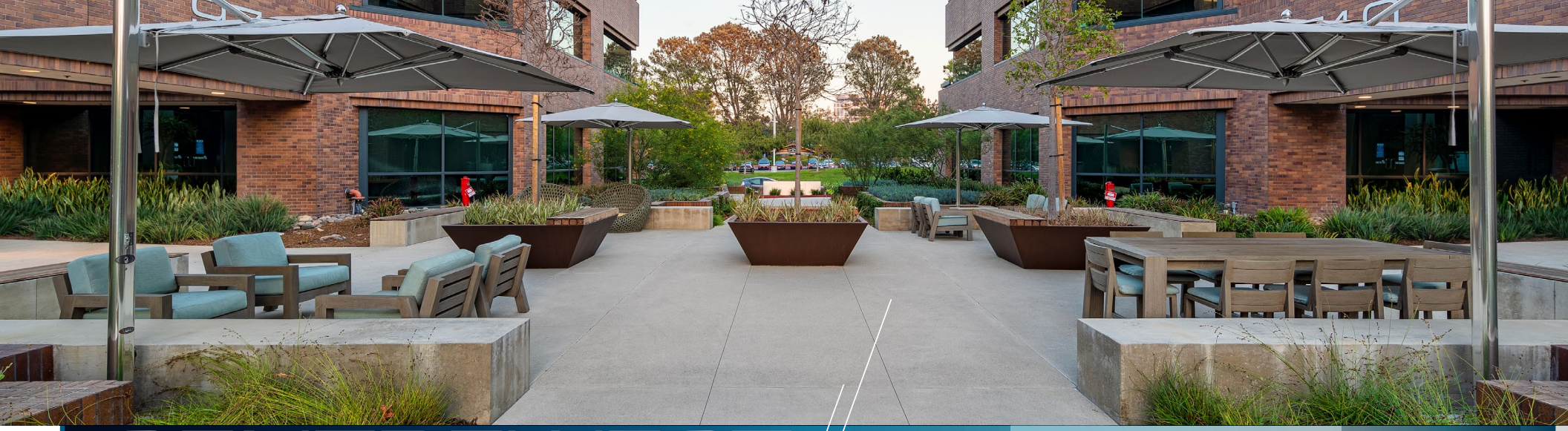


CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121

CUSHMAN & WAKEFIELD



CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121

FEATURES

- Walking distance to exceptional food and retail including Karl Strauss, Park Commons, Puesto, Padel N9ne Club and Mercato Food Hall
- On-site showers and lockers
- Easy access to I-805, SR-56 and I-5
- Covered and surface parking available
- Institutional ownership with local property management

SPECS

Project Size	116,170 SF
Building Type	Steel frame
Zoning	IL-2-1
APN (Acerage)	341-031-43 (4.49 acres)
Year Built	1990
Drop Ceiling Height	9′
Floor-to-Floor Height	13′ - 14’
Fiber	Provided by AT&T and COX
Roof Type	TPO 60mil “Cool Roof” system installed in 2011 with a 20 year warranty
Elevators	2 elevators in each building
HVAC	Suites are conditioned by individual heating/cooling units, supported by a central plant.
Parking Spaces	4.0/1,000 USF (85 covered stalls)
Electrical	480v/277v 3-phase and 208v/110v single phase

