



PACTECH

by ALEXANDRIA



PACTECH

PROPERTY OVERVIEW

PacTech is a 5-building, multi-tenant business park totaling approximately 545,000 SF on a 30-acre site. The project can accommodate a variety of uses such as cGMP lab manufacturing, R&D, office and industrial distribution space.

Current Availability

	Suite Number	Available SF	Timing
9393 Waples St.	Suite 120	20,433	Vacant
	Suite 150	39,564	12/01/2023
9401 Waples St.	Suite 120	22,176	05/01/2023
9389 Waples St.	Leased		
9455 Waples St.	Leased		
9477 Waples St.	Leased		



PACTECH NEIGHBORHOOD

The project is located in the heart of the Science Sector and is easily accessible off of the intersection of Mira Mesa Boulevard and Huennekens Street. The project is surrounded by several prominent technology and life science companies.

Tech Tenants
 Life Science Tenants



9393

Waples St.

Suite 120
20,433 SF
Vacant



Total Building ± 115,896 SF

Fully Sprinklered

Build-out ± 15% office / 85% warehouse

Asking Rate Call Broker

Loading 2 dock / 1 knock-out panel (grade level)

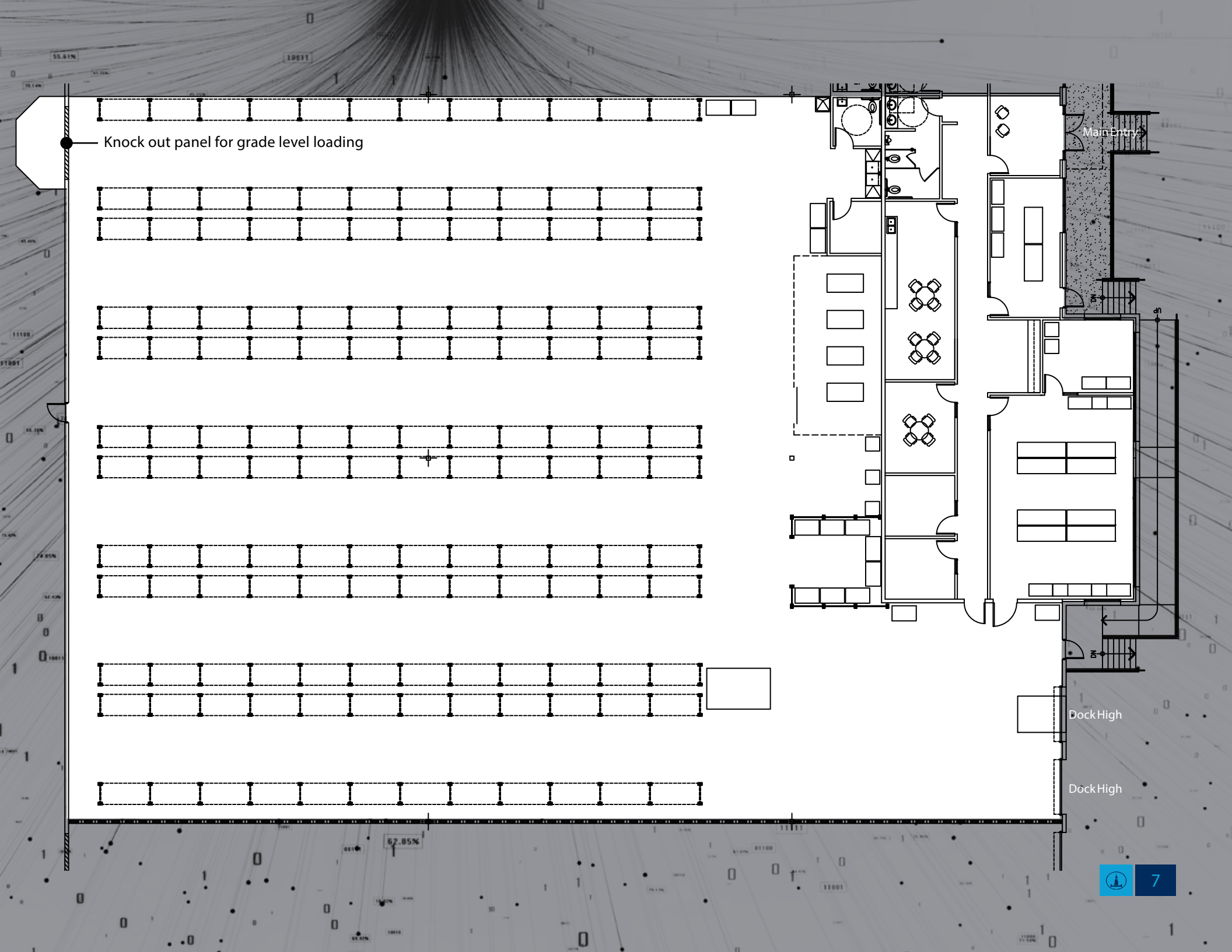
Comments
The space can be made contiguous with end cap unit Suite 150 for approximately 59,567 SF.

