

OFFICE SPACE FOR LEASE

Pacific Rim Pointe



9335 Airway Road, Olay Mesa, CA

FEATURES:

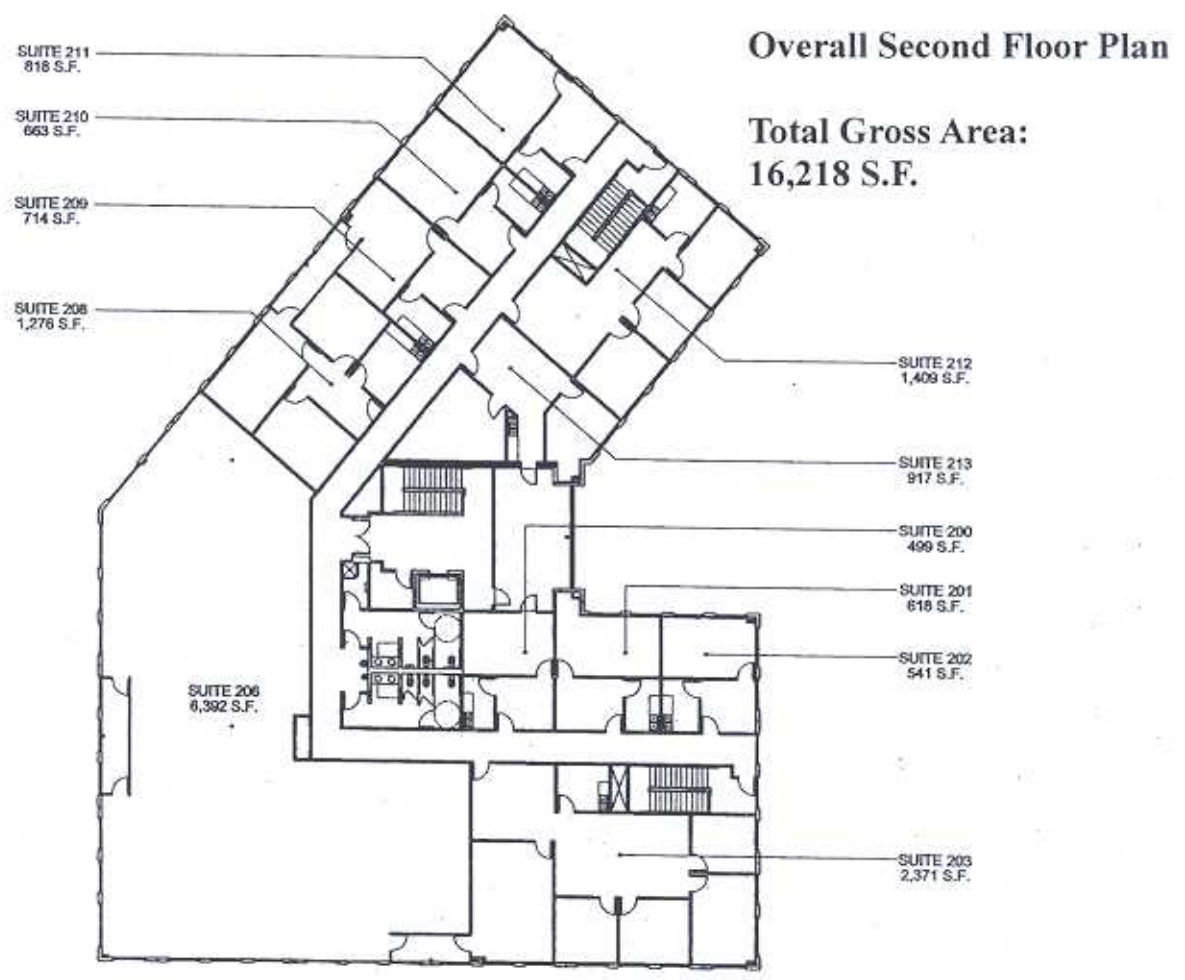
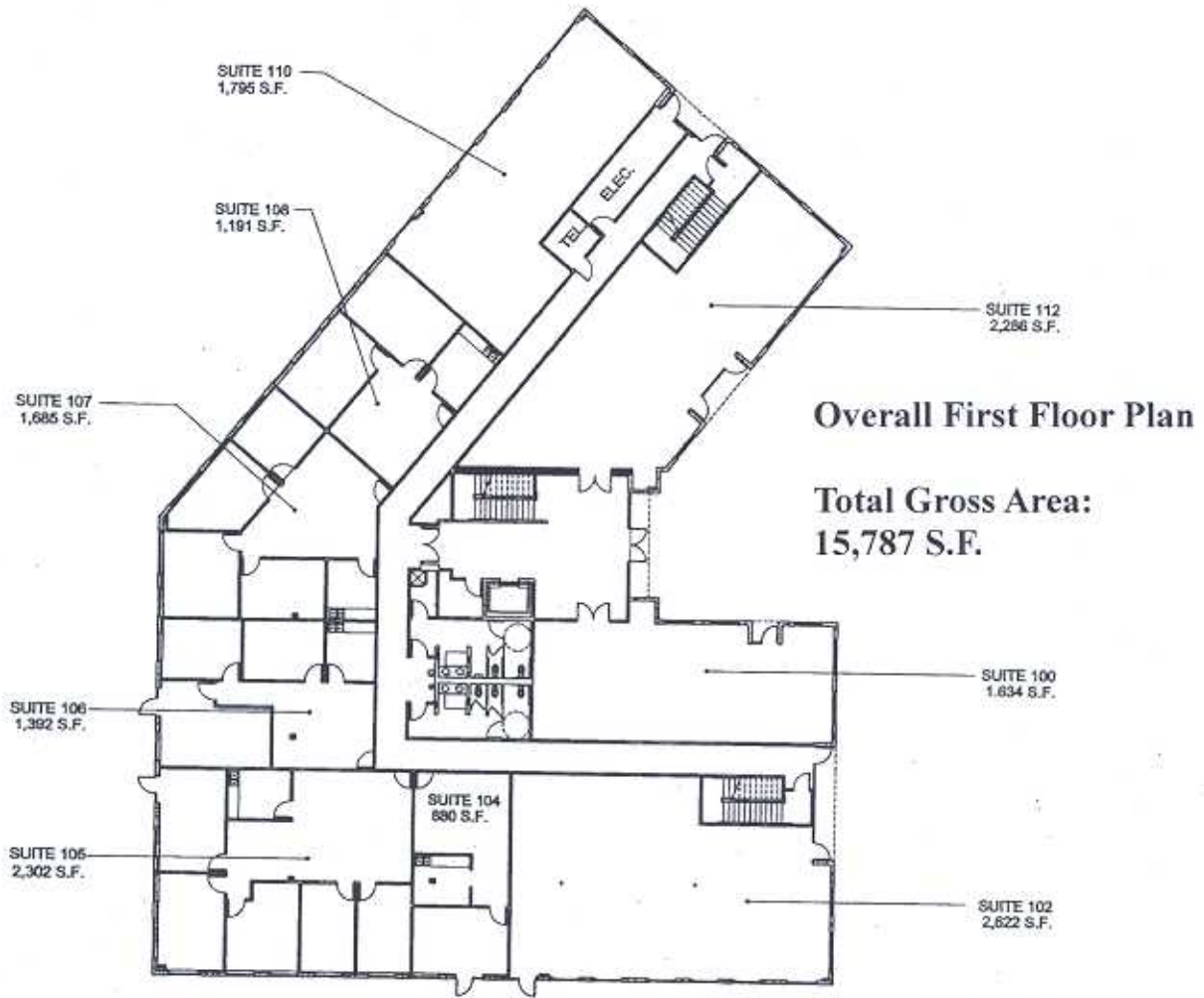
- The Pointe Features 32,000 Square Feet of Two Story Office/Retail Space
- Excellent Visibility from I-905/Olay Mesa Road
- Turn Key Suites from 499 Square Feet