CENTREWEST

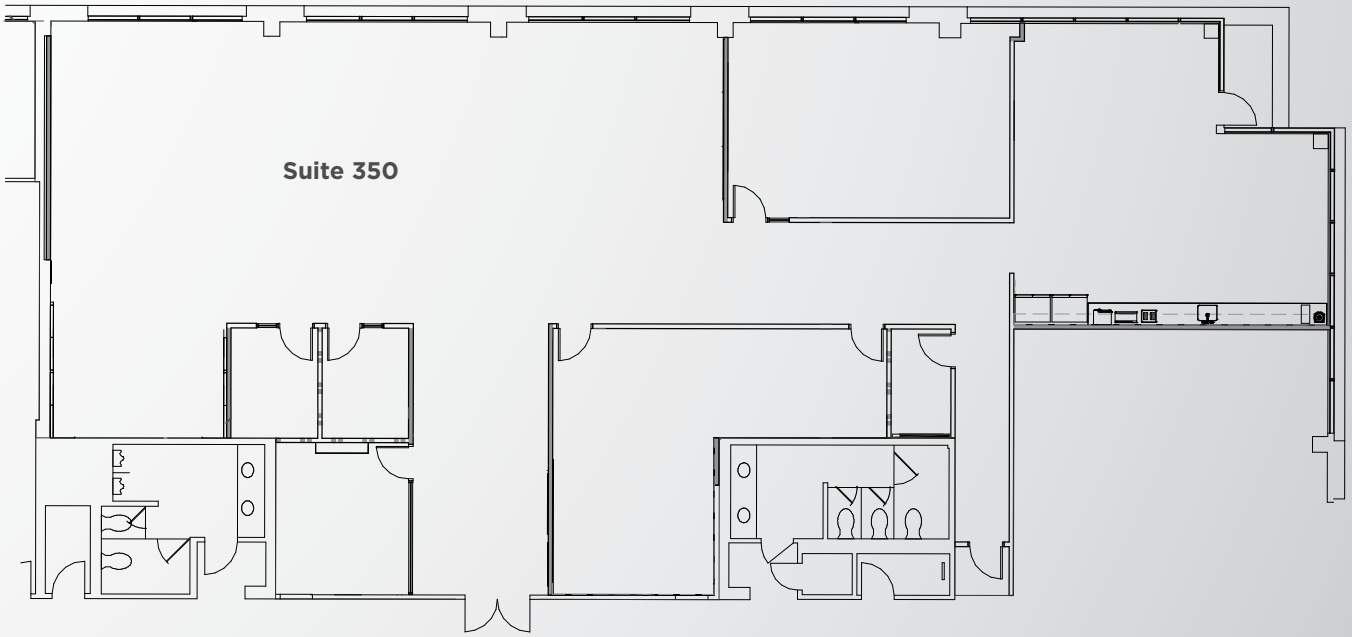
9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9710 SCRANTON RD.

Suite 350
5,473 SF
Available Now
$3.55 + E

High-end creative office with double door glass entry off elevator lobby. Build-out consists of a large board room, conference room, 2 glass front offices, large open office area, large print/ storage room and a large break room with a private patio.

AS-BUILT FLOOR PLAN



CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

Suite 100
14,349 SF
Floor Contiguous to 18,704 SF
Building Contiguous to 44,627 SF
Available Now
$3.55 + E

Double door entry off the lobby with large open office along the windowline. Build-out consists of 12 private offices, 6 meeting rooms, 3 large conference rooms, break area, reception and storage.

Suite 150
4,355 SF
Floor Contiguous to 18,704 SF
Building Contiguous to 44,627 SF
Available Now
$3.55 + E

Double door entry off the lobby. Build-out consists of 5 private offices, 3 meeting rooms, large conference room, large break area, and reception.

AS-BUILT FLOOR PLAN



CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

Suite 100
8,143 SF

Build-out consists of reception, conference room, huddle room, 9 private offices, 20 cubicles, 22 workstations, break area, work area & storage room

