



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

9619





LOMAS PACIFIC I&II

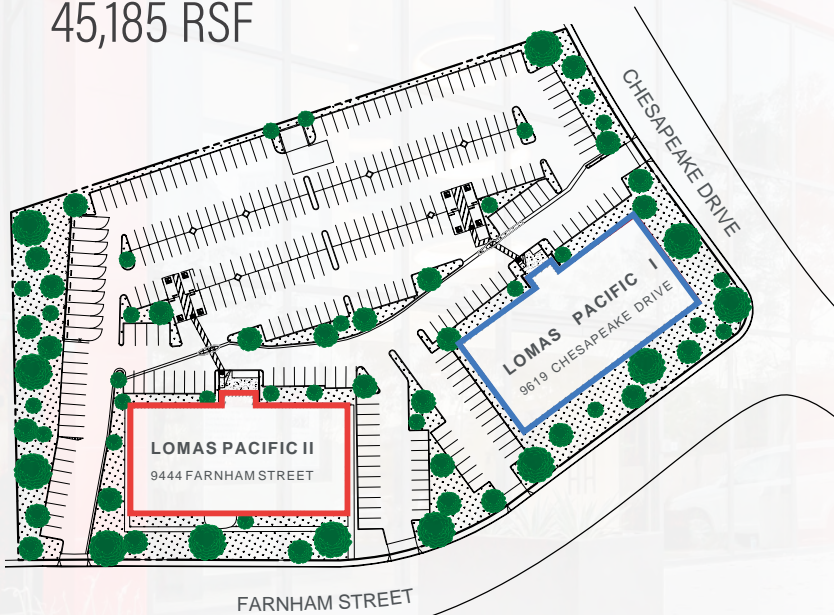
9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

9619 CHESAPEAKE DR.

43,176 RSF

9444 FARNHAM ST.

45,185 RSF



9619 CHESAPEAKE DR

SUITE	SF	\$/SF	AVAILABLE	COMMENTS
100	2,736	\$2.75 +E	Now	Conference room, 2 private offices, and open office area.
104	3,062	\$2.75 +E	Now	Multiple private offices and a training/conference room.
105	1,058	\$2.75 +E	Now	Double door entry off first floor lobby, 3 private offices, and small open space.
200	4,126	\$2.75 +E	Now	8 private offices, open office area, break room and small reception.
202	3,944	\$2.75 +E	Now	Multiple training and private offices break area and open office area.
206	1,448	\$2.75 +E	Now	Mostly open office, storage area and 1 private office.
208	1,763	\$2.75 +E	8/1/2024	3 private offices, open office area, break room and reception.

9444 FARNHAM ST

SUITE	SF	\$/SF	AVAILABLE	COMMENTS
100	2,539	\$2.75 +E	Now	Corner spec suite with a reception area, open office area, 6 private offices, conference room, open break and collaboration areas.
107	1,507	\$2.75 +E	Now	Corner 2nd gen spec suite with a reception area, open office area, 1 private office, conference room, and break.



