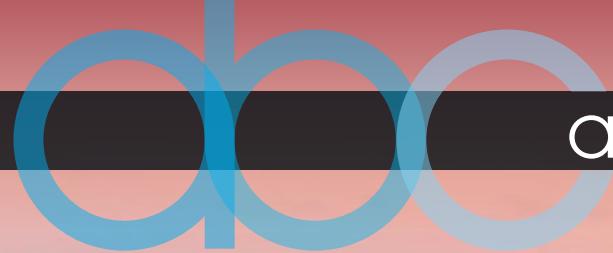


MULTI-TENANT BUSINESS PARK



activity business center



9235-9265 Activity Road & 9520-9530 Padgett Street | San Diego, CA 92126

RYAN DOWNING, SIOR

direct: 858.546.5416 / mobile: 760.840.1164

ryan.downing@cushwake.com / CA Lic. 01955032

TRINITY CARSON

direct: 619.928.6034 / mobile: 602.489.4876

trinity.carson@cushwake.com / CA Lic. 02343245

BRANT ABERG, SIOR

direct: 858.546.5464 / mobile: 858.413.5600

brant.aberg@cushwake.com / CA Lic. 01773573



HIGHLIGHTS



161,168 SF
NET RENTABLE AREA



5
NUMBER OF BUILDINGS



3.5/1,000 SF
PARKING RATIO



1987/2018
YEAR BUILT/RENOVATED



RESTAURANT
ON-SITE



RETAIL AMENITIES
NEARBY



ELEVATOR
SERVED



CLOSE PROXIMITY TO
1-15, I-805 FREEWAYS



RECENTLY UPDATED
LANDSCAPING

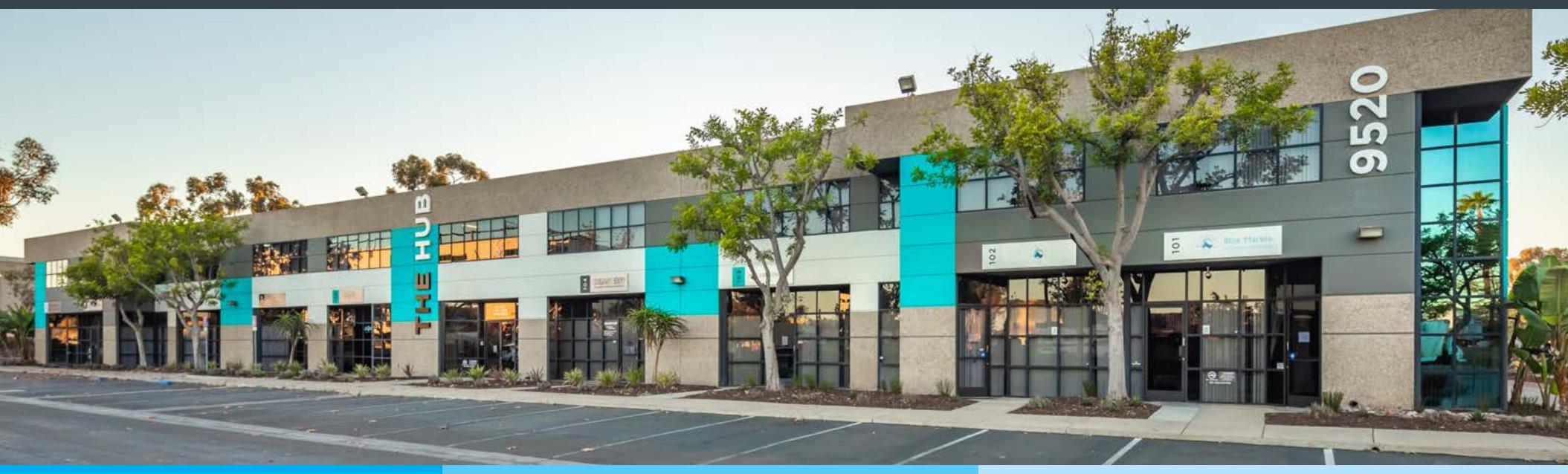


RENOVATED
COMMON AREAS &
OUTDOOR SEATING

AVAILABILITY

activity business center

ADDRESS	SUITE	SF	ASKING RENT (PSF)	Availability
