

FOR LEASE ±7,072 - 16,072 SF AVAILABLE

PROPERTY FEATURES



AVAILABILITY

- 5310 Eastgate Mall: ± 7,072 SF Flex / HVAC Lab Space
- 5320 Eastgate Mall: ± 9,000 SF Industrial / Flex Space
- Full Building: ± 16,072 SF Industrial / Flex / Lab



PROPERTY SIZE

- ± 16,072 SF
- ± 1 Acre Lot



SUITE FEATURES

- 2-Story Office Space
- Grade-Level Roll-Up Doors + Dock High Door (Potential)
- Private Restrooms (Including Shower)



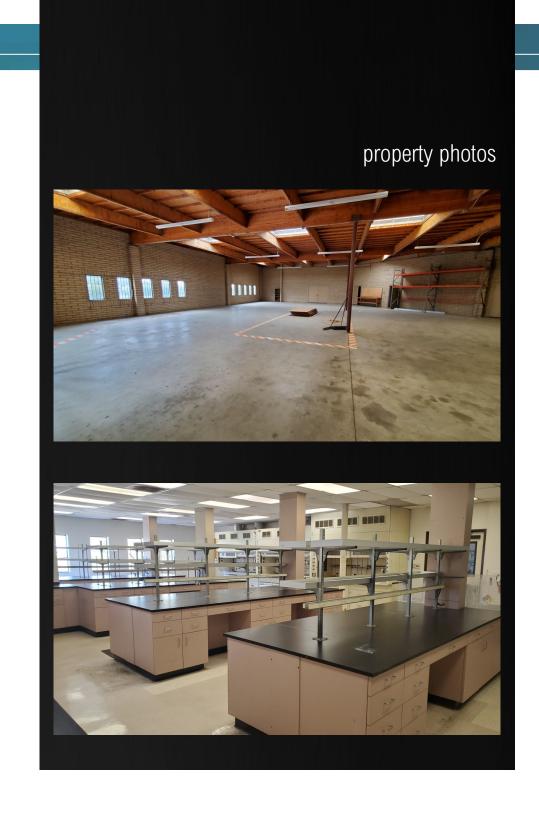
PRICING

• Lease Rate: \$1.15/SF - \$1.65/SF + NNN

HIGHLIGHTS



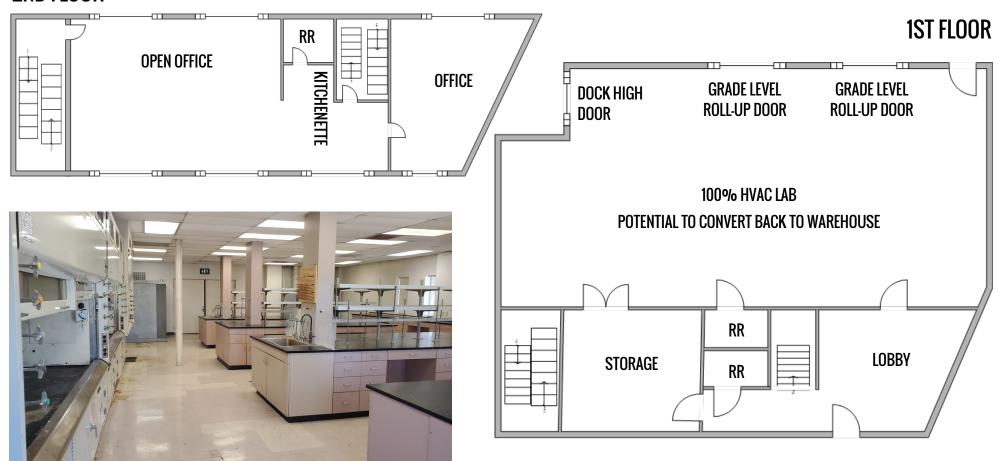
- Fenced & Secured Parking Area in the Back
- Easy Access to I-805 with Close Proximity to I-5, I-15 and Highways 52 & 163
- Located near Westfield UTC, Scripps Memorial Hospital, and UC San Diego