PROJECT FEATURES



**BUILDING TOP SIGNAGE
OPPORTUNITY**



4 / 1,000 USF PARKING RATIO



**OUTDOOR SEATING/
MEETING AREAS**



**EXCELLENT INGRESS/EGRESS
TO I-15 AND CA-52**



**WALKING DISTANCE TO RETAIL
AMENITIES AND PUBLIC TRANSIT**



STREET PARKING AVAILABLE

RENOVATION HIGHLIGHTS



REPAINTED EXTERIORS AND NEW ENTRY FAÇADE ON EACH BUILDING



COMPLETELY RENOVATED RESTROOMS



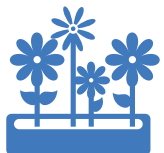
NEW MODERN LOBBIES



NEW DIGITAL DIRECTORY



UPDATED COMMON AREAS AND CORRIDORS



UPDATED LANDSCAPING



9619 CHESAPEAKE DR

SUITE 100 | 2,736 SF

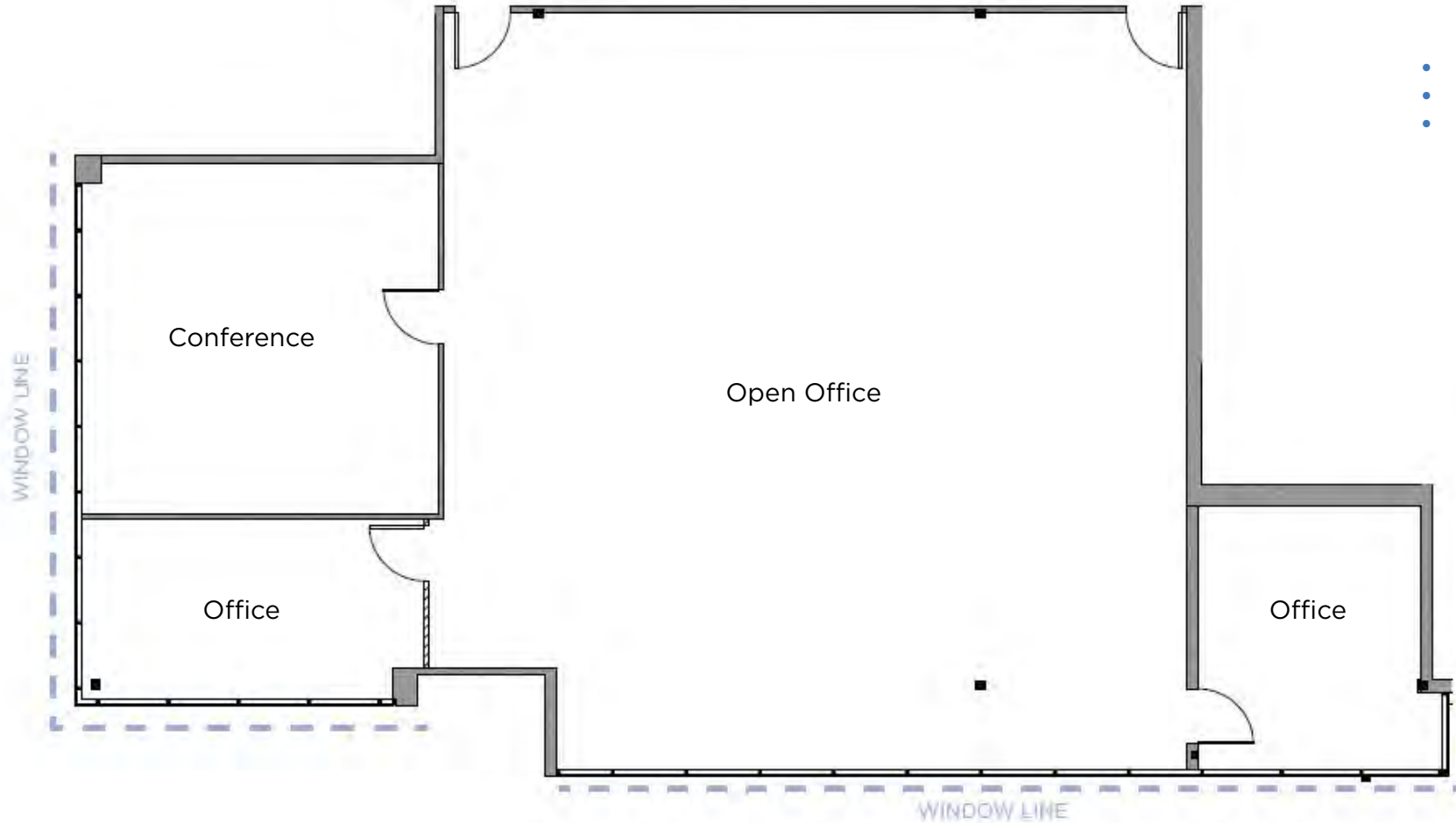
Available Now | \$2.75/SF Plus Electricity

As-Built Plan



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



- 2 Private Offices
- Conference Room
- Open Office

9619 CHESAPEAKE DR

SUITE 100 | 2,736 SF

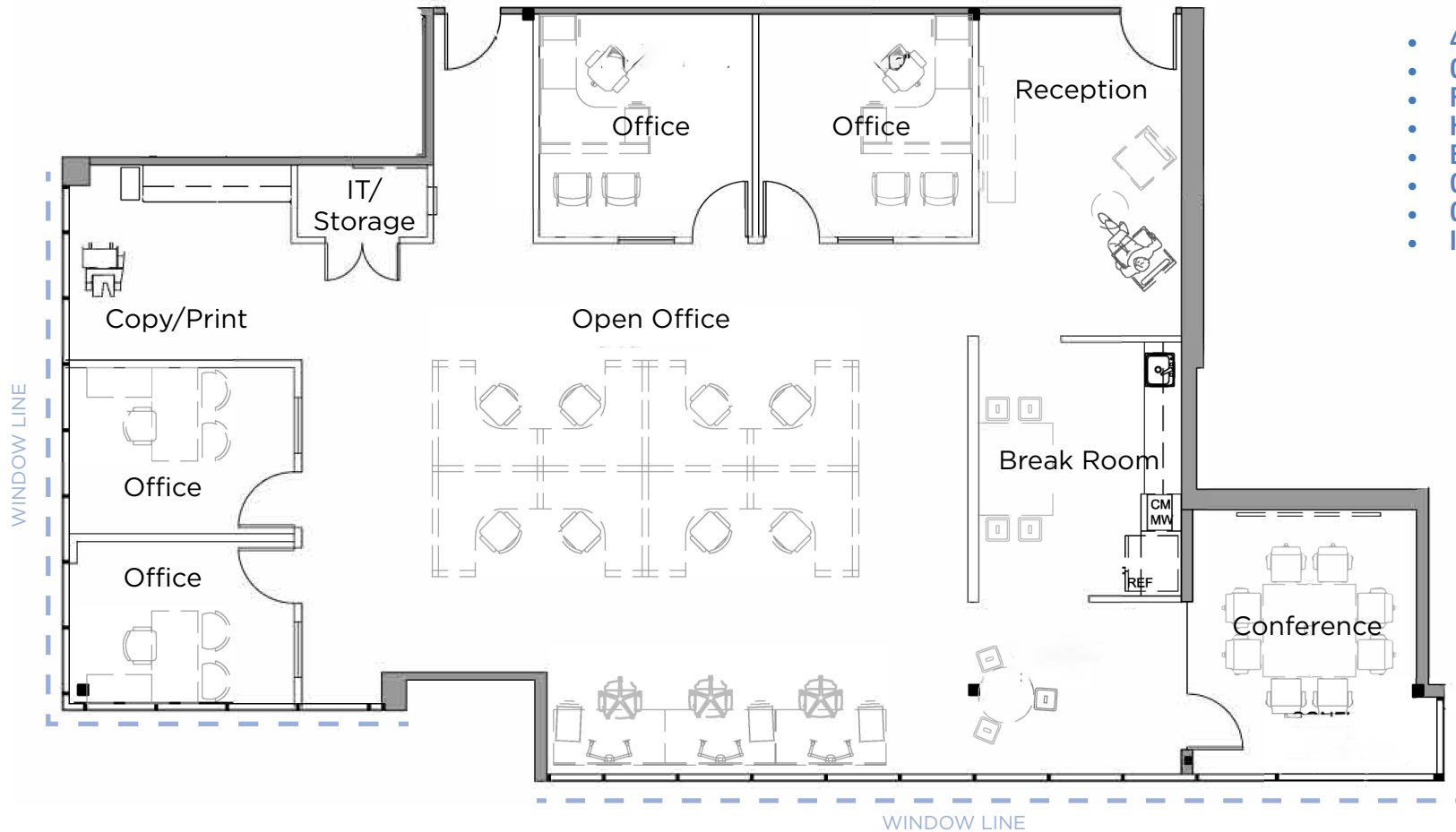
Available Now | \$2.75/SF Plus Electricity