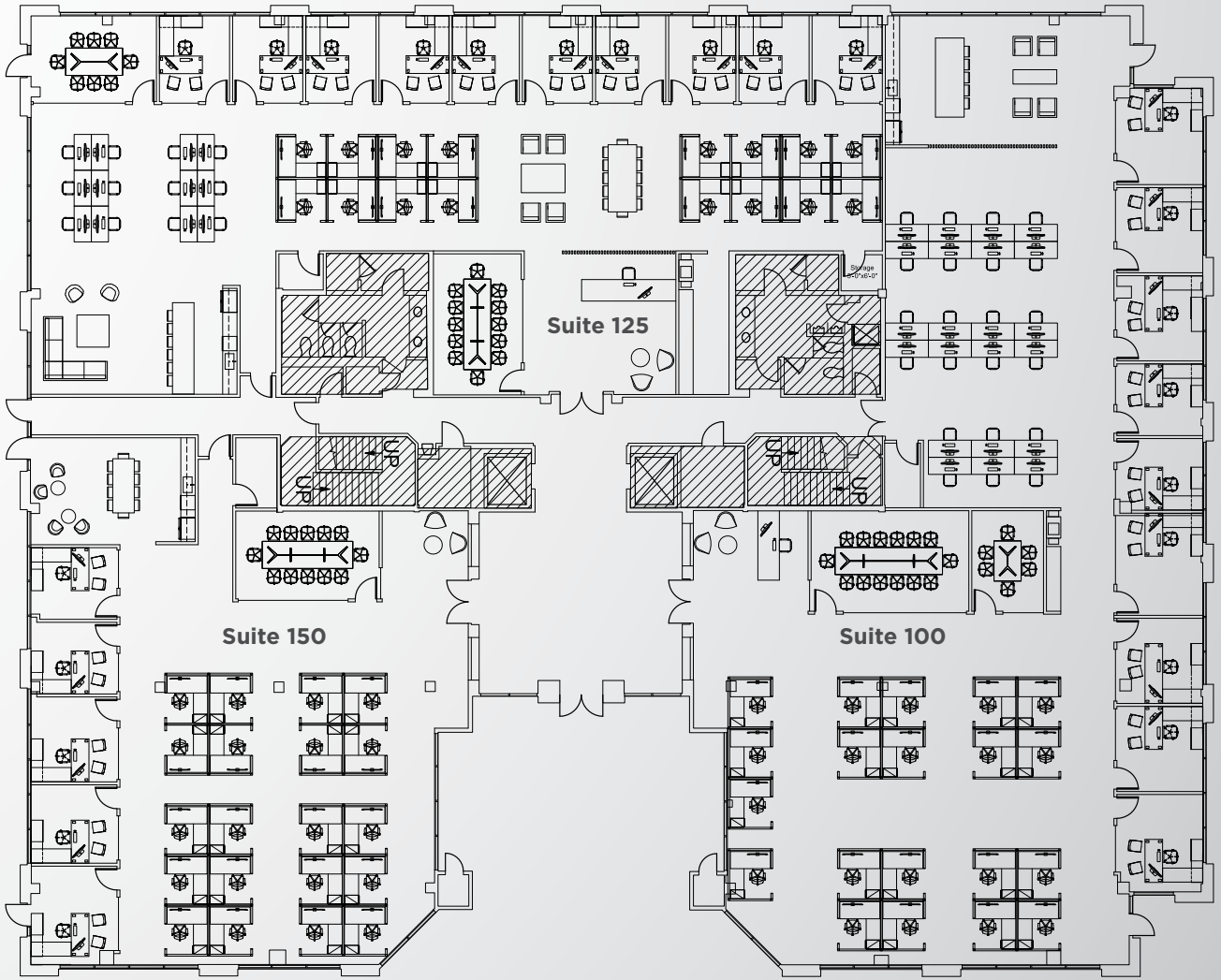
Suite 125
6,232 SF

Build-out consists of reception, conference room, huddle room, 10 private offices, 16 cubicles, 12 workstations, break area, work room & 2 storage rooms

Suite 150
4,573 SF

Build-out consists of reception, conference room, 20 cubicles, break area & storage room

HYPOTHETICAL FLOOR PLAN



CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

Suite 200
19,101 SF
Building Contiguous to 44,627 SF
Available Now
$3.55 + E

Full floor opportunity. Build-out consists of 31 private offices, 7 meeting/conference rooms, large board room, 2 phone rooms, 6 private patios, storage, print area and break area.

