

FOR SALE OR LEASE IN KEARNY MESA

± 12,460 SF FLEX/OFFICE BUILDING

8352 Clairemont Mesa Blvd, San Diego, CA 92111



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FEATURES:

- 100% Single Story Office/Flex Opportunity
- 50/50 Private Office to Open Bullpen
- Easy Divisibility
- Two Separate Meters
- Turn-Key Call Center
- One (1) Grade-Level Loading Door
- **Rare 4.4/1,000 Parking Ratio**
- 16' Clear Height
- Excellent Window Line
- APN: 356-030-50-13
- IL-2-1 Zoning
- Central San Diego Location
- Excellent Freeway Proximity to Hwy 805, 163 & 52

SALE PRICE: \$3,950,000

LEASE RATE: \$1.55/SF NNN

\$0.23/SF NNN's

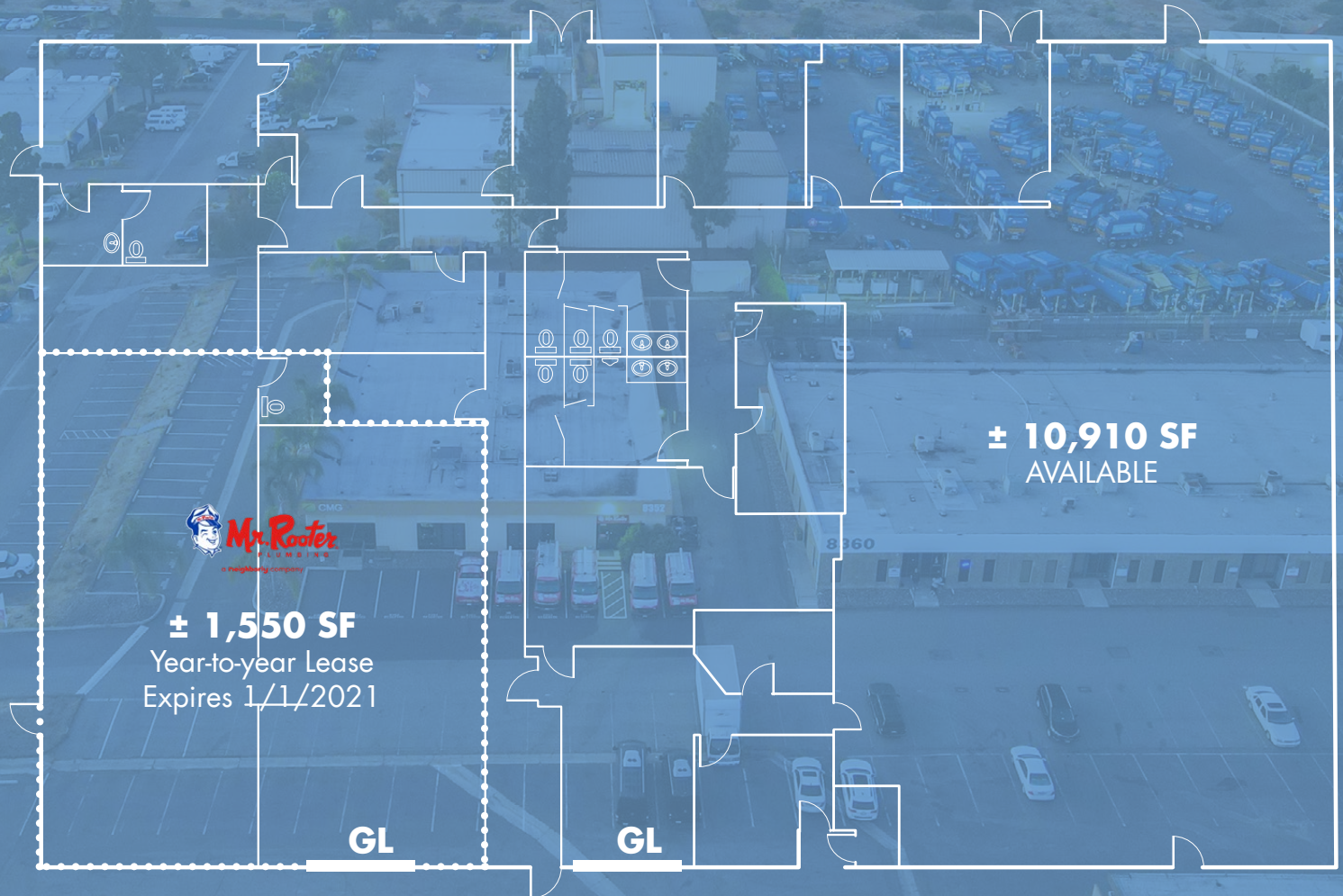


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floor plan