Hypothetical Plan



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



- 4 Private Offices
- Conference Room
- Reception
- Huddle
- Break Room
- Open Office
- Copy/Print Area
- IT/Storage

9619 CHESAPEAKE DR

SUITE 104 | 3,062 SF

Available Now | \$2.75/SF Plus Electricity

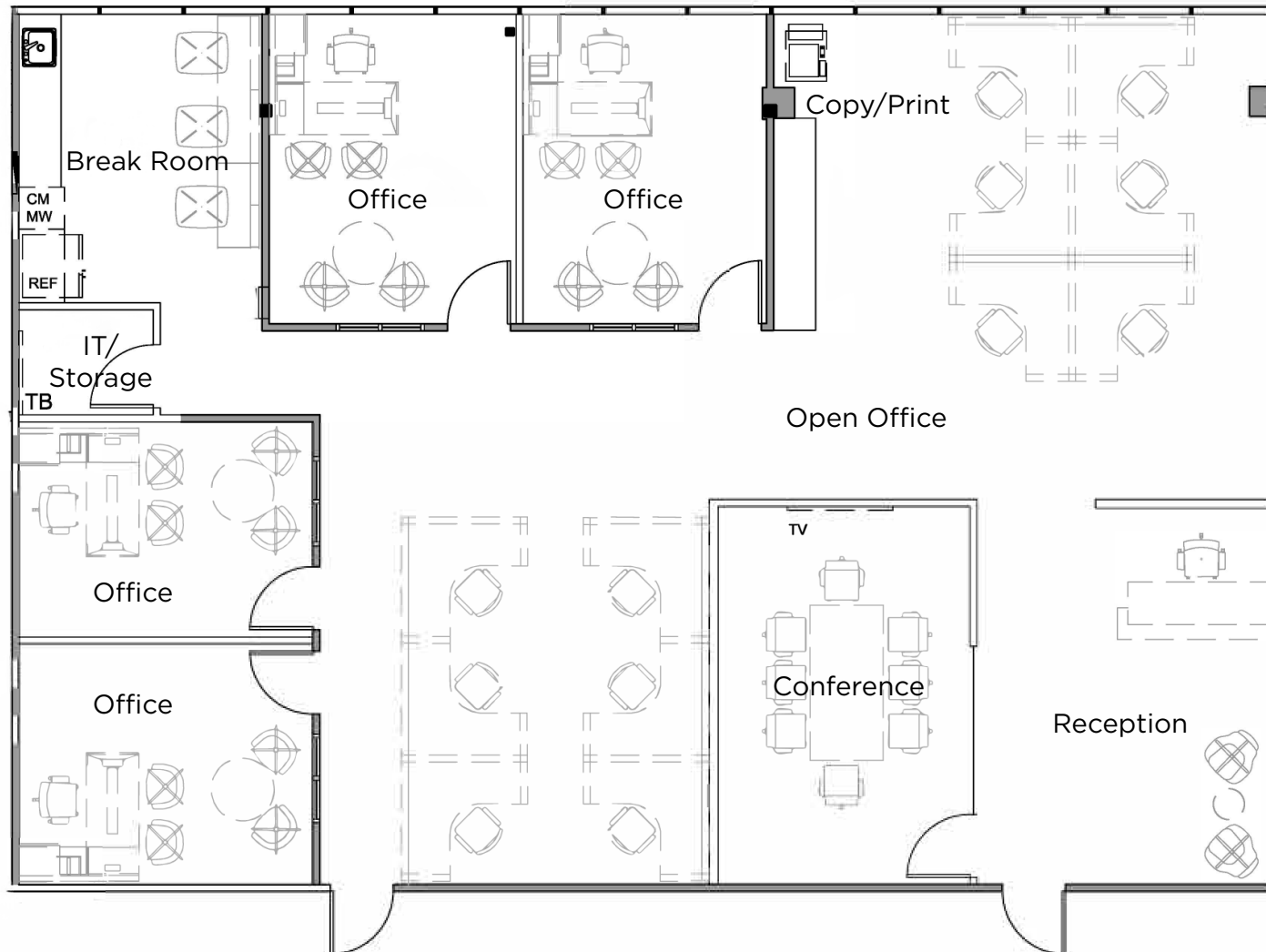
Hypothetical Plan



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

WINDOW LINE



- 4 Private Offices
- Conference Room
- Reception
- Break Room
- Open Office
- Copy/Print Area
- IT/Storage

