



**FOR
SALE
or
LEASE**

FOR SALE

- 81,404 r.s.f.
- \$10,175,500 (\$125/sf) ratio

OR

FOR LEASE

- 46,900 r.s.f vacant
- \$0.85/sf NNN

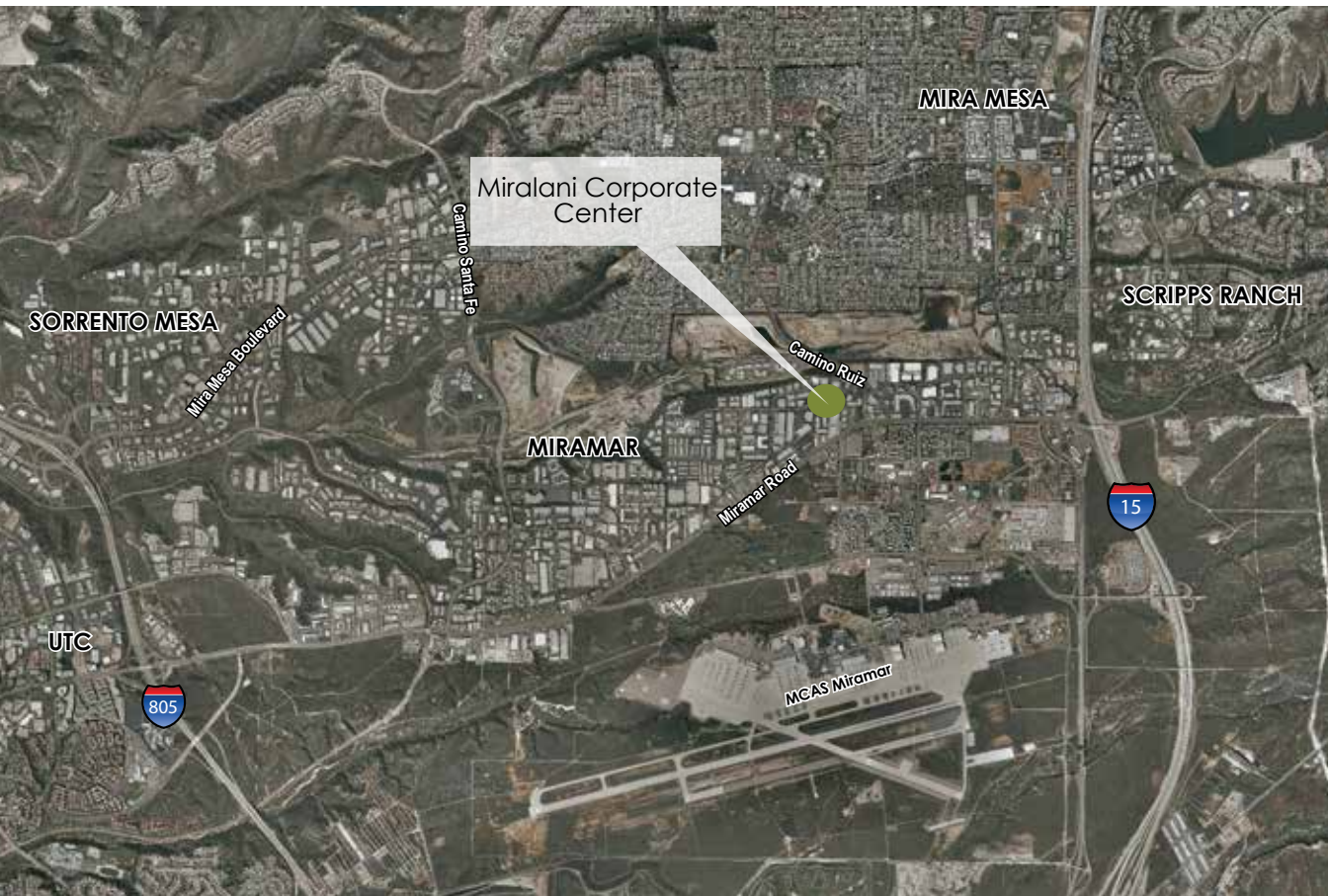
Miralani Corporate Center
8515-8525 Miralani Drive

Miramar | San Diego, CA

WHY BUY

- Pricing is near historic lows
- Interest rates are at historic lows
- Limited supply of owner/user buidlings in Miramar
- Existing rental income in place on 34,504 sf occupied portion of the building
- Located in San Diego's most central industrial market

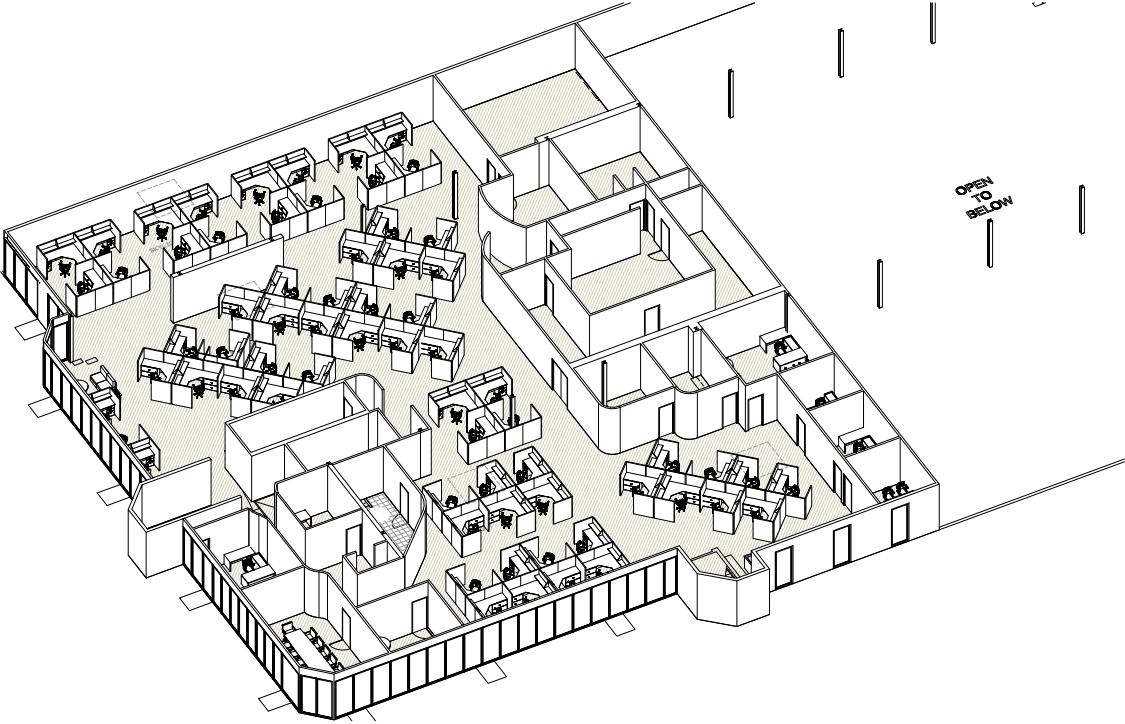
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