

FOR SALE or LEASE

KEARNY MESA HIGH VISIBILITY OFFICE

7807 CONVOY COURT

SAN DIEGO, CA 92111

OWNER/USER or INVESTMENT Opportunity



Up to ±7,638 SF potentially available for Owner/User



Pat Geary
President & CEO
Lic. 01703782
858.737.9837
pgeary@cegadvisors.com



Robbie Cornell
Principal
Lic. 01702034
619.456.2380
robbie@tollercornell.com

THE PROPERTY

Ideal Central
Location

Near Numerous
Retail & Restaurants

- » High visibility, elevator-served building at SE corner of Convoy Street & Convoy Court
- » Convenient access to I-805, I-15 and Hwys 52 & 163
- » Zoning: EMX-1 (Employment Mixed-Use) [\[City of San Diego link\]](#)
Flexible zoning allows for variety of uses including Medical Office, Office, Retail and some Light Industrial
- » Parking Ratio: 3.3/1,000 USF

7807
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AVAILABILITY

Owner/User or Investment Opportunity

- » ±24,380 RSF professional office
- » Sale Price: \$8,533,000 (\$350/RSF)

Suite 102

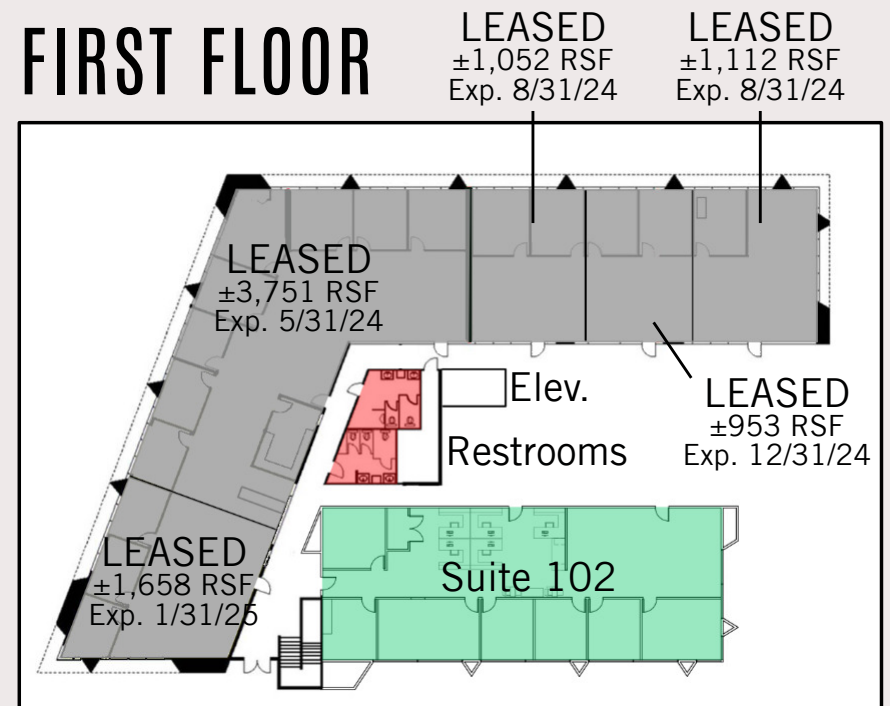
- » ±3,663 RSF
- » Multiple private offices, open bullpen area, conference room & kitchenette
- » Available in 30 days
- » Lease Rate: \$2.25/SF + Elec.

Suite 201

- » ±3,975 RSF
- » Ideal buildout with numerous private offices, open bullpen area and storage
- » Available in 60 days
- » Lease Rate: \$2.25/SF + Elec.

**Do not disturb tenants; contact agents for details or tour instructions*

FIRST FLOOR



SECOND FLOOR