9619 CHESAPEAKE DR

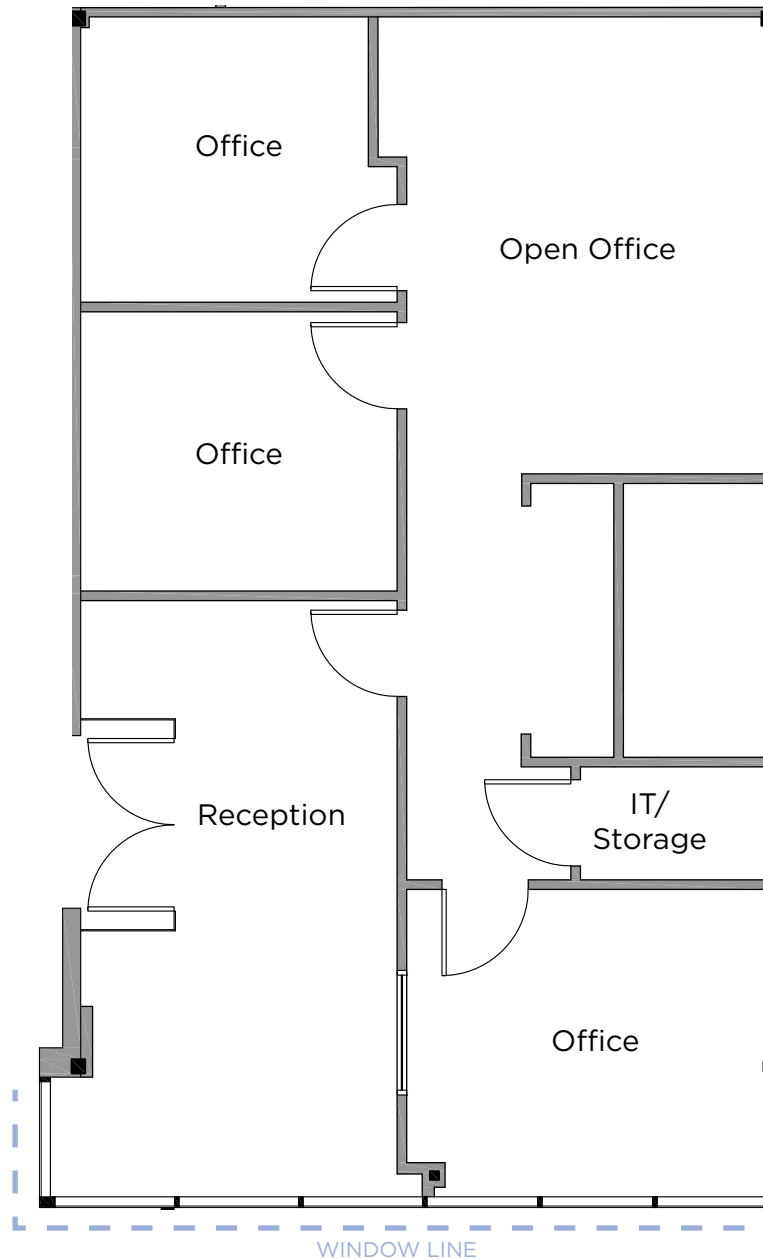
SUITE 105 | 1,058 SF

Available Now | \$2.75/SF Plus Electricity



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



- 3 Private Offices
- Reception
- Open Office
- IT/Storage

9619 CHESAPEAKE DR

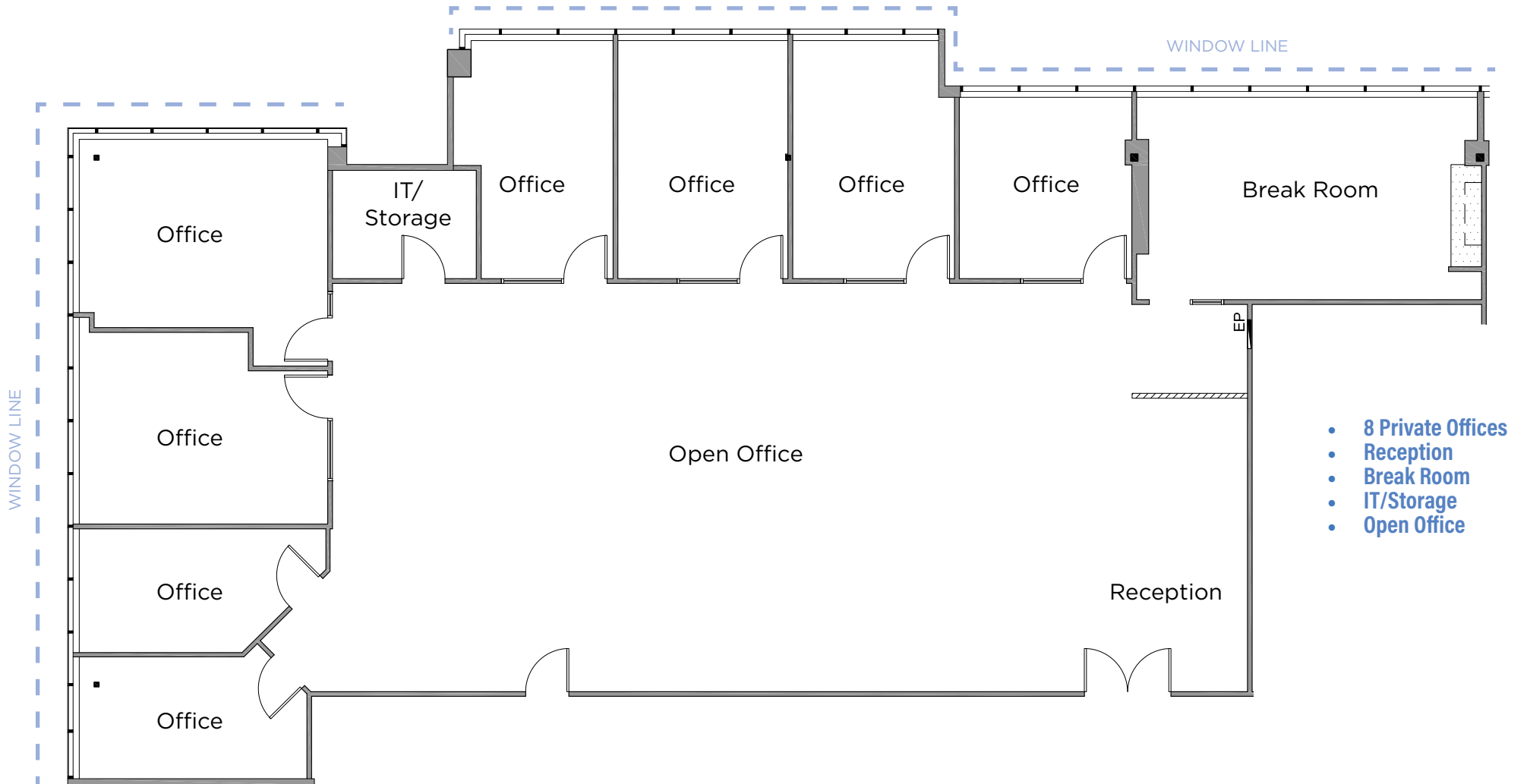
SUITE 200 | 4,126 SF

