



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

9619





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



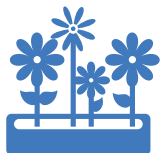
MODERN LOBBIES



NEW DIGITAL DIRECTORY



UPDATED COMMON AREAS AND CORRIDORS



UPDATED LANDSCAPING





LOMAS PACIFIC I&II

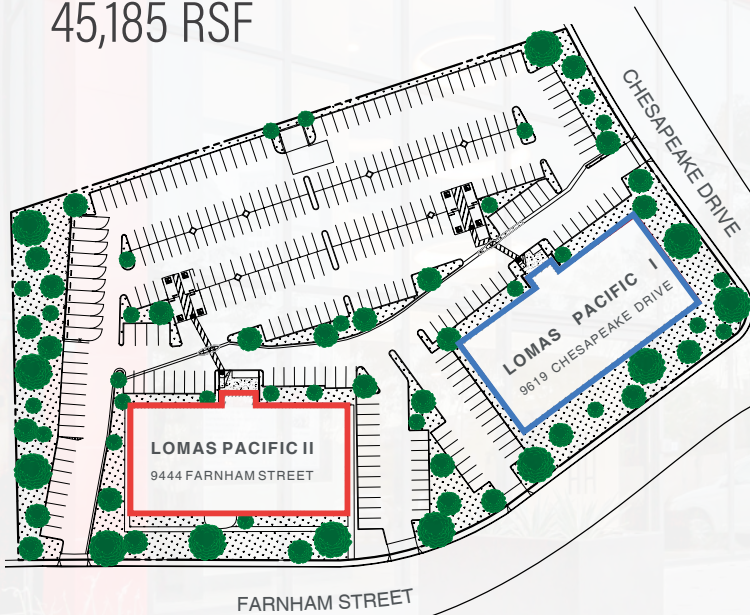
9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

9619 CHESAPEAKE DR.

43,176 RSF

9444 FARNHAM ST.

45,185 RSF



LOMAS PACIFIC I - 9619 CHESAPEAKE DR

SUITE	SF	\$/SF	AVAILABLE	COMMENTS
100	2,698 SF	\$2.95 FS	Now	Planned Spec Suite - Double door entry, reception, 4 private offices, conference room, break area, copy/print area and open office.
102	1,608 SF	\$2.95 FS	September 2026	Corner suite with excellent window-line, 3 private offices, conference room, break area and open office.
104	2,811 SF	\$2.95 FS	Now	Multiple private offices and a training/conference room.
105	1,064 SF	\$2.95 FS	Now	Double door entry off first floor lobby, 3 private offices, and small open space.

LOMAS PACIFIC II - 9444 FARNHAM ST

SUITE	SF	\$/SF	AVAILABLE	COMMENTS
107	1,507 SF	\$2.95 FS	Now	Spec Suite - Corner office space with open office, window line offices, conference room, break room, and new finishes.

