



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



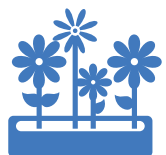
MODERN LOBBIES



NEW DIGITAL DIRECTORY



UPDATED COMMON AREAS
AND CORRIDORS



UPDATED LANDSCAPING





LOMAS PACIFIC I&II

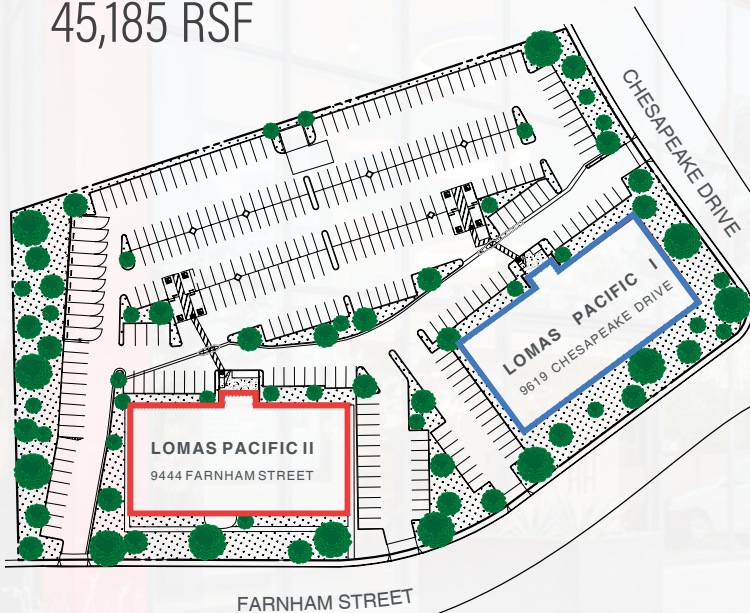
9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

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.
210	3,071 SF	\$2.95 FS	February 2027	Existing build out includes lobby, reception, 3 private offices, break area, IT room, copy/print room and open office.

