

# FOR LEASE

# MIRAMAR OFFICE/MEDICAL

8996 MIRAMAR ROAD | SAN DIEGO, CA 92126



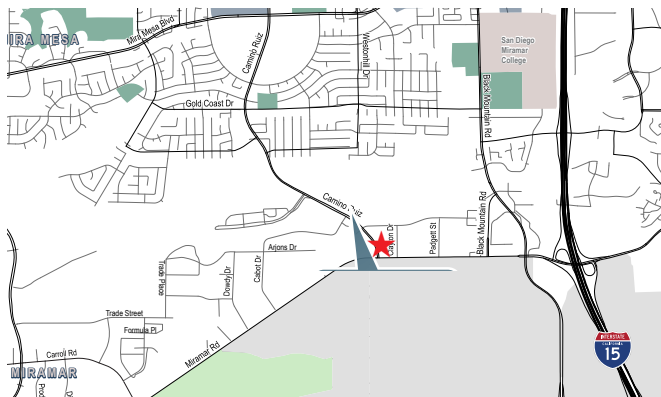
## AVAILABILITY

±1,050 SF – ±4,716 RSF

## LEASE RATES

OFFICE: \$1.65 + U & J PSF/MO.

MEDICAL: **NEGOTIABLE**



## PROPERTY HIGHLIGHTS

- Building and monument signage available
- Retail amenities in adjacent shopping center include At Ease Games, Royal India and Seaside Buffet
- Signalized corner with easy ingress and egress
- Parking:
  - » ±4.0/1,000 PSF Parking Ratio
  - » Additional ±70 reserved parking spaces available\*
- Less than 1 mile from I-15 and 3 miles from I-805
- Excellent visibility facing Miramar Road
- Lobby and common area upgrades recently completed

