

16969 MESAMINT STREET

NEW LOW FINISH OPTION

Freestanding 164,050 SF corporate headquarters/R&D/manufacturing building for lease in San Diego



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**km Kidder
Mathews**

PROPERTY HIGHLIGHTS

16969 Mesamint Street provides a unique leasing opportunity in San Diego with specialized industrial improvements

New low finish option totaling 151,493 SF with 35% office and 65% high bay area

ESFR fire suppression system

8,000 Amps, 480/277V electrical service*

Over 1,100 tons of HVAC infrastructure

591 parking spaces ($\pm 3.6/1000$)

High bay warehouse with 24' min clear height

2 dock high loading doors (plus 2 glassed-in)

2 grade level loading doors (plus 1 glassed-in)

10 EV charging stations

Full-service cafeteria with outdoor patio

High security facility with fenced perimeter, video cameras and card entry system

Zoned M-54 (County of San Diego) allows various uses

Centrally located in San Diego's high-tech submarket of Rancho Bernardo

Rental Rate – Reduced to \$1.55/sf NNN (with negotiable TI's)

*TENANT TO VERIFY

164,050

TOTAL SQUARE FEET

8,000 AMPS*

ELECTRIC SERVICE

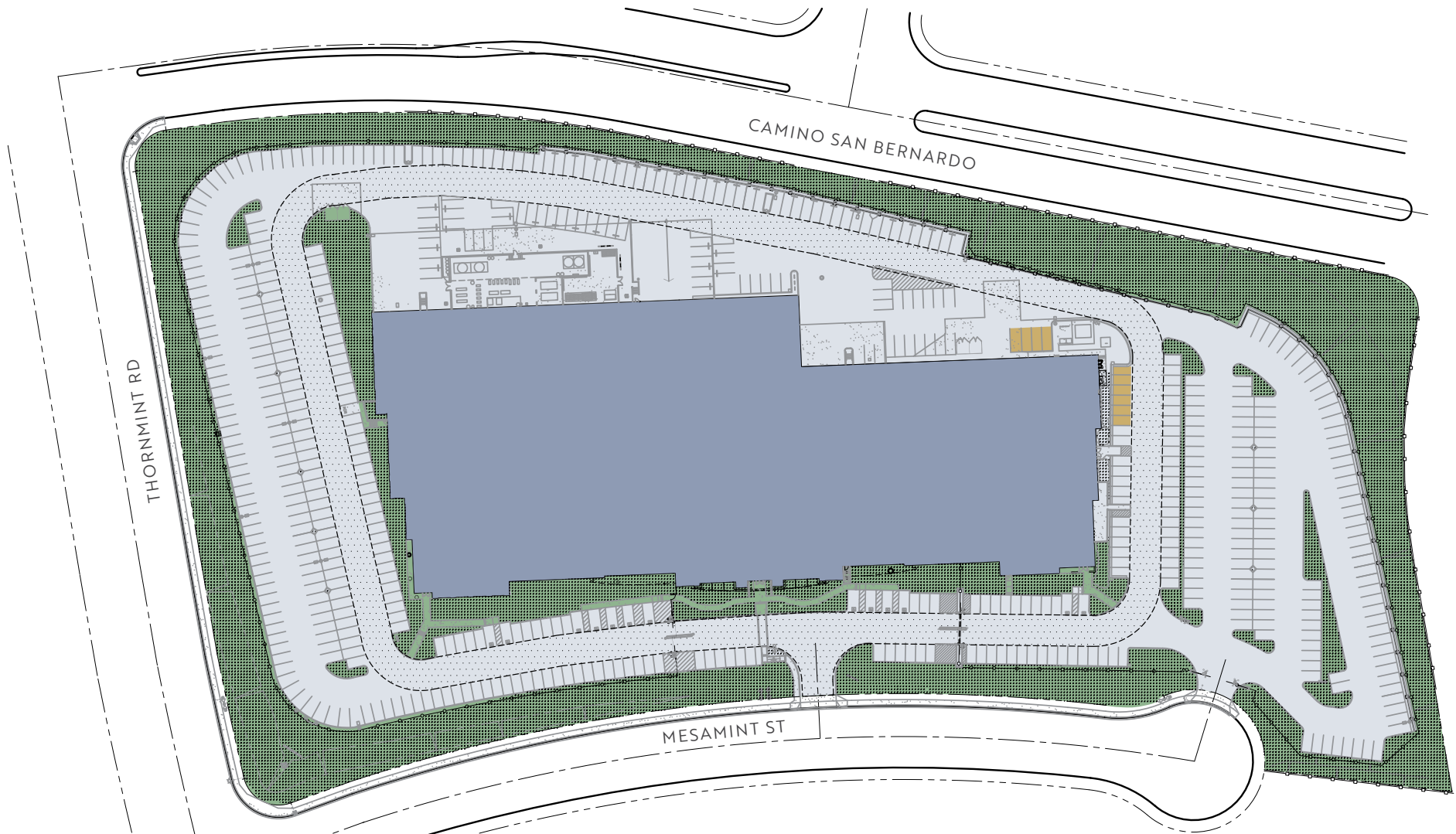
>1,100 TONS

OF HVAC INFRASTRUCTURE

SITE PLAN

164,050

TOTAL SQUARE FEET

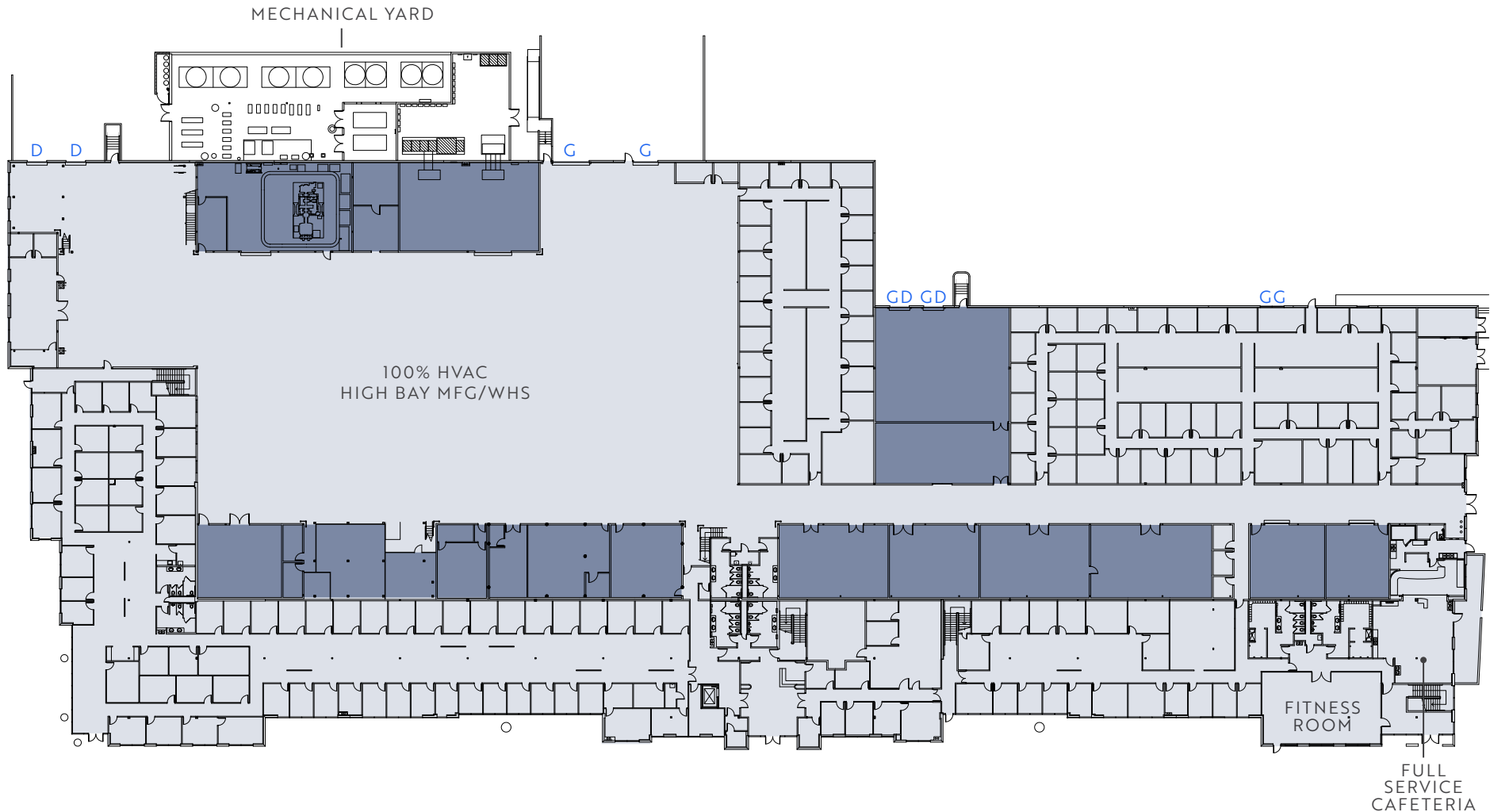


10 EV CHARGERS

EXISTING FLOOR PLAN LEVEL ONE

124,655