9235 Activity Rd	101/102	±3,788	\$1.70 NNN	30 Days'
9235 Activity Rd	107	±1,972	\$1.75 NNN	Now
9235 Activity Rd	109	±1,994	\$1.75 NNN	Now
9265 Activity Rd	105	±3,166	\$1.70 NNN	Now
9520 Padgett St	104/105	±3,567	\$1.70 NNN	Now
9520 Padgett St	107	±2,006	\$1.75 NNN	Now
9520 Padgett St	208	±9,745	\$1.70 MG	Now
9520 Padgett St	213	±1,233	\$1.75 MG	Now
9520 Padgett St	215	±1,383	\$1.75 MG	Now



AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
101/102	±3,788	\$1.70 NNN	30 Days'
COMMENTS			
2 Open offices, 7 private offices, 4 restrooms. NNNs = \$0.65 PSF			



FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±1,972	\$1.75 NNN	Vacant
COMMENTS			
Details Pending. NNNs = \$0.65 PSF			

FLOOR PLAN PENDING

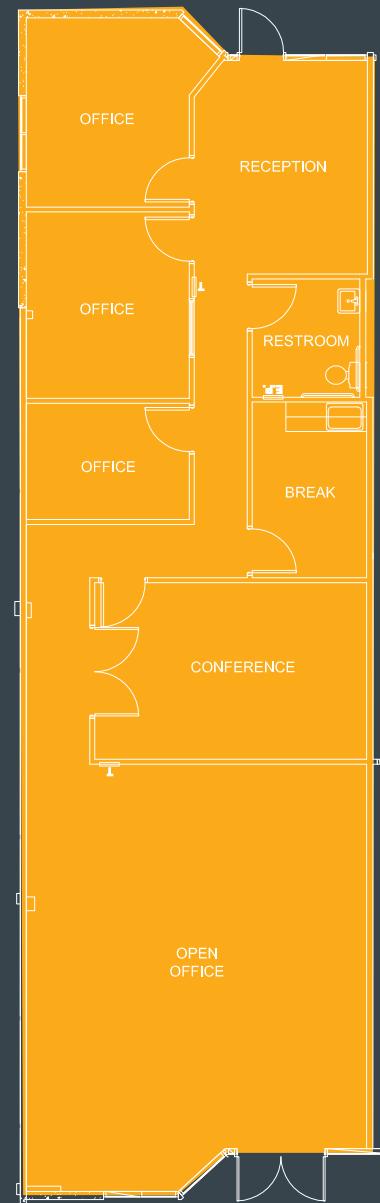


FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
109	±1,994	\$1.75 NNN	Vacant
COMMENTS			
Open office, 3 private offices, 1 restroom, conference room, reception. NNNs = \$0.65 PSF			