*\*Rates subject to change based on add'l parking needed*

### BRANDON KEITH

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# Voit

REAL ESTATE SERVICES

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COMMON AREA PRIVATE ATRIUM



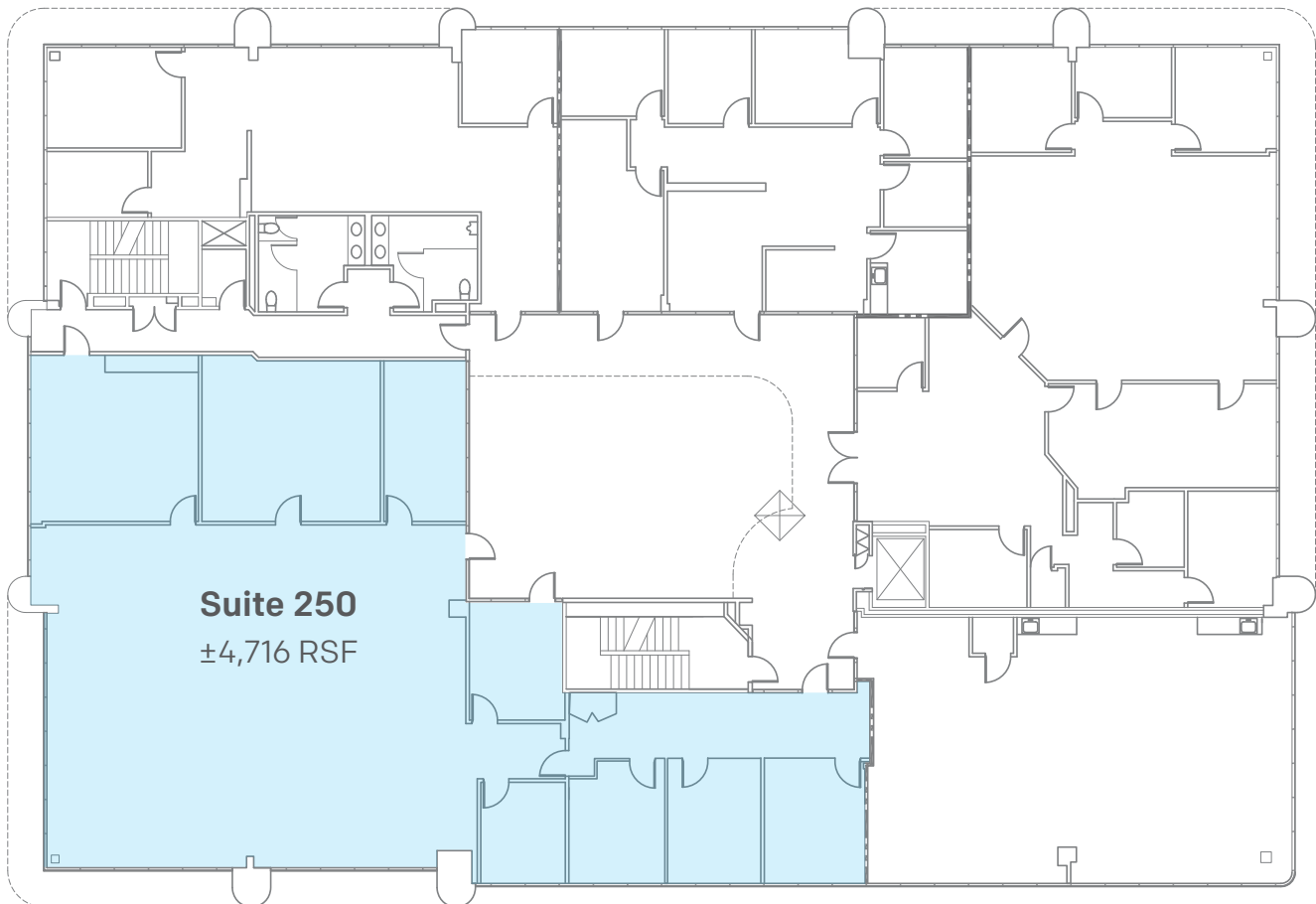
NEW LOBBY FINISHES

## FLOOR PLANS

### SECOND FLOOR

Suite	RSF	Comments
