

FOR LEASE

4545 MURPHY CANYON ROAD



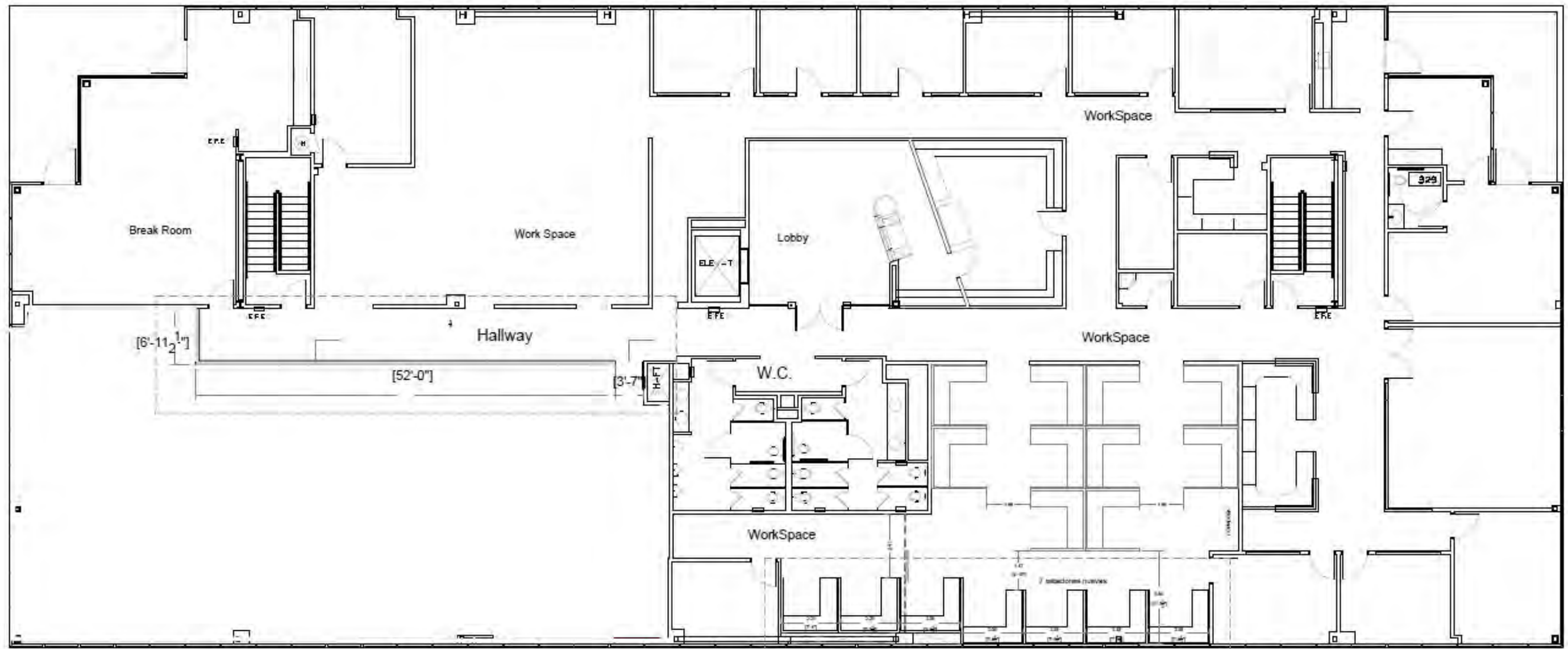
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AVAILABLE FLOOR PLAN: ENTIRE 3RD FLOOR