Available Now | \$2.75/SF Plus Electricity



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



9619 CHESAPEAKE DR

SUITE 202 | 3,944 SF

Available Now | \$2.75/SF Plus Electricity

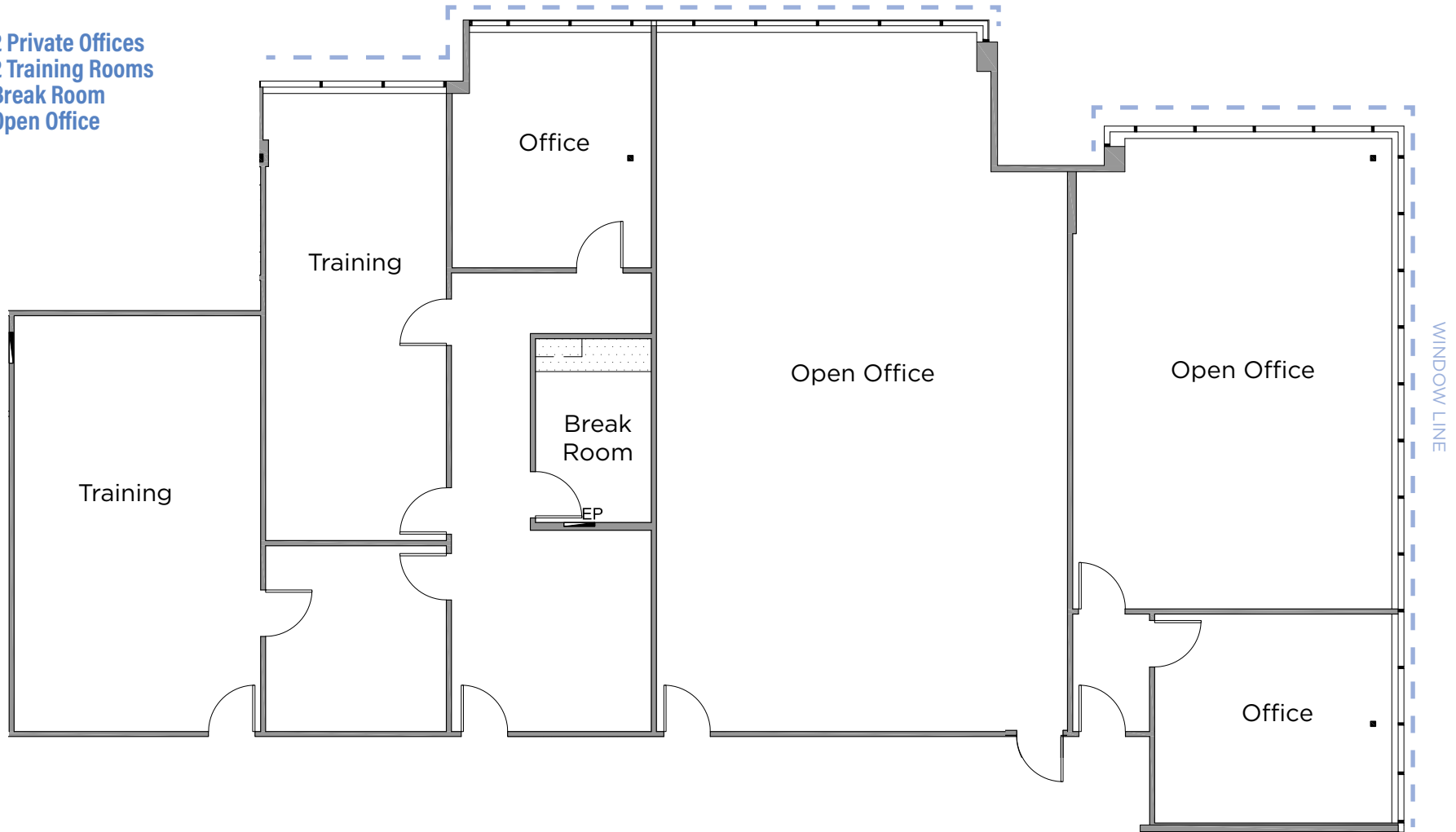


LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

WINDOW LINE

- 2 Private Offices