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

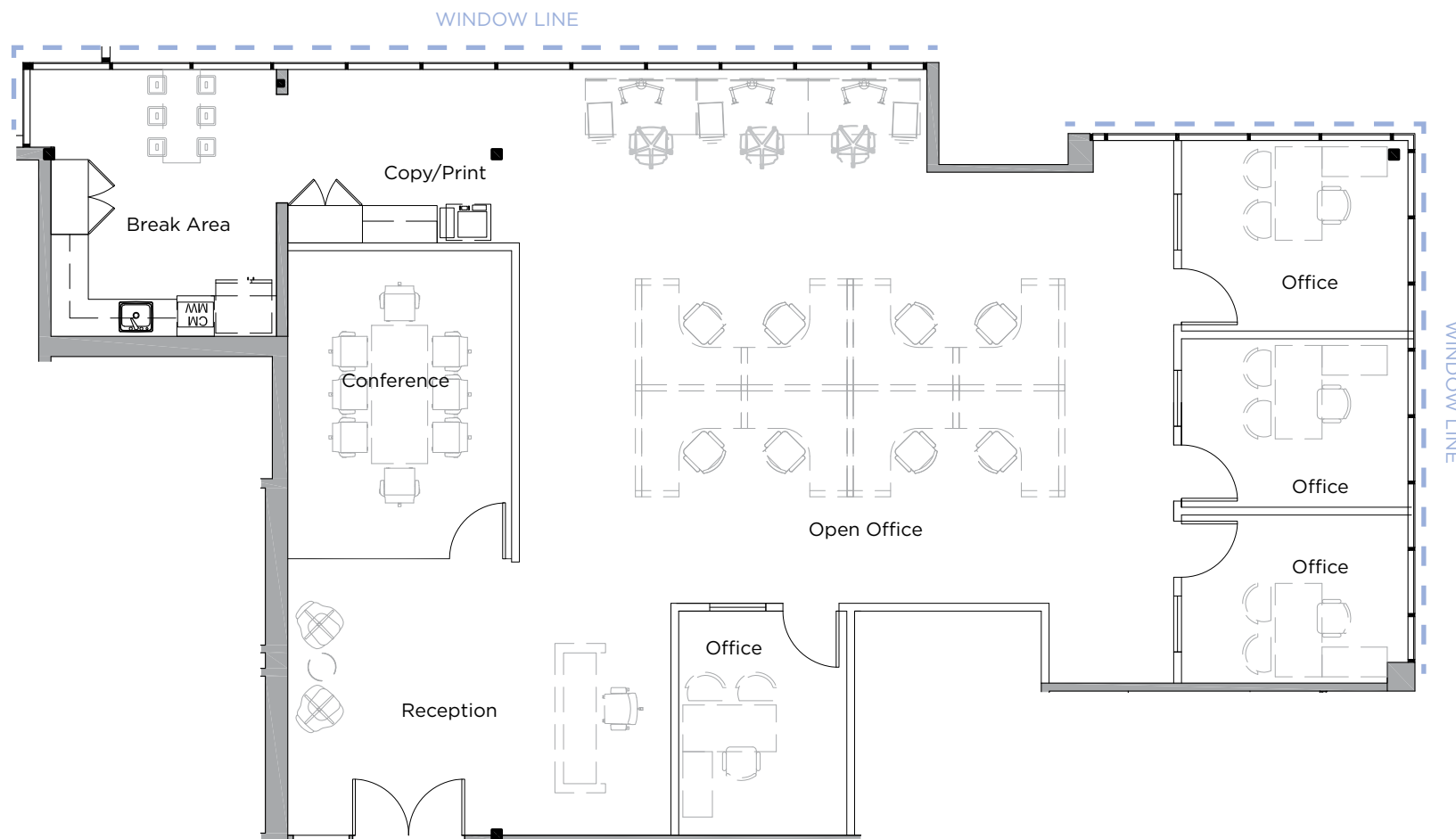
Available Now | \$2.95/SF Full Service

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

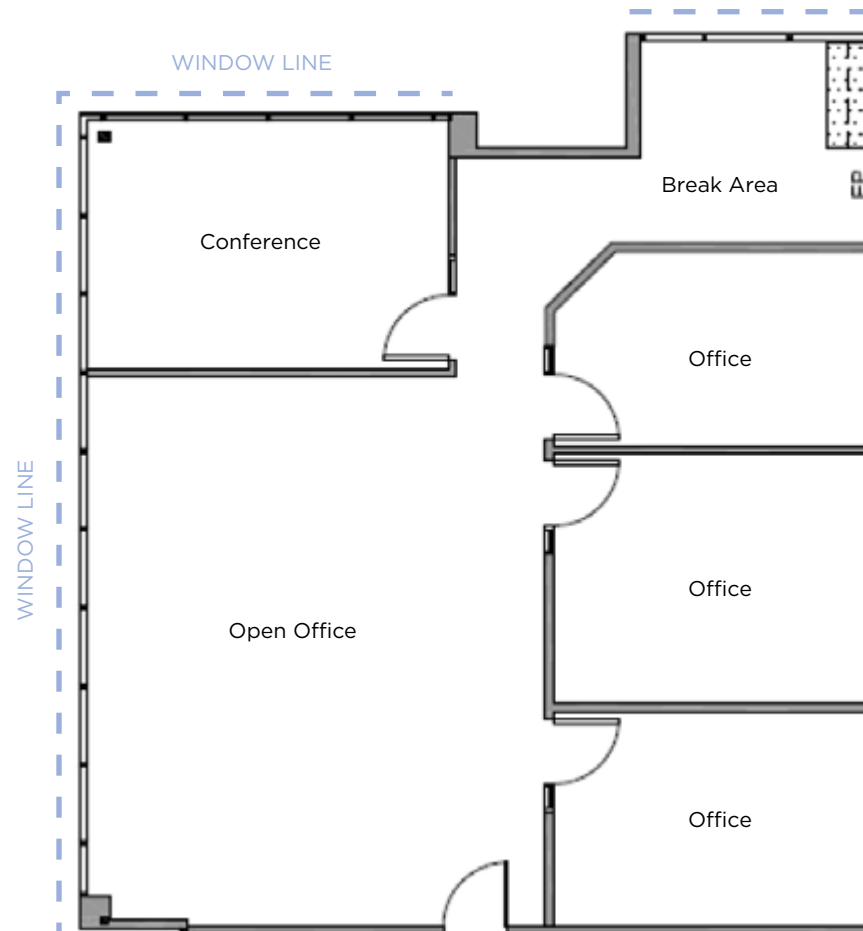
Available September 2026 | \$2.95/SF Full Service

