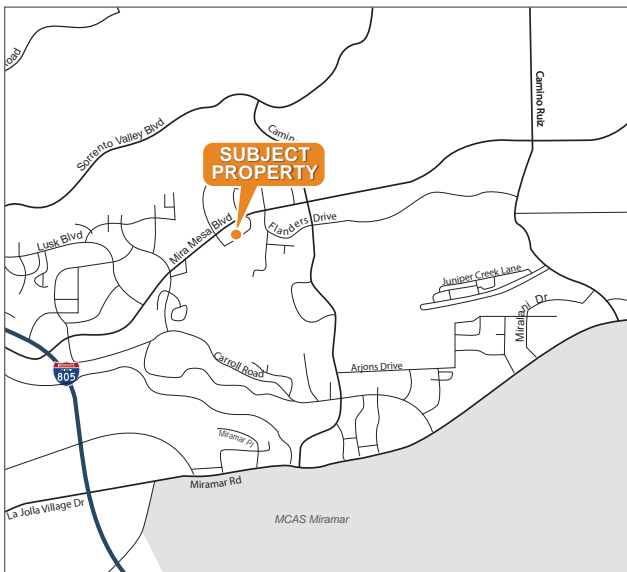


\$1.85 NNN 1ST YEAR PROMO RATE



Broker Bonus
\$50.00 Gift Card
Bona Fide Tour
\$500.00 Gift Card
Signed Lease

BRAND NEW SPEC LAB/FLEX SPACE COMPLETE 9540 WAPLES STREET | SUITE B | SORRENTO MESA



PROPERTY FEATURES

- » ±1,831 SF
- » 100% HVAC
- » Brand new spec lab/flex space
- » VCT flooring
- » 2 offices/workrooms and 1 conference room
- » Grade level door
- » Restaurant On Site
- » Easy access to I-5 and I-805

FOR MORE INFORMATION:

Chris Duncan, SIOR
Vice President
o. 858.458.3307
cduncan@voitco.com
Lic.: 01324067