5310 Eastgate Mall: ± 7,072 SF Flex / HVAC Lab Space

- 2 Grade-Level Roll-Up Doors, 3 Restrooms (Including Shower), Kitchenette
- Office: ± 3,536 SF (50%)
- 100% HVAC Lab Space: ± 3,650 SF (50%) Can be Converted Back to Warehouse
- See Next Page For EXISTING Lab Improvement Details
- · Lease Rate: \$1.65/SF NNN

2ND FLOOR



5310 Eastgate Mall: EXISTING Lab Improvements

- Chemical & Biological Lab Space
- De-Ionized Water Treatment System

• Built-in Counters with Cabinets and Sinks

• Three (3) Chemical Fume Hoods

• HEPA Filtration HVAC Systems

• 6' x 6' Walk-In Freezer

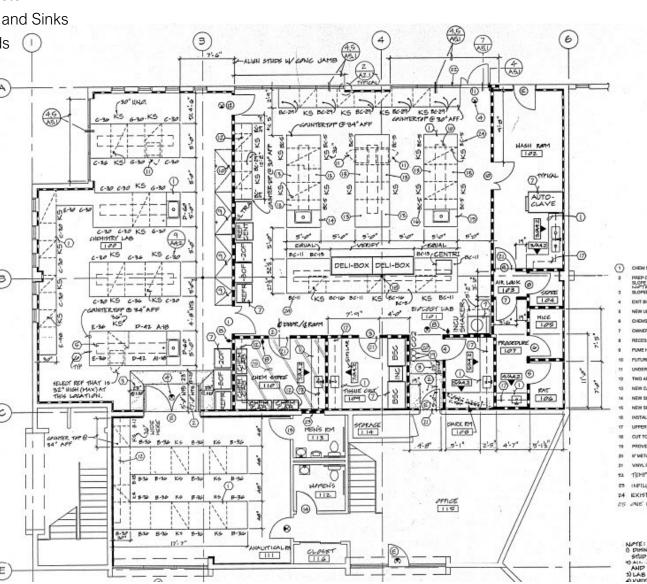
• Deli-Box Cooler

Auto-Clave









PREP CONC TO RECEIVE TOPPING. LEVEL FOR 5' AWAY FROM DOOF SLOTE INTO EXISTING SLAB AT 120 (35) MAXIMUM 4.6 KF. DEMANDER AND A

EXIT SIGN W/TWO SOURCES OF POWER

NEW LIPPER SHELVES W CARTHOLIAKE LIPS AT BENCHES IN THIS ROOM CHEMISURE COUNTERTOR

OWNER SUPPLIED EQPT, GC'S SUB-CONTRACTOR TO HOOK UP

RECESSED FIRE EXTINGUISHER/CABINET, 24108C RATED

FUTURE FURE HOOD STUD OUT FOR LITE (TIES

UNDERCOUNTER REPRICERATOR (OWNER SUPPLIED

TWO ADJUSTABLE SHELVES W/ EARTHOUAKE

NEW CASS TO MATCH EXISTING

NEW SOUK UNIT AT 54" AFF, MATCH EXISTING GABS

NEW SINK UNIT AT 36" AFF, MATCH EXISTING CAS

LIBERT CARE SEE ELEVATION PROPERTY.

CUT TOU TION TO COLUMN AND CALLY ALL ADOL

PROVIDE AND INSTALL TANK RESTRAINT BRACKET

6" METAL STUD BLOCKING FOR 45" LENGTH IN THIS WALL

21 VINYL FLOOR TRANSITION STRIP

TEMPERED GLASS AT THIS PAME

25 INFILL CHURHAY, TAPE, SAND E ENAMEL PAINT

24 EXISTIG HOOP CARS

ES ONE HOUR CONSTRUCTION (FIRE CONTROL AREA)

NOTE:

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DALL - AND DEVIAL TAPES.

