
- Floor to ceiling windows
- Corner unit
- Shell condition
- Ready for build-out

****NNN includes Utilities HVAC Maintenance***



Hypothetical Layout



SUITE A310 : 1,245 SF

SUITE A310 SUMMARY

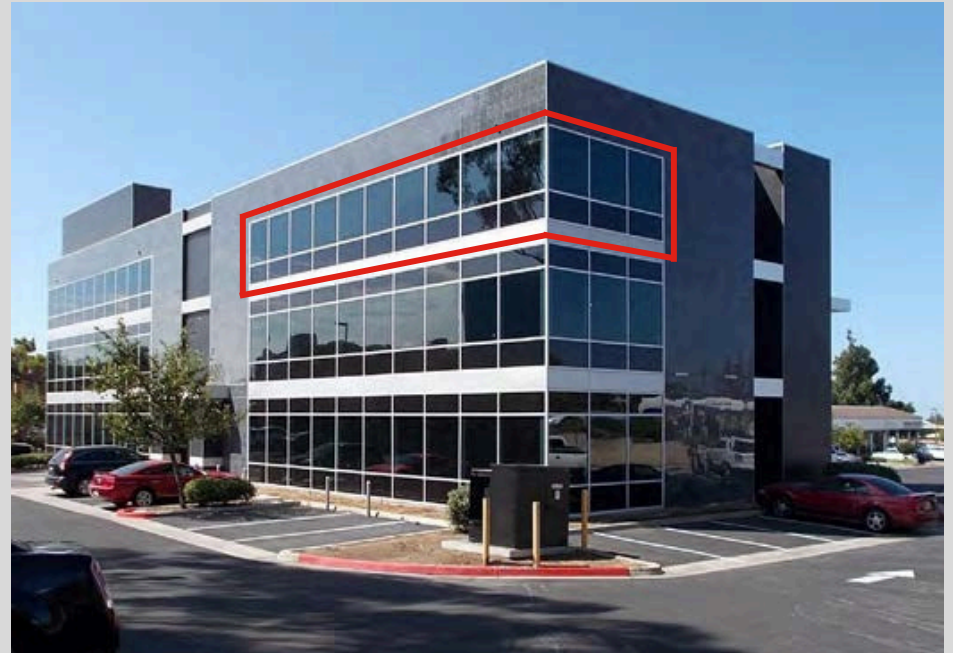
- Rate: \$3.50/SF + NNN*
- Term: Negotiable
- 3 dedicated exam rooms/private offices
- 5 part-time exam rooms
- Floor to ceiling windows
- High-end medical space
- Access to 3rd floor break room and onsite medical equipment including an X-ray & MRI machine.



SUITE A315 : 1,816 SF

SUITE A315 SUMMARY

- Rate: \$3.50/SF + NNN*
- Term: Negotiable
- 3 dedicated exam rooms/private offices
- 4 part-time exam rooms
- Floor to ceiling windows
- High-end medical space
- Access to 3rd floor break room and onsite medical equipment including an X-ray & MRI machine.

