



FOR LEASE

MIRAMAR BUSINESS PARK

7606-7636 MIRAMAR ROAD || SAN DIEGO, CA 92121

LPCWEST
LINCOLN PROPERTY COMPANY

CBRE



Industrial suites between
3,240 - 6,828 SF available

Building Features



Part of an approximately
86,928 SF business park



Grade level loading with
drive around access



Ample parking
2.7/1,000



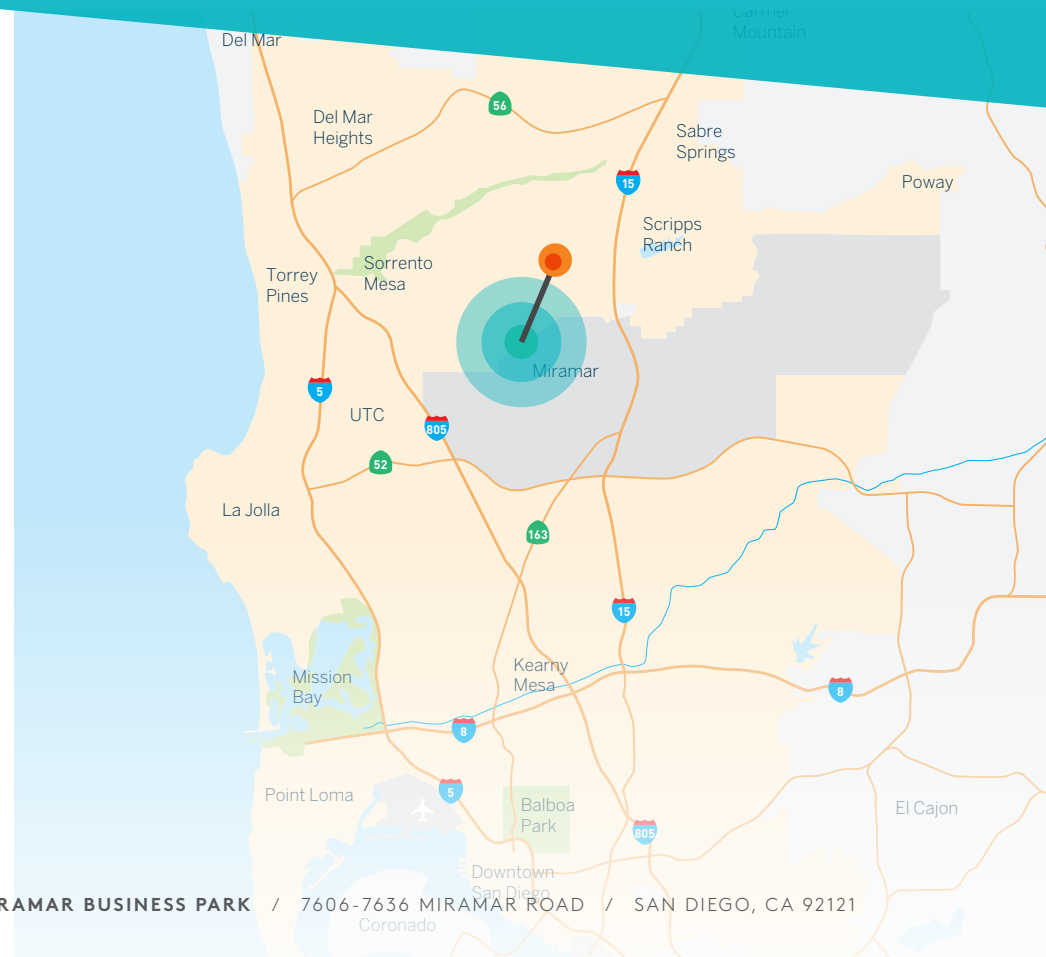
Convenient access to
I-805 and I-15 freeways via
Miramar Road



Amenities within
walking distance



Lease Rate:
\$1.50/SF I.G.



