

ONE PACIFIC HEIGHTS

9920 Pacific Heights Blvd, San Diego, CA 92121



— ONE —
PACIFIC
HEIGHTS

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FEATURES

- High image Class A office space
- Excellent corner location with daily traffic volume of over 60,000 cars
- Exceptional food and retail amenities within walking distance
- Covered parking with above standard ratio: 4.4/1,000 USF

RECENTLY COMPLETED RENOVATIONS

- New architectural enhancements at main project entrance
- New outdoor seating area
- First floor lobby renovations
- New shower and locker room facility



BUILDING SPECIFICATIONS

Project Size	120,986 RSF
Core Factor	12%
Building Use	Office
Building Type	Steel frame with glass curtain wall
Zoning	IL-2-1
Floor-to-Floor Height	14'
Drop Ceiling Height	9'
Fiber	AT&T
Mullion Spacing	5'
Roof Type	Sloped rigid insulation with fully adhered, torch down bituminous roofing with a reflective granular surface over ribbed metal roof deck.
Elevators	Three hydraulic passenger elevators
Parking Spaces	4.4 spaces per 1,000 usable square feet (480 stalls)
HVAC/Mechanical	Central heating and cooling plant that operates in conjunction with water-source heat pumps



AVAILABILITY

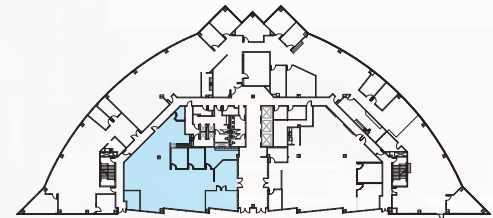
SUITE	RENTABLE SF	RENT/SF/MONTH	AVAILABILITY
105	3,638	Negotiable	Now
200	24,261	Negotiable	Now
400*	8,210	Negotiable	Now
425*	7,006	Negotiable	Now