NEW SPEC FINISH OPTIONS PLANNED FOR EACH SUITE





UPDATED MODERN SPEC FINISHES



9619 CHESAPEAKE DR

SUITE 100 | 2,698 SF

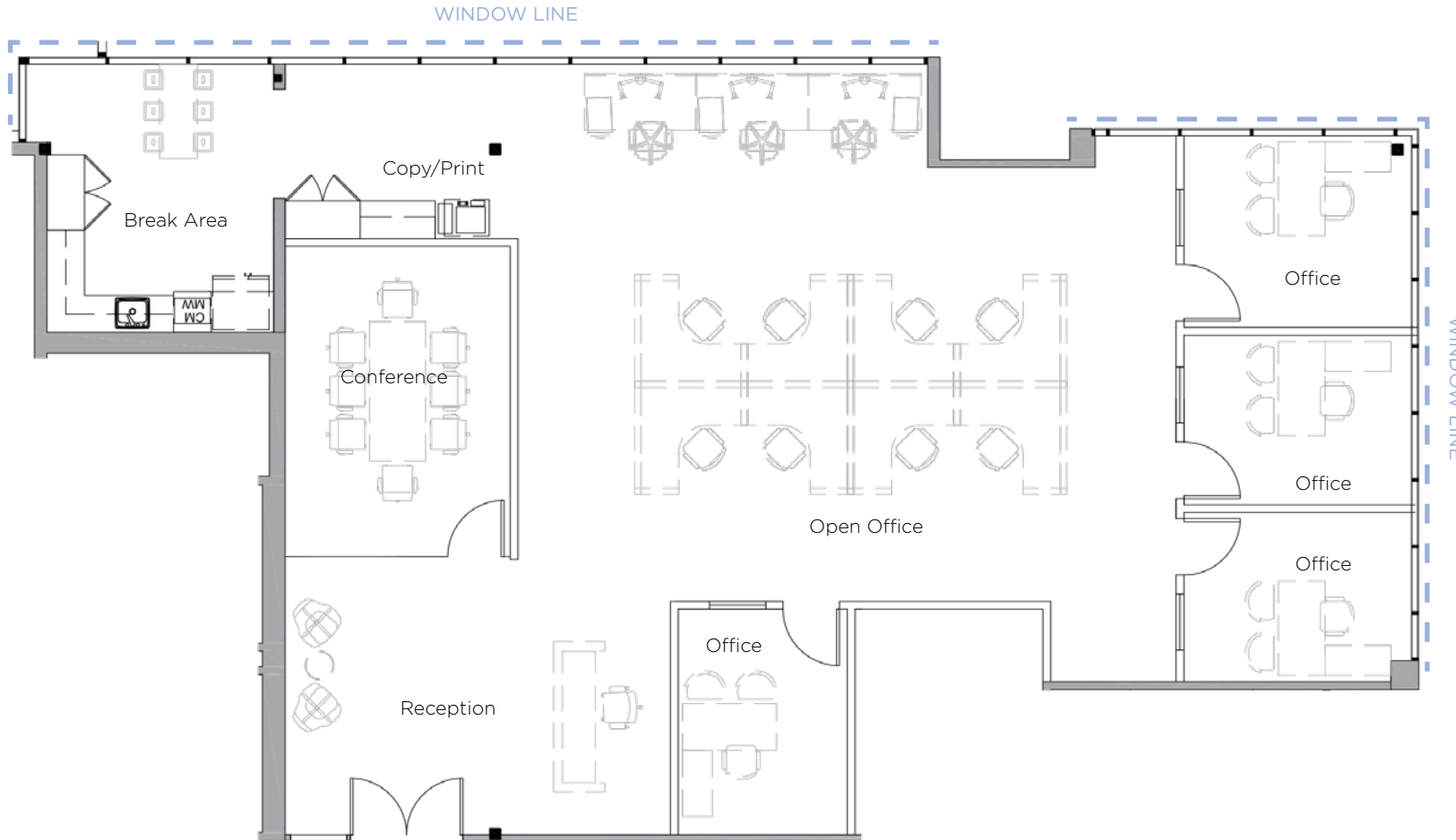
Available Now | \$2.95/SF Full Service

Planned Spec Suite



