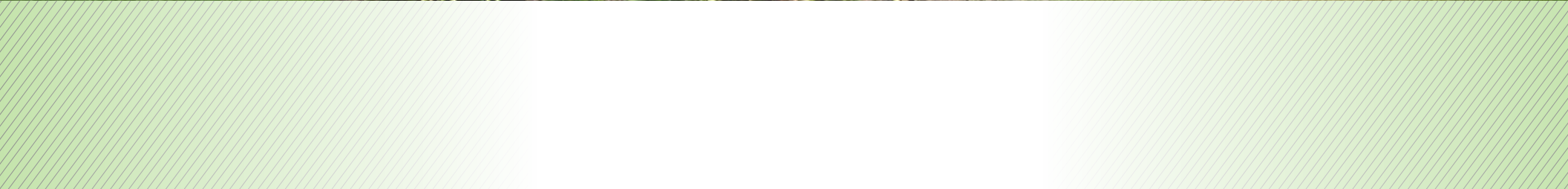


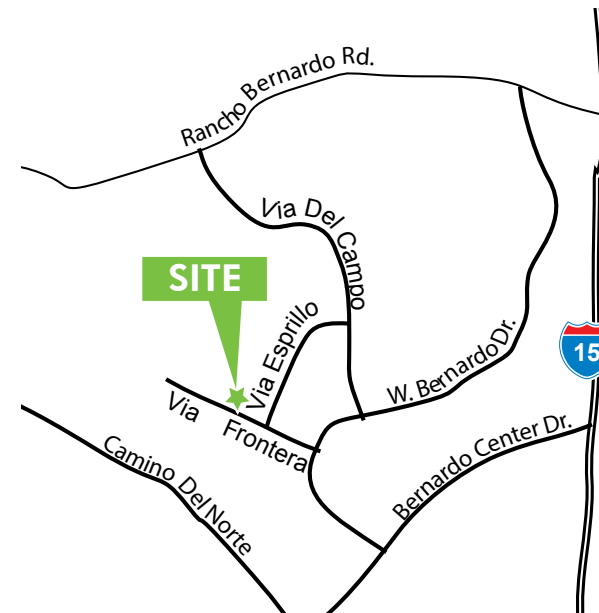
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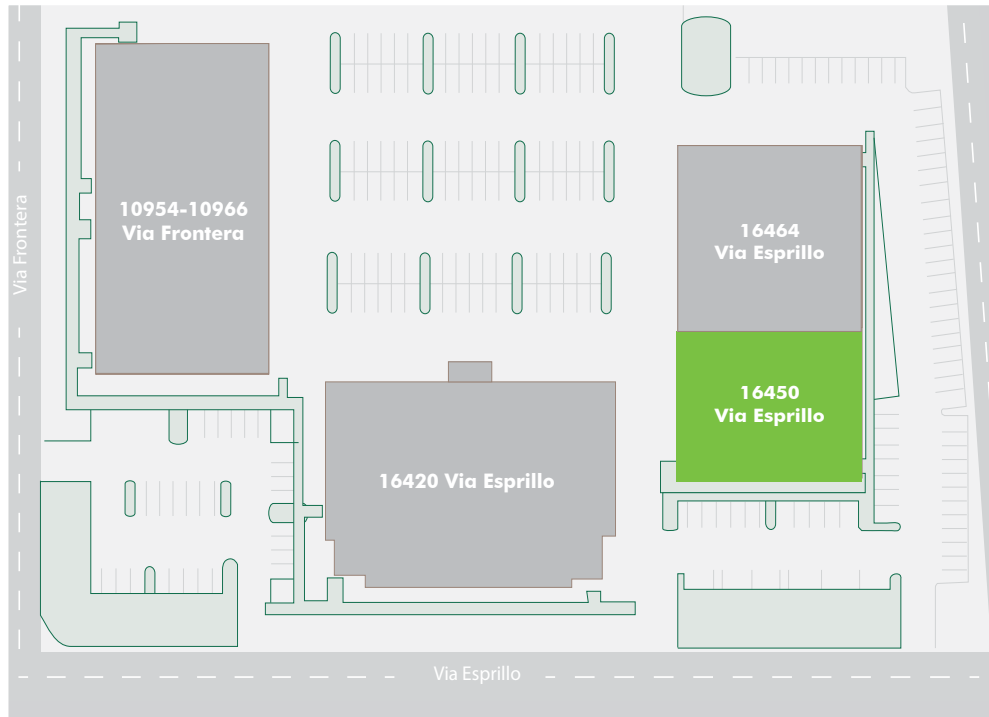
10954-10966 VIA FRONTERA | 16450 - 16464 VIA ESPRILLO  
SAN DIEGO, CALIFORNIA 92127



# PROJECT FEATURES

-  + Approximately 74,572 SF Business Park
-  + Flex/ R&D / Warehouse spaces
-  + 3.3/1,000 parking ratio (potentially expandable)
-  + Flexibility for a variety of uses
-  + Single story buildings
-  + Fiber optic services potentially available by AT&T
-  + Some suites are fire sprinklered
-  + Street frontage on Via Frontera & Via Esprillo
-  + Strong, private, local ownership
-  + Zoning IP-2-1





## Availability

ADDRESS	SF	RATE	COMMENTS
16450 Via Esprillo	±13,888 SF	\$1.25/SF/Mo. Net of Expenses (NNNs ±\$0.40/SF)	100% HVAC. Approx. 60% office/ 40% HVAC Lab/Production, break room, open office, private offices, and (1) grade level loading door. Available Immediately.

# Existing Floor Plan

**16450 Via Esprillo**  
**± 13,888 SF**

