

LEASING INCENTIVES OFFERED!

Tenant Incentive:

One (1) Month of Free Rent Per Year of Term

**Minimum 3-Year Lease Term

Broker Incentive:

4% Procuring Broker Commission

KEARNY MESA WEST

SAN DIEGO, CALIFORNIA 92111

H.G. FENTON COMPANY

CBRE

PROJECT HIGHLIGHTS



MULTI-TENANT INDUSTRIAL/FLEX PARK
TOTALING 210,871 SF



VARIETY OF INDUSTRIAL, OFFICE, AND FLEX
SUITES AVAILABLE



RENOVATIONS RECENTLY COMPLETED
INCLUDING NEW PAINT, LANDSCAPING,
AND RE-SLURRIED PARKING LOT



GRADE LEVEL LOADING WITH
14' - 16' CLEAR HEIGHT



EXCELLENT FREEWAY ACCESS TO
I-805, I-15, HWY-52, AND HWY-163

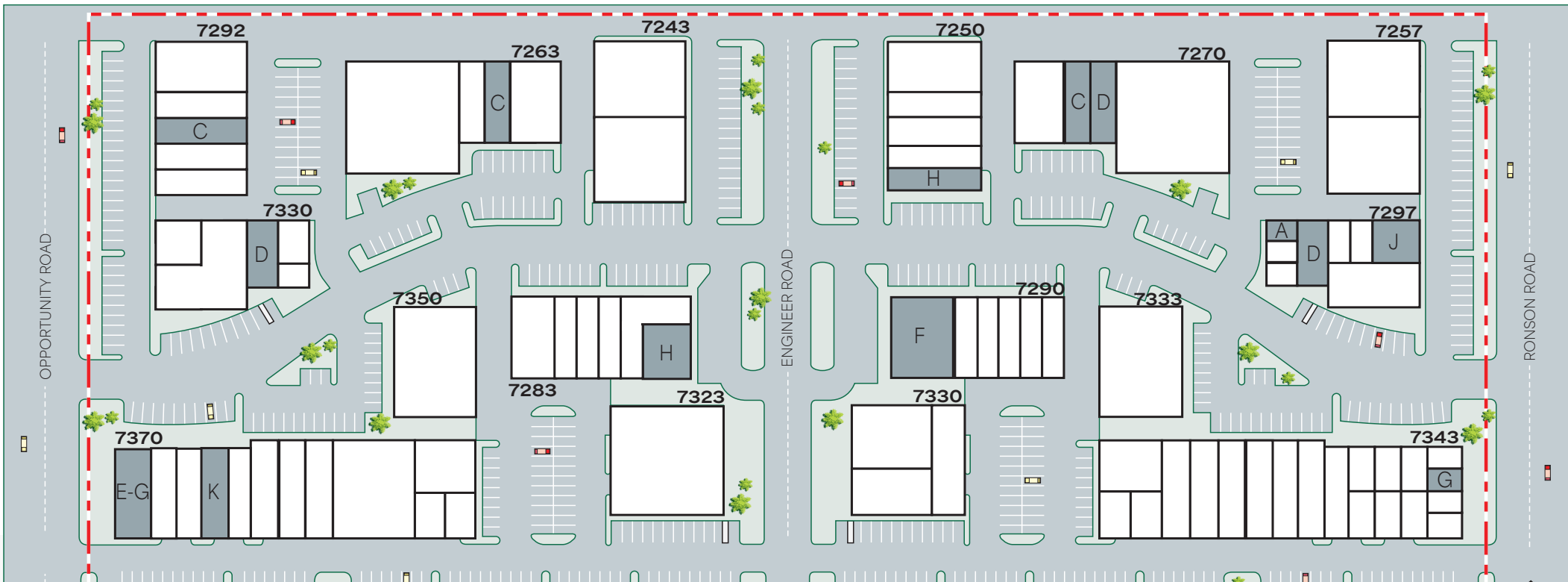


APPROXIMATELY 2.87/1,000 SF
PARKING RATIO



WALKING DISTANCE TO RESTAURANTS, RETAIL,
AND SERVICE AMENITIES





AVAILABILITIES

NNNs = \$0.65/SF

| ADDRESS | SF | RATE | AVAILABILITY | BUILDOUT |
|----------------------------------|-------|---------------|-------------------|--|
| 7292 Opportunity Road, Suite C | 2,056 | \$1.95/SF NNN | Immediately | Approximately 20% office / 80% warehouse with (1) grade level loading door. |
| 7330 Opportunity Road, Suite D | 1,129 | \$2.00/SF NNN | Immediately | Approximately 20% open office / 80% warehouse with (1) grade level loading door. |
| 7370 Opportunity Road, Suite E-G | 2,488 | \$1.95/SF NNN | Immediately | End unit. Approximately 30% office / 70% warehouse with (1) grade level loading door. |
| 7370 Opportunity Road, Suite K | 1,782 | \$1.95/SF NNN | Immediately | Approximately 20% open office / 80% warehouse with (1) grade level loading door. |
| 7250 Engineer Road, Suite H | 2,348 | \$1.95/SF NNN | August 1, 2026 | End unit. Approximately 30% office / 70% warehouse with (1) grade level loading door. |
| 7263 Engineer Road, Suite C | 1,642 | \$1.95/SF NNN | Immediately | Approximately 70% office / 30% warehouse with (1) grade level loading door. |
| 7270 Engineer Road, Suite C | 1,617 | \$1.95/SF NNN | Immediately | Approximately 20% office / 80% warehouse with (1) grade level loading door. **Can be combined with Suite D for 3,259 sf. |
| 7270 Engineer Road, Suite D | 1,731 | \$1.95/SF NNN | Immediately | Approximately 25% office / 75% warehouse with (1) grade level loading door. **Can be combined with Suite C for 3,259 sf. |
| 7283 Engineer Road, Suite H | 1,953 | \$1.95/SF NNN | Immediately | Approximately 30% office / 70% warehouse with (1) grade level loading door. |
| 7290 Engineer Road, Suite F | 4,378 | \$1.90/SF NNN | Immediately | End unit with extensive glass line. Approximately 25% office / 75% warehouse with (2) grade level loading doors. |
| 7297 Ronson Road, Suite A | 742 | \$1.85/SF NNN | Immediately | 100% office with private offices and open office space. |
| 7297 Ronson Road, Suite D | 1,072 | \$2.00/SF NNN | September 1, 2026 | Approximately 30% office / 70% warehouse with (1) grade level loading door. |
| 7297 Ronson Road, Suite J | 1,583 | \$1.95/SF NNN | Immediately | Proposed plan approximately 20% office / 80% warehouse with (1) grade level loading door. |
| 7343 Ronson Road, Suite G | 728 | \$1.85/SF NNN | Immediately | 100% office with three private offices. |



CLAIREMONT MESA BLVD

CONVOY CT

KEARNY MESA WEST

RONSON RD

ENGINEER RD

OPPORTUNITY RD





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