

FOR SALE OR LEASE



MOREHOUSE TECH CENTER

5550 MOREHOUSE DRIVE, SAN DIEGO, CA 92121



FOR SALE OR LEASE

MOREHOUSE TECH CENTER

5550 MOREHOUSE DRIVE, SAN DIEGO, CA 92121

PROPERTY DESCRIPTION

- High image creative office building
- Within walking distance to numerous restaurants and other retail amenities
- IL-2-1 City of San Diego Zoning
- Accessible via two separate driveways off Morehouse Drive
- Concrete tilt-up construction
- 4.25:1000 RSF parking ratio
- Located across the street from Qualcomm's world headquarters
- 1600 amps
- One (1) grade-level loading door in rear of building
- Square Footage: 25,203
- Lease Rate: \$2.40 +U +J
- Sale Price: Negotiable



FOR SALE OR LEASE

MOREHOUSE TECH CENTER

5550 MOREHOUSE DRIVE, SAN DIEGO, CA 92121

SITE PLAN



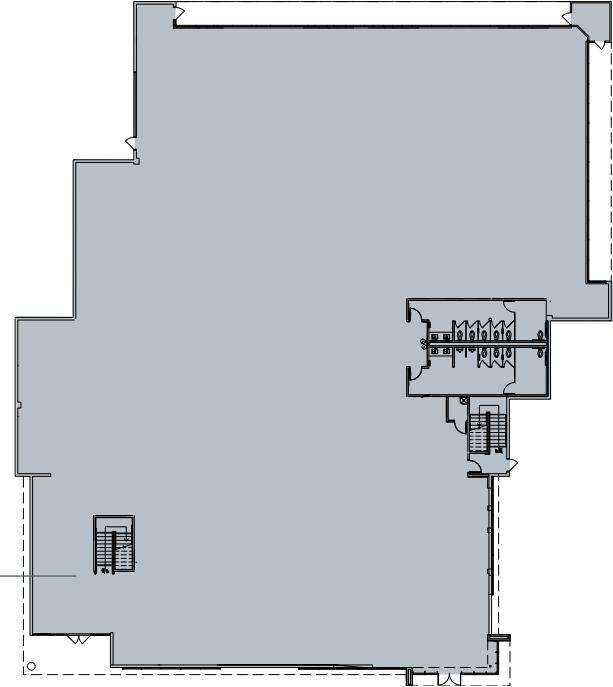
FOR SALE OR LEASE

MOREHOUSE TECH CENTER

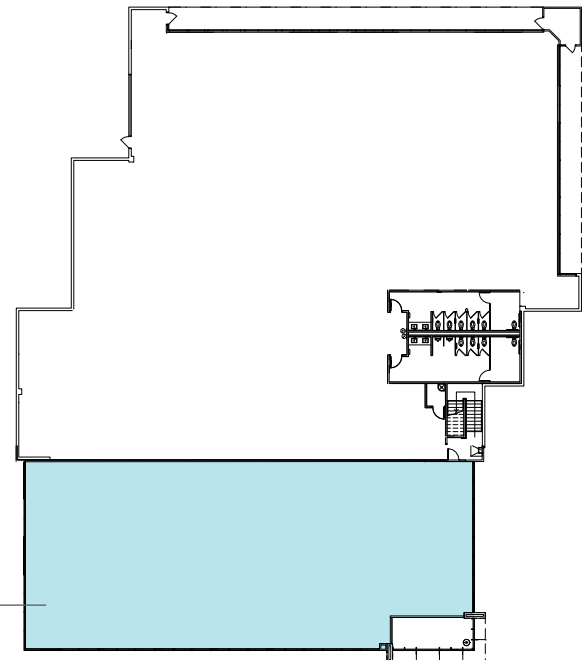
5550 MOREHOUSE DRIVE, SAN DIEGO, CA 92121

