

MIRAMAR METROPLEX



7340 & 7480 MIRAMAR ROAD, SAN DIEGO, CA 92126
2,740 RSF - 19,156 RSF AVAILABLE FOR LEASE - OFFICE & RETAIL

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REAL ESTATE SERVICES

MIRAMAR METROPLEX

Miramar Metroplex offers retail, traditional office and creative office workspace environment. Architecture features including open floor plans, high ceilings, exposed central heating and air-conditioned ducting with extensive natural light throughout. The innovative design allows for companies to collaborate in a positive working atmosphere while increasing facility efficiencies. Elements such as glass grade-level doors provide for open air settings.

Metroplex is ideally situated in Western Miramar, which provides easy access to Interstates 805 & 15 and is in close proximity to numerous fast casual and sit-down dining options. It is ideal location; central to employees, customers and suppliers.

2,740 RSF - 19,156 RSF

Available Square Feet

ASKING RATE

\$1.35 - \$1.65 PSF/MO. NNN (NNN=\$0.29)





203,547 RSF
Project Size



2,740 - 19,156 RSF
Available Size



ELEVATOR
Served



INTERNET CONNECTIVITY
Fiber optic connectivity available
- AT&T
- Spectrum
- Geolinks



36,990 ADT
Miramar Road + Carroll Road



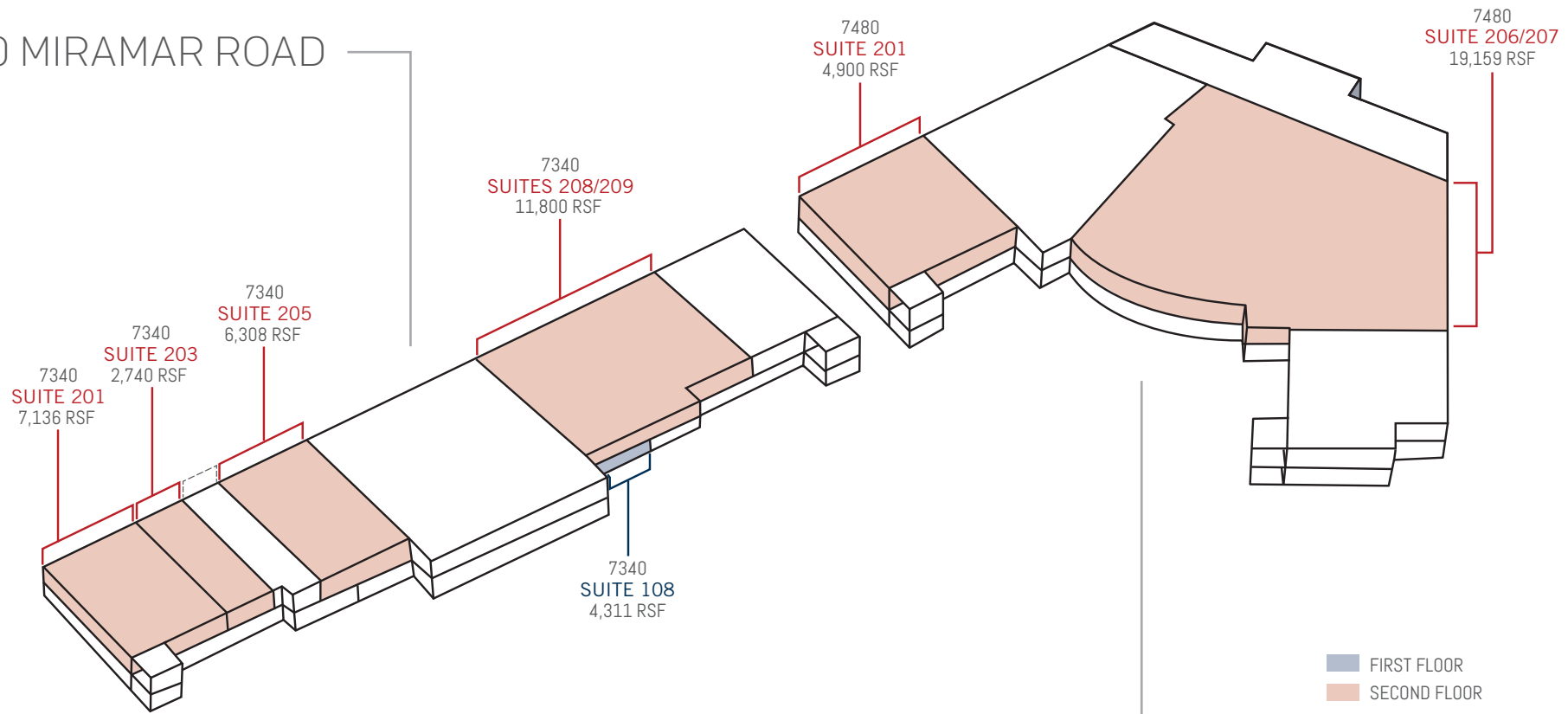
3.40/1,000
Parking Ratio



GRADE LEVEL
Roll-Up Doors



7340 MIRAMAR ROAD



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7340 MIRAMAR ROAD

