

**9045** BALBOA AVENUE  
SAN DIEGO, CA 92123

**FOR LEASE**

R&D/MANUFACTURING SPACE



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### PREMISES HIGHLIGHTS

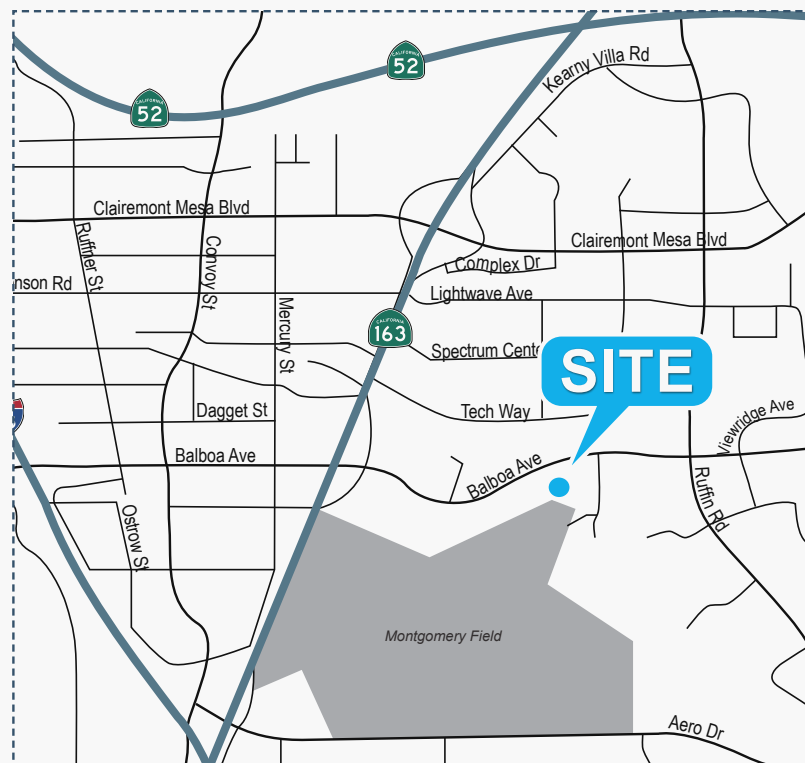
- » ±14,598 square feet
- » 100% HVAC (60% office/40% production)
- » 1 grade level door
- » Truck well for dock high loading

## FOR LEASE

LEASE RATE: \$1.25 NNN

### PROPERTY DETAILS

- » Functional ground floor flex space centrally located in the Kearny Mesa submarket
- » Convenient access to the 15, 163 and 52 freeways
- » Numerous restaurants and hotels located within close proximity
- » Efficiently designed to accommodate a variety of uses
- » Available electrical power: 120/208 Volt, 3-Phase, 4-Wire
- » Fire sprinklered
- » Men's and women's showers
- » Excellent street frontage
- » Building and monument signage available
- » Secured, gated yard area
- » Owned and managed by a partnership of LBA Realty - [www.LBArealty.com](http://www.LBArealty.com)

