



MOREHOUSE TECH CENTER

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FOR SALE OR LEASE

- High image /office building
- Within walking distance to 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
- 3.3:1000 parking ratio
- Located across the street from Qualcomm's world headquarters
- Lease, purchase, or lease with option to purchase
- Elevator served
- 2000 amps
- One (1) grade-level loading door in rear of building
- Warm shell condition, restroom core and elevator in place
- Build-to-suit tenant improvements available on lease or sale transaction
- Landlord will consider demising building
- 8,830 - 53,648 SF available
- Lease Rate: Negotiable
- Sale Price: Negotiable

