

for

# LEASE

## Courtney Business Center

# LEASE



**9731 Siempre Viva Road, Otay Mesa**

**Features:**

- Easy access from I-905 to Siempre Viva Road or Pasco de las Americas
- Outstanding Corner Location
- High Visibility Multi-Tenant Building
- 1,000 to 3,600 Sq. Ft. Units

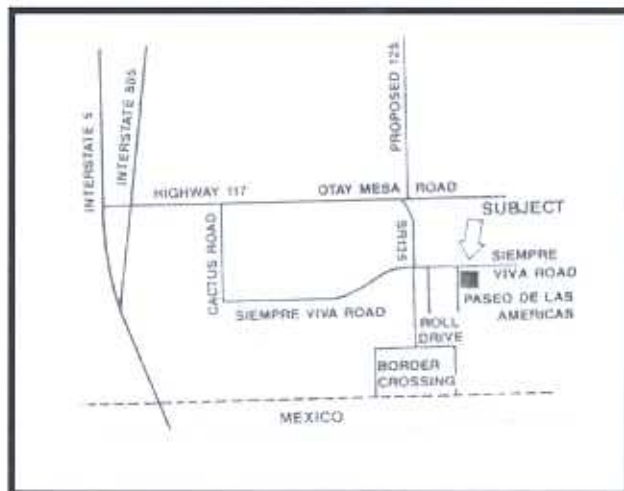
*For more information:*

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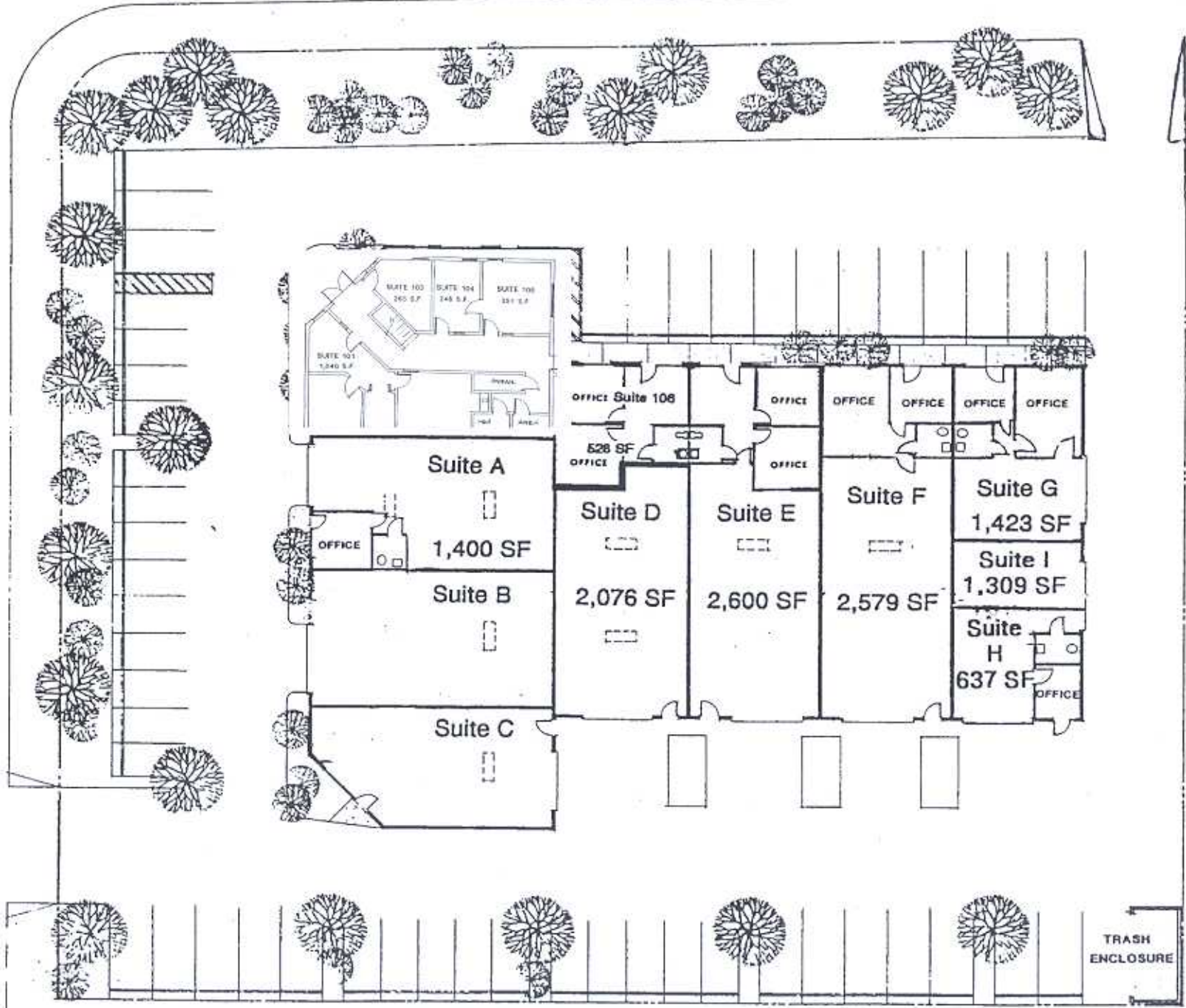