Clear Height ± 27'

Column Spacing 60' x 60'

Power 400 amps, 277/480V (Tenant to verify)

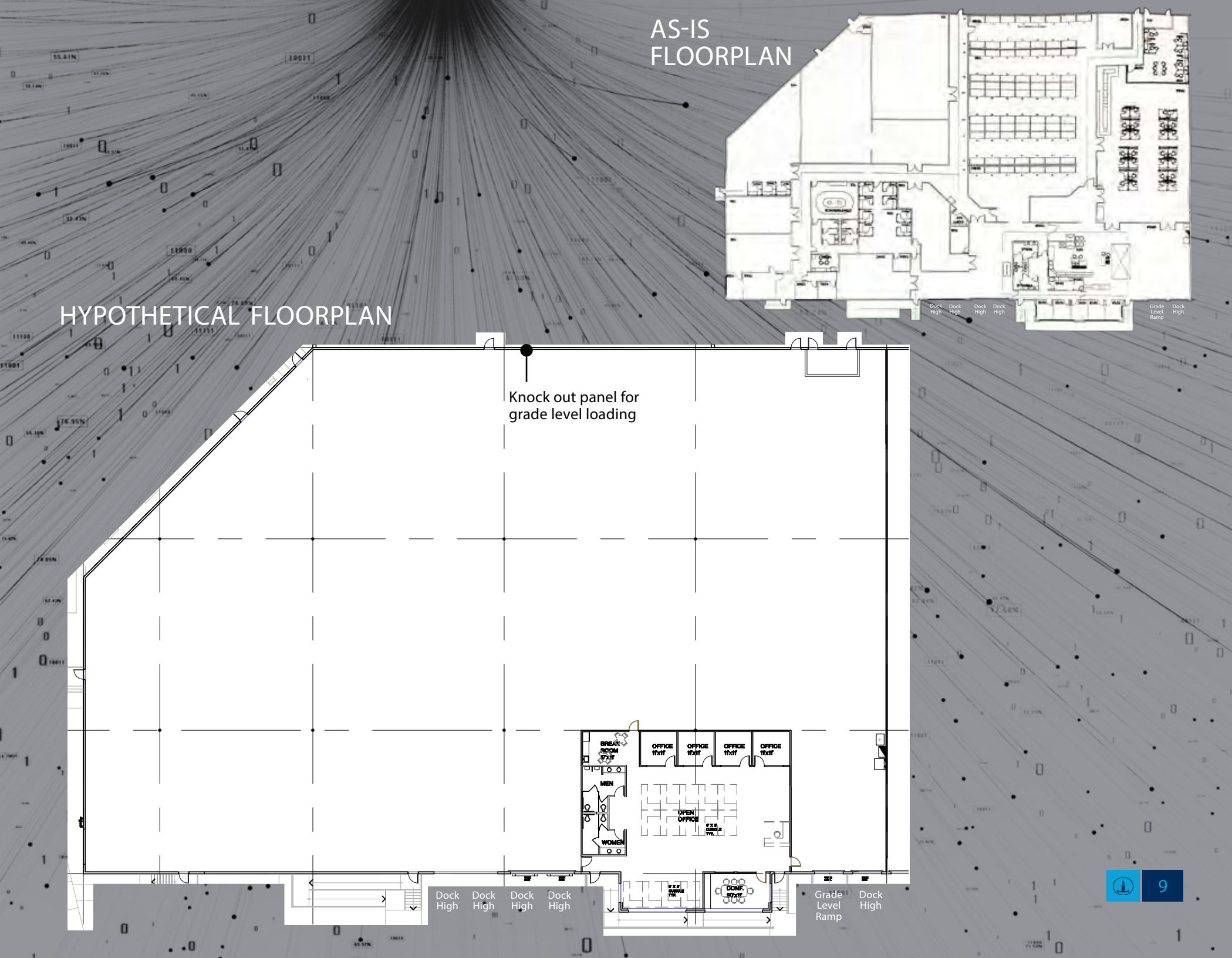
Parking Ratio 2.0 / 1,000 SF



9393

Waples St.