FLOOR PLAN TO BE VERIFIED

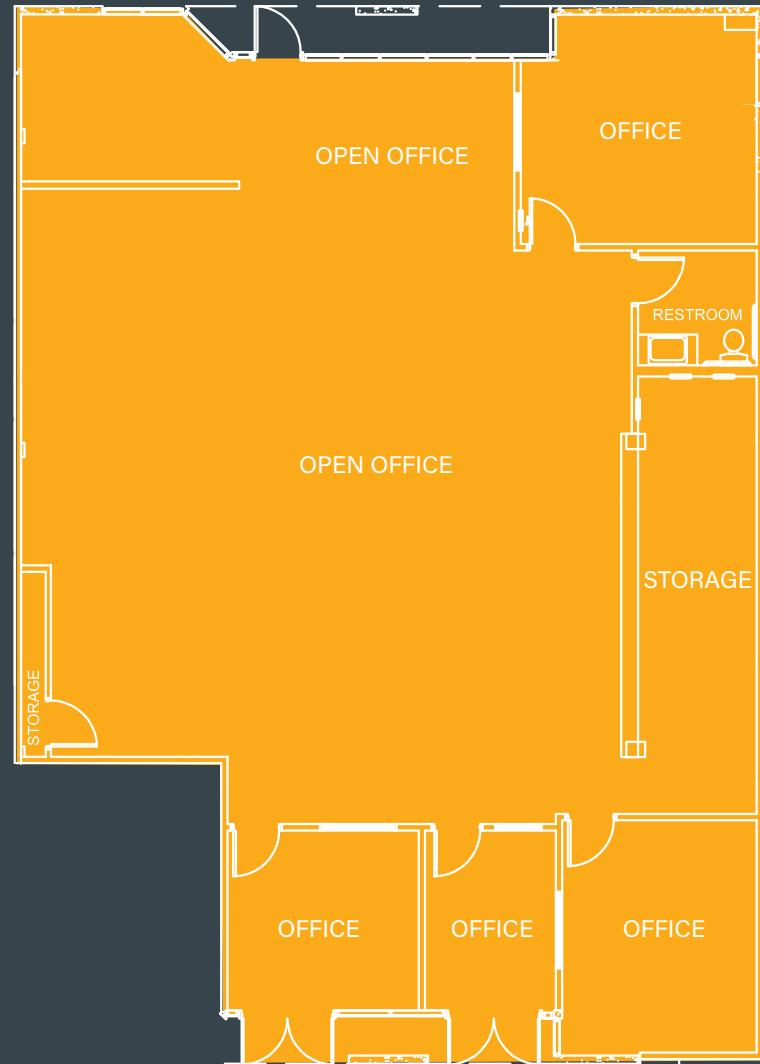
AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105	±3,166	\$1.70 NNN	Vacant
COMMENTS			
100% Office/Flex. Fully climate controlled. NNNs = \$0.65 PSF			