AS-BUILT FLOOR PLAN



CENTREWEST

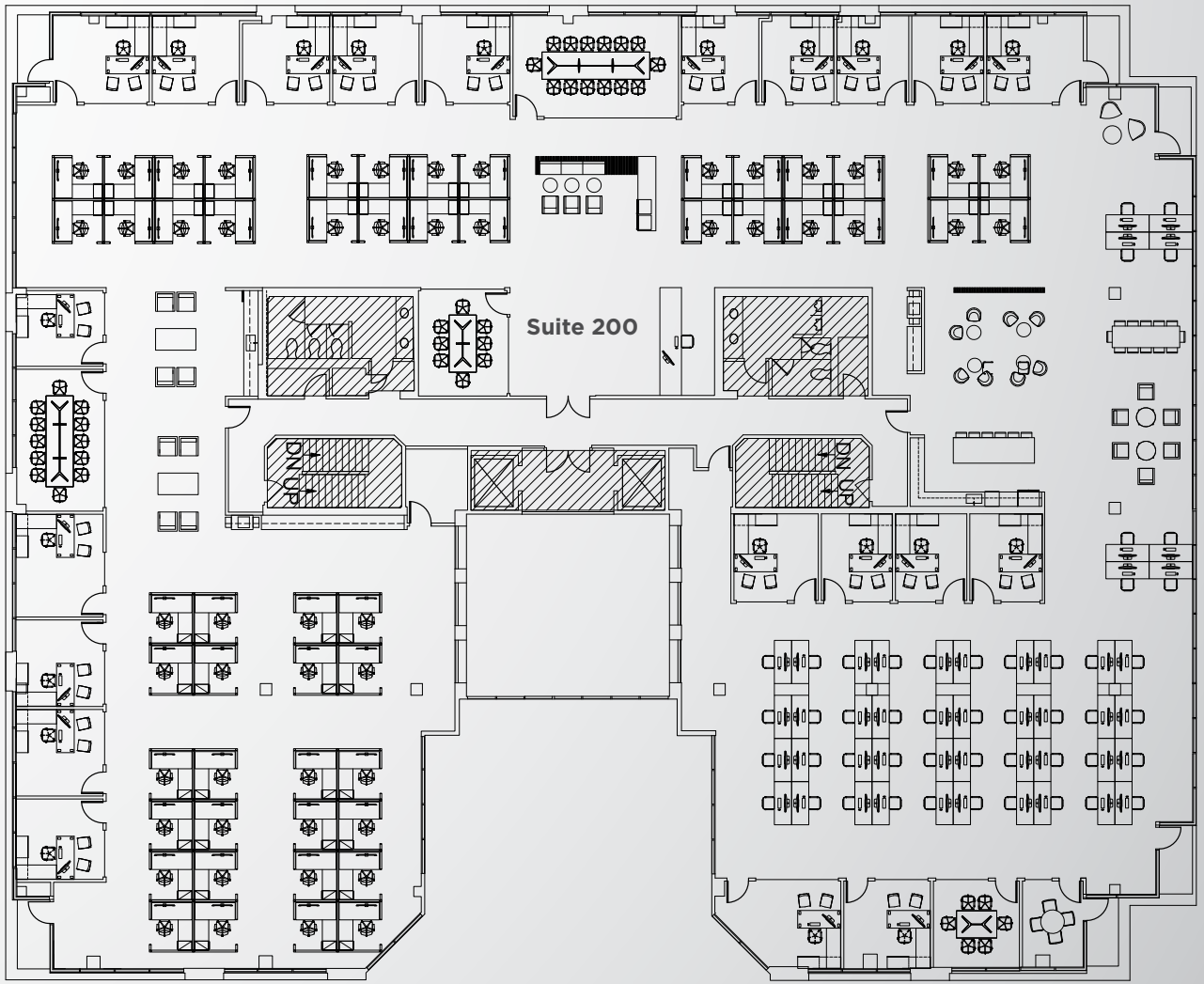
9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

Suite 200
18,110 SF

Build-out consists of reception, 2 conference rooms, 2 huddle rooms, 21 private offices, 52 cubicles, 48 workstations, break area, open office break/lounge, 2 work areas & storage room

