

OFFICE & MEDICAL FOR LEASE

9685 VIA EXCELENCIA
SAN DIEGO, CA 92126



Voit

REAL ESTATE SERVICES

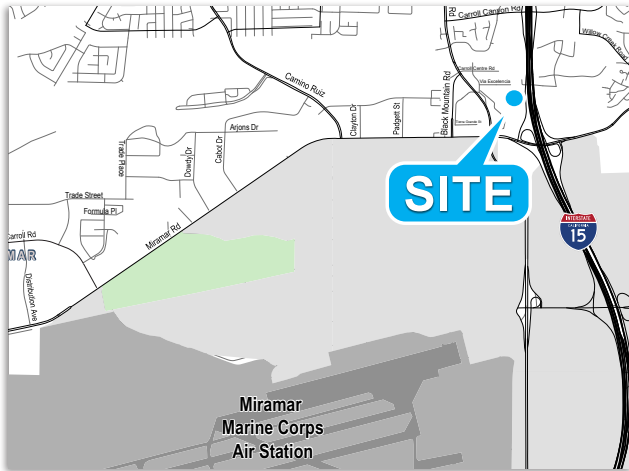
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CHRIS DURBIN | Associate | 858.458.3339 | cdurbin@voitco.com | Lic. #02227661

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PROPERTY FEATURES

- » Class A Quality Office Building
- » High Quality Finishes in Each Suite
- » Gym, Lockers, and Showers
- » Covered Parking
- » Easy Access to I-15 and Miramar Road



AVAILABILITY

SUITE	SIZE	PRICE PSF	COMMENTS
100	±3,892 RSF	\$2.25 + U	General Office with Lobby/Reception, Conference Room, Tele/Server, Kitchen, Print/Copy Room, Open Office Area, and 6 Offices. Available December 1, 2026.
108	±2,020 RSF	\$2.25 + U	General Office with Lobby/Reception, Conference Room, Open Office Area, and 3 Private Offices. Available in 30 Days.
208	5,395 RSF	\$2.25 + U	Reception, Conference Room, Server Room, Copy Room, Kitchen, 11 Private Offices, 6 Built-In Cubes/Open Area, and Storage.



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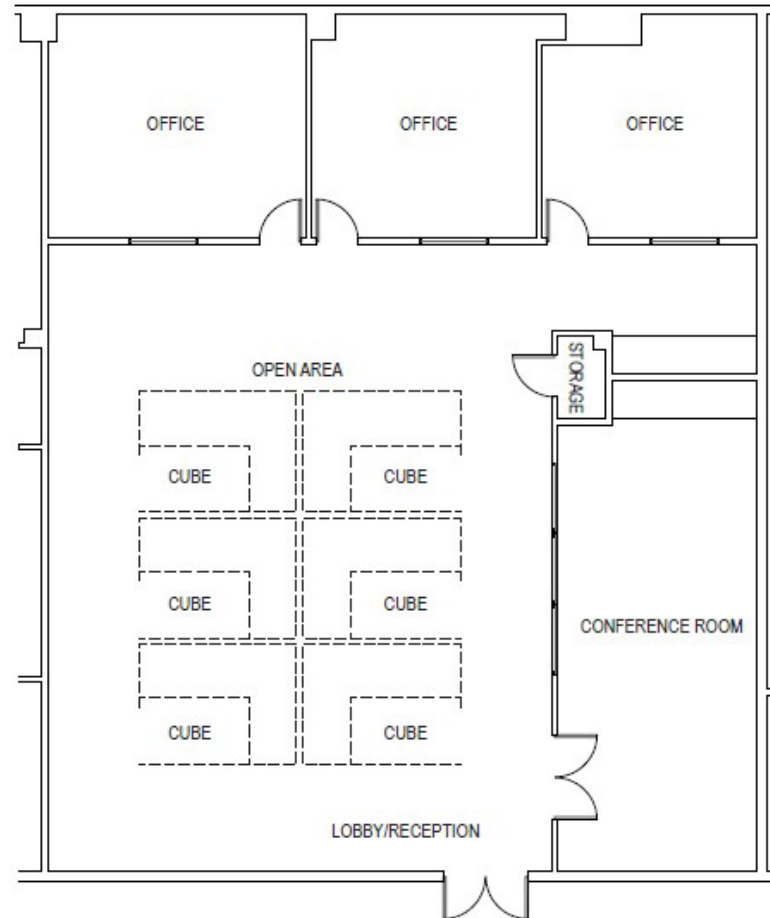
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Lobby/Reception, Conference room, Tele/Server, Kitchen, Print/Copy Room, Open Office Area, 6 Offices.
Available December 1, 2026.