TAKE A TOUR

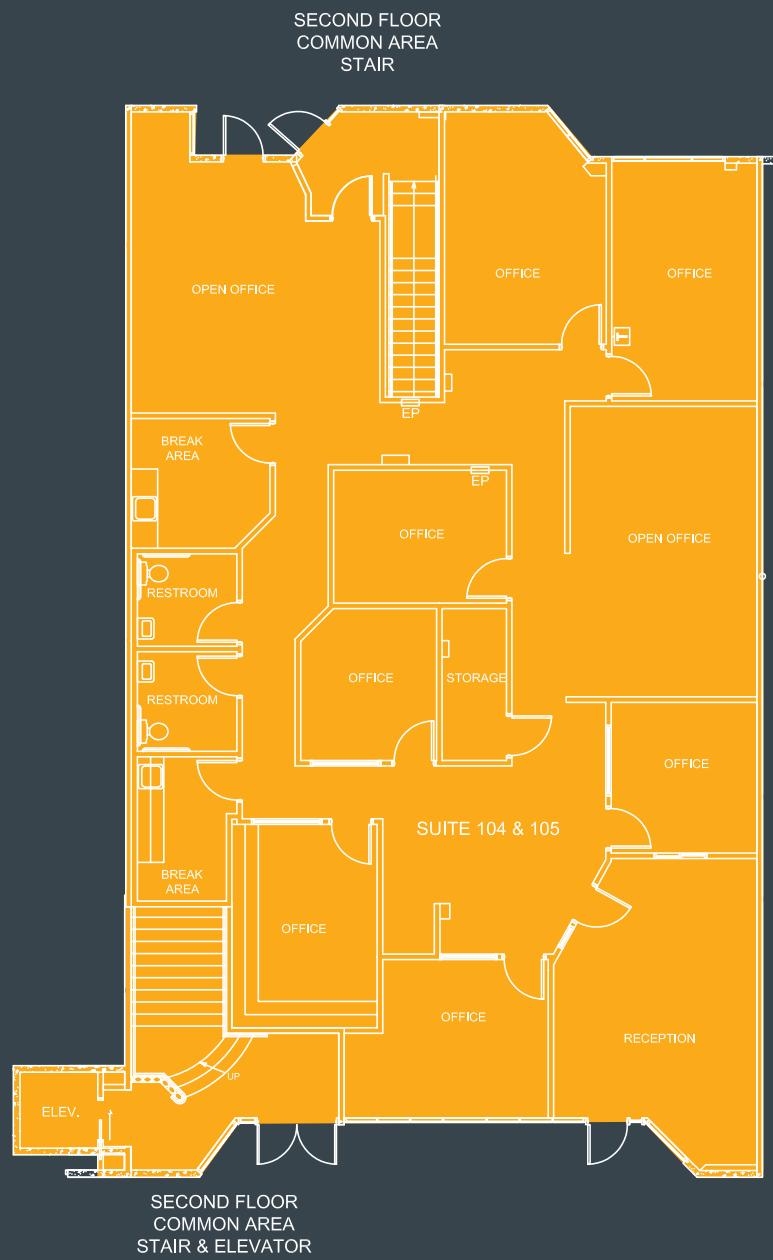


FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104/105	±3,567	\$1.70 NNN	Vacant
COMMENTS			
100% office with 6 private offices and a break room. NNNs = \$0.65 PSF			

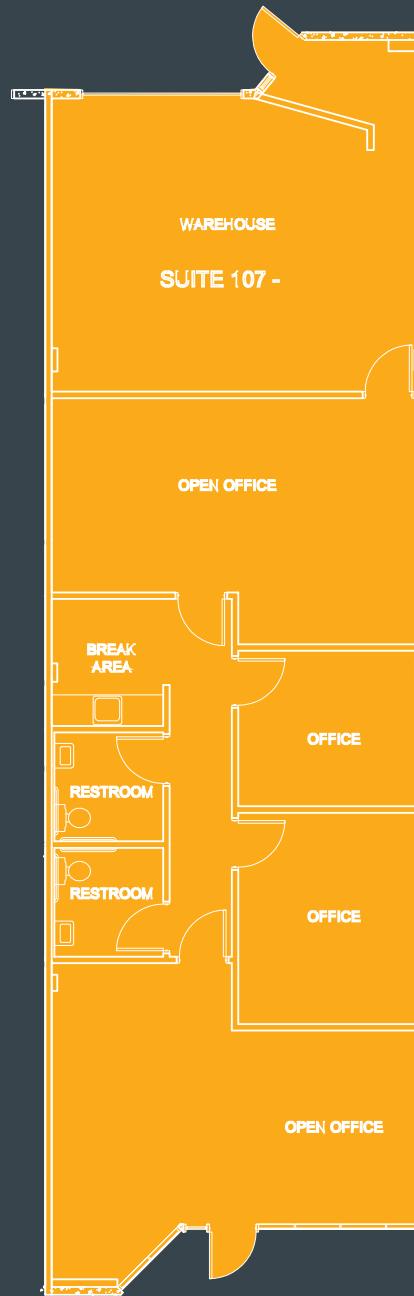


FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±2,006	\$1.75 NNN	Vacant
COMMENTS			
<p>Reception, 2 private offices, open office area, break room, 2 restrooms, balance warehouse. 1 GL door. NNNs = \$0.65 PSF</p>			



FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
208	±9,745	\$1.70 MG	Vacant
COMMENTS			
100% office with reception, 10 private offices, 3 conference rooms, IT closet, storage room, large open office area, break room and 2 restrooms. Elevator served.			