CURRENT FLOOR PLANS

FIRST FLOOR
19,619 SF



SECOND FLOOR
5,584 SF

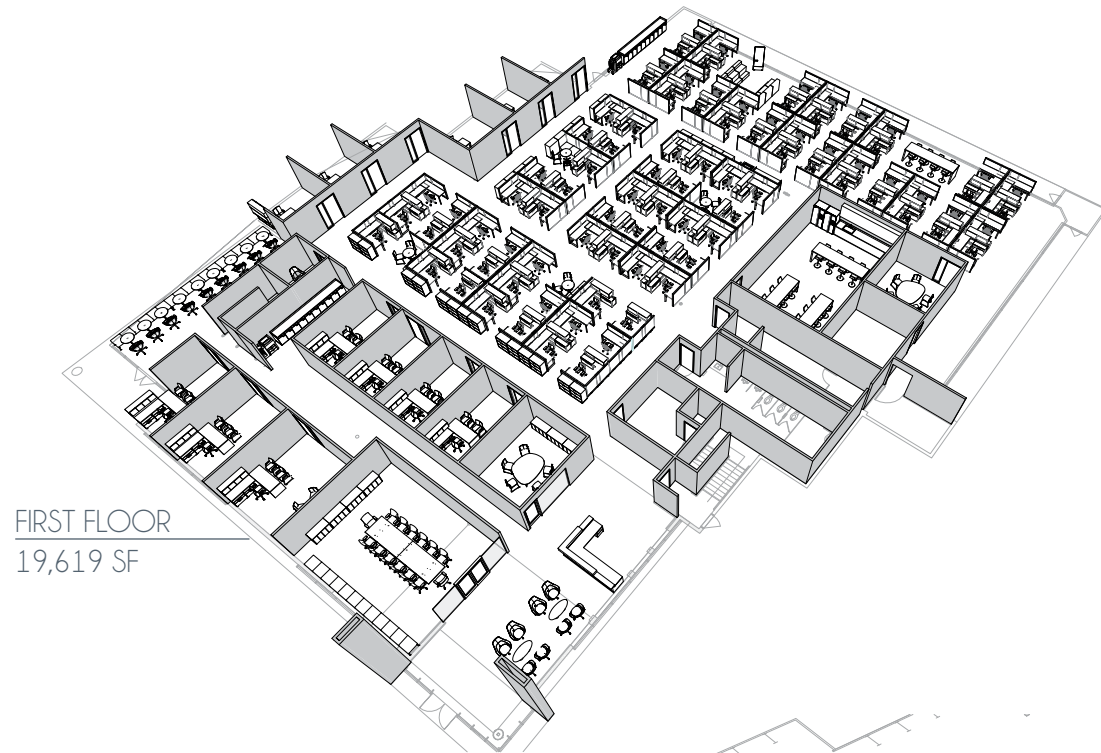


FOR SALE OR LEASE

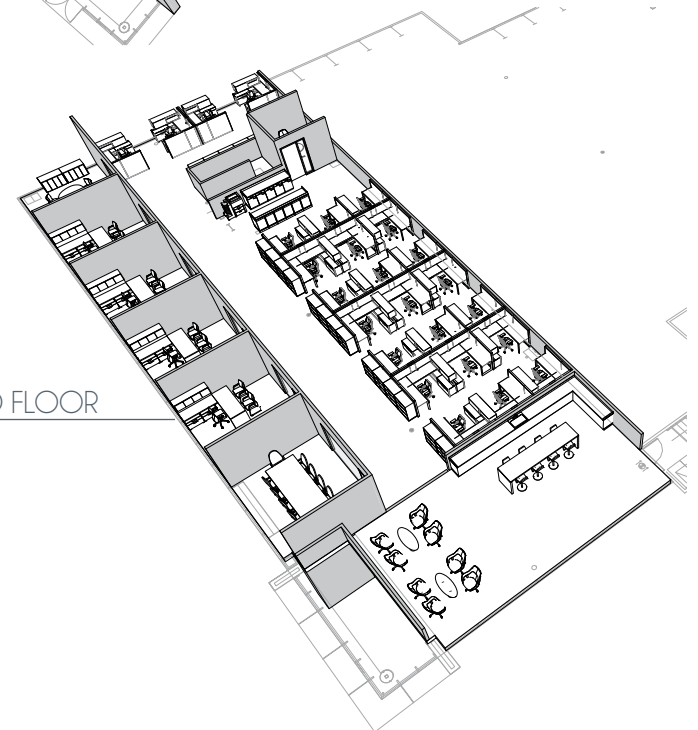
MOREHOUSE TECH CENTER

5550 MOREHOUSE DRIVE, SAN DIEGO, CA 92121

HYPOTHETICAL FLOOR PLANS



FIRST FLOOR
19,619 SF



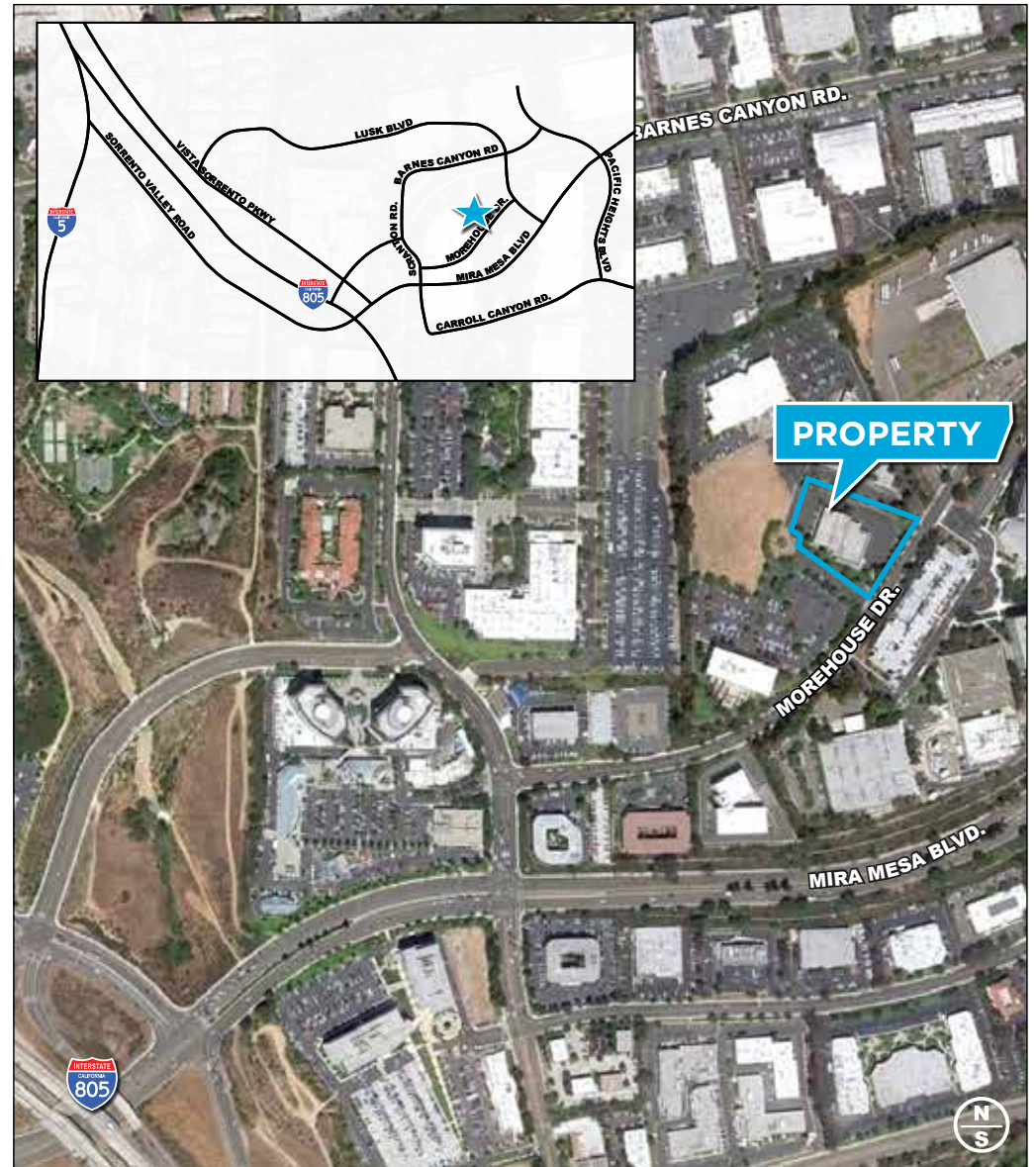
SECOND FLOOR
5,584 SF

FOR SALE OR LEASE

MOREHOUSE TECH CENTER

5550 MOREHOUSE DRIVE, SAN DIEGO, CA 92121

LOCATION



5550 Morehouse Drive, San Diego, CA 92121

FOR SALE OR LEASE

MOREHOUSE TECH CENTER

5550 MOREHOUSE DRIVE, SAN DIEGO, CA 92121

CONTACT



BRETT WARD

+1 858 546 5470

brett.ward@cushwake.com

CA Lic. 01426040

MICHAEL CASSOLATO

+1 858 546 5434

michael.cassolato@cushwake.com

CA Lic. 01893847

BILL CAVANAGH

+1 858 546 5460

bill.cavanagh@cushwake.com

CA Lic. 00905262



K:\Morehouse Tech II\Interactive\5550-morehouse-tech.indd
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.