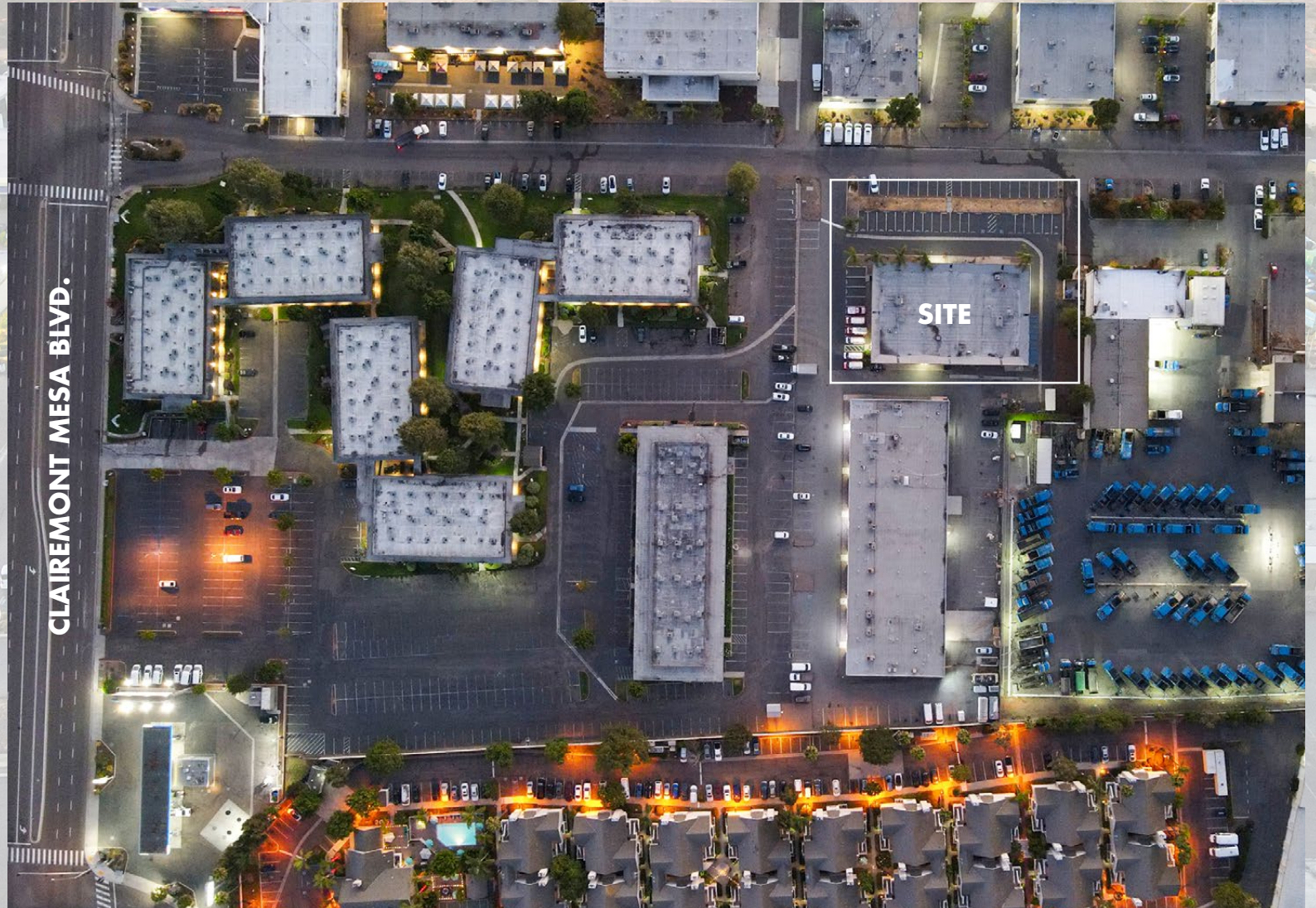


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site plan



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area amenities

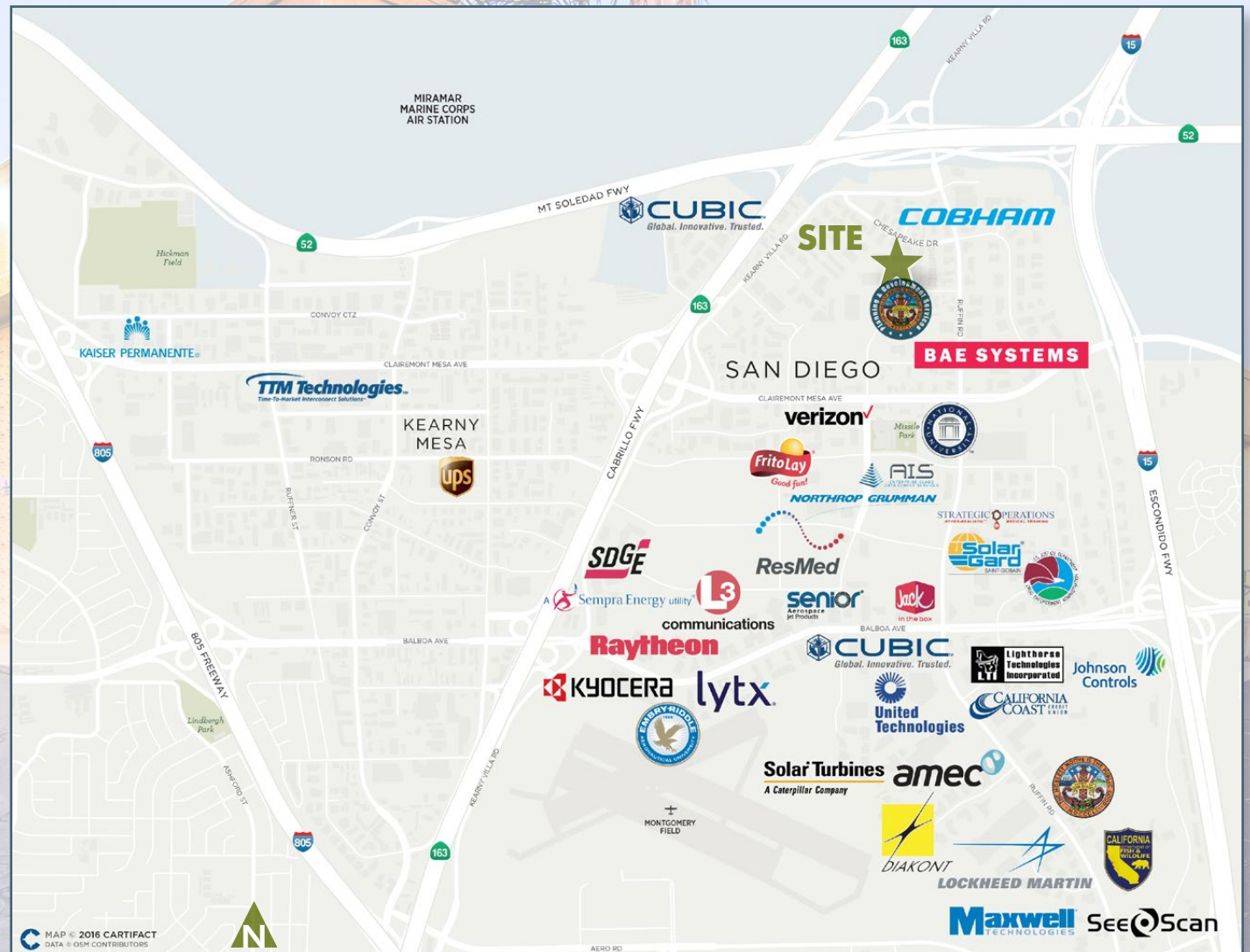


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corporate neighbors



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