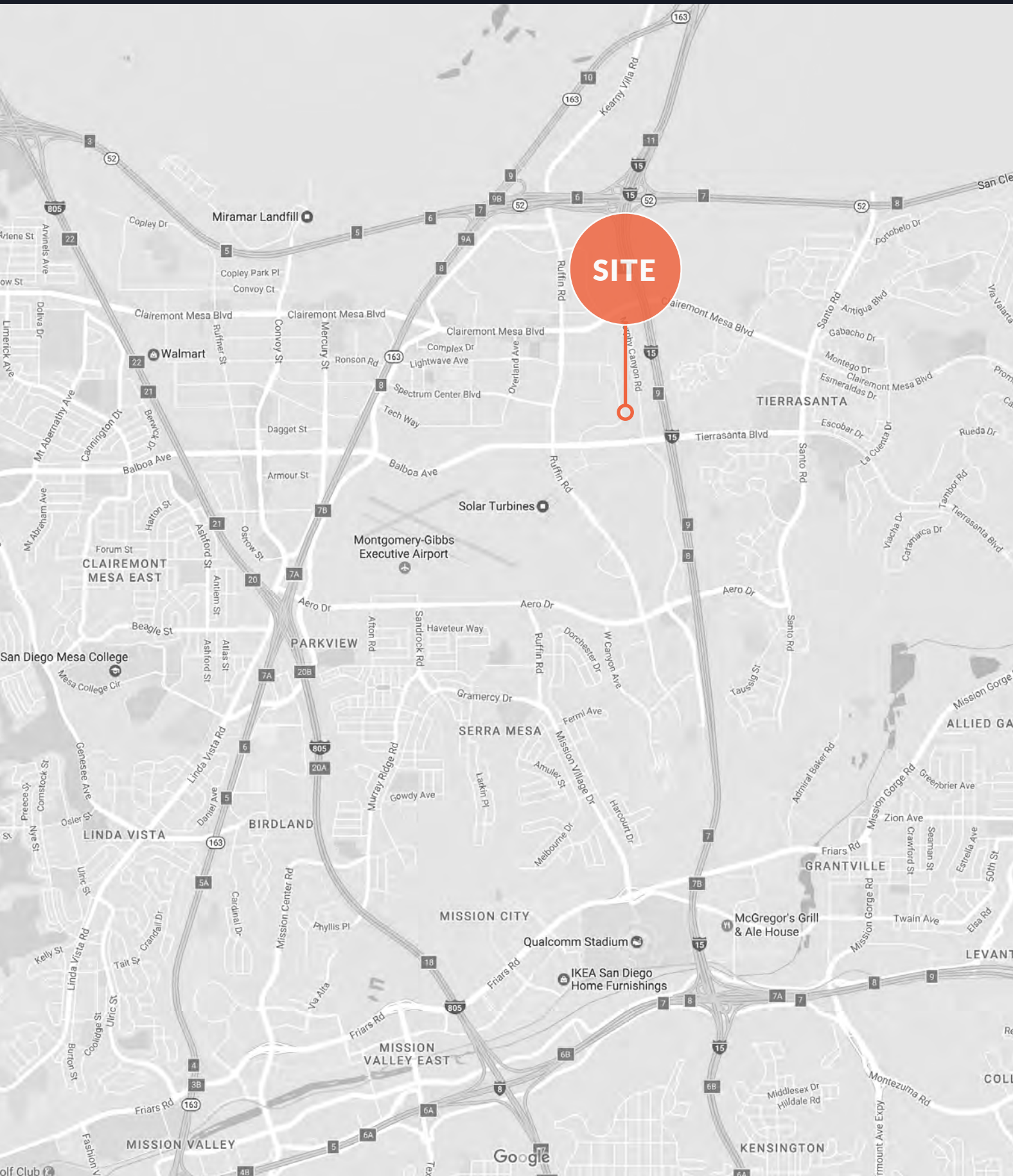


THIRD FLOOR*

- 14,974 RSF (CONTIGUOUS)
- RATE IS NEGOTIABLE

*Plans may not represent current build out.

LOCATION SUMMARY



KEARNY MESA OFFICE SUBMARKET

Kearny Mesa's central location accessed by several freeways – including the 805, 15, and 52 – make it an ideal job center. Major employers include: San Diego Gas & Electric, hospitals & healthcare providers, and government agencies.

Little development has occurred in this cycle, creating an extremely tight office rental market. In 2016, the Kearny Mesa office submarket led the county in positive absorption, totaling 357,166 square feet, the strongest performance for the submarket in eight years. The significant positive absorption and rent growth witnessed in 2016 is attributable to demand from a diverse mix of industries and 2017 has witnessed continued robust tenant demand.

Class B asset class, which ended 2016 with a vacancy rate of only 9% and accounted for 60% of total absorption, shows signs of continued tightening and significant rent growth. Asking rents currently average \$2.28/SF/month, and are forecasted to increase as much as 10% in 2018.

Nearly half of the 28,540 SF 4545 Murphy Canyon Road office building can be delivered vacant upon close of escrow. With in-place rents well below market, this represents a significant opportunity for a new owner to add value to the property by releasing the space at current market rates.

AERIAL VIEWS

LOOKING NORTH
I-15 CORRIDOR

NEW KAISER FACILITY



AERIAL VIEWS

LOOKING SOUTH
I-15, BALBOA/TIERRASANTA BOULEVARD TRANSITION





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