250	±4,716 RSF	Reception, (6) private offices, (2) large conference rooms and mostly open area. Rate negotiable based on Tenant Improvements needed. Available Now.

\* Majority of second floor potentially available for up to ±9,637 RSF



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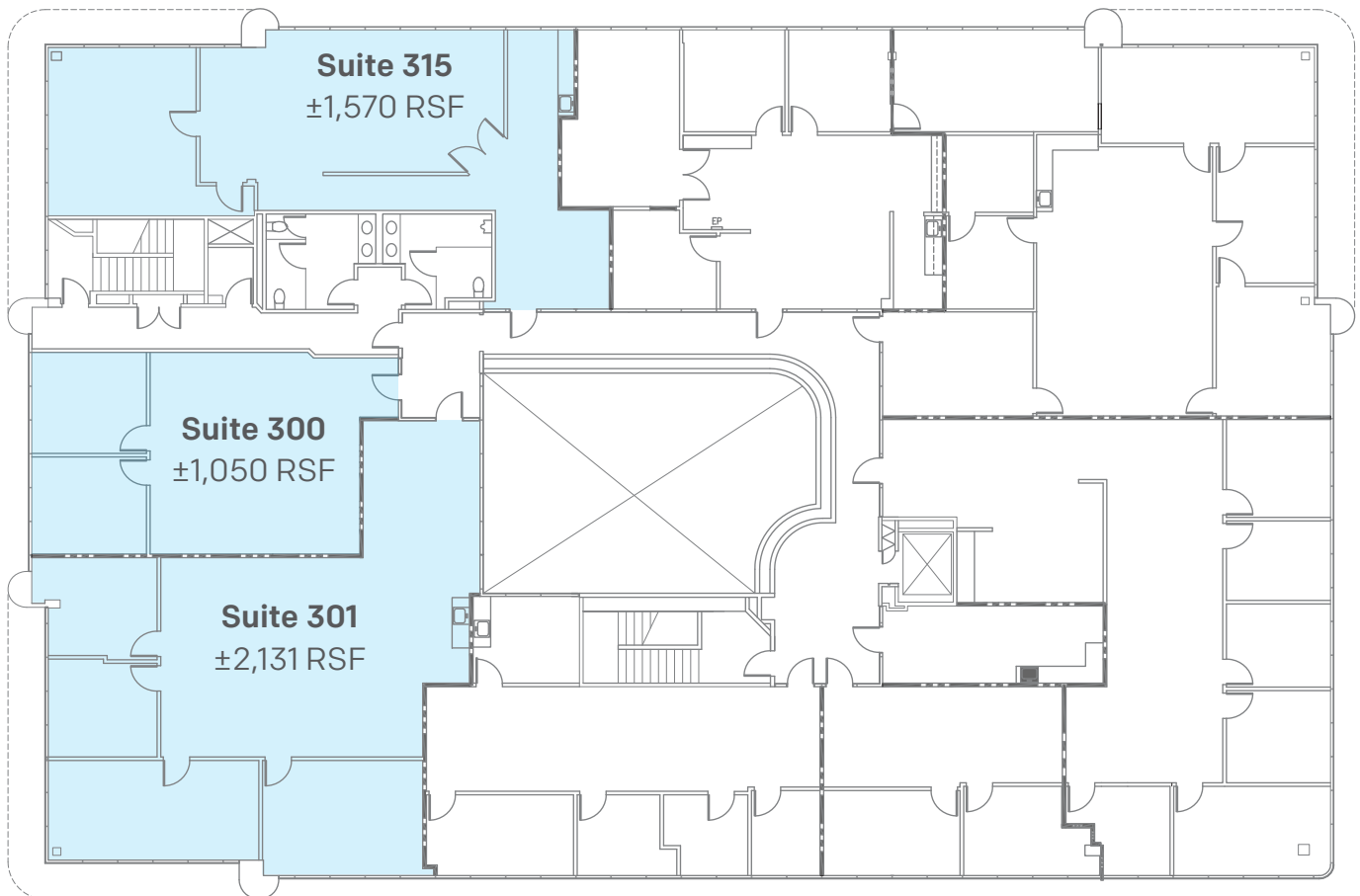