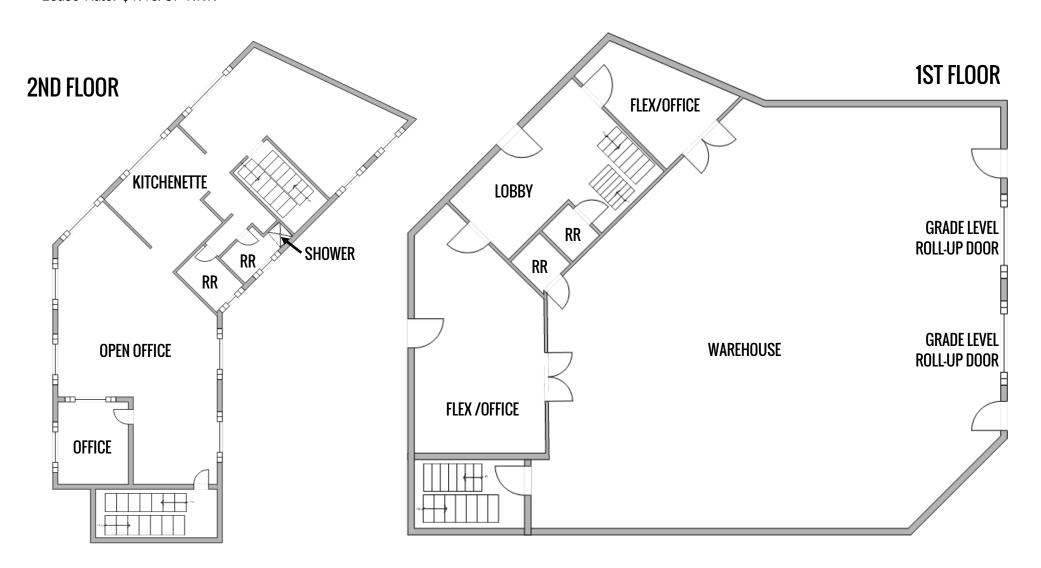
DIAB PONCE DEVA TAPES AT 20" AFF UNLESS AND DEVIAL TAPES.

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FLOOR PLAN

5320 Eastgate Mall: ± 9,000 SF Industrial / Flex Space

- 2 Grade-Level Roll-Up Doors, 4 Restrooms (Including Shower), Kitchenette
- Office: $\pm 3,840 \text{ SF } (43\%)$
- Warehouse: ± 5,160 SF (57%)
- Lease Rate: \$1.15/SF NNN



Entire Building:

± 16,072 SF Industrial / Flex / Lab

• 2-4 Grade-Level Roll-Up Doors

Potential Dock High Door

• 7 Restrooms (Including Shower)

• 2 Kitchenettes

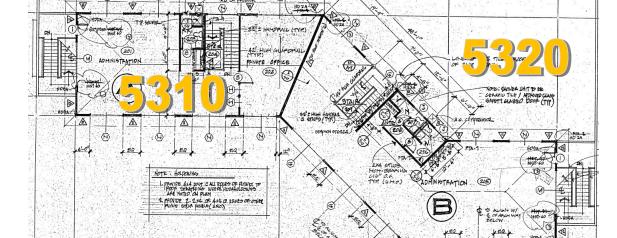
• Office: ± 7,232 SF (45%)

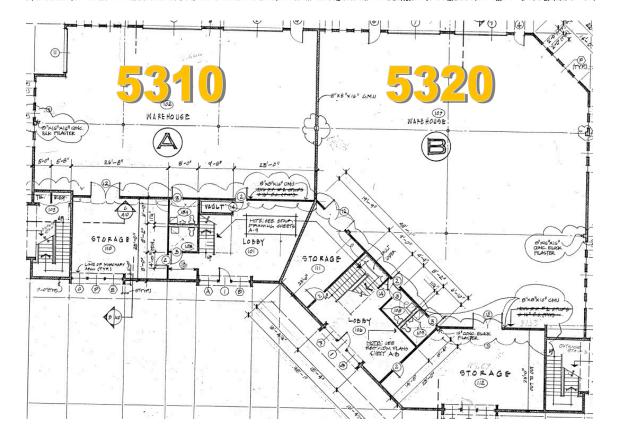
• Warehouse: ± 5,303 SF (33%)

• HVAC Lab: ± 3,535 SF (22%)

· Lease Rate: \$1.37/SF NNN

2ND FLOOR





1ST FLOOR

^{*}Floor Plans Not Fit to Scale; for Reference Purposes Only.

SITE PLAN









