

**FOR SALE
OR LEASE**

Miralani Corporate Center

8665-8685 Miralani Drive, San Diego, California 92126



DETAILS

OVERVIEW

8665 MIRALANI DR

8675 MIRALANI DR

8685 MIRALANI DR

RANDY LACHANCE, SIOR

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REAL ESTATE SERVICES

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PROPERTY DETAILS

ADDRESS.....	8665, 8675, & 8685 Miralani Drive
PROJECT SIZE	74,064 SF
ZONING	IL-2-1
LOADING.....	Grade Level & Dock Wells
SIGNAGE	Building Top
PARKING.....	2.1/1,000 Expandable to 3.1/1,000
FEATURES	Skylights Efficient mix of office, R&D, & warehouse space Drive-around truck access High clear height Quiet park-like surroundings Eastern Miramar location Low NNNs (±\$0.19 PSF)
ASKING RENT	\$0.45 - \$0.60 NNN
SALE PRICE	\$105 PSF



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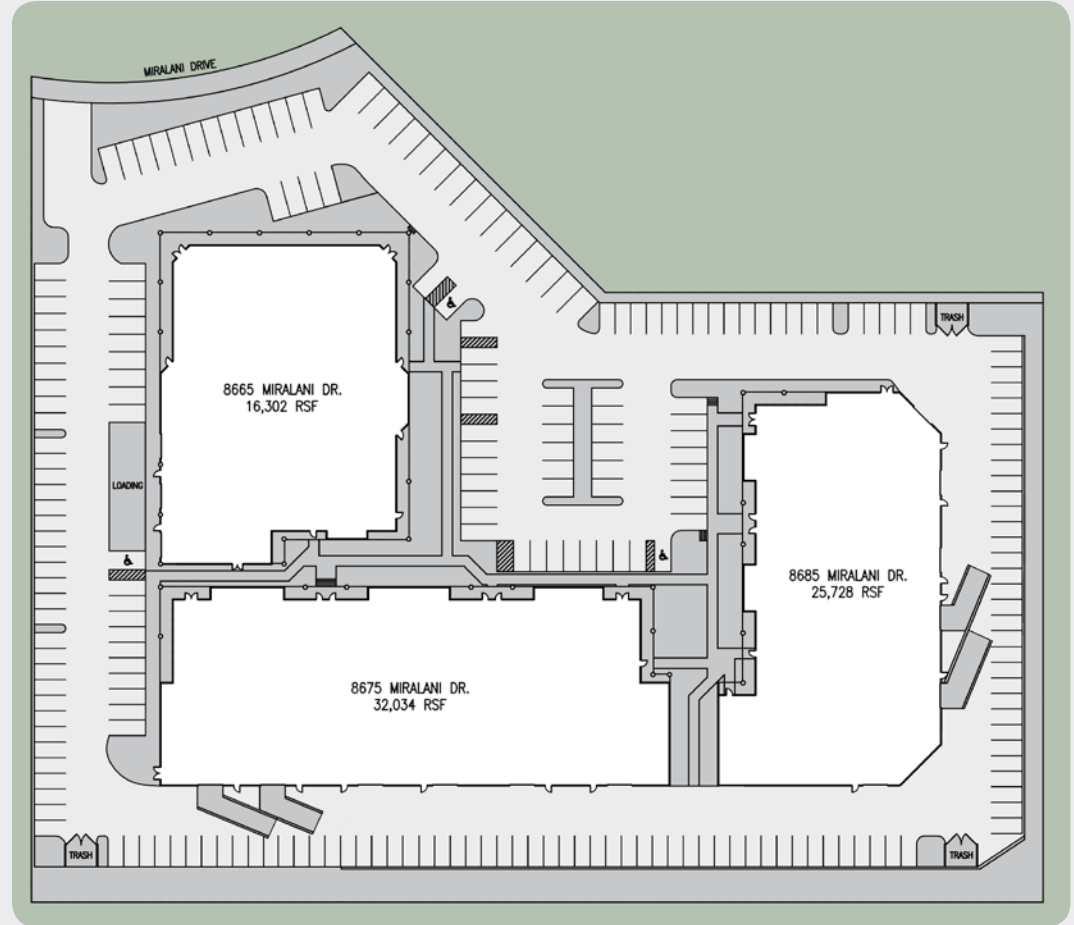
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PROPERTY OVERVIEW

Building Size	Available Space	% Office	Clear Height	Loading	
				GL	DW
8665 MIRALANI DRIVE					
16,302 SF	3,439 - 16,302 SF	75%	14'	3	N/A
8675 MIRALANI DRIVE					
32,034 SF	4,762 - 32,034 SF	20%	20' - 22'	5	2
8685 MIRALANI DRIVE					
25,728 SF	25,728 SF (Divisible)	20%	20' - 22'	6	2