## FLOOR PLANS

### THIRD FLOOR

Suite	RSF	Comments
300	±1,050 RSF	(2) private offices and open area. Available Now.
301	±2,131 RSF	(4) private offices and open kitchenette. Available Now.
315	±1,570 RSF	Reception, (1) private office, (1) semi-enclosed open area and open kitchenette. Available Now.

\* Suites 300 and 301 are contiguous for a total of ±3,181 RSF



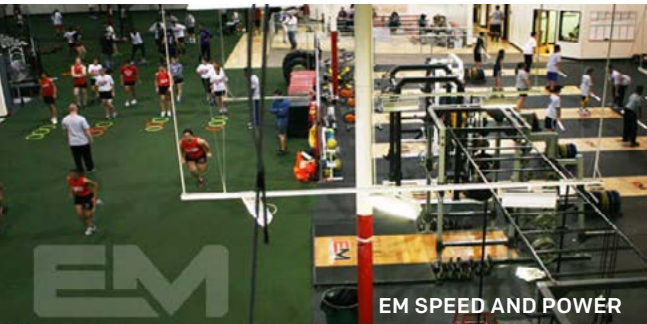
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### PROJECT AMENITIES

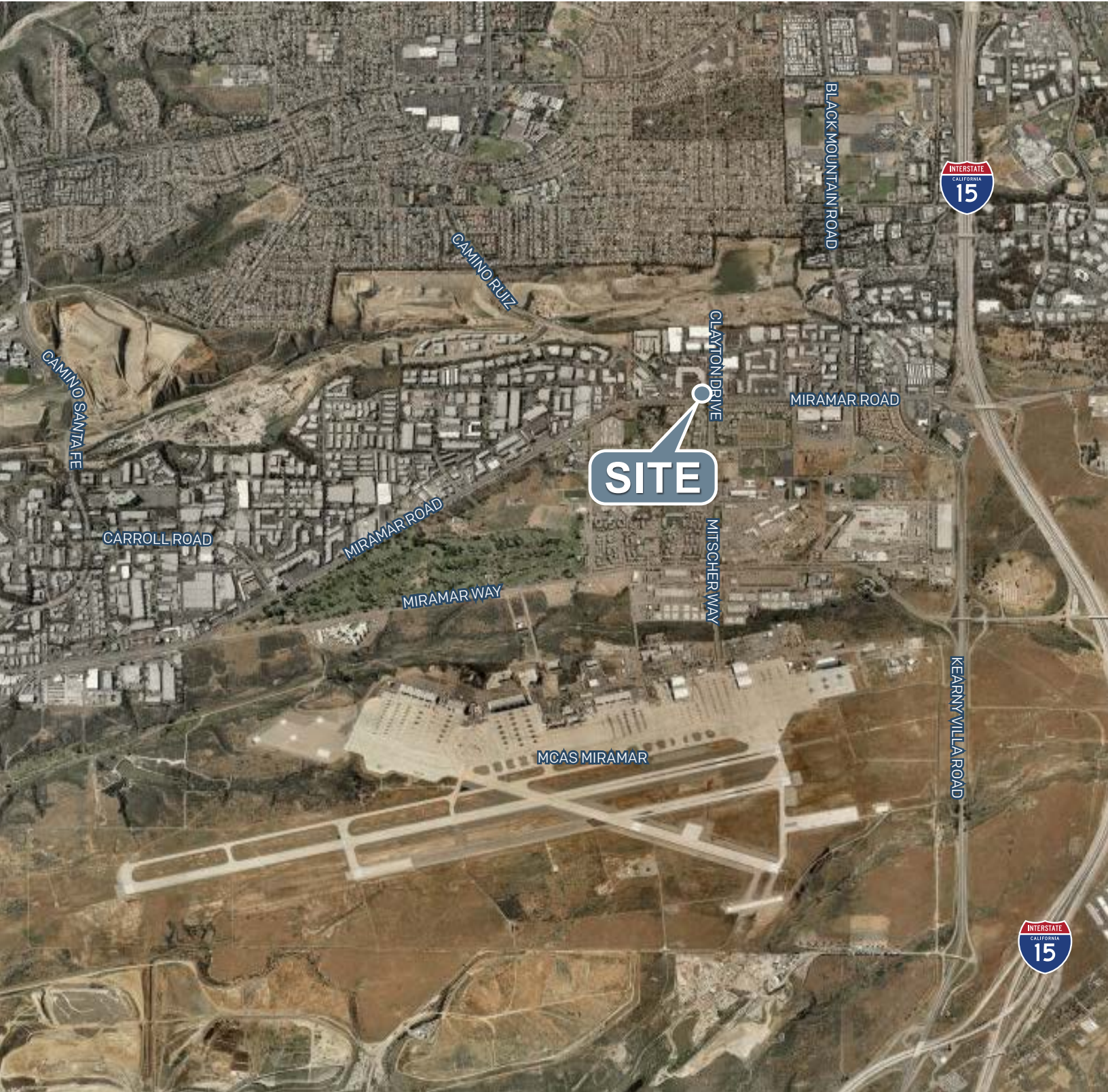
- 1** AT EASE GAMES caters to gamers with an ample supply of board games available, along with tournament style amenities for miniatures based gaming. Website: <https://ateasegames.com/>
- 2** ROYAL INDIA restaurants have been voted the best Indian restaurants year after year. Royal India combines years of experience and cooking talents to provide a tranquil ambiance and award winning authentic Indian food to its customers. Royal India has been voted time and time again as San Diego's best Indian restaurants. Website: <https://www.royalindiamiramar.com/>
- 3** SEASIDE BUFFET is one of San Diego's Premier Buffets. The chefs at Seaside Buffet have crafted up a wide variety of dishes and food stations unlike any other San Diego Buffet, including a Teppanyaki Grill, Brazilian BBQ, Noodle Station, and so much more. From its unparalleled service to delicious buffet dishes, Seaside buffet is know for creating the quintessential dining experience that customers seek. Website: <http://www.seasidebuffet.com/>
- 4** EM SPORTS has helped more than 40,000 athletes get faster, stronger and more explosive in all sports. EM assesses the Total Athlete, testing Athletic, Sensory, Vision, Reaction and Sports Specific performance skills, giving each athlete an individual plan to success. EM is the first to provide 'expert instructed' innovations like Vision, Sensory, Reaction Training, Physical Therapy, Tutoring and more.



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