**Suites 400 & 425 can be combined for 15,216 SF*



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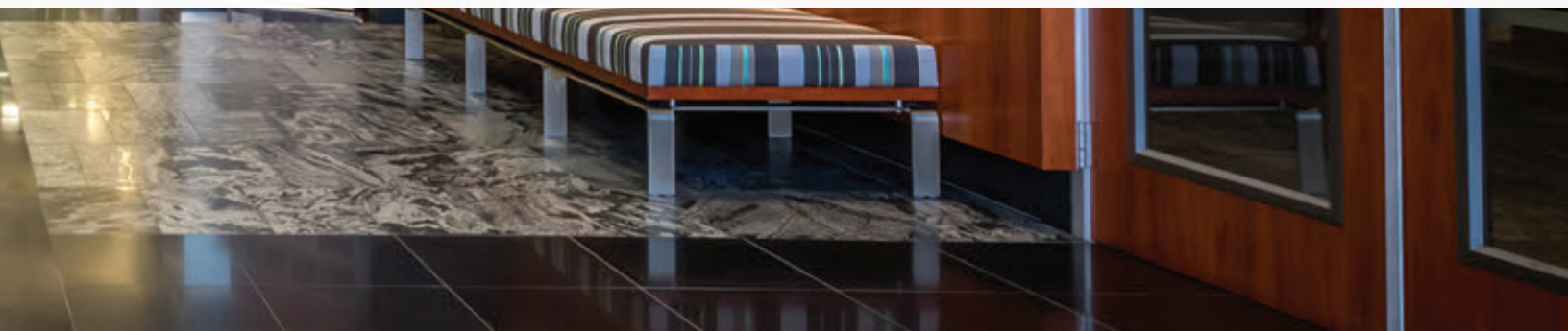
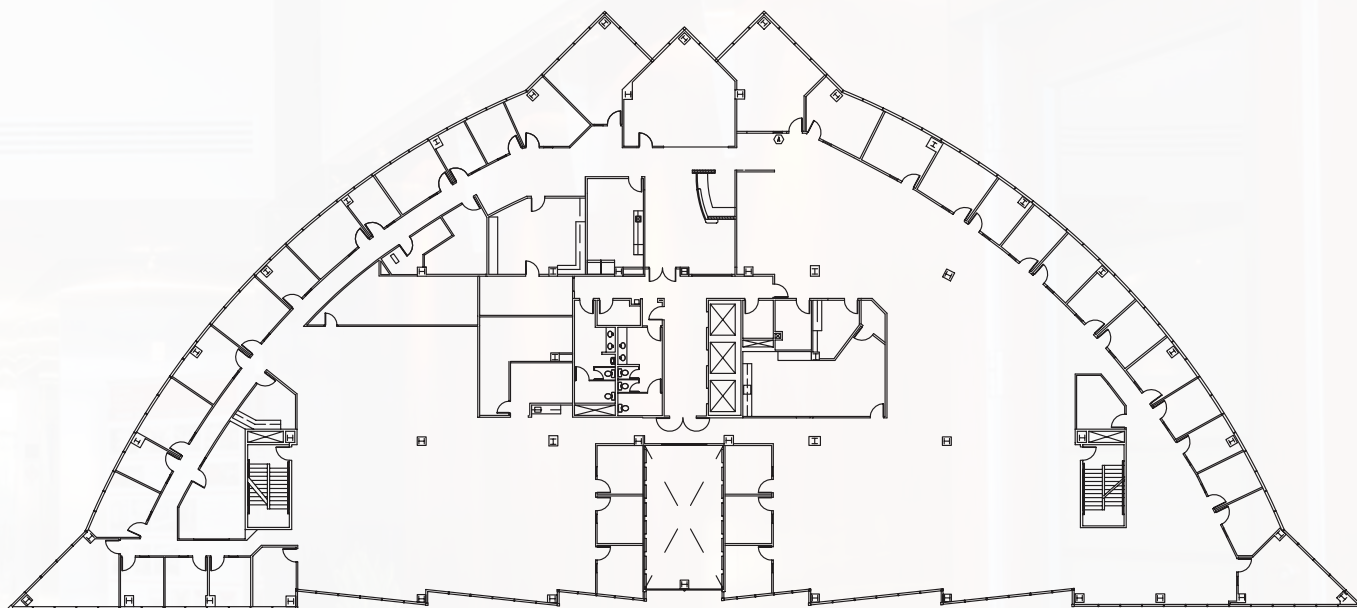
SUITE 105 - 3,638 SF



FIRST FLOOR KEY PLAN

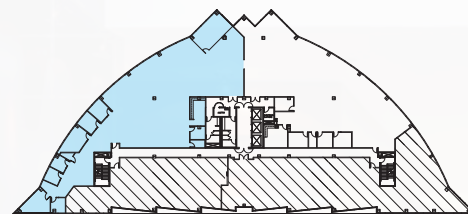
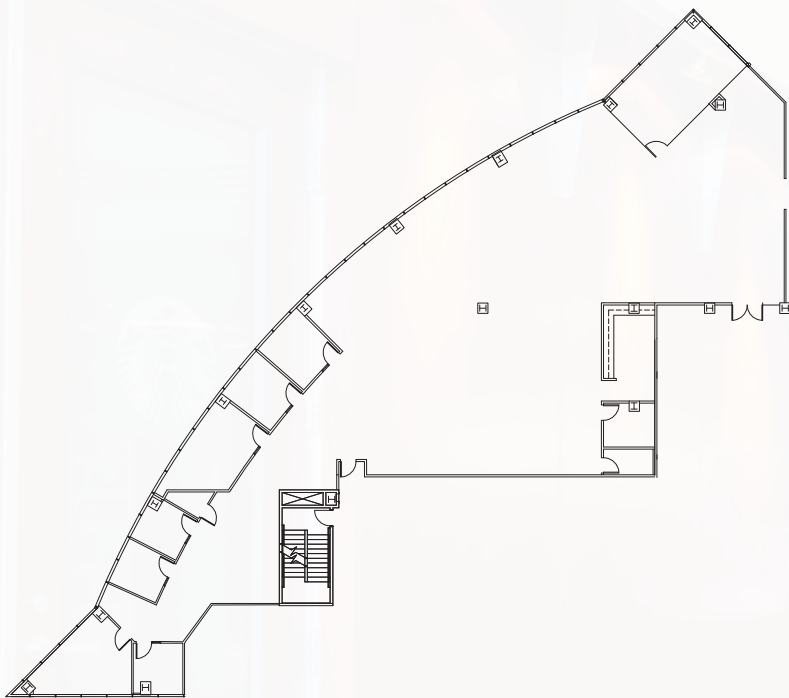