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FLOOR PLAN



SUITE 108: ±2,020 RSF

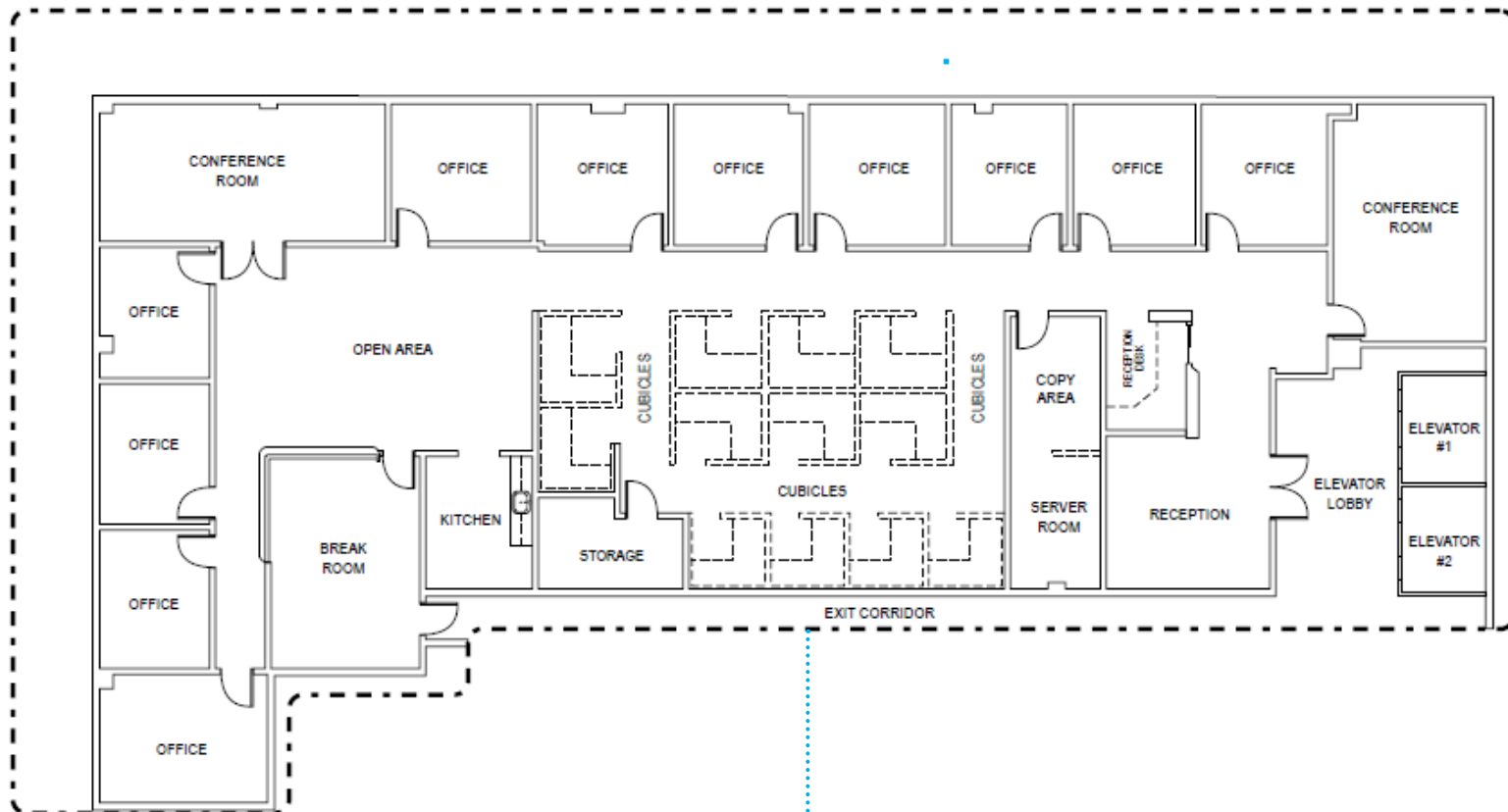
General Office with Lobby/Reception, Conference Room, Open Office Area, and 3 Private Offices.