HYPOTHETICAL FLOOR PLAN



CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

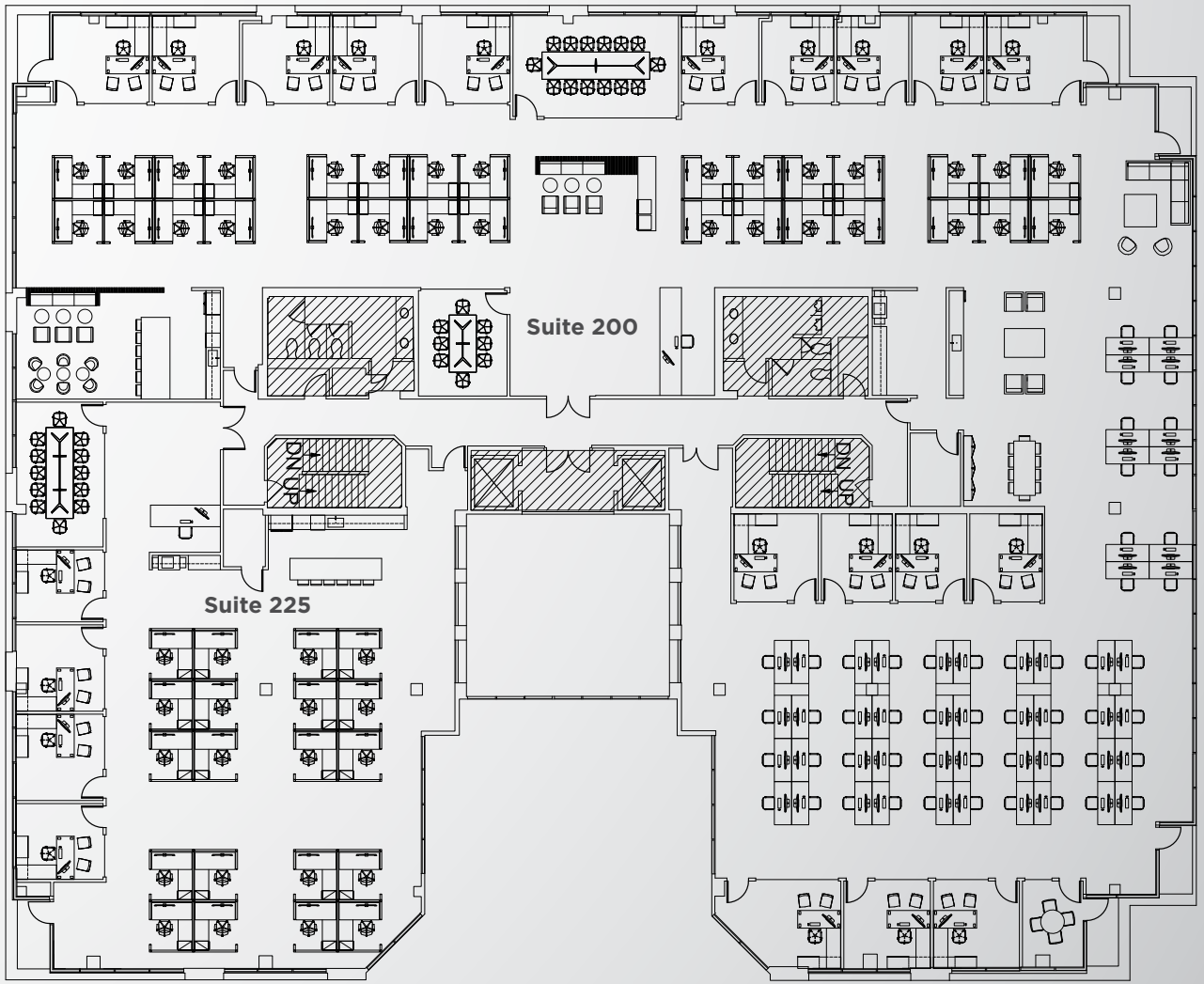
Suite 200
13,628 SF

Build-out consists of reception, conference room, 2 huddle rooms, 17 private offices, 30 cubicles, 52 workstations, break area, open office break/lounge, work room & storage room