RENTABLE SQUARE FEET

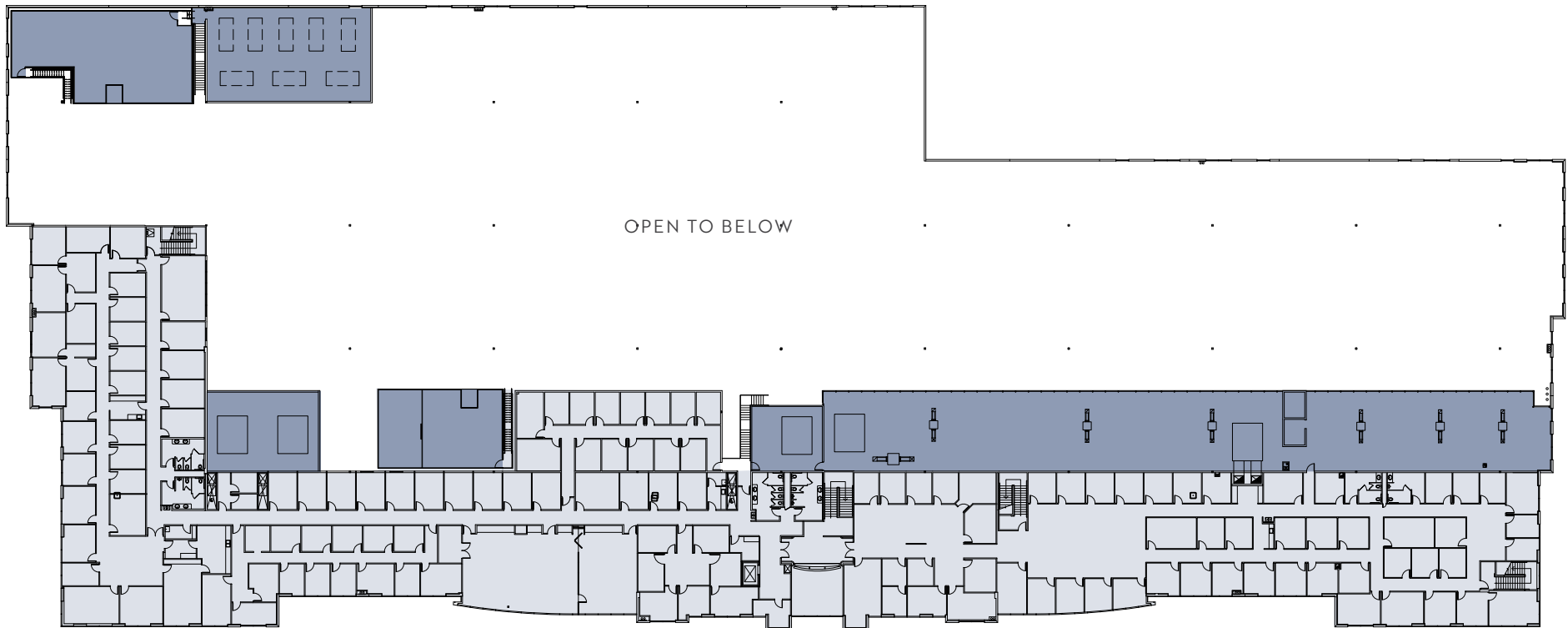


 ELECTRONIC LABS **D:** DOCK DOOR **G:** GRADE DOOR **GD:** GLASS IN DOCK DOOR **GG:** GLASS IN GRADE DOOR

EXISTING FLOOR PLAN LEVEL TWO

39,395

RENTABLE SQUARE FEET

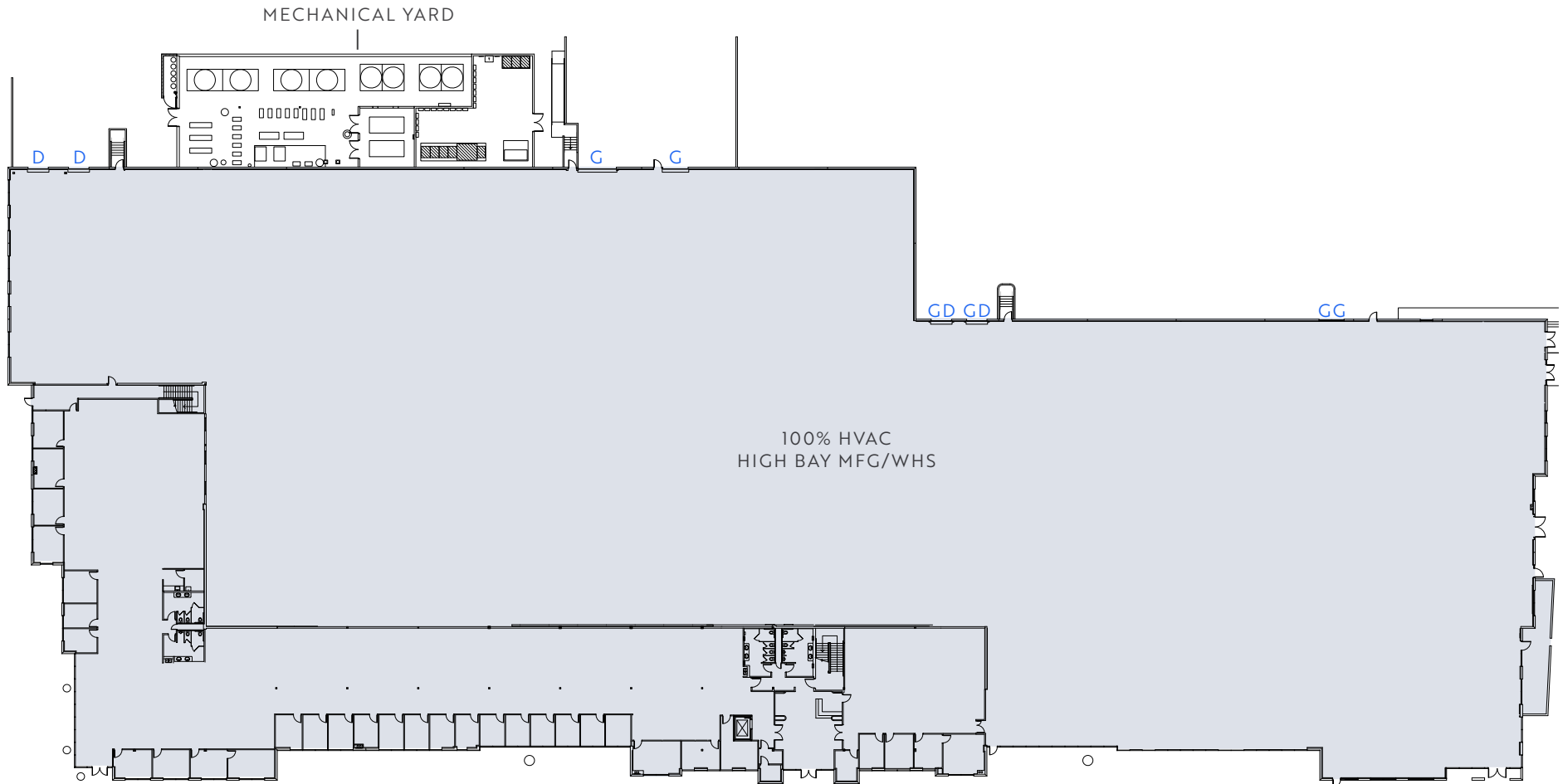


MEZZANINE DECK WITH MECHANICAL EQUIPMENT

LOW FINISH OPTION FLOOR PLAN - LEVEL ONE

124,655

RENTABLE SQUARE FEET



D: DOCK DOOR

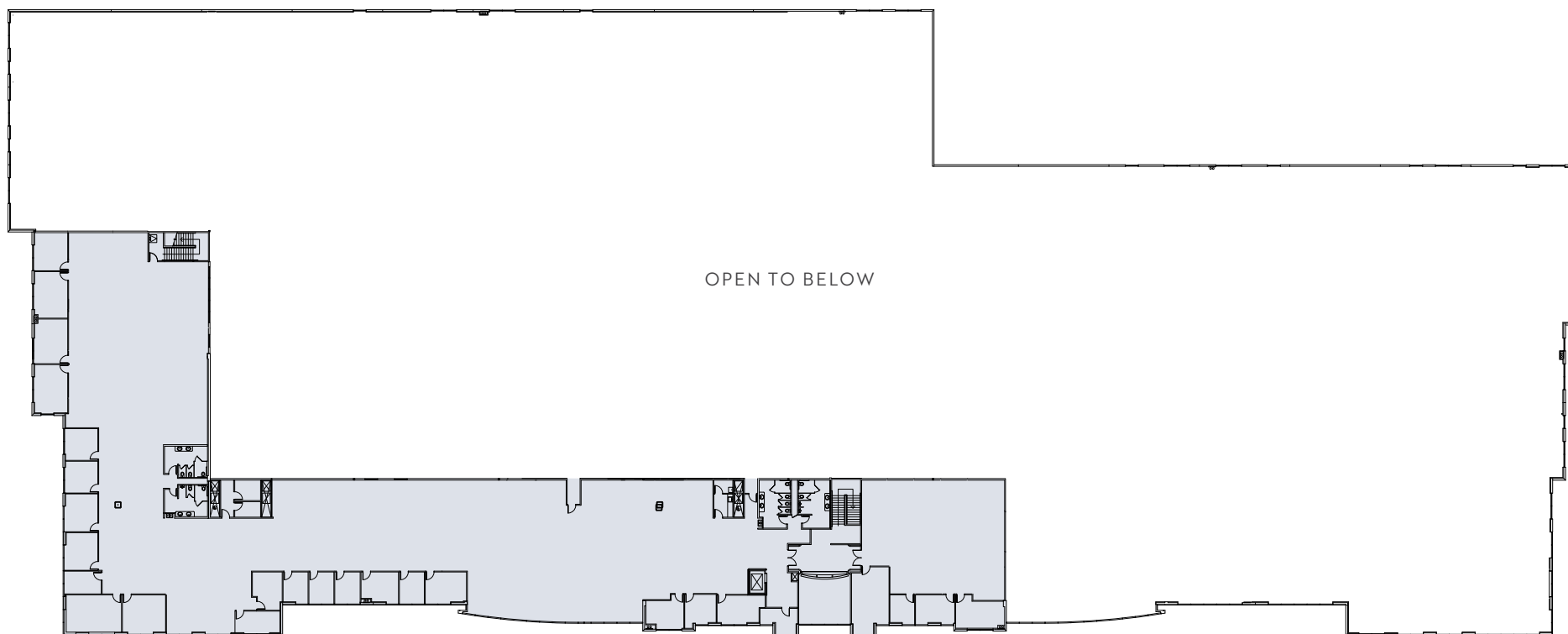
G: GRADE DOOR

GD: GLASSED IN DOCK DOOR

GG: GLASSED IN GRADE DOOR

LOW FINISH OPTION FLOOR PLAN - LEVEL TWO

26,838
RENTABLE SQUARE FEET







16969
MESAMINT
STREET

THORNMINTRD

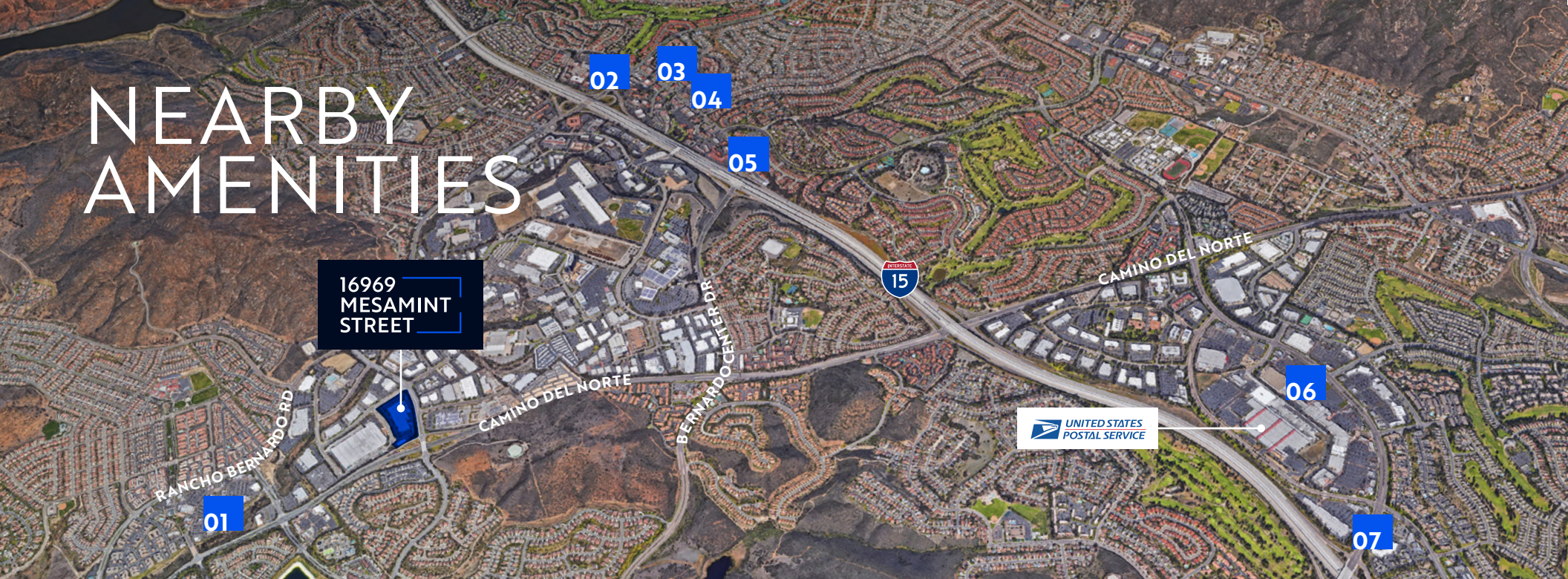
CAMINOSANBERNARDO