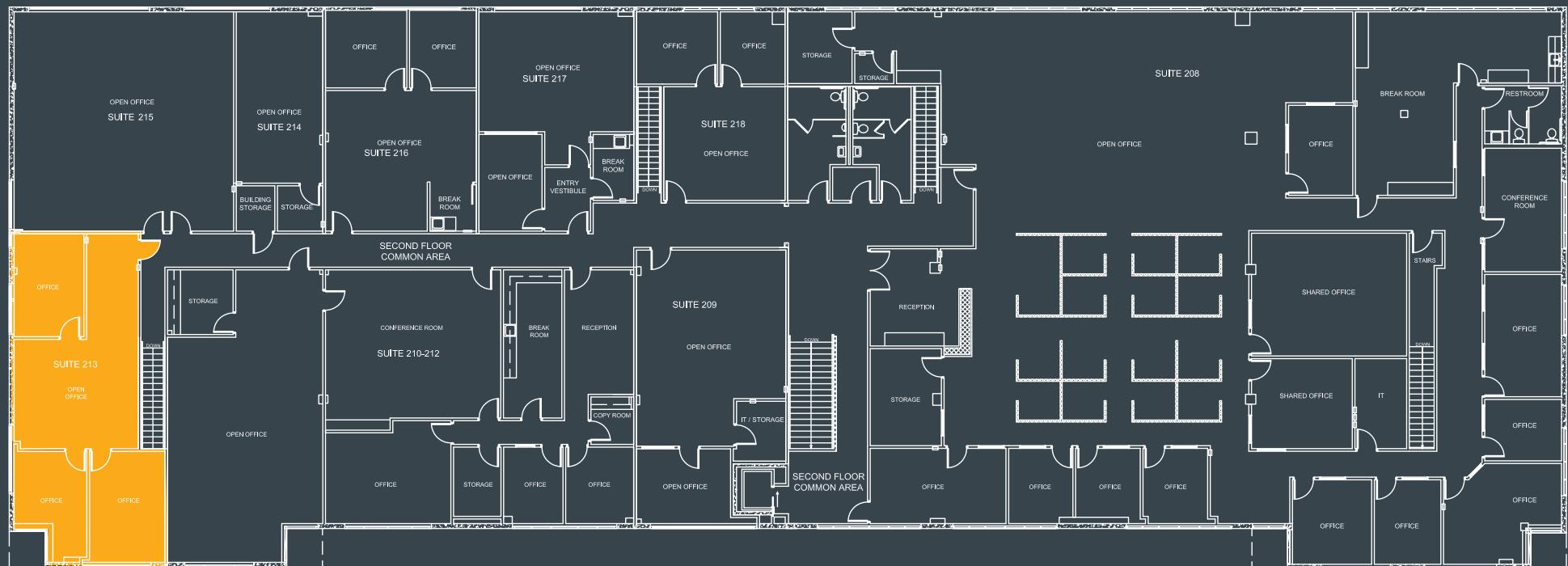


FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
213	±1,233	\$1.75 MG	Vacant
COMMENTS			
100% office with 1 private office. Elevator access.			