SUITE 200 - 24,261 SF



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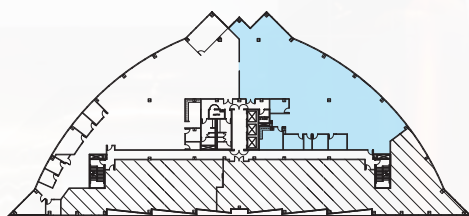
SUITE 400 - 8,210 SF



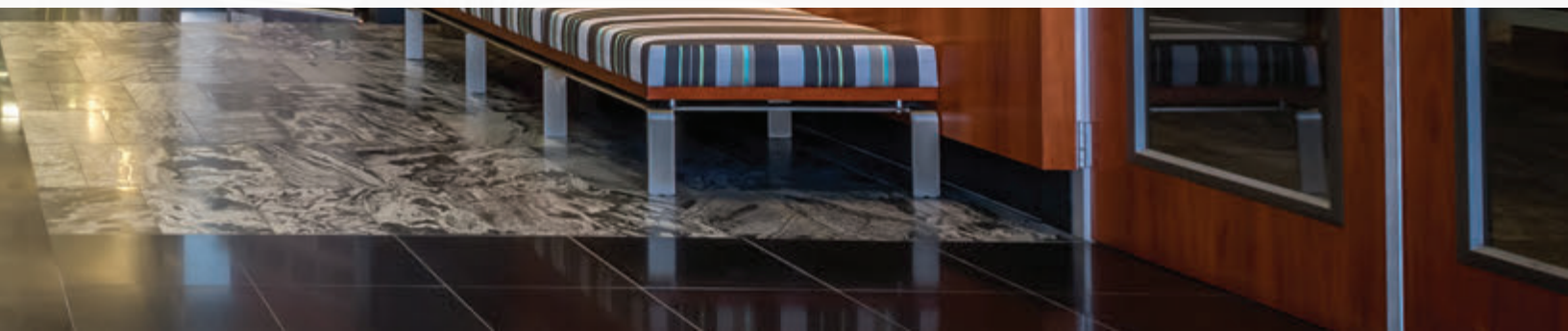
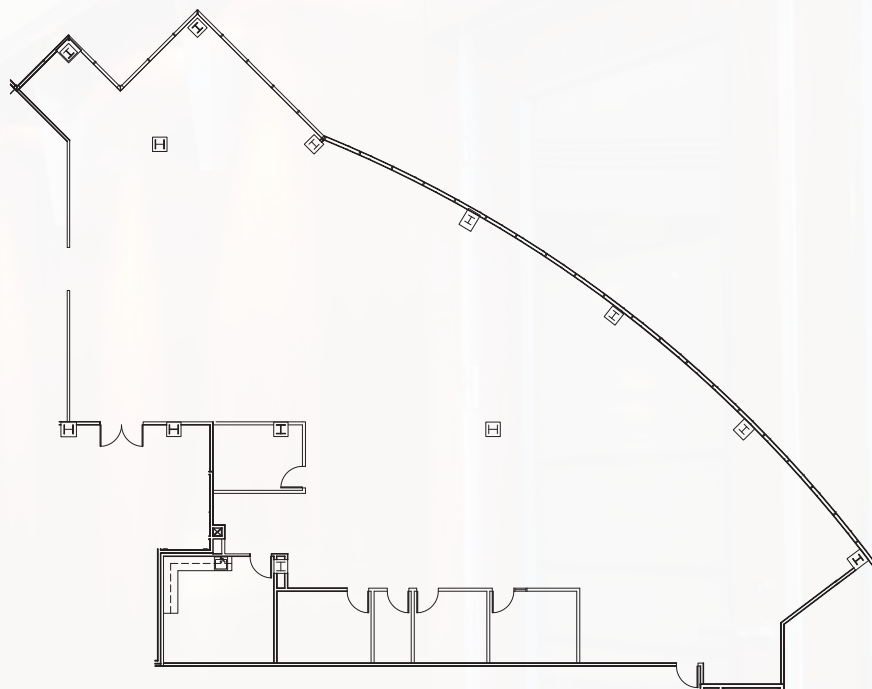
FOURTH FLOOR KEY PLAN



