

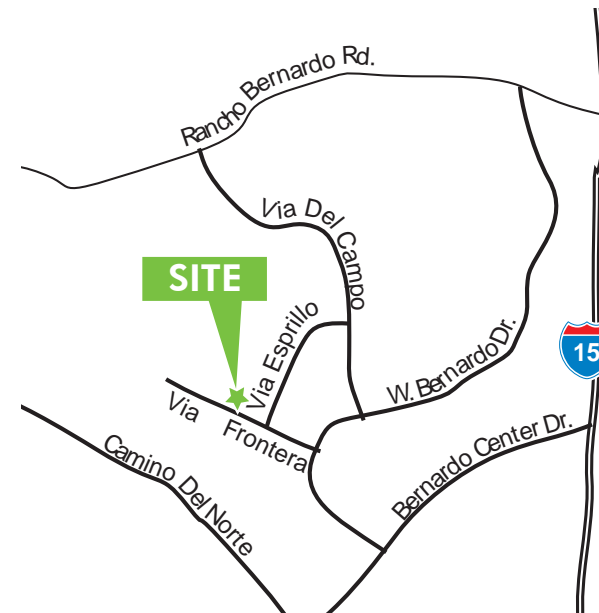
AVAILABLE FOR LEASE:

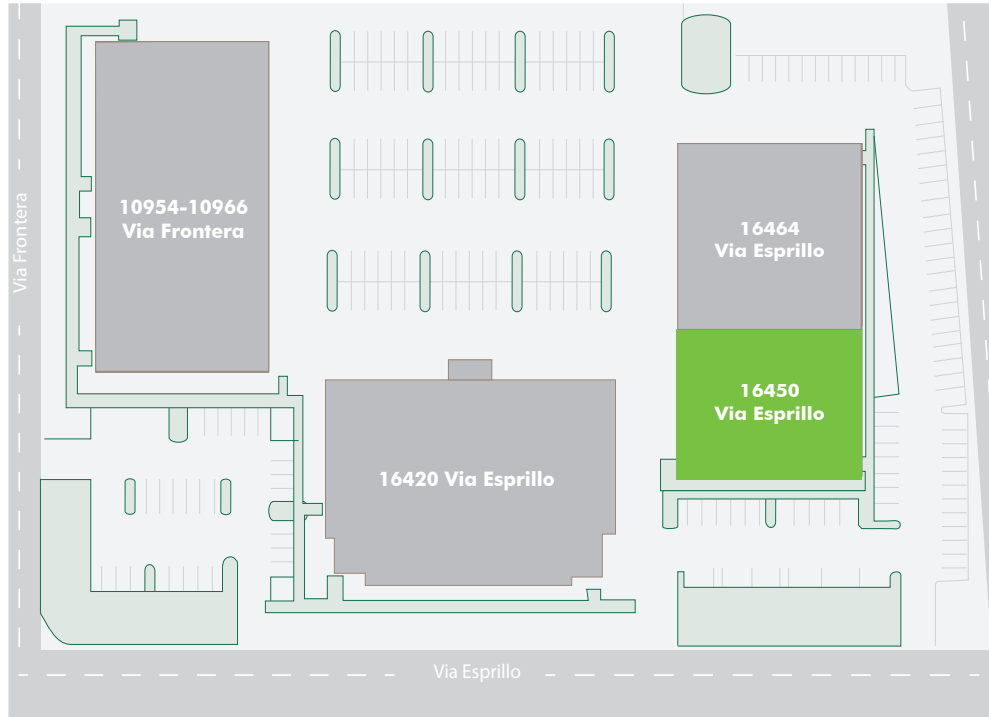
16450 - 16464 VIA ESPRILLO SAN DIEGO, CALIFORNIA
92127