*See individual building pages for availabilities



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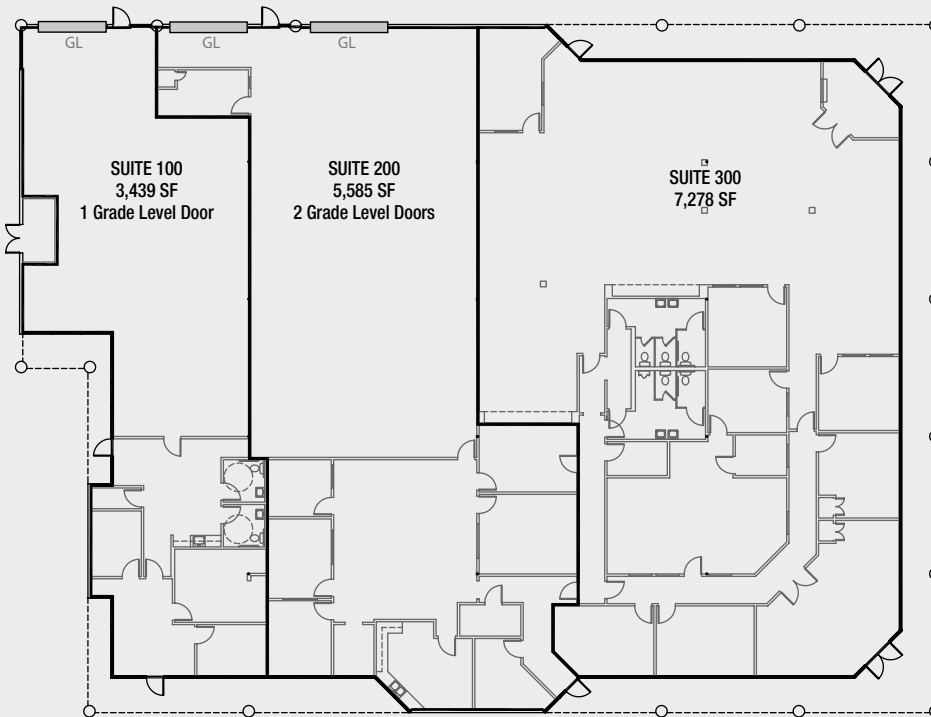
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8665 MIRALANI DRIVE | 16,302 SF (Divisible to 3,439 SF)

Suite	Size	% Office	Clear Height	Loading	Asking Rate	Available
100	3,439 SF	35%	14'	1 Grade Level	\$0.55 NNN (NNN=\$0.19)	Now
200	5,585 SF	35%	14'	2 Grade Level	\$0.55 NNN (NNN=\$0.19)	30 Day Notice
300	7,278 SF	100%	14'	None	\$0.60 NNN (NNN=\$0.19)	Now



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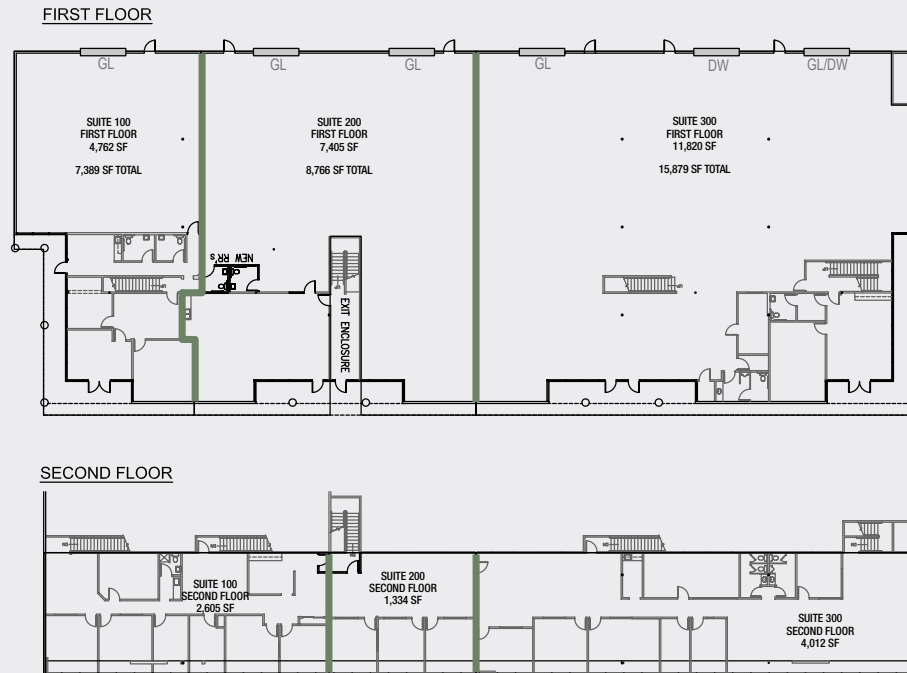
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8675 MIRALANI DRIVE | 32,034 SF (Divisible to 4,762 SF) | *OPTION 1*

Suite	Size	% Office	Clear Height	Loading	Asking Rate	Available
100	7,389 SF	45%	22'	1 Grade Level	\$0.50 NNN (NNN=\$0.19)	Now
200	8,766 SF	20%	22'	2 Grade Level	\$0.45 NNN (NNN=\$0.19)	Now
300	15,879 SF	30%	22'	2 Grade Level 2 Dock Wells	\$0.45 NNN (NNN=\$0.19)	Now