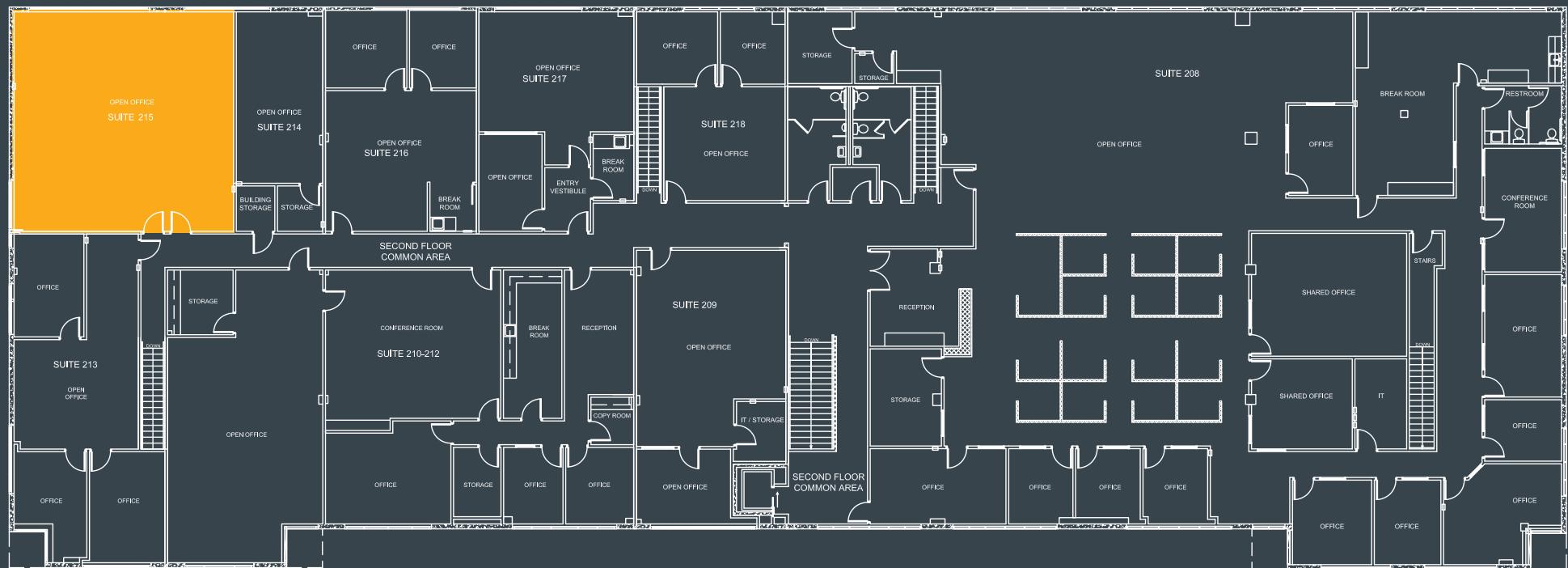
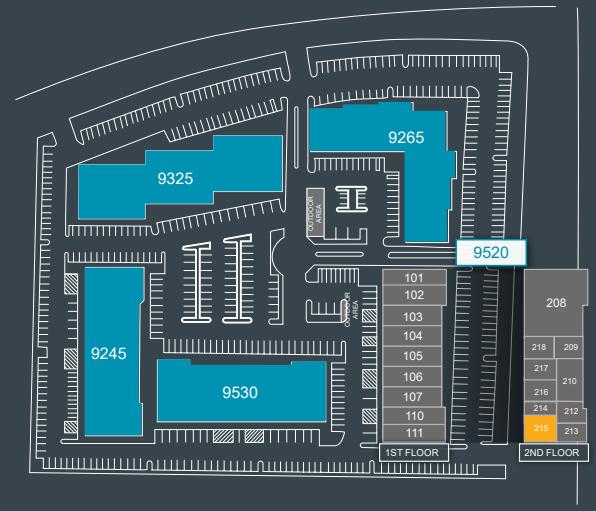


FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

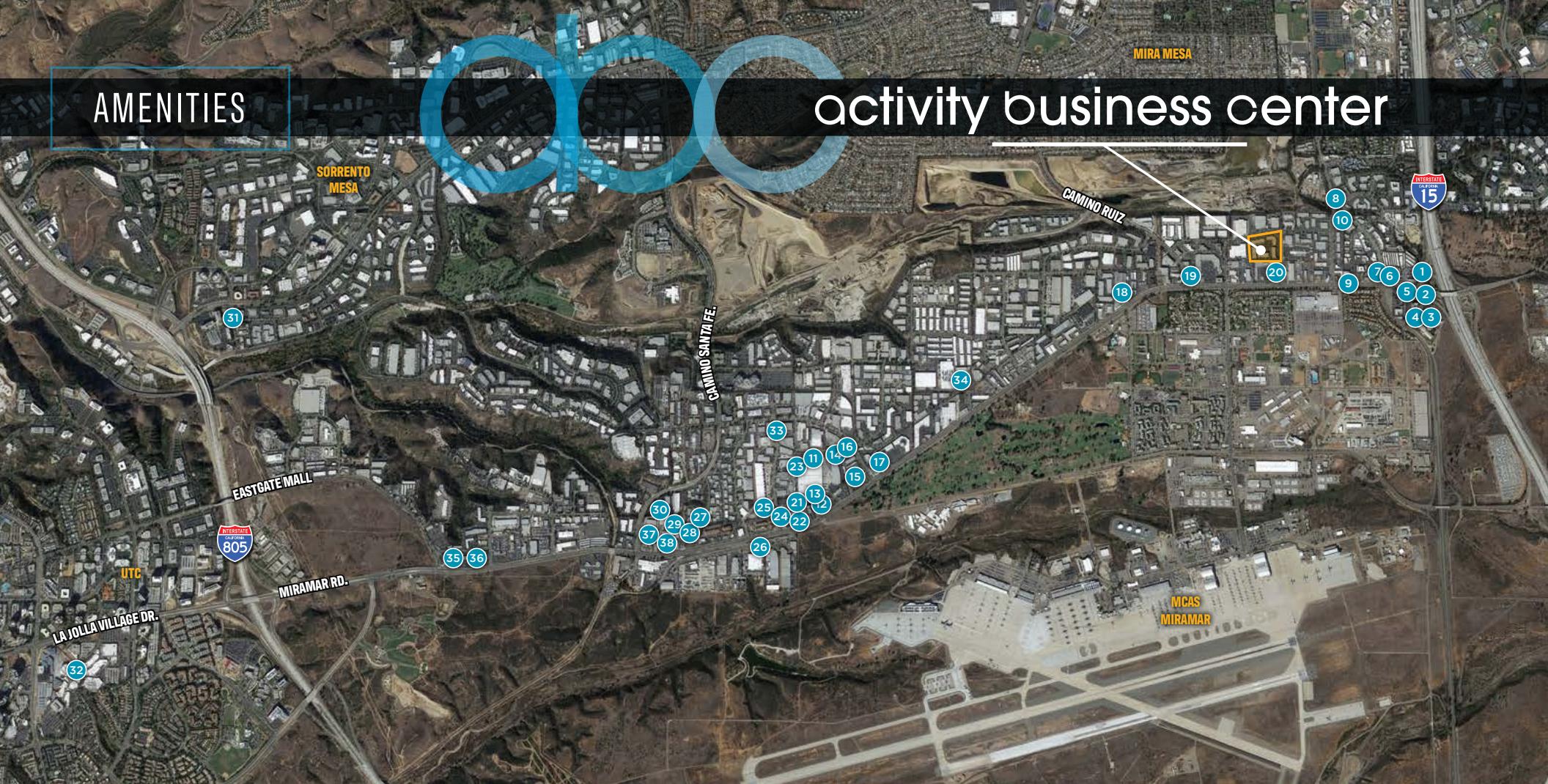
SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.75 MG	Vacant
COMMENTS			
100% office. Elevator access.			



FLOOR PLAN TO BE VERIFIED

AMENITIES

activity business center



1	2	3	4	5	6	7	8	9	10
IHOP Restaurant	Miramar Shell	Chin's Szechwan	Carl's Jr	Zavarro Mobil	Scripps Miramar Car Wash	24 Hour Fitness	AMPM	Spice Corner	California Thai Cafe
20	19	18	17	16	15	14	13	12	11
SUBWAY	Miramar West Shell	Ann's Alterations and Tailoring	Dixeline Pro Build	Pastalini	Sima's Grill and Deli	KFC and Taco Bell	McDonald's	Miramar Cafe	Dave's Famous Cafe
21	22	23	24	25	26	27	28	29	30
Miramar Pizza	Roberto's Taco Shop	Pro Star Wireless of Miramar	San Diego Wine Co.	Quiznos	Starbucks	Denny's Restaurant	Togo's	Carl's Jr	Office Depot
38	37	36	35	34	33	32	31		
AMPM	Chevron Station	Discount Tire Co.	Miramar 76 Service Center	Ale Smith	Ballast Point	UTC Mall	Sorrento Court		





12830 El Camino Real, Suite 100 | San Diego, CA 92130
858.452.6500 | 858.630.6320 | cushmanwakefield.com



activity business center

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