# Courtney Business Center

SIEMPRE VIVA ROAD

↑  
NORTH

PASEO DE LAS AMERICAS



TRASH ENCLOSURE



# COURTNEY BUSINESS CENTER

## EXECUTIVE SUITES

### Downstairs

<u>SUITE</u>	<u>SQ.FT.</u>	<u>PARKING SPACES</u>	<u>MONTHLY RENT</u>	<u>MONTHLY W/T/L</u>	<u>STATUS</u>	<u>COMMENTS</u>
101	1,040	5	---	---	Leased	1 recpt., 1 private & 1 large office, copy/storage room
103	265	1	---	---	Leased	
104/5	603	2	---	---	Leased	2 Offices
106	528	2	---	---	Leased	1 recpt., 2 private offices

### Upstairs

<u>SUITE</u>	<u>SQ.FT.</u>	<u>PARKING SPACES</u>	<u>MONTHLY RENT</u>	<u>W/T/L</u>	<u>STATUS</u>	<u>COMMENTS</u>
200	1,887	4	---	---	Leased	1 recpt., 3 offices, 1 conf.

\* Includes all utilities.

## WAREHOUSES

<u>SUITE</u>	<u>SQ.FT.</u>	<u>OFFICE AREA (APPROX.)</u>	<u>PARKING SPACES</u>	<u>MONTHLY RENT</u>	<u>W/T/L</u>	<u>STATUS</u>	<u>COMMENTS</u>
A	1,400		3	---	---	Leased	1 Office
B & C	3,680	2,280	9	---	---	Leased	1 recpt, 6 private offices conference room, and large open area, etc.
D	2,076		5	---	---	Leased	1 Office
E	2,600		8	---	---	Leased	1 recpt., 2 private offices
F	2,579		4	---	---	Leased	1 recpt., 2 offices
G	1,423	900	2	\$1,150	\$72	Available	2 private offices
H	637		2	---	---	Leased	1 recpt.
I	1,309		0	---	---	Leased	

Janitorial service can be provided two days per week at an additional charge. W/T/L = monthly fee for water, trash and landscaping services (fee is equivalent to \$.062 per square foot). Tenants are not charged for other operating expenses such as real estate taxes, insurance or H.V.A.C.

- \* Security Deposit is equivalent to two month's rent (subject to good credit history).
- \* Signage shall be paid by Tenant. Tenant signage is mandatory.

Signage Fee = \$58.00	Offices	Key Deposit = \$35.00
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Signage Fee = \$173.00	Warehouses	Key Deposit = \$35.00
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All prospective tenants are required to complete an application form and pay a \$35.00 credit check fee. Credit check MUST be processed prior to any lease preparation and completion.

All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, change of leasing price, or other conditions prior to sale, lease or financing, or withdrawal without notice.