- 2 Training Rooms
- Break Room
- Open Office



9619 CHESAPEAKE DR

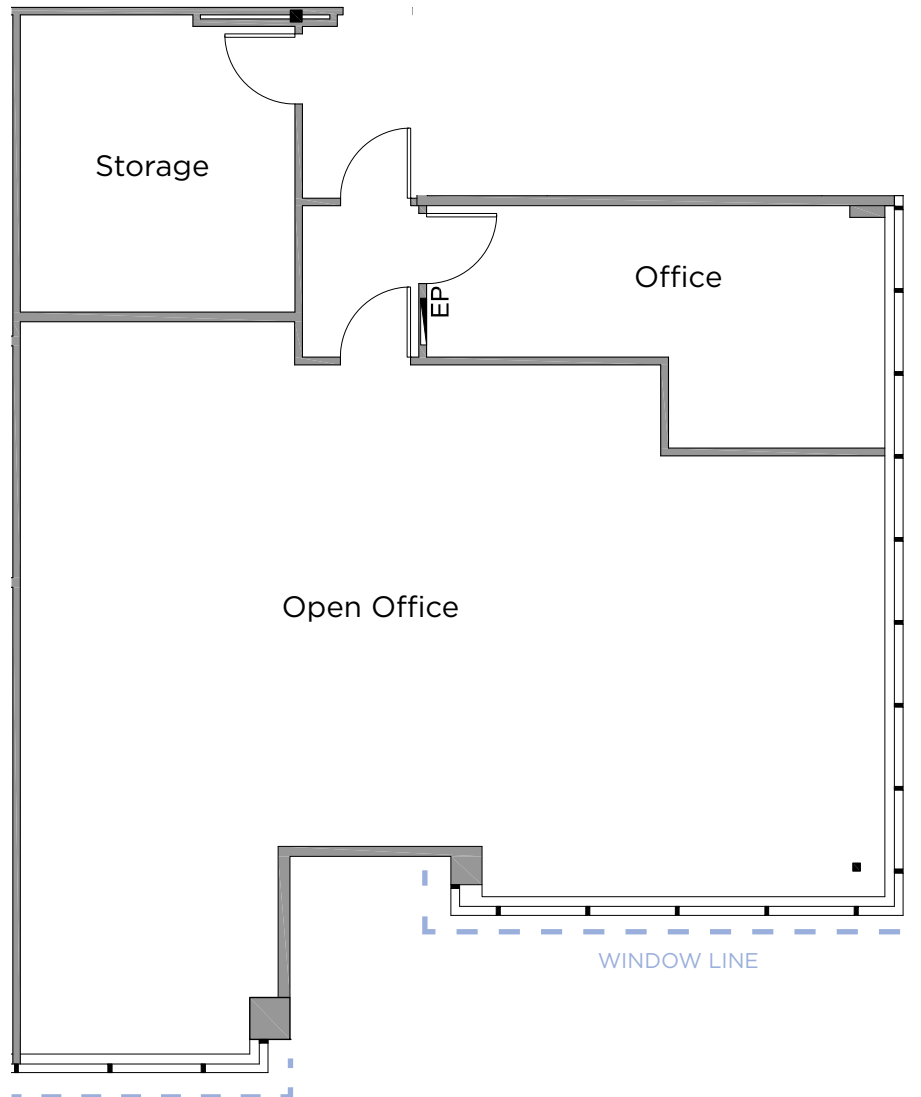
SUITE 206 | 1,448 SF

Available Now | \$2.75/SF Plus Electricity



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



- 1 Private Office
- Storage
- Open Office

9619 CHESAPEAKE DR

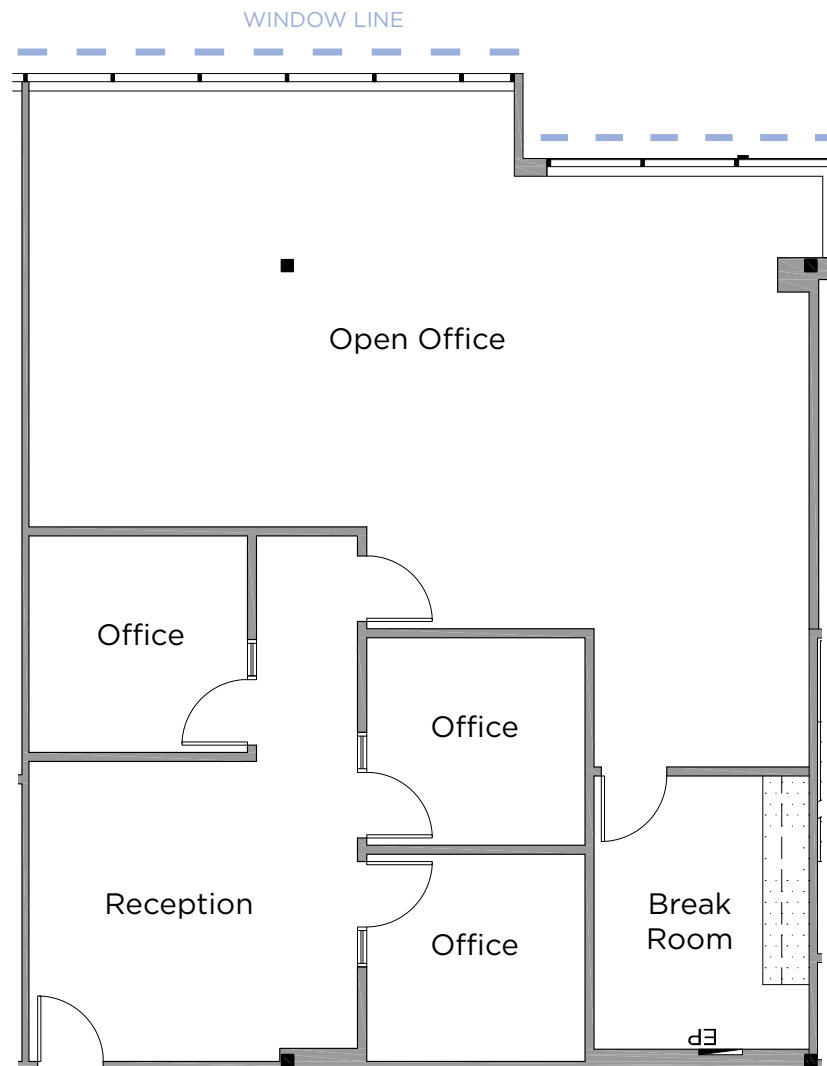