Suite 225
4,482 SF

Build-out consists of reception, conference room, 4 private offices, 20 cubicles, break area, work area & storage room

HYPOTHETICAL MULTI-TENANT FLOOR PLAN



CENTREWEST

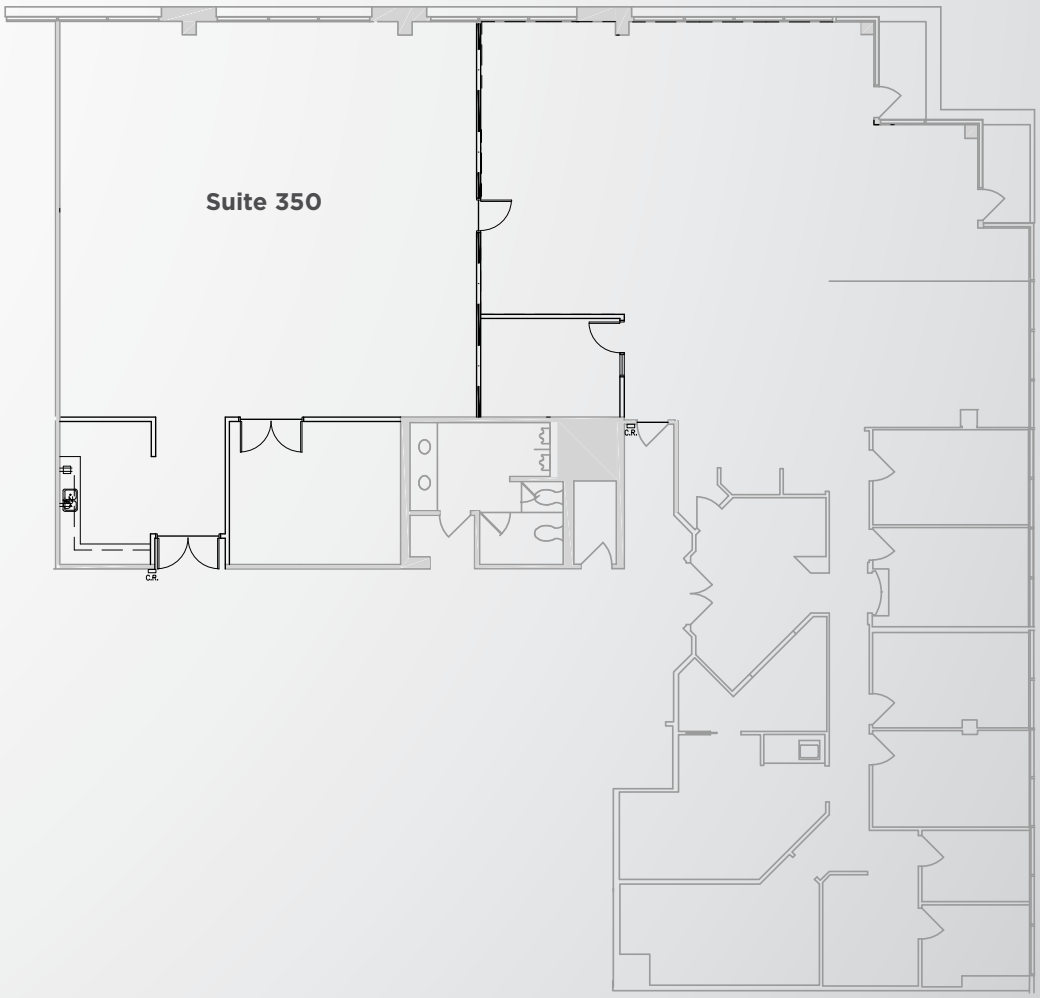
9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

Suite 350
6,822 SF
Divisible to 3,000 SF
Building Contiguous to 44,627 SF
Available Now
$3.55 + E