SUITE 425 - 7,006 SF

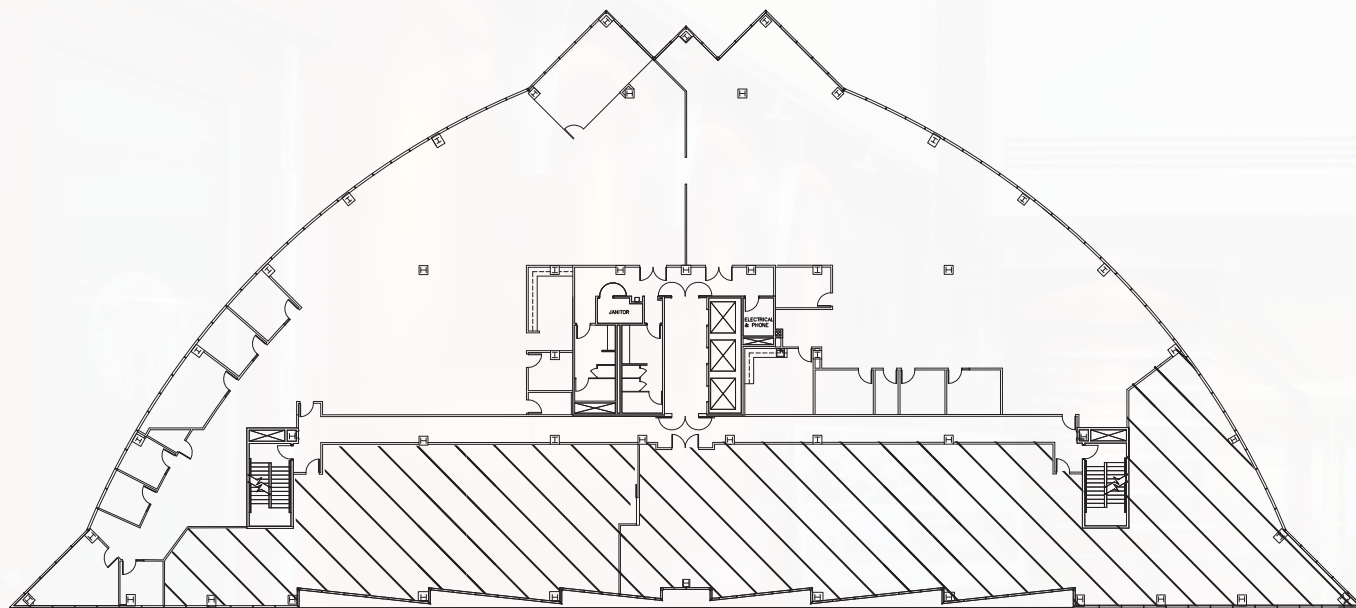


FOURTH FLOOR KEY PLAN



ONE PACIFIC HEIGHTS

SUITE 400 / 425 - 15,216 SF







ONE PACIFIC HEIGHTS
9920

**NEW RESTAURANT
FOOD SERVICE AND
CONFERENCING CENTER
BEING DEVELOPED
ON-SITE!**





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