

# For Lease

7901 Vickers Street  
San Diego, CA 92111



CAPITAL GROWTH  
PROPERTIES, INC.



## San Diego Lab/Medical Office Space

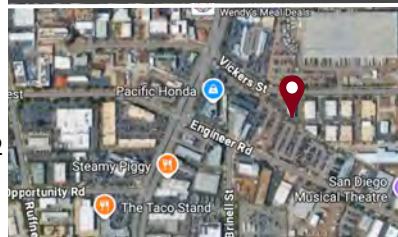
### Property Highlights

- Two-story, free-standing building
- 13 private offices | 19 dedicated lab spaces
- 4 restrooms, including one with a shower
- Kitchen/breakroom with included furnishings
- Abundant onsite parking
- Convenient access to I-805, Hwy. 163, & Hwy. 52
- Located in the dynamic Convoy neighborhood near top dining, retail, and services

### Available Space

#### Size

Approximately 10,253 Square Feet



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The image contains two floor plans of a building, likely a research facility or laboratory.

**Left Floor Plan:**

- Top Left:** A large 'Office' space.
- Below Top Left:** A vertical strip containing two 'RR' (Restroom) spaces.
- Below RR:** A staircase.
- Top Center:** A row of three 'Office' spaces.
- Center:** A large 'Kitchen' space.
- Right of Kitchen:** A 'Lab' space.
- Bottom Right:** A vertical strip of four 'Office' spaces.
- Bottom:** A row of three 'Office' spaces.

**Right Floor Plan:**

- Top:** A row of three 'Lab' spaces.
- Left Side:** A vertical strip containing a staircase, a 'Lab' space, another staircase, and an 'Office' space.
- Center:** A complex arrangement of spaces including 'Lab', 'RR', and 'Lab'.
- Right Side:** A vertical strip containing several 'Lab' spaces.
- Bottom:** A row of spaces including 'Office', 'RR', 'Lab', and 'Lab'.
- Label:** 'Outside Stairs' is written vertically between the two plans.

## Second Floor



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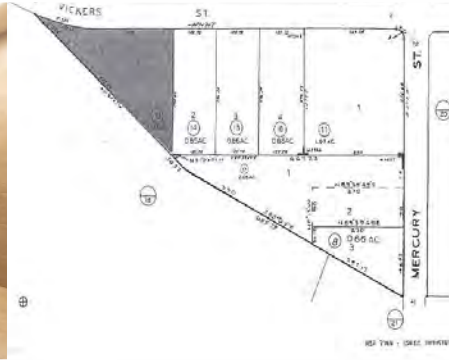
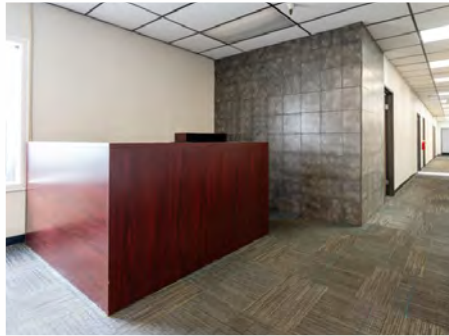
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"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend **Todd Law!**"

- Alan Cox

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