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

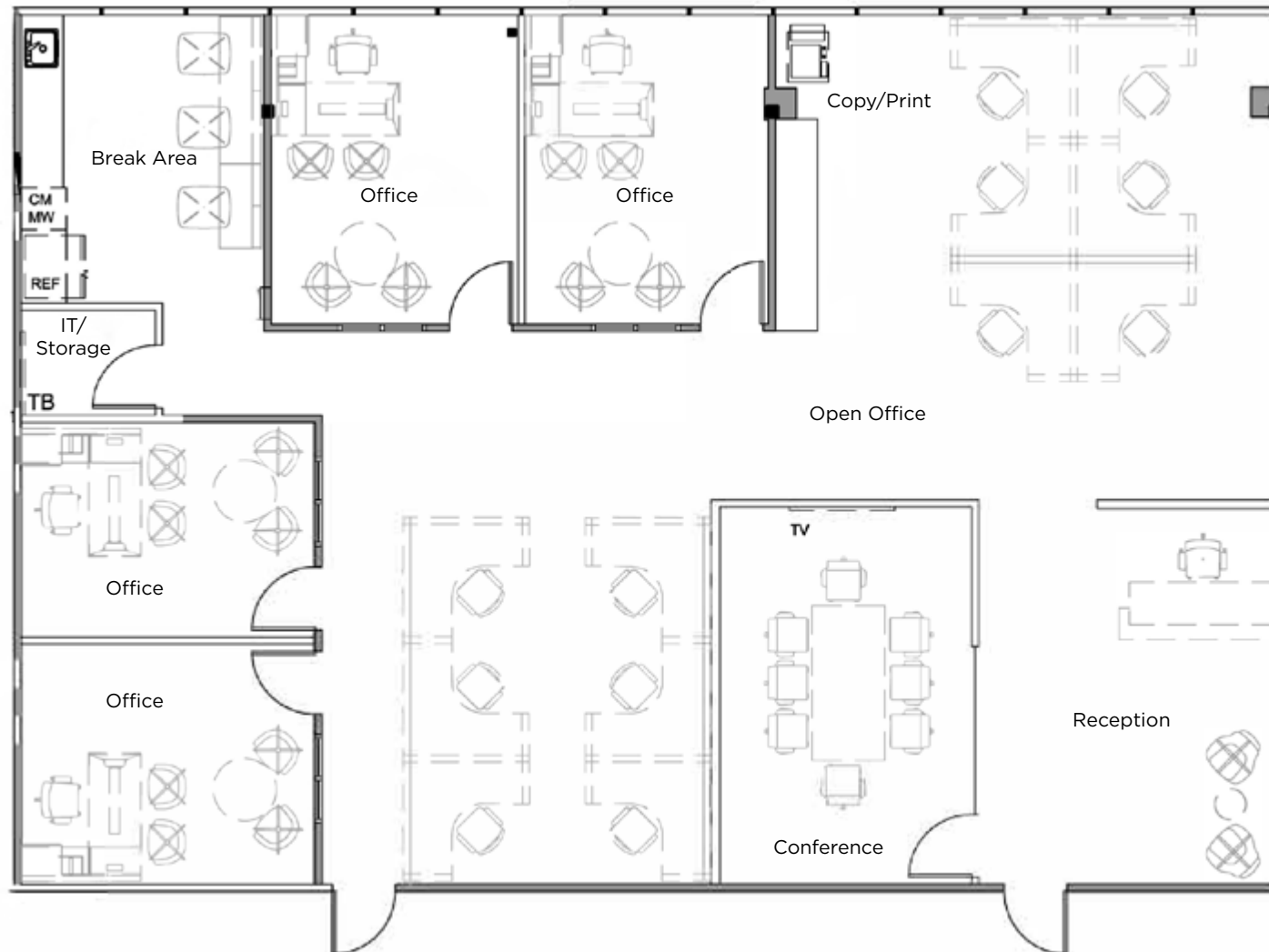
Hypothetical Plan



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

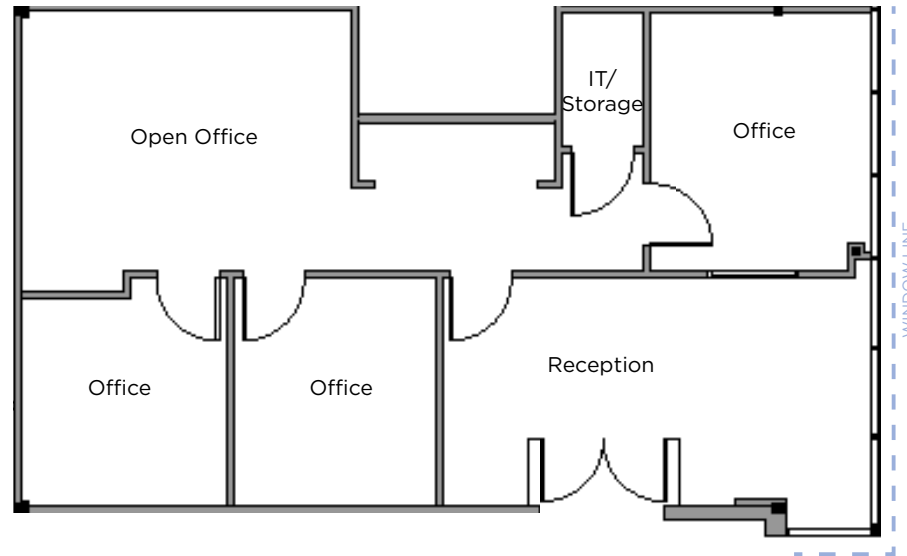


LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

