

SD TECH

BY ALEXANDRIA

SUBLEASE SPACE AVAILABLE

PLUG N' PLAY FULL FLOOR—SUITE 300

21,971 RSF

SHELL CONDITION—SUITE 702

7,750 RSF

*Two suites available; can be leased
individually or together



CBRE

9605 SCRANTON RD, SAN DIEGO, CA

CLASS A OFFICE SPACE FOR SUBLEASE

- » Lease Rate Negotiable
- » Two suites available; can be leased individually or together
- » Sublease Term through 3/31/2030
- » Parking Ratio: 4/1,000 USF
- » Best in San Diego amenity offering in highly desirable campus
Fully staffed fitness center, Padel Clubhouse & Courts, Green House & Garden, Puesto, Karl Strauss, Park Commons Food Hall, White Rice Bodega, Parking amenities, UPS, Grooming Service, Coffee Amenity
- » On-Site Conference Center
- » Future Fitness + Wellness center



LOBBY



CONFERENCE



KARL STRAUSS



PADEL COURTS



PARK COMMONS FOOD HALL



FUTURE WELLNESS CENTER

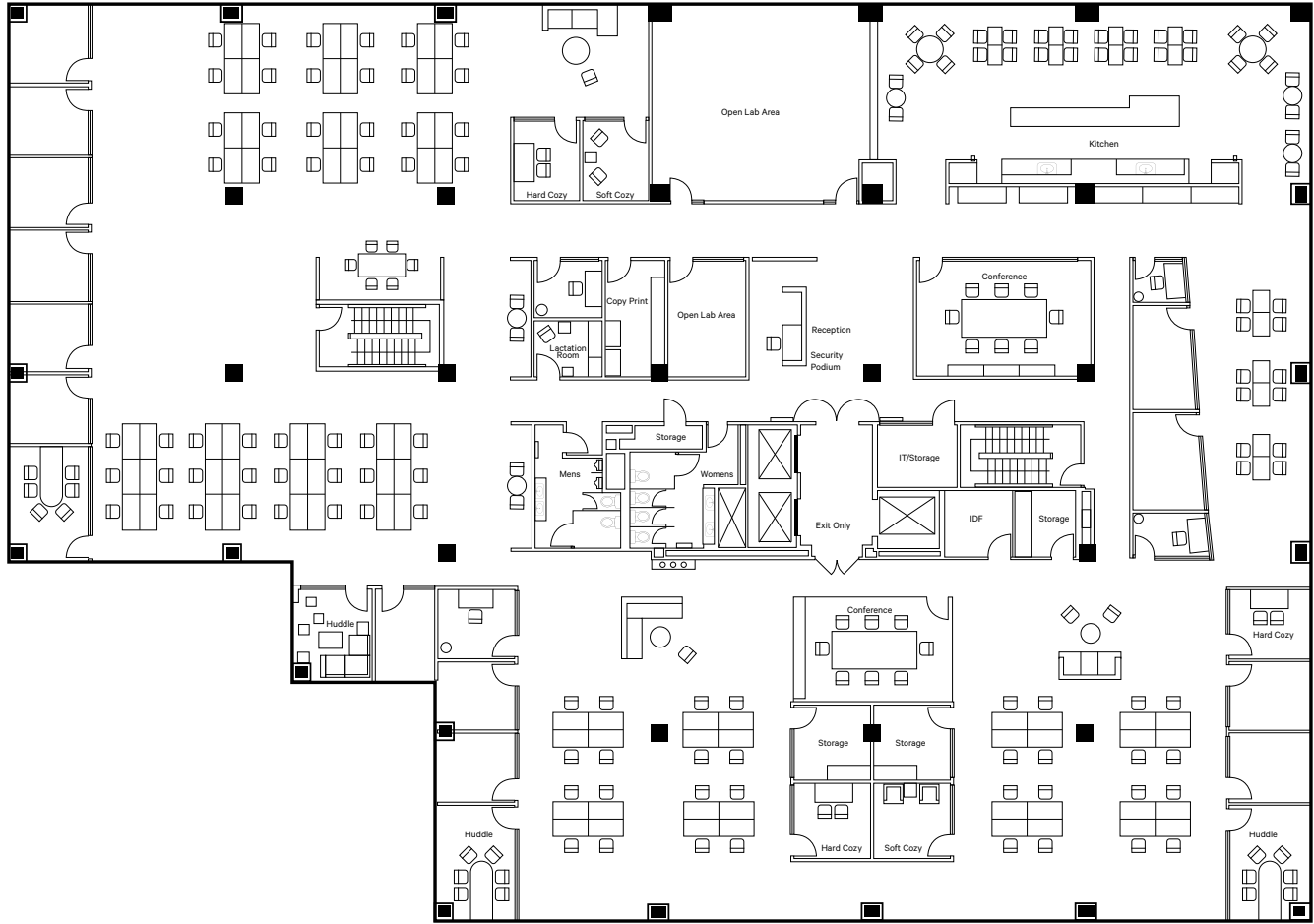


FULLY STAFFED FITNESS CENTER