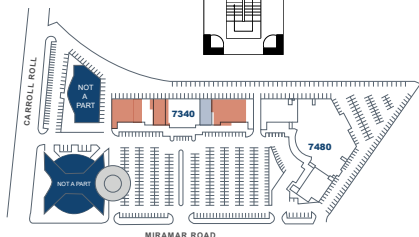
Availability

FIRST FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
108	4,311 SF	\$1.65/SF NNN (NNN=\$0.29)	Ground floor retail space. Frontage on Miramar Road. Available with a 30 day notice.

SECOND FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
201	7,136 SF	\$1.35/SF NNN	Shell condition
203	2,740 SF	\$1.35/SF NNN	Both private offices & open area
205	6,308 SF	\$1.35/SF NNN	100% office
208	11,800 SF	\$1.35/SF NNN	100% office; Divisible

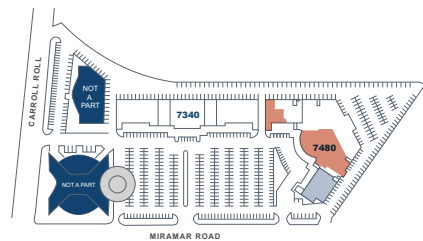
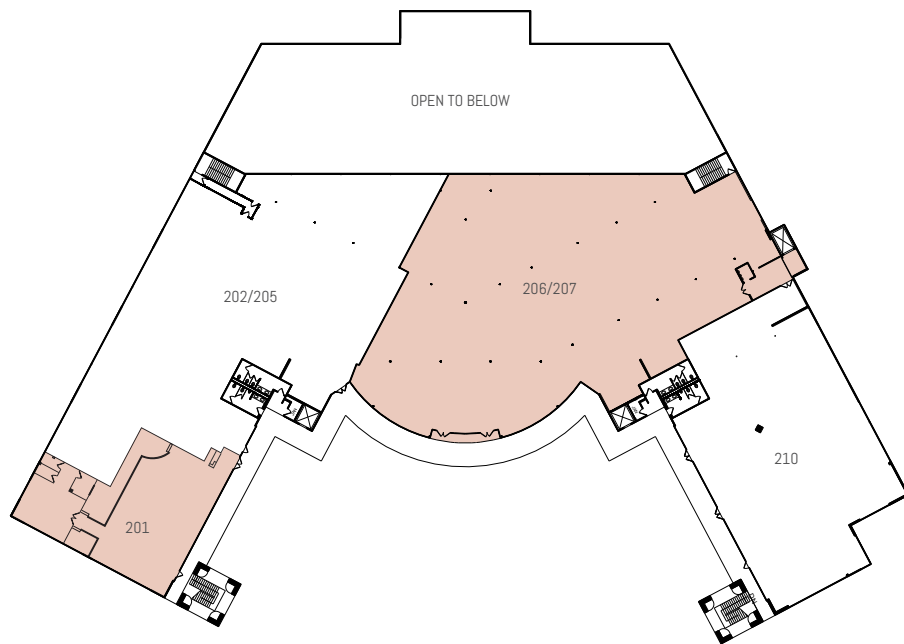


7480 MIRAMAR ROAD

Availability

SECOND FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
201	4,900 SF	\$1.35/SF NNN	Previous dance studio
207	19,159 SF	\$1.35/SF NNN	Shell condition





Encinitas

Rancho Santa Fe

Solana Beach

Poway

Del Mar

Sorrento Valley

Mira Mesa

Scripps Ranch

Sorrento Mesa

Miramar

Miramar Marine Corps Air Station

Torrey Pines

Eucaly Hills

KENAMAR DRIVE

Santee

CARROLL ROAD

7340

7480

Kearny Mesa

W. Garfield

Boston

Mesa

El Cajon

5

15

125

Casa de Oro / Mt Helix

Ocean Beach

San Diego International Airport

Central San Diego

La Mesa

Spring Valley

Lemon Grove

La Presa

MIRAMAR ROAD

North Island Naval Air Station

Pt Loma

Bonita

Eastlake

Chula Vista

Imperial Beach

Otay Mesa

San Ysidro



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