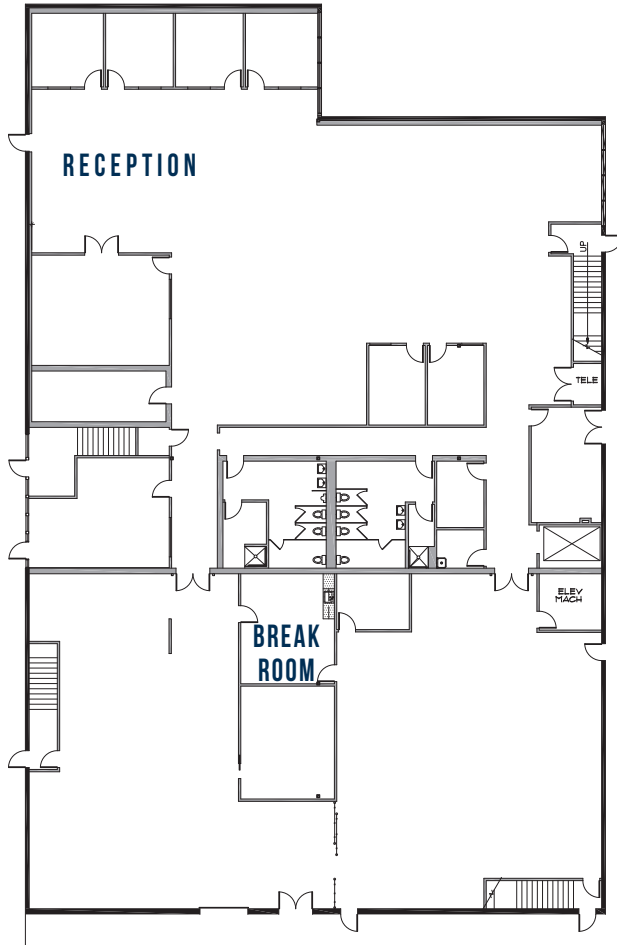


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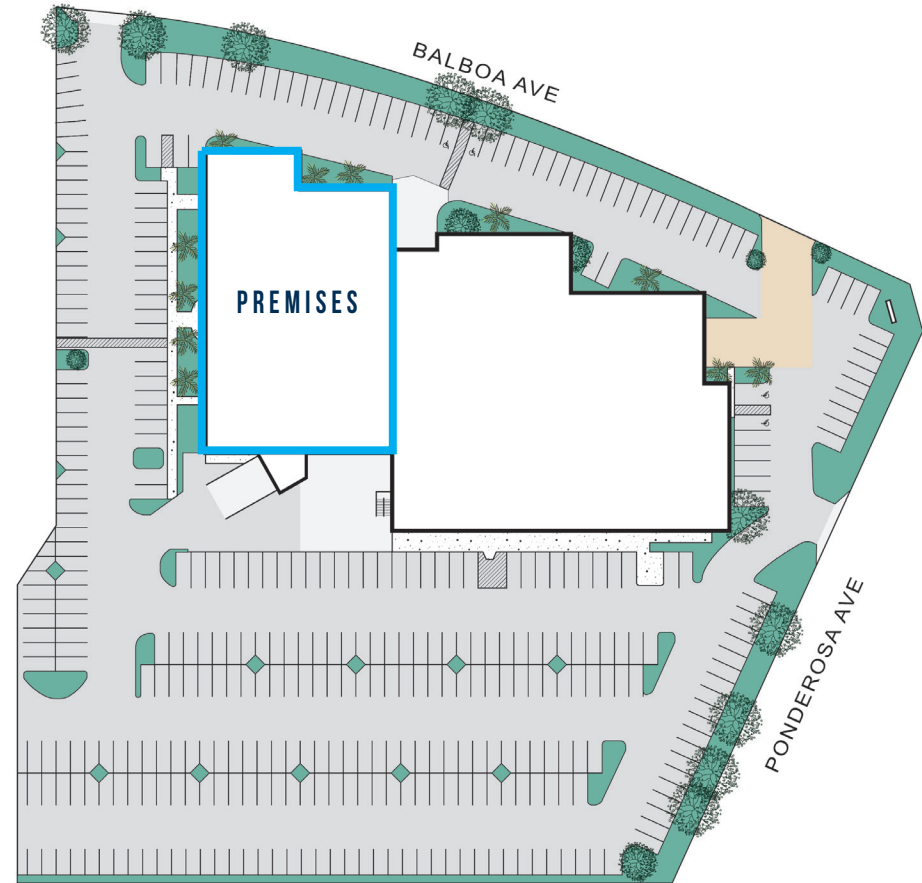
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**AS-BUILT SPACE PLAN**



**SITE PLAN**



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