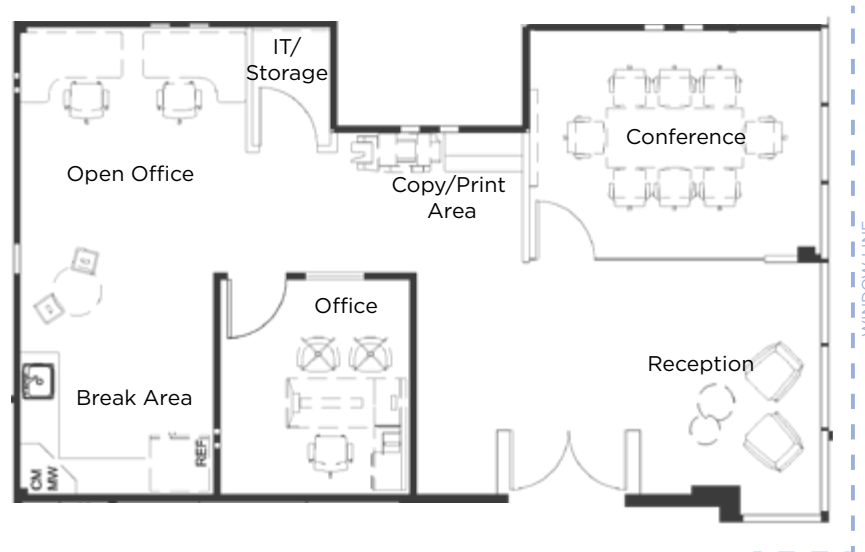
As-Built Plan

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



Hypothetical Plan

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



9619 CHESAPEAKE DR

SUITE 210 | 3,071 SF

Available February 2027 | \$2.95/SF Full Service