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



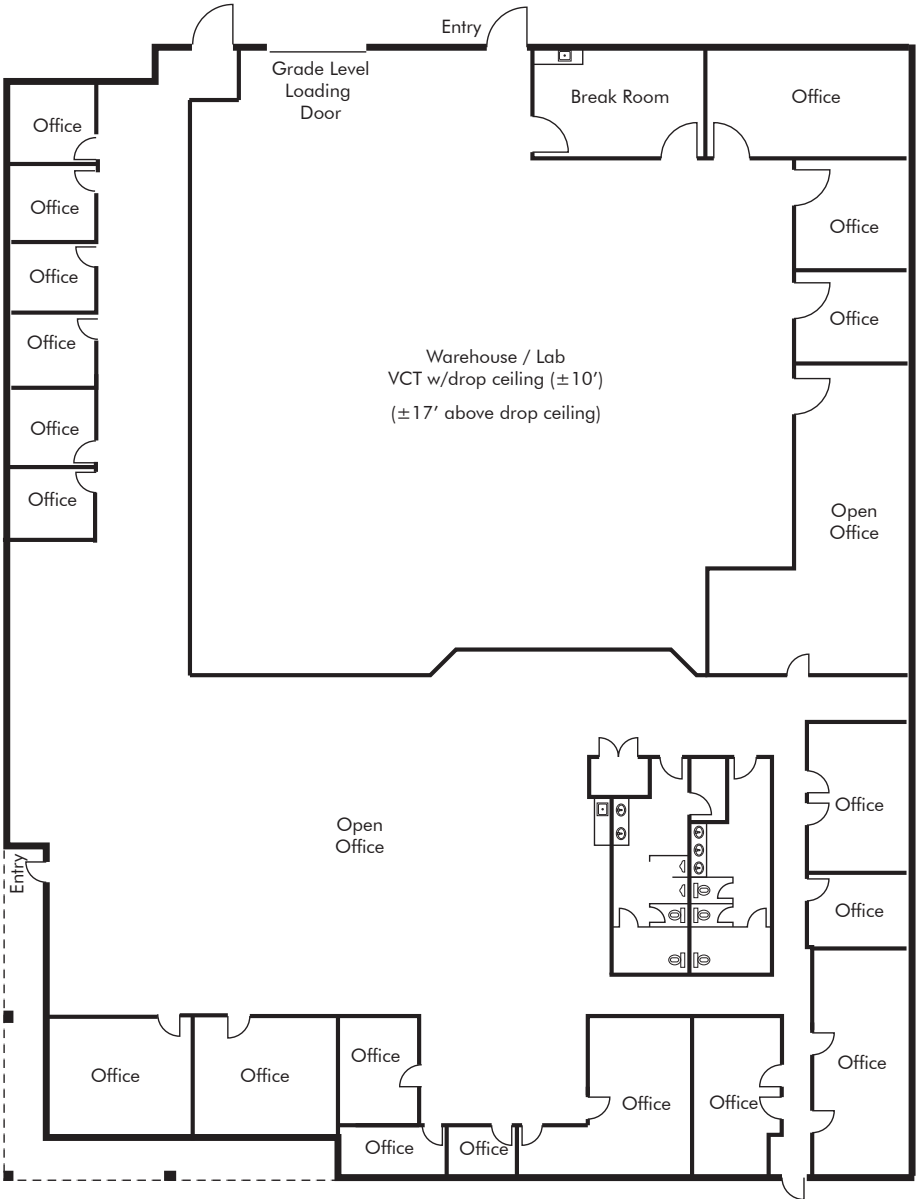


Availability

ADDRESS	SF	RATE	COMMENTS
16450 Via Esprillo	±13,888 SF	\$1.35/SF/Mo. Net of Expenses (NNNs ±\$0.40/SF)	Spec space coming soon. Approximately 20% office/ 80% warehouse with (3) private offices, open office area, kitchen, conference room, (2) restrooms, and (1) grade level loading door.