Build-out consists of large open office area, 4 private offices, 2 conference roomes, 2 phone rooms, 2 private patios, 2 break areas, print area and reception

AS-BUILT FLOOR PLAN



CENTREWEST

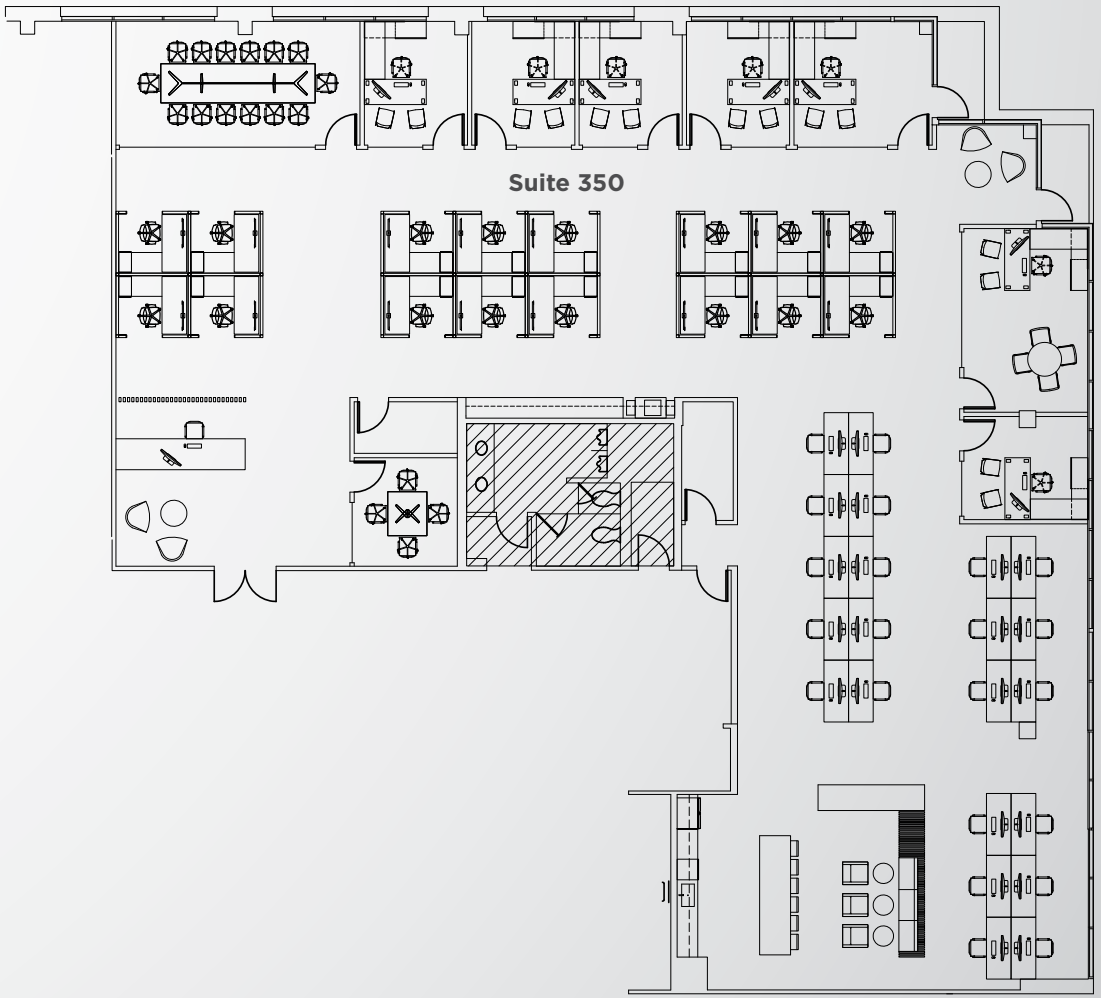
9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