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



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

9619 CHESAPEAKE DR

SUITE 102 | 1,608 SF

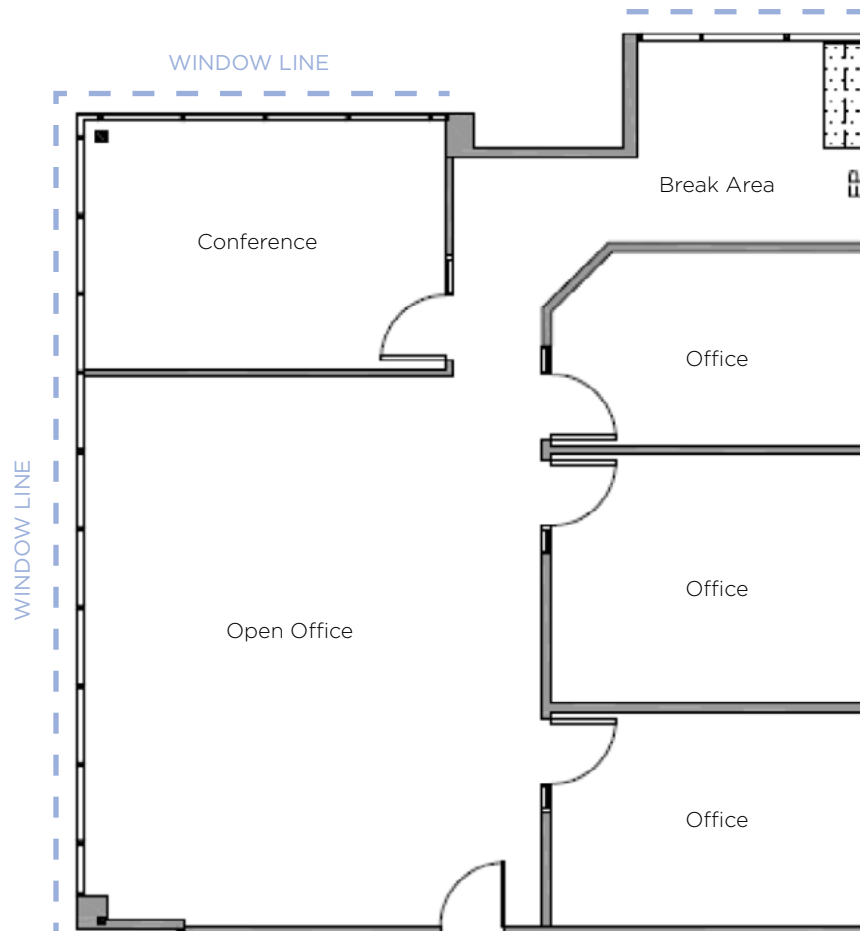
Available September 2026 | \$2.95/SF Full Service