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Availability

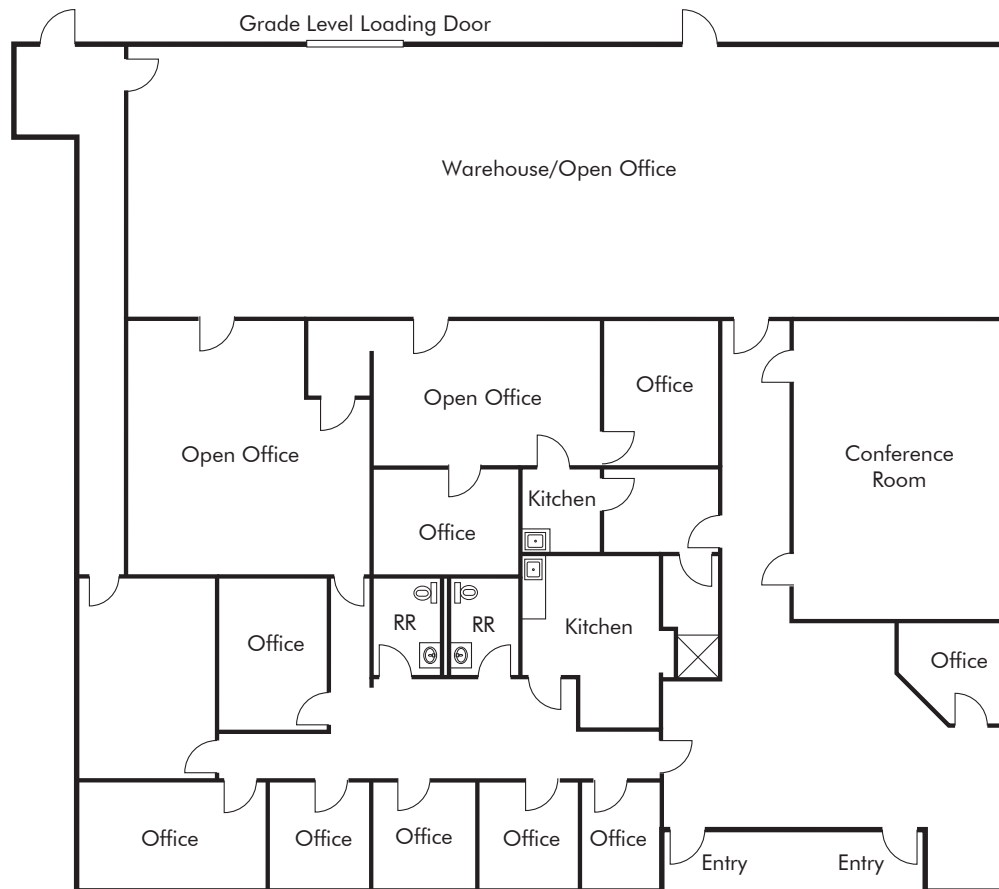
ADDRESS	SF	RATE	COMMENTS
7606 Miramar Road Suite 7400	6,828	\$1.50/SF I.G.	Approximately 80% office/20% warehouse, (9) private offices, conference room, reception, open office, (2) restrooms, (2) kitchens and (1) grade level loading door.
7636 Miramar Road Suite 1200	3,240	\$1.50/SF I.G.	Approximately 20% office/ 80% warehouse, (1) private office, reception, open office, (2) restrooms and (2) grade level loading doors. Contiguous with Suite 1300 for a total of 6,520 SF.
7636 Miramar Road Suite 1300	3,280	\$1.50/SF I.G.	Approximately 20% office/ 80% warehouse, (2) private offices, reception, (2) restrooms and (2) grade level loading doors. Contiguous with Suite 1200 for a total of 6,520 SF. Available January 1, 2021.

Site Plan



Floorplan

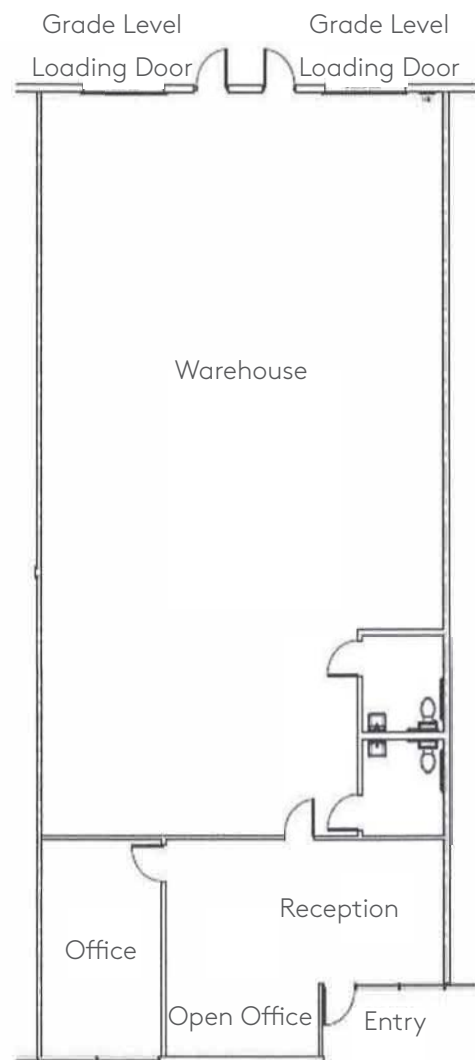
7606 MIRAMAR RD
SUITE 7400
±6,828 SF



Floorplan

7636 MIRAMAR RD
SUITE 1200

±3,240 SF (*Can be combined with Suite 1300)

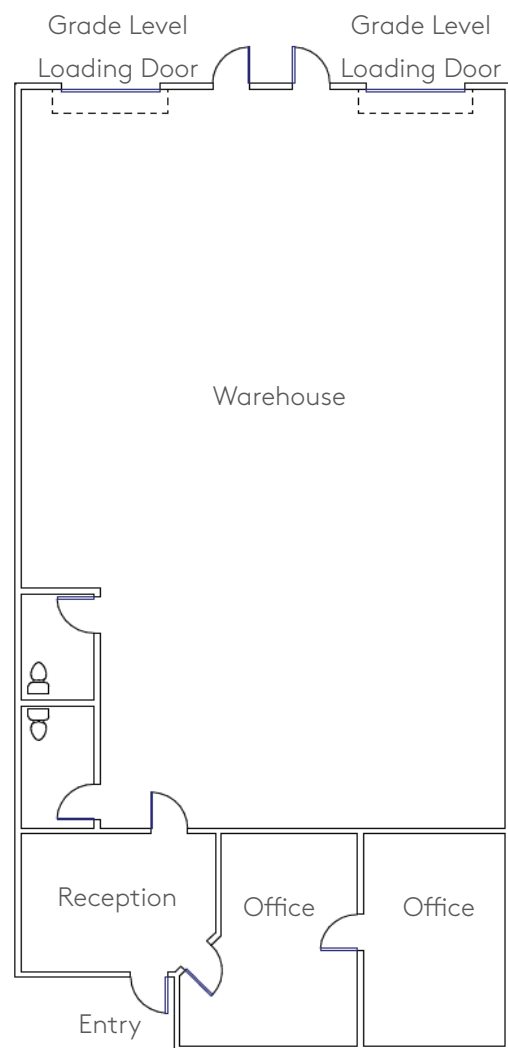


Floorplan

7636 MIRAMAR RD

SUITE 1300

±3,280 SF (*Can be combined with Suite 1200)



MIRAMAR

BUSINESS PARK



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