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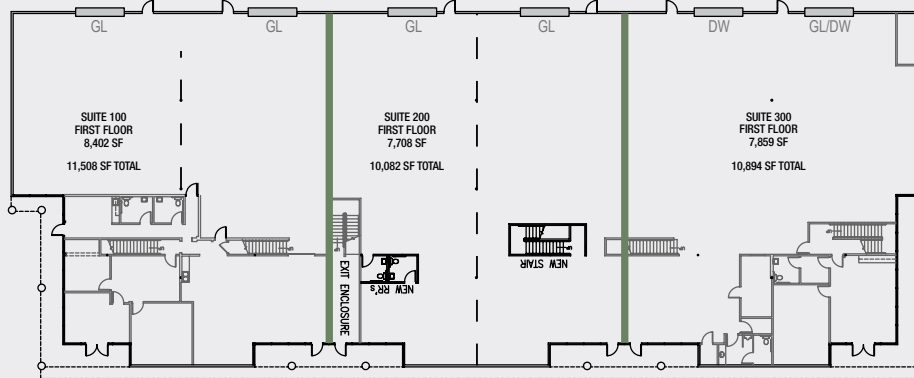
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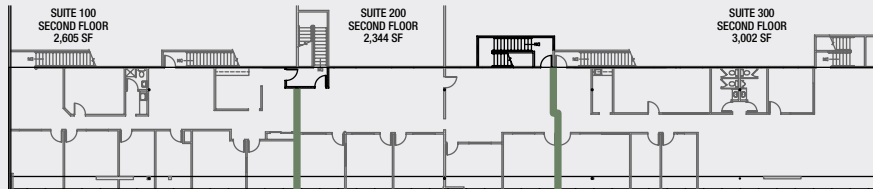
8675 MIRALANI DRIVE | 32,034 SF (Divisible to 4,762 SF) | *OPTION 2*

Suite	Size	% Office	Clear Height	Loading	Asking Rate	Available
100	11,058 SF	40%	22'	2 Grade Level	\$0.50 NNN (NNN=\$0.19)	Now
200	10,082 SF	25%	22'	2 Grade Level	\$0.45 NNN (NNN=\$0.19)	Now
300	10,894 SF	30%	22'	1 Grade Level 2 Dock Wells	\$0.45 NNN (NNN=\$0.19)	Now

FIRST FLOOR



SECOND FLOOR



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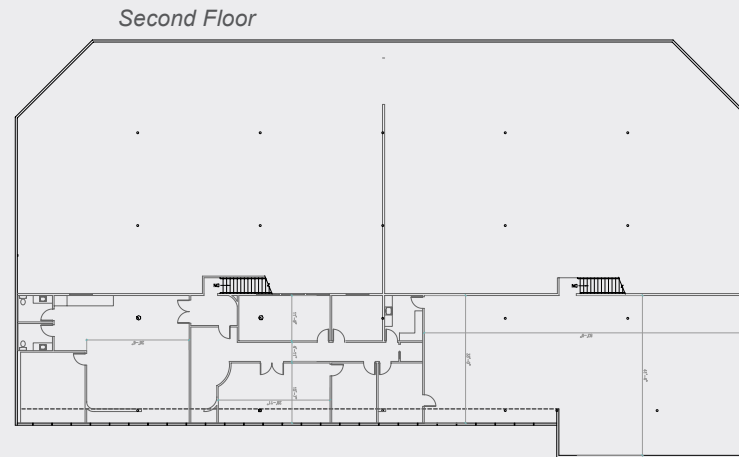
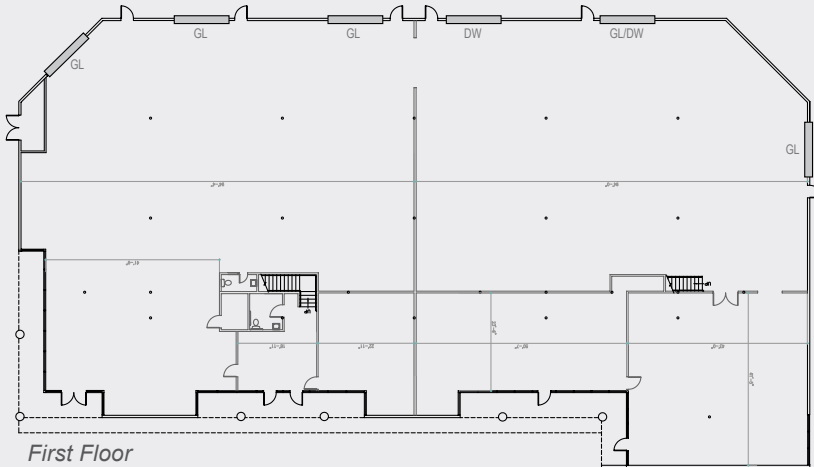
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8685 MIRALANI DRIVE | 25,728 SF (Divisible)

Size	% Office	Clear Height	Loading	Asking Rate	Available
25,728 SF (Divisible)	15%	22'	5 Grade Level 2 Dock Wells	\$0.45 NNN (NNN=\$0.19)	Now



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