MESAMINTST

CORPORATE NEIGHBORS



NEARBY AMENITIES



01 4S COMMONS TOWN CENTER

Ralphs
Bed Bath & Beyond
Cost Plus World Market
Jimbo's Naturally
Ace Hardware
CVS Pharmacy
Unleashed by Petco
UPS
Wells Fargo
Premiere Cleaners
Panera Bread
Capri Blu Bar
Geppetto's Toy Store

Chase Bank
Ulta Beauty
Karl Strauss Brewing Co.
Miguel's Cocina
Bank of America
Wendy's
Blowbunny Hair Extension Bar
Jamba Juice
Napizza 4S Commons
Pei Wei
Baskin Robbins AT&T

02 THE MERCADO RANCHO BERNARDO

Barons Marketplace
Submarina
Trend Cuts
Cotija's Mexican Food
Golden Spoon
Domino's Pizza

Pho Ca Dao & Grill
Pars Persian Cuisine
Navy Federal Credit Union
Circle K
Incredible Cafe
FedEx

03 RANCHO BERNARDO TOWN CENTER

Wells Fargo
Chase Bank
Chuze Fitness
Vons
Postal Annex
Starbucks Coffee

Towne Center Cleaners
Pizza Hut
Iron Wok
Subway
Sidney's Deli

04 THE PLAZA SHOPPING CENTER

CVS Pharmacy
San Diego National Bank
New Panda Buffet
Coco's Restaurant
Urge American Gastropub
Pegasus Cafe
Ginza
Hunan
Jack in the Box
Akai Hana
Kabob House

Barrel Room
Los Primos
Big 5
Round Table
Nextel
Borelli's Pizza & Pasta
Rubio's
Brueger's Bagels
Chevron
Draper's & Damon's

05 BERNARDO CENTER

Pacific Western Bank
Little Caesars
Spice Thai Cafe

Pho Hoan Express
RB Sushi
Pro Barber

06 CARMEL MOUNTAIN PLAZA

Costco Wholesale
Claim Jumper
SDCCU
Panda Express
Islands Restaurant
Shell Gas
Panera Bread
Michaels
The Coffee Bean
Habit Burger
Fish District
T-Mobile
AT&T
Jared
Nordstrom Rack
Banana Republic
Bath & Body Works

In-N-Out
Ross
Barnes & Noble
Mattress Firm
Sprouts
DICKS Sporting Goods
Taco Bell
Chick-Fil-A
The Broken Yolk Cafe
Comerica Bank
Angelika Film Center
California Pizza Kitchen

07 THE COURTYARD SHOPPING MALL

Best Buy
Starbucks
Chipotle
Staples
Petco
Olive Garden
Krispy Kreme
Party City
Baskin Robbins
BevMo
Ulta Beauty
Urban Thai Kitchen

Best Pizza & Brew
Cafe Luna
Sombrero
Mexican Food
Conway's Irish Pub
Chevron
Kung Fu Tea

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SAN DIEGO, CA

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