FLOOR PLAN



VIRTUAL TOUR



3rd Floor – Suite 300

21,971 RSF

- » Plug-n-Play opportunity with FF&E included
- » Move-in ready creative office



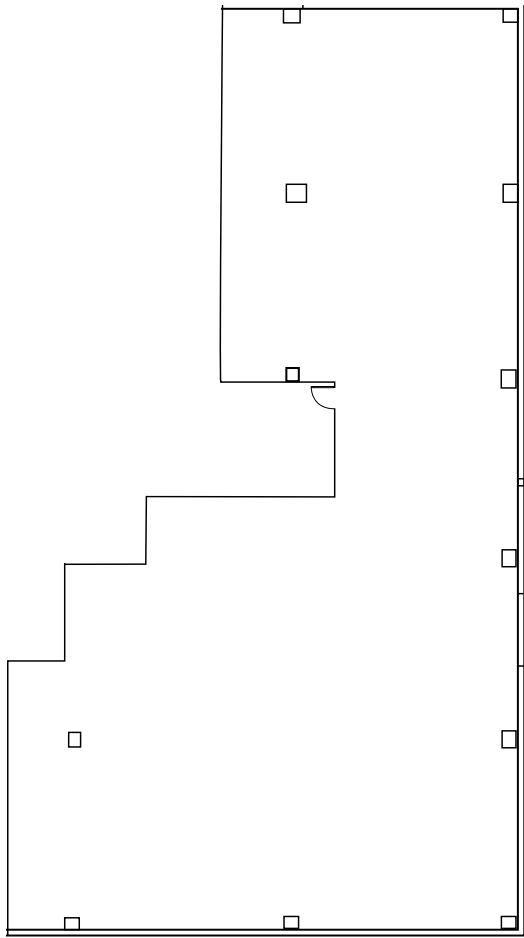
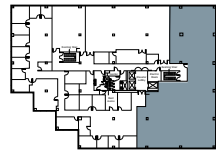
FLOOR PLAN



7th Floor - Suite 702

7,750 RSF

» Shell Condition



FUTURE CAMPUS SITE PLAN

EXISTING



1
EXISTING EXOS FITNESS
CENTER / FUTURE ALEX CLUB



2
KARL STRAUSS BREWERY &
RESTAURANT



3
CONFERENCE CENTER



4
PARK COMMONS FOOD HALL



5
PARKING AMENITIES
Car wash service, interior detail, vehicle
maintenance, EV Concierge and fuel
fill-up



6
GREENHOUSE &
GARDEN
Bi-weekly farmers market, free to
tenants



7
PADEL CLUBHOUSE & COURTS



8
FOOD & BEVERAGE +
CONVENIENCE RETAIL
Puesto, White Rice Bodega, UPS,
Grooming Service, Coffee Amenity

UNDER CONSTRUCTION



9
FUTURE FITNESS &
WELLNESS CENTER



- EXISTING
- UNDER CONSTRUCTION
- AMENITY

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