As-Built Floor Plan

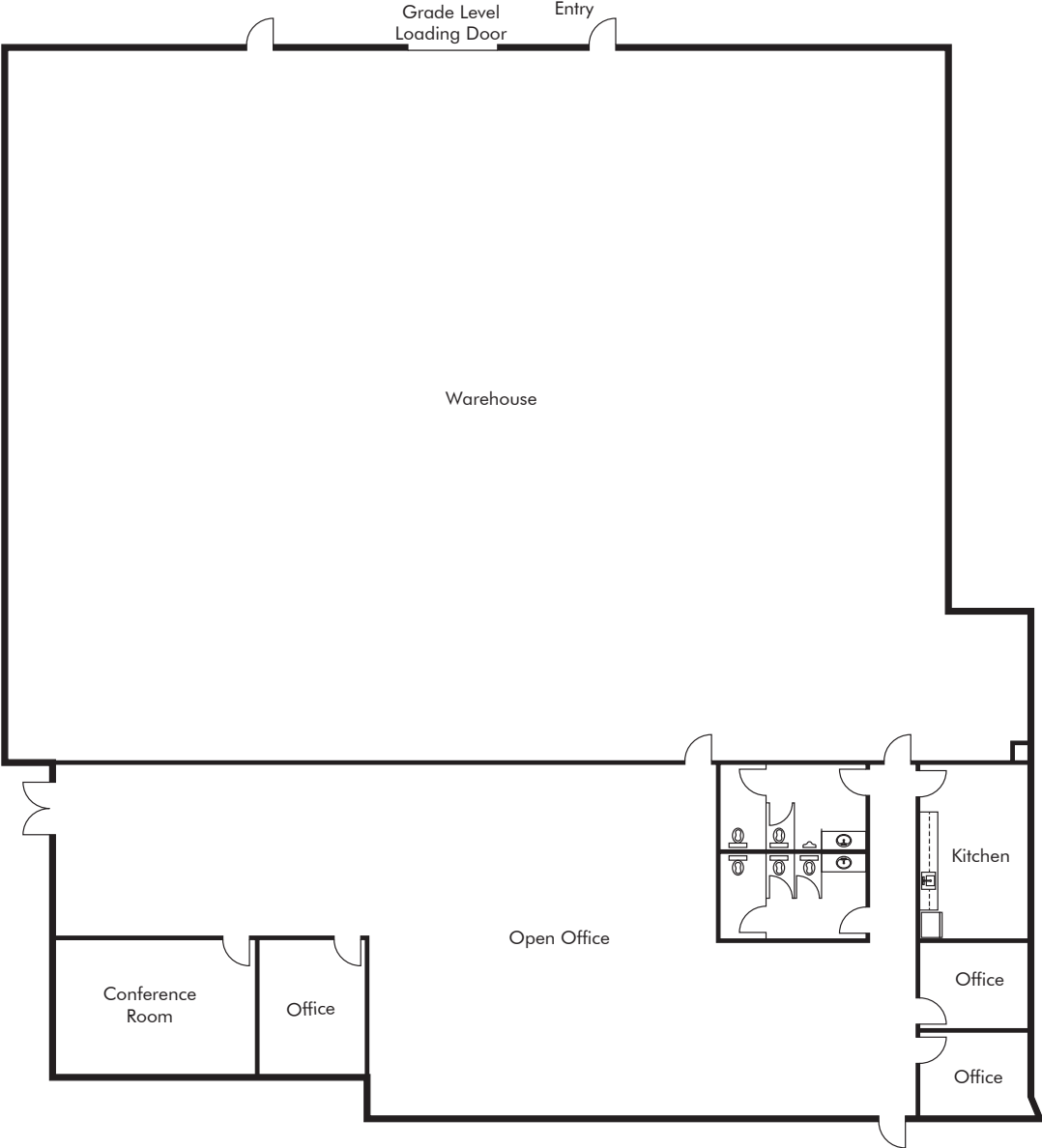
16450 Via Esprillo
± 13,888 SF



Proposed Floor Plan

16450 Via Esprillo
±13,888 SF

**Spec Space
Coming Soon**





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