SUITE 208 | 1,763 SF

Available 8/1/2024 | \$2.75/SF Plus Electricity



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



- 3 Private Offices
- Reception
- Break Room
- Open Office

9444 FARNHAM ST

SUITE 100 | 2,539 SF

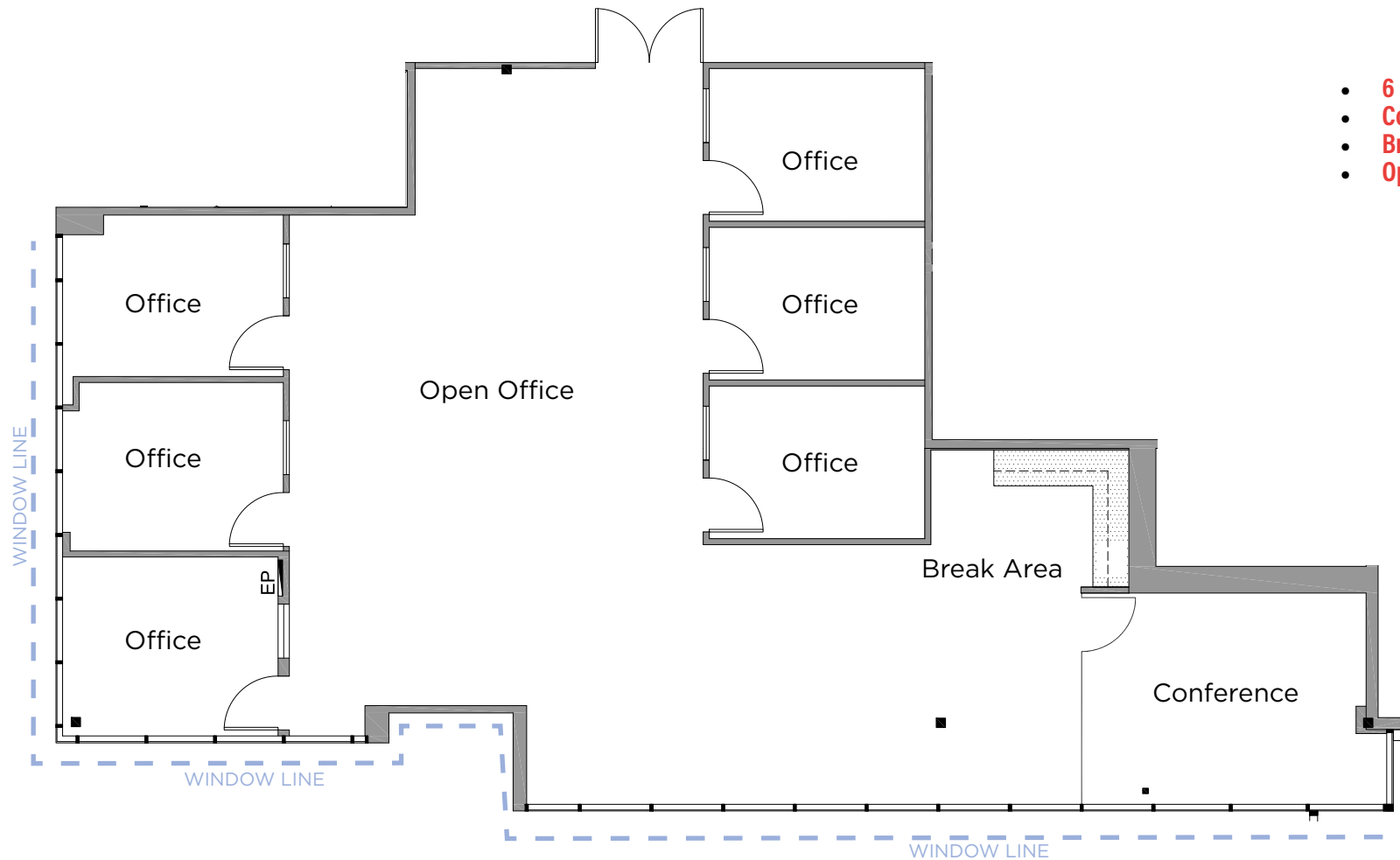
Available Now | \$2.75/SF Plus Electricity