As-Built Plan



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET



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

9619 CHESAPEAKE DR

SUITE 104 | 2,811 SF

Available Now | \$2.95/SF Full Service

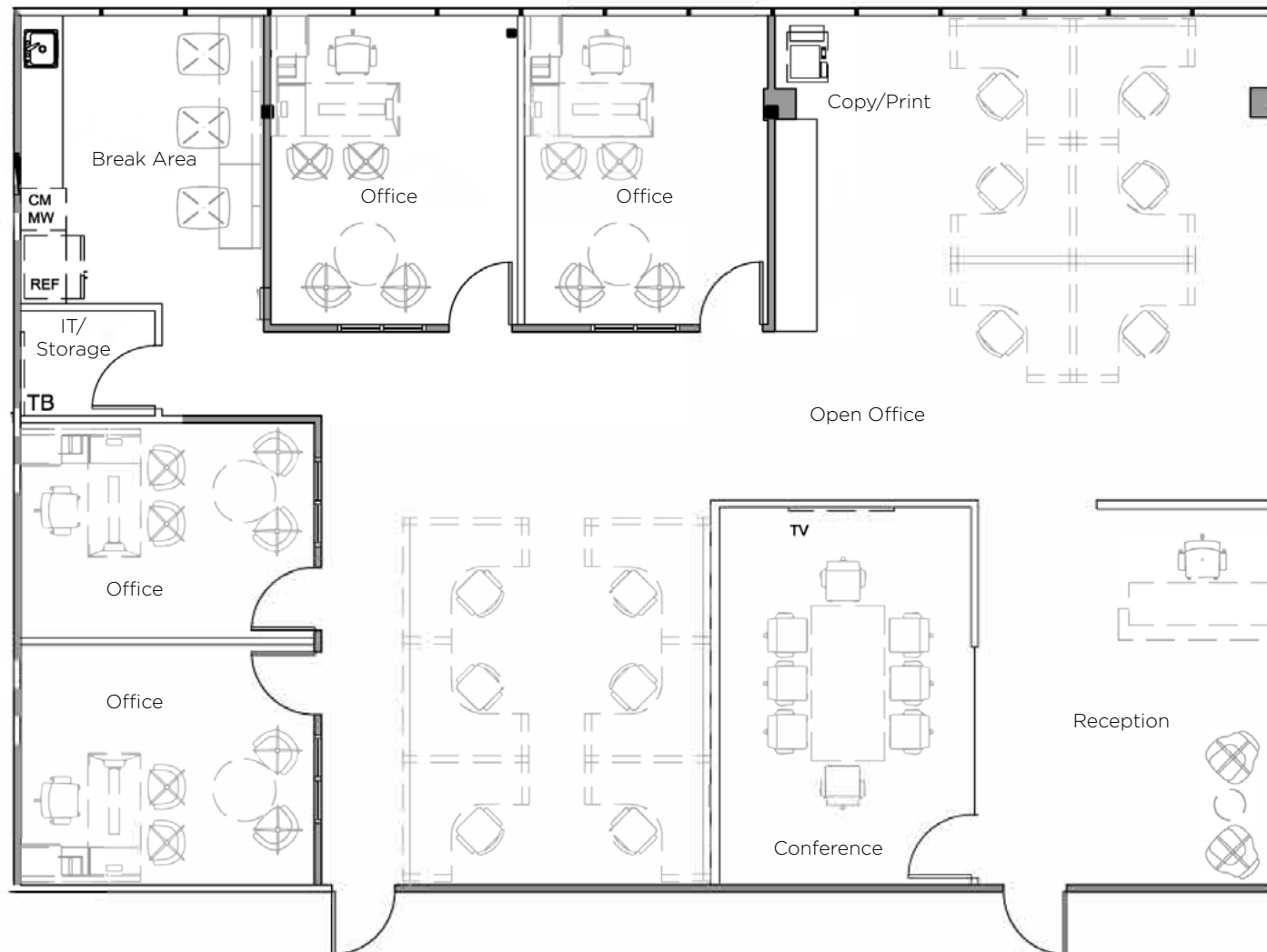
Hypothetical Plan



LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

WINDOW LINE



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

9619 CHESAPEAKE DR

SUITE 105 | 1,064 SF

Available Now | \$2.95/SF Full Service

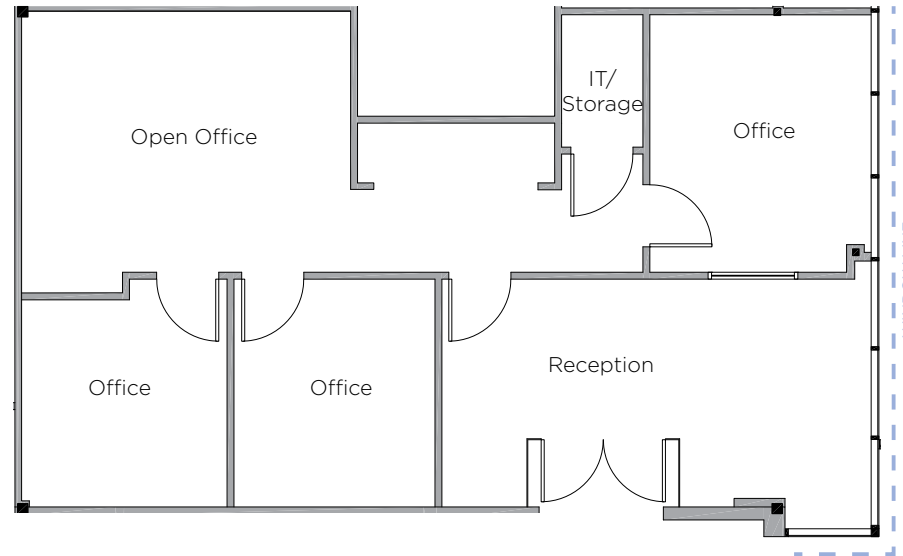


LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

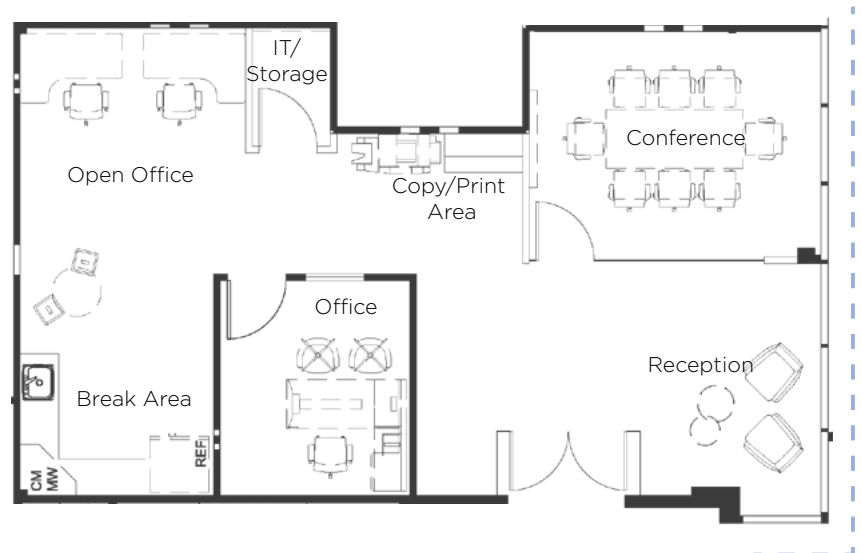
As-Built Plan

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



Hypothetical Plan

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

