

# FLEX SUITES AVAILABLE FOR LEASE

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9450-9550 WAPLES STREET, SAN DIEGO, CA 92121			
ADDRESS	SF	RENT	COMMENTS
9540 Waples St Suite E/F	3,203	NNN	Reception, mix of open office and private offices, 2 restrooms, balance warehouse, 2 grade level loading doors. Divisible to 1,609 & 1,594 SF.

## 9550-105 9550-105 9540-G/H 9540-E/F 9540-B/C 9550-125 9540-A 9540-B/C 9550-125 9540-A 9540-B/C 9540-B/C 9540-B/C 9540-B/C 9540-B/C 9540-B/C

#### **PROPERTY HIGHLIGHTS**

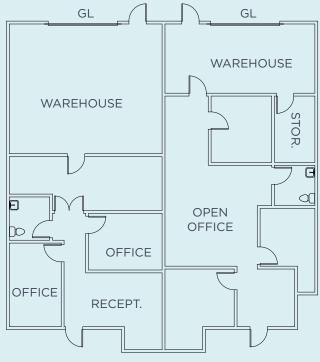
- Central San Diego Location
- Flex Suites
- ±14-18' Clear Height
- 3.23/1,000 Parking Ratio
- NNNs = \$0.89 PSF



### 9540 WAPLES STREET - SUITE E/F

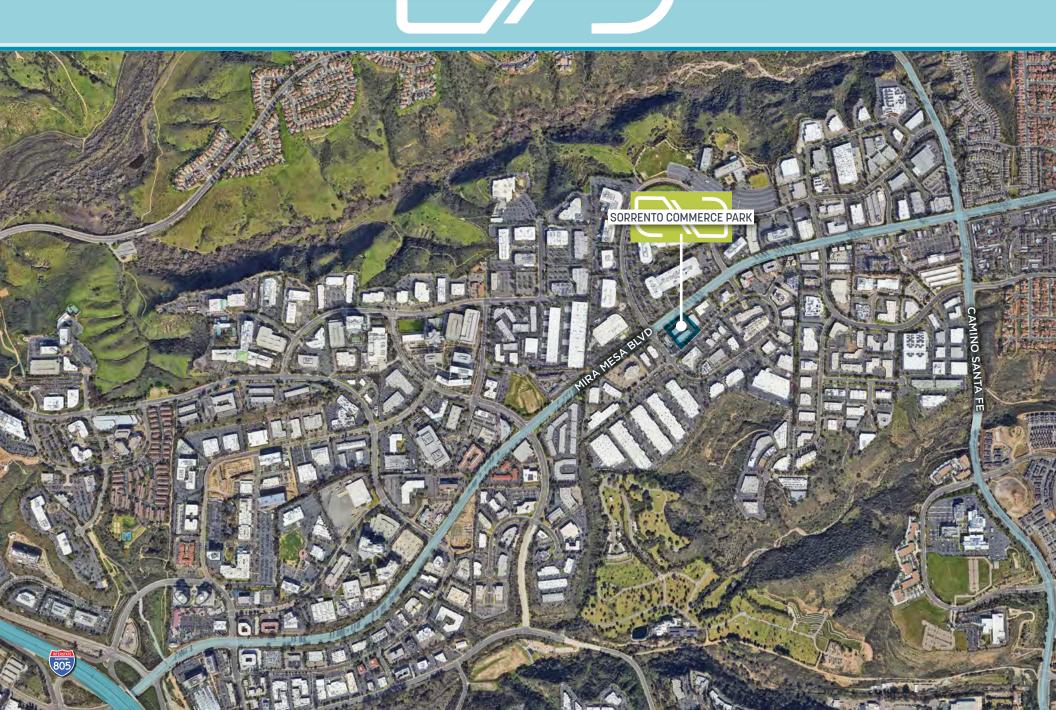
#### **SUITE DETAILS**

- 3,203 SF (Divisible to 1,609 SF & 1,594 SF)
- Reception, mix of open office and private offices, 2 restrooms, balance warehouse, 2 grade level loading doors
- Lease rate: \$2.35 PSF/Month NNN
- NNNs = \$0.89 PSF



















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