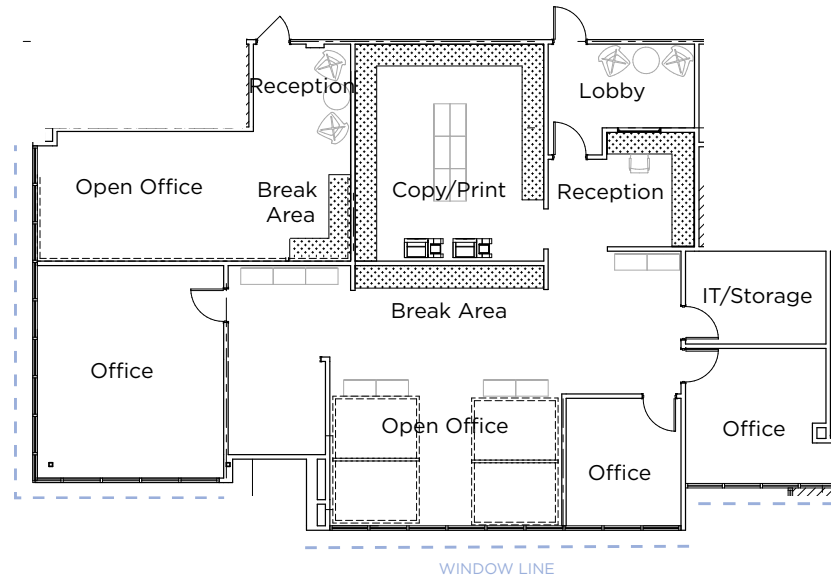


LOMAS PACIFIC I&II

9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

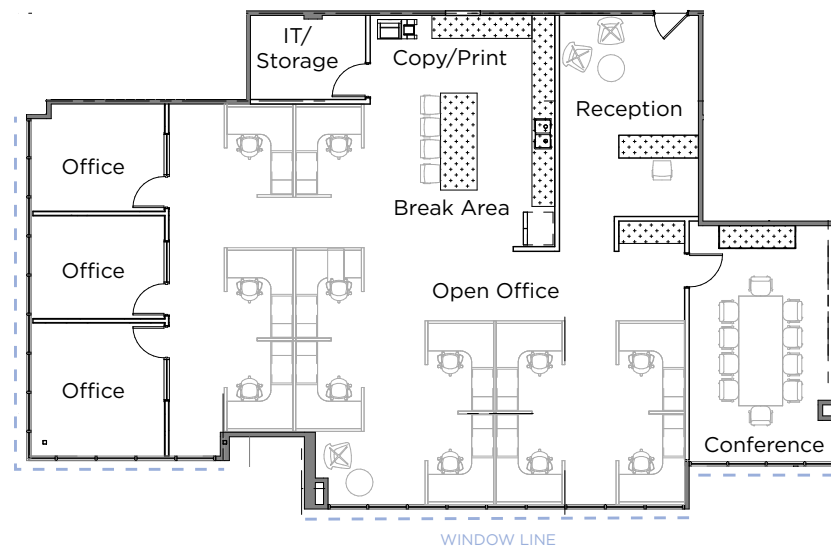
As-Built Plan

- 3 Private Offices
- Lobby
- Reception
- Open Office
- 2 Break Areas
- Copy/Print
- IT/Storage