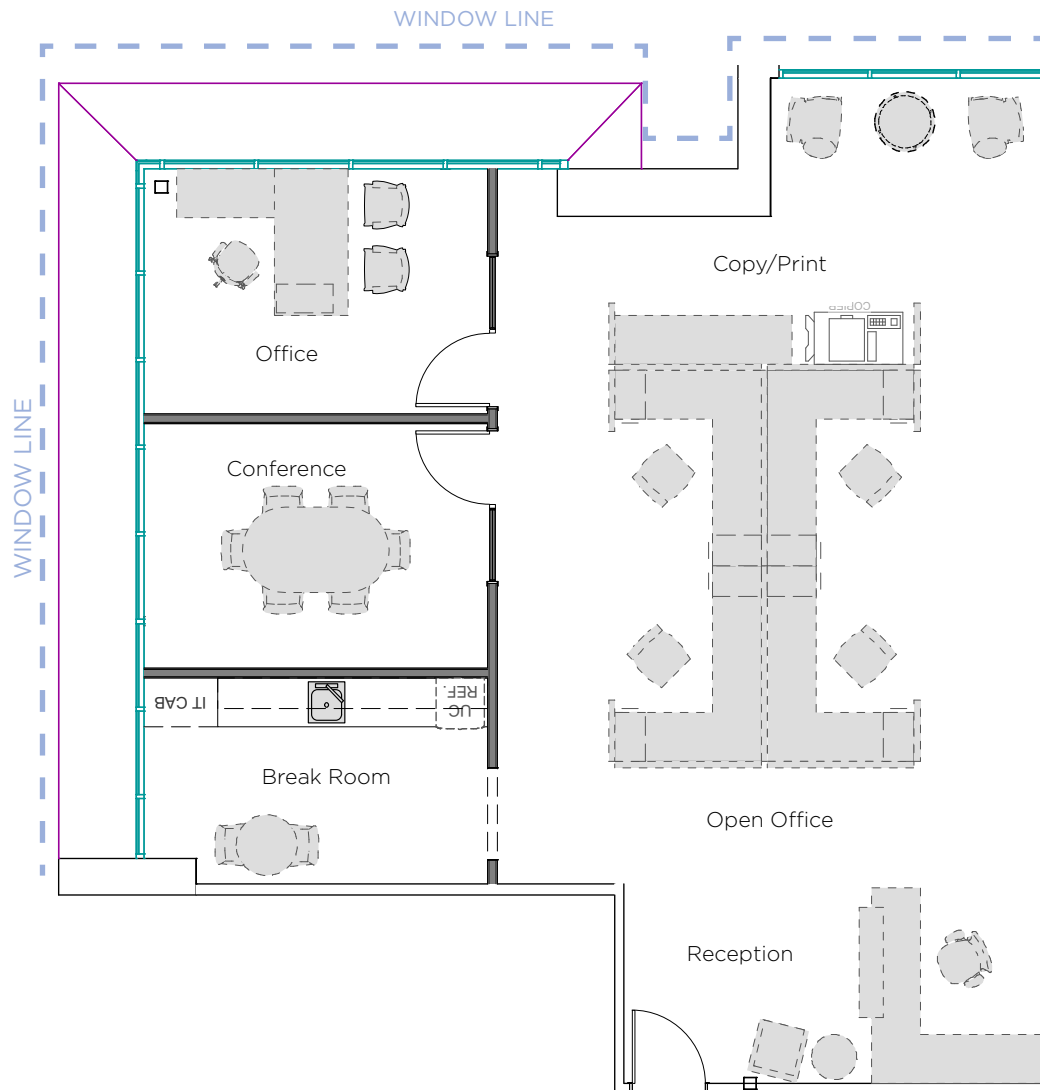


9444 FARNHAM ST

SUITE 107 | 1,507 SF

Available Now | \$2.95/SF Full Service

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

- 1 HAZARD VILLAGE**
 - YIPBEE BOBA & COFFEE
 - HARVEST TACO SHOP
 - KOTOBUKI
 - KHAN'S CAVE GRILL & TAVERN
 - SUNNY DONUTS
 - WELLS FARGO
- 2 RUFFIN VILLAGE**
 - CARL'S JR.
 - SUBWAY
 - POKI ONE N HALF
 - THE COFFEE BEAN
 - ADRIAN'S SURF N' TURF GRILL
 - CRISPY CHICKEN N' TOMATO
 - WABA GRILL
 - CHINA EXPRESS
 - BAHN MI
- 3**
 - JACK IN THE BOX
 - STARBUCKS
 - JERSEY MIKE'S SUBS
 - ROBEKS SMOOTHIES
 - PANDA EXPRESS
- 4 THE SHOPS AT SPECTRUM**
 - BANGKOK WEST
 - TAHINI
 - PANERA BREAD
 - SEVEN-ELEVEN
 - RUBIOS
 - US BANK
 - FIREHOUSE SUBS
 - UPS STORE
 - NORTH ISLAND CREDIT UNION
 - FINJAN COFFEE
- 5**
 - GORMET ISLAND BISTRO



LOMAS PACIFIC I&II
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TORREY PINES

MIRA MESA

SORRENTO VALLEY

MIRAMAR

UNIVERSITY CITY

LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

<15 MIN DRIVE



KEARNY MESA

TIERRASANTA

CLAIREMONT



PACIFIC BEACH

OCEAN BEACH

MISSION VALLEY



DOWNTOWN

CENTRALLY LOCATED

KEARNY MESA IS A COMMUNITY CENTRALLY LOCATED, BOUNDED BY ROUTE 52 TO THE NORTH, INTERSTATE 805 TO THE WEST, AERO DRIVE TO THE SOUTH, AND INTERSTATE 15 TO THE EAST.

CORONADO



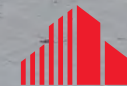
LOMAS PACIFIC I&II

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OWNED & OPERATED BY:



M.C. STRAUSS
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