For more information please contact:

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Pacific Rim Pointe

Available Space

as of November 2003



Office Building ~ First Floor ~ 9335 Airway Road

Suite	Status	Total Rentable Sq. Ft.**	T.I. Status	Monthly Rent NNN
100	Available ~ Retail / Commercial Space	1,634	Shell***	\$2,369.30
102	Available ~ Retail / Commercial Space	2,622	Shell***	\$3,618.36
104	Available	880	Improved	\$1,276.00
105	Available	2,302	Improved	\$3,107.70
106	Available	1,392	Improved	\$1,948.80
107	Available	1,685	Improved	\$2,325.30
108	Leased	1,191	Improved	xx
110	Available	1,795	Shell***	\$2,566.85
112	Leased	2,286	Shell***	xx

Office Building ~ Second Floor ~ 9335 Airway Road

Suite	Status	Total Rentable Sq. Ft.**	T.I. Status	Monthly Rent NNN
200	Leased	499	Improved	xx
201	Leased	618	Improved	xx
202	Available	541	Improved	\$876.42
203	Available	2,371	Improved	\$3,271.98
206	Available	6,392	Shell***	\$8,629.20
208	Available	1,276	Improved	\$1,850.20
209	Leased	714	Improved	xx
210	Available	663	Improved	\$1,047.54
211	Available	818	Improved	\$1,308.80
212	Available	1,409	Improved	\$2,000.78
213	Available	917	Improved	\$1,375.50

Industrial Building ~ 9355 Airway Road

Suite	Status	Total Rentable SF **	Mezzanine SF	Total Office SF	Grade/Ramps	Dock Doors	Lease Rate PSF NNN
1	Leased	30,022	2,032	4,310	1	4	xx
2	Leased	29,127	0	Shell	1	6	xx
3	Leased	29,127	0	Shell	1	6	xx
4	Leased	31,498	2,032	4,310	1	8	xx

Tenant will be responsible for Tenant's own Liability and Contents Insurance.

** Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area facilities (approximately 22.01% core factor for office building).

*** Tenant Improvement (T.I.) allowance of \$27 per sq. ft. on shell space.

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All information furnished regarding property for lease 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 lease, or withdrawal without notice.