New Spec Suite 



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



- 6 Private Offices
- Conference Room
- Break Area
- Open Office

9444 FARNHAM ST

SUITE 107 | 1,507 SF

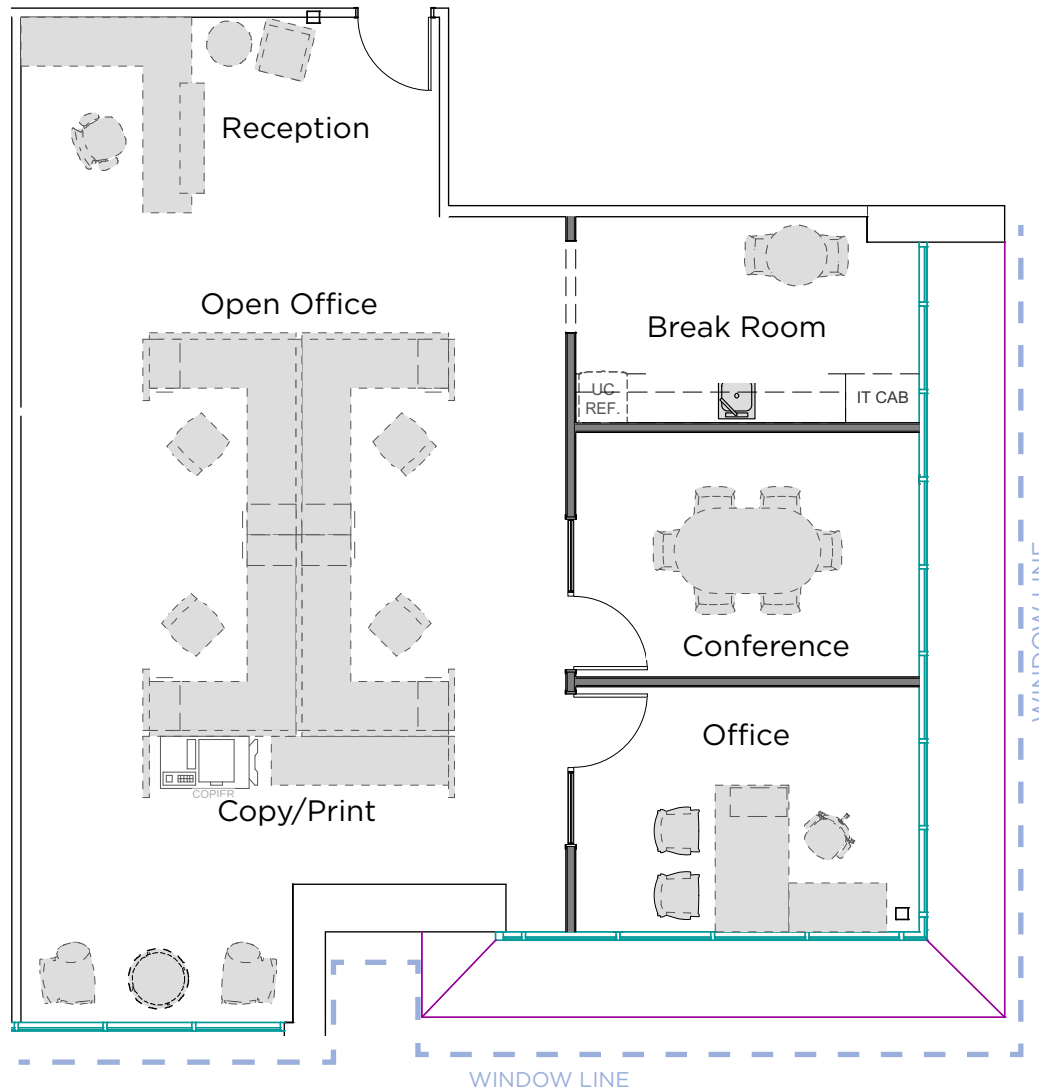
Available Now | \$2.75/SF Plus Electricity

Spec Suite



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



- 1 Private Office
- Reception
- Conference
- Break Room
- Copy/Print Area
- Open Office

RETAIL AMENITIES MAP



52

163

15

52

15

CLAIREMONT MESA BLVD.

KEARNY MESA BLVD.

CHESAPEAKE DR.

LIGHTWAVE AVE.

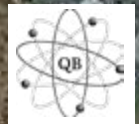
SPECTRUM CENTER BLVD.

FARNHAM ST.

CLAIREMONT MESA BLVD

RUFFIN RD.

BALBOA AVE.



- 1 HAZARD VILLAGE**
- Kabobgee Grill
 - Harvest Taco Shop
 - Kotobuki
 - Khan's Cave Grill & Tavern
 - Sunny Donuts
 - Boll Weevil

- 2 RUFFIN VILLAGE**
- Carl's Jr.
 - Subway
 - Poki One N Half
 - The Coffee Bean
 - Polomino's
 - Giovanni's Pizza
 - Wabu Grill
 - China Express
 - Banh Mi

- 3**
- Bangkok West
 - Tahini
- 4**
- Jack in the Box
 - Starbucks
 - Jersey Mike's Subs
 - Robeks Smoothies
 - Panda Express

- 5 THE SHOPS AT SPECTRUM**
- Seven-Eleven
 - Rubio's
 - Wendy's
 - Firehouse Subs



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

OWNED & OPERATED BY:



M.C. STRAUSS
COMPANY



BILL CAVANAGH

+1 858 546 5460
bill.cavanagh@cushwake.com
CA Lic. 00905262

DUNCAN DODD, SIOR

+1 858 546 5459
duncan.dodd@cushwake.com
CA Lic. 01064314

MIKE NOVKOV

+1 858 546 5412
mike.novkov@cushwake.com
CA Lic. 01890388

12830 El Camino Real, Suite 100
San Diego, CA 92130
P +1 858 546 5400 | F +1 858 630 6320
cushmanwakefield.com