Available in 30 Days.

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FLOOR PLAN

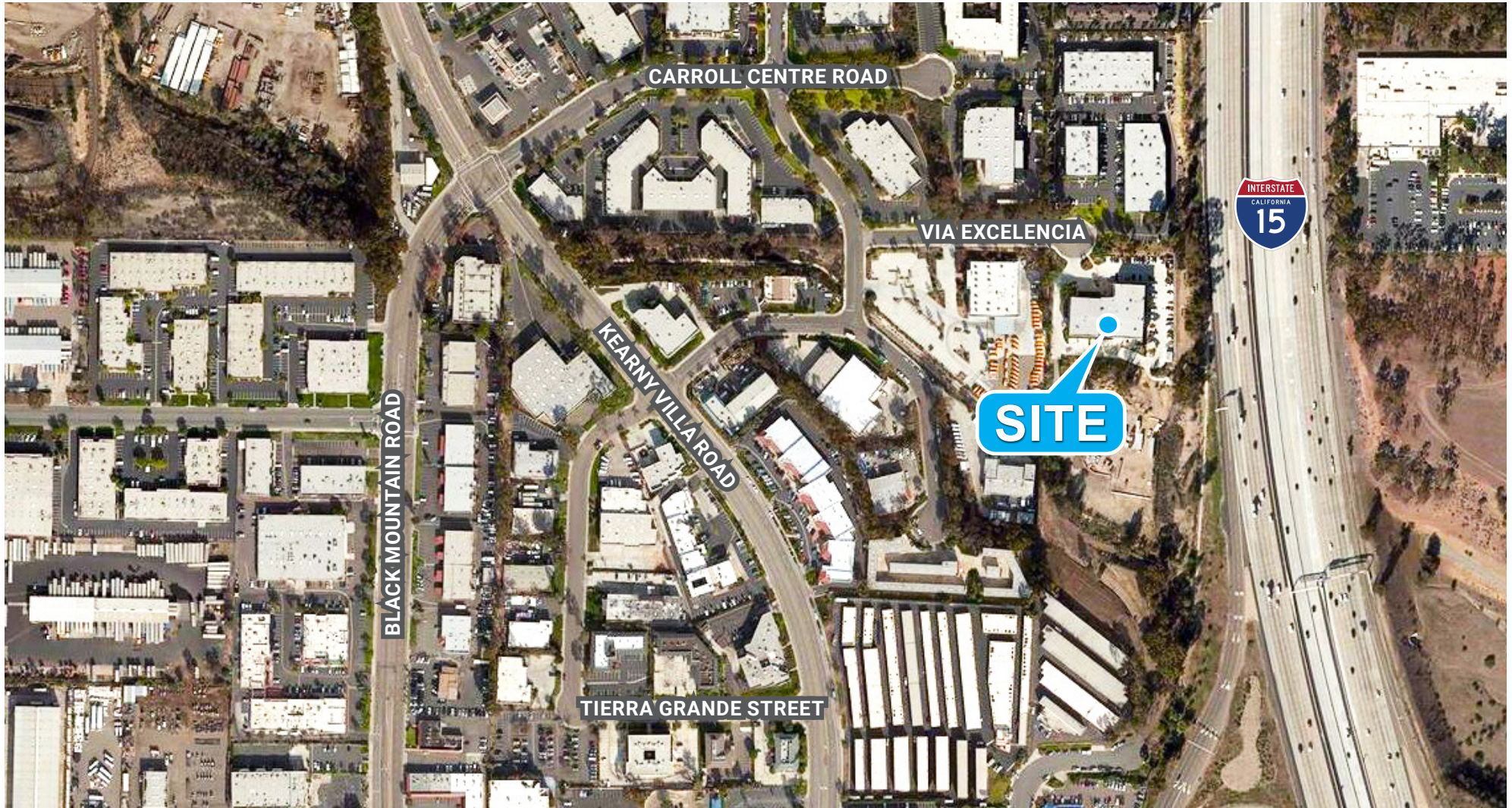


SUITE 208: ±5,395 RSF

Reception, Conference Room, Server Room, Copy Room, Kitchen, 11 Private Offices, 6 Built-In Cubes/ Open Area, and Storage.

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