Suite 350
6,920 SF
Divisible to 3,000 SF

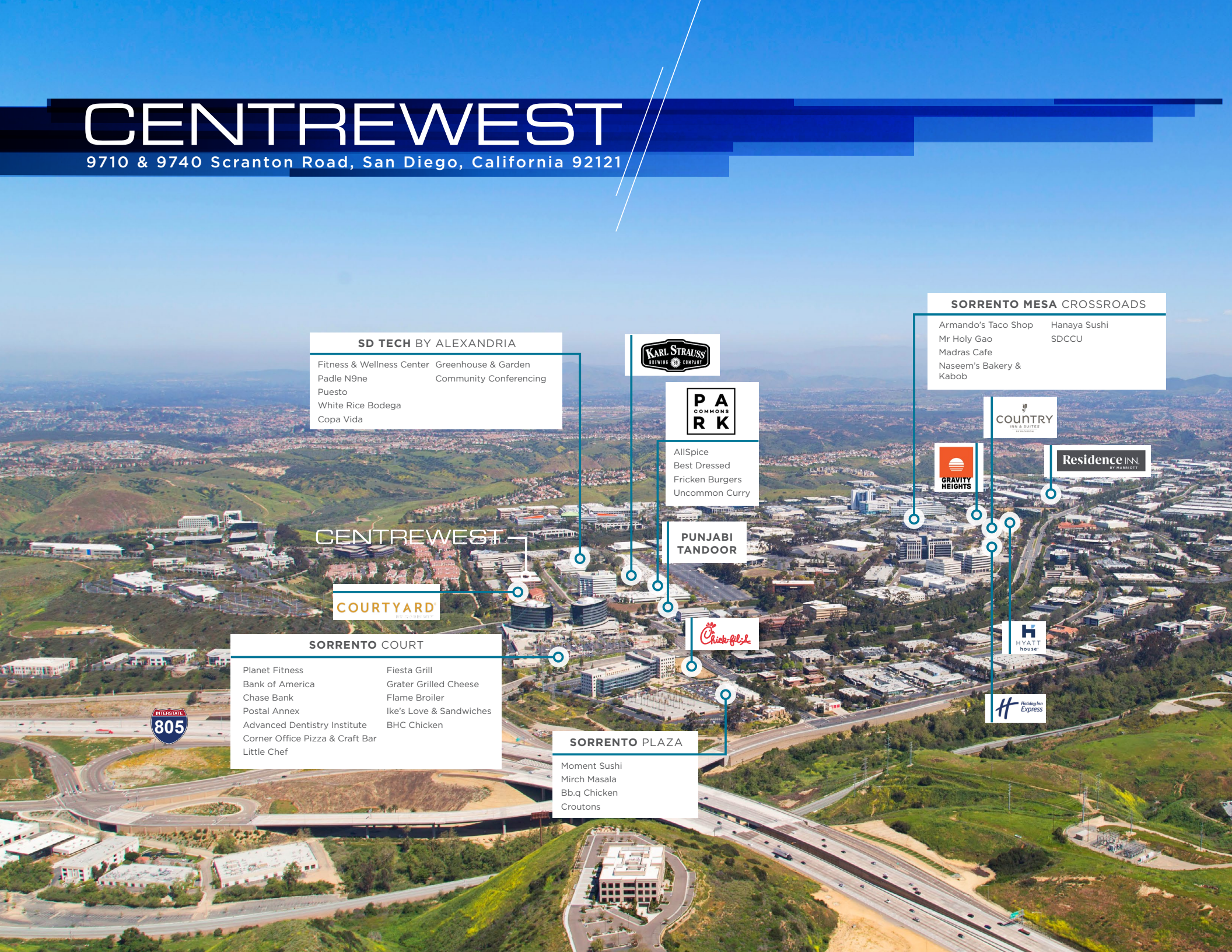
Build-out consists of reception, conference room, huddle room, 7 private offices, 16 cubicles, 22 workstations, break area, work area, storage room & IT room

HYPOTHETICAL FLOOR PLAN



CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121





CENTREWEST

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