Suite 150
39,564 SF
Vacant



Total Building	± 115,896 SF	Parking Ratio	2.0/1,000 SF
Current Build-out	± 60% office / 40% warehouse	Fully Sprinklered	
Future Spec Plan	± 9% office / 91% warehouse	Asking Rate	Call Broker
Loading	5 dock / 1 grade / 1 knock-out panel (grade level)	Comments	End cap unit. This space can be made contiguous with Suite 120 for approximately 59,567 SF.
Clear Height	± 27'		
Column Spacing	60' x 60'		
Power	1,600 amps, 277/480V (Tenant to verify)		



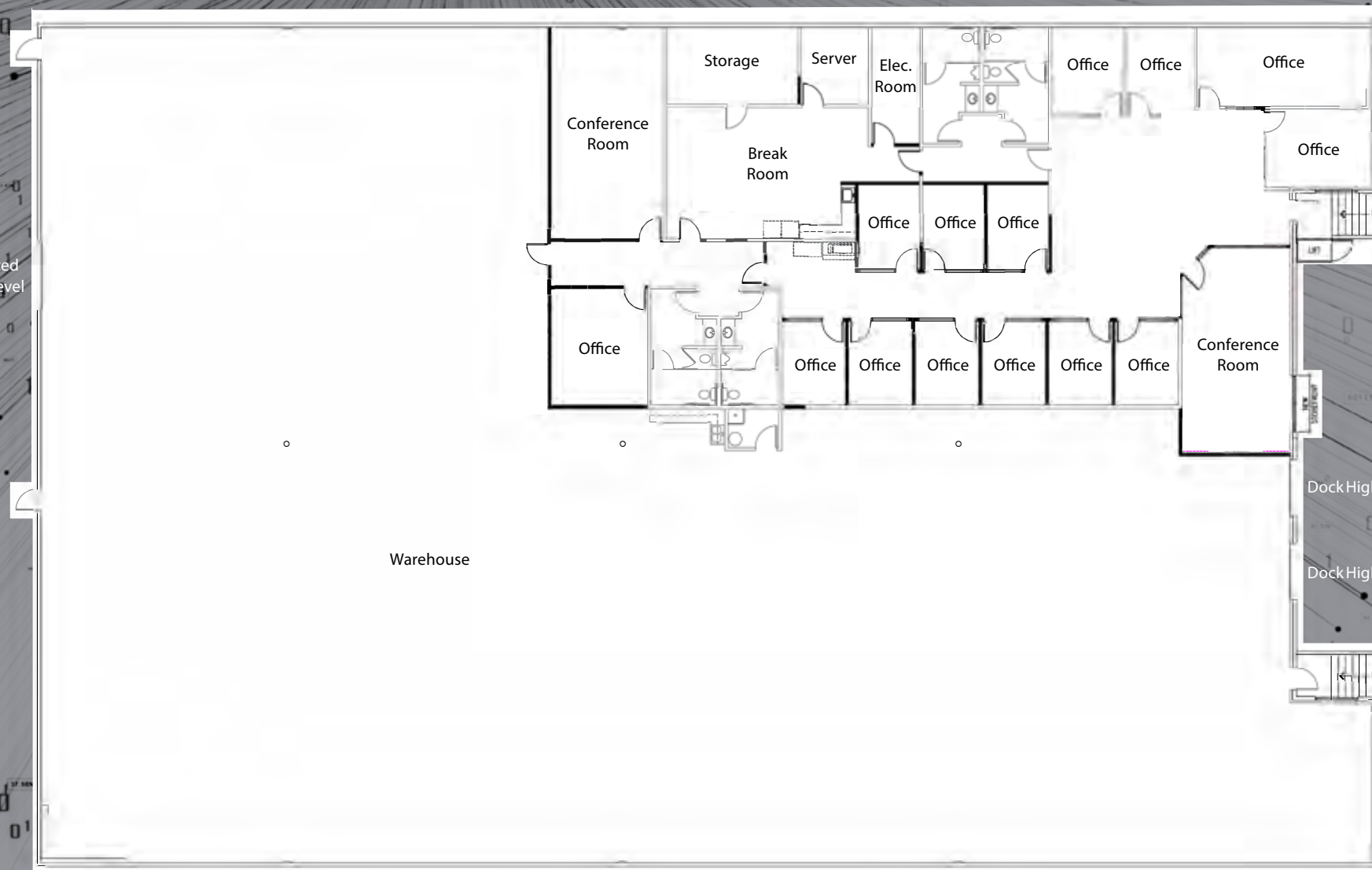
9401

Waples St.

Suite 120
22,176 SF
Available 05/01/2023



Total Building	± 132,059 SF	Fully Sprinklered
Build-out	± 30% office / 70% warehouse	Asking Rate Call Broker
Loading	2 dock (1 double wide loading position) / 1 oversized grade level	Comments Available May 1, 2023.
Clear Height	± 24'	
Power	1,600 amps, 277/488V (Tenant to verify)	
Parking Ratio	2.0/1,000 SF	



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