Hypothetical Plan

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

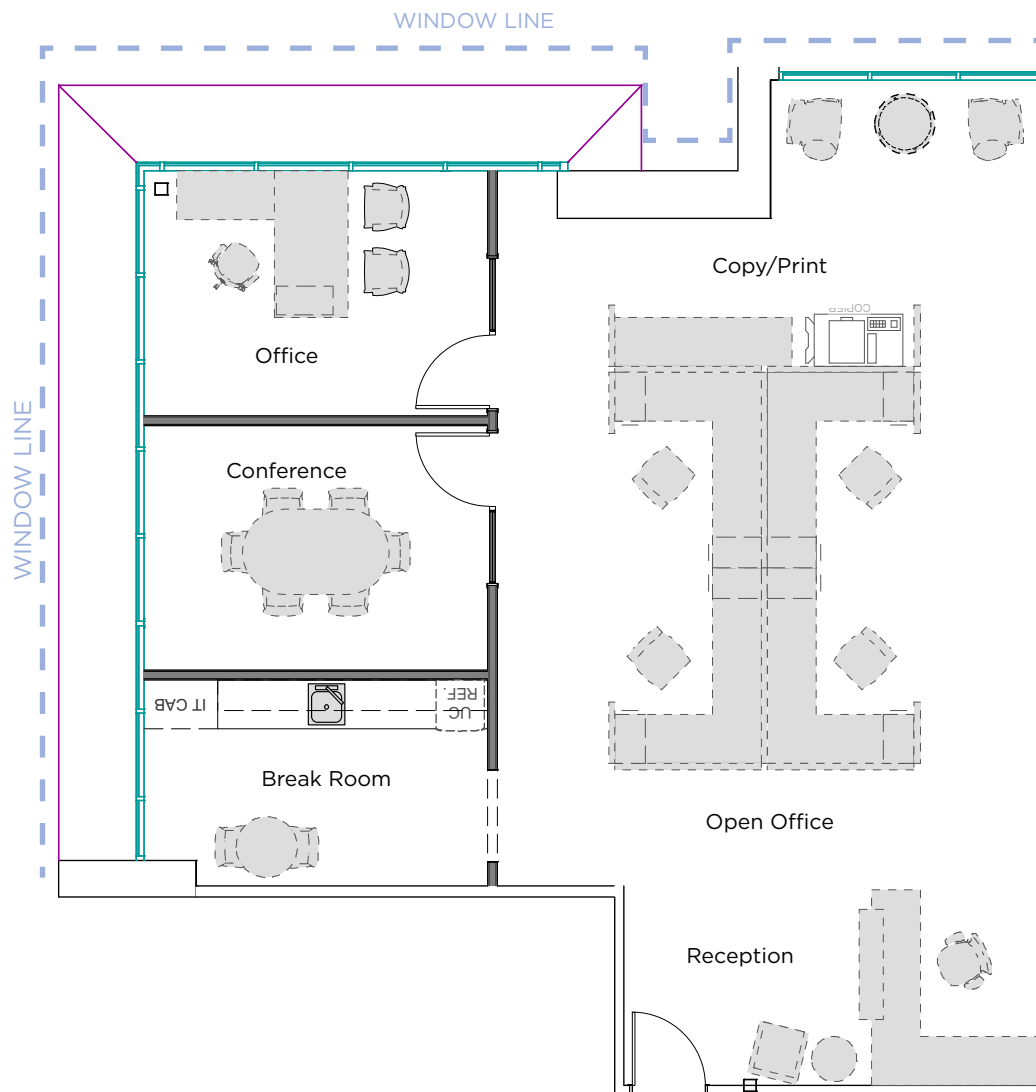


9444 FARNHAM ST

SUITE 107 | 1,507 SF

Available Now | \$2.95/SF Full Service

Spec Suite



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



LOMAS PACIFIC I&II

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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





TORREY PINES

MIRA MESA

SORRENTO VALLEY

MIRAMAR

UNIVERSITY CITY



LOMAS PACIFIC I&II
9619 CHESAPEAKE DRIVE & 9444 FARNHAM STREET

<15 MIN DRIVE

LA JOLLA

KEARNY MESA

TIERRASANTA

CLAIREMONT

PACIFIC BEACH

MISSION VALLEY

OCEAN BEACH

DOWNTOWN

CORONADO

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.



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OWNED & OPERATED BY:



M.C. STRAUSS
COMPANY



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WAKEFIELD**

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