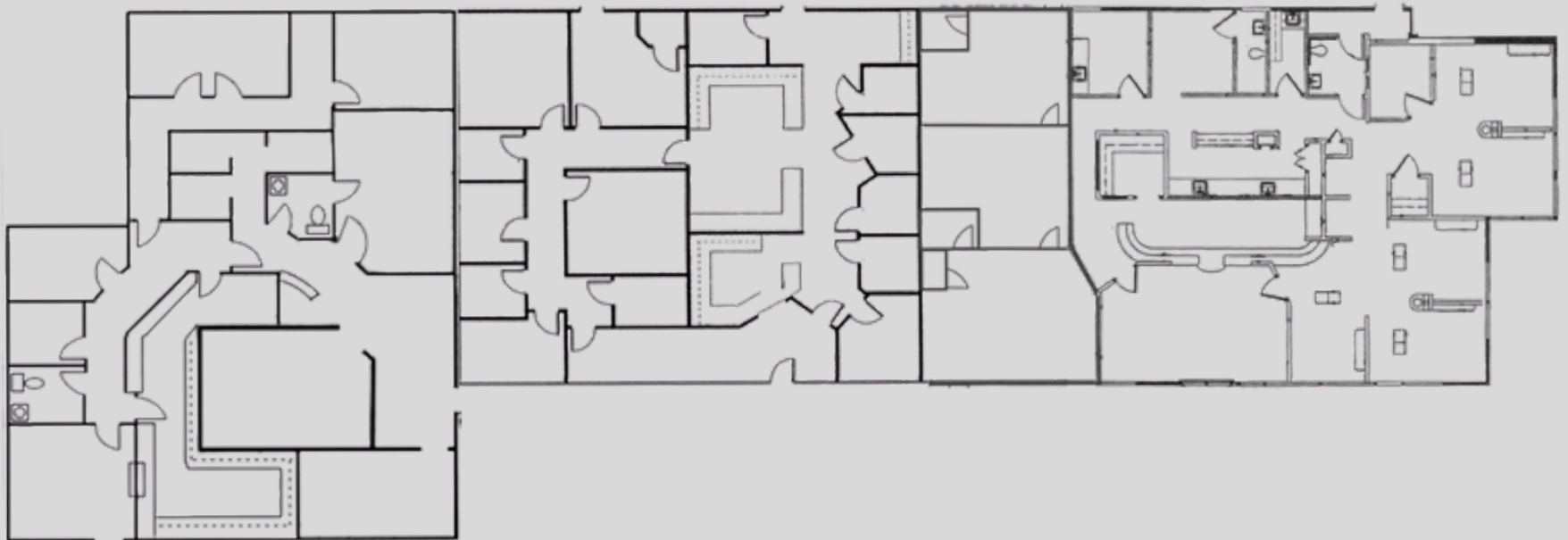


****NNN includes Utilities & HVAC Maintenance***

BUILDING B: 3,000-9,281 SF

BUILDING B SUMMARY

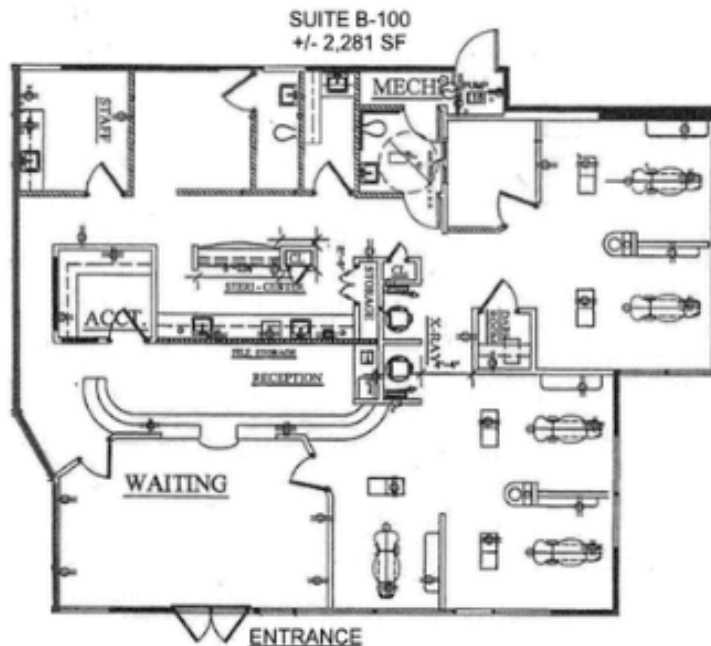
- Rate: Negotiable
- Rate Type: NNN
- Entire building opportunity
- Office/medical spaces
- Flexible square footage
- Building signage
- Inquire for additional details
- Tenant Improvements available



SUITE B100 : 2,281 SF

SUITE B100 SUMMARY

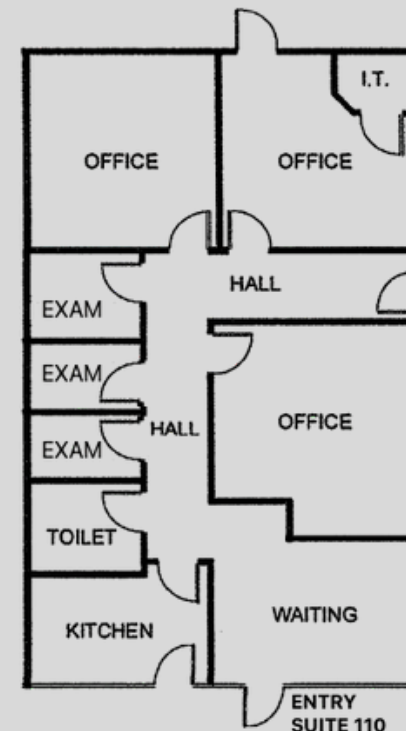
- Rate: \$2.25/ SF + NNN
- Term: Negotiable
- Second generation dental space
- Reception area with waiting room
- Multiple private offices and dental stations
- Lab area
- Administrative office



SUITE B110 : 1,500 SF

SUITE B110 SUMMARY

- Rate: \$2.25/SF + NNN
- Term: Negotiable
- First floor office/medical space
- 3 larger private offices/conference rooms
- 3 exam rooms
- Kitchen/break area
- Private restroom



BUILDING OVERVIEW

PREMIER MEDICAL INSTITUTE

- Two building project with high visibility along Mesa College Drive
- Entry points along Mesa College Drive and Linda Vista Road

CENTRALLY LOCATED

- Minutes from Downtown San Diego, Pacific Beach, Mira Mesa, and La Jolla
- Walking distance to various restaurants
- Close to the 163, 805, 8, and 5 Freeways

LOCATION

- Located in Central Kearny Mesa
- Adjacent to Sharp Memorial Hospital, Rady Children's Hospital, and Sharp Mary Birch Hospital

CONTACT

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