Greg Marx
Senior Associate
o. 858.458.3302
gmarx@voitco.com
Lic.: 01940696

Voit

REAL ESTATE SERVICES

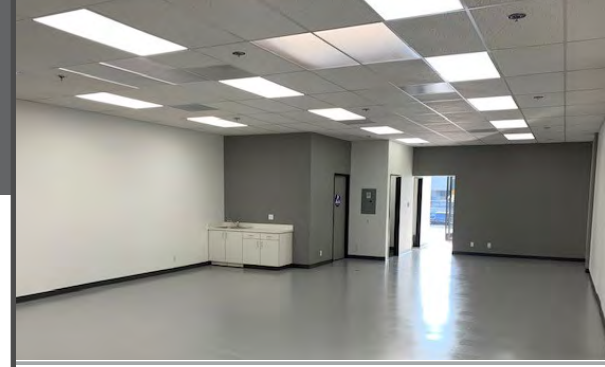
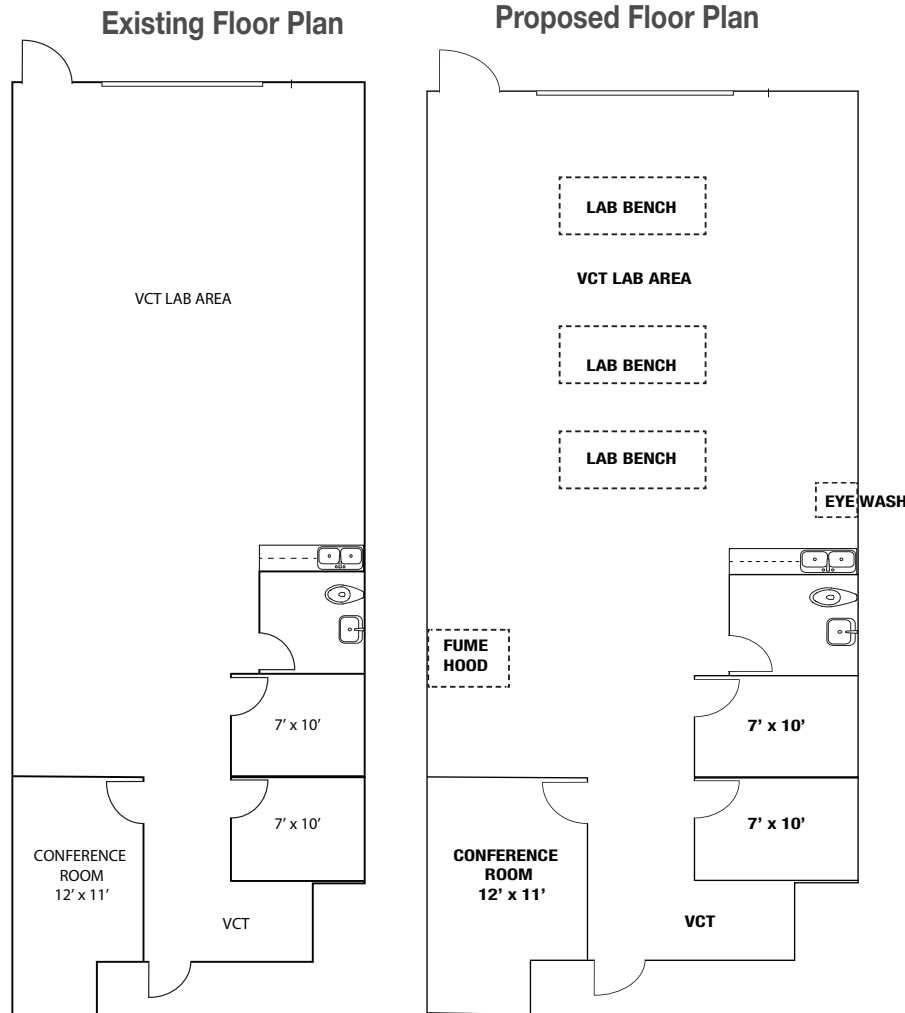


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

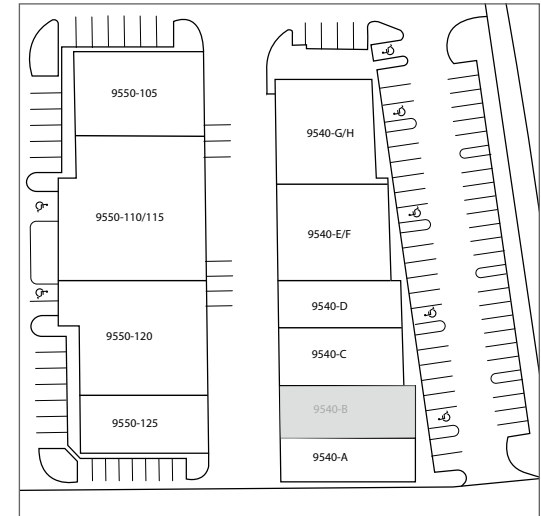
BRAND NEW SPEC LAB SPACE COMPLETED 9540 WAPLES STREET | SUITE B

BUILDING	SUITE	TOTAL SF	OFFICE %	RATE	COMMENTS
9540	B	1,831	100%	\$1.85 NNN* Year 1 Promo Rate	Lab/Flex space with VCT flooring, 2 offices/workrooms, 1 conference room, 1 grade level door. (Potential for Tenant Improvement Allowance towards benches and fume hood). 100% HVAC.

* Year 2 Lease Rate will jump to \$2.30/SF NNN with a 3% annual increase each following year. 3 Year Minimum Lease Term Required.



SITE PLAN



[Property Touring Guidelines](#)

FOR MORE INFORMATION:

Chris Duncan, SIOR
Vice President
o. 858.458.3307
cduncan@voitco.com
Lic.: 01324067

Greg Marx
Senior Associate
o. 858.458.3302
gmarx@voitco.com
Lic.: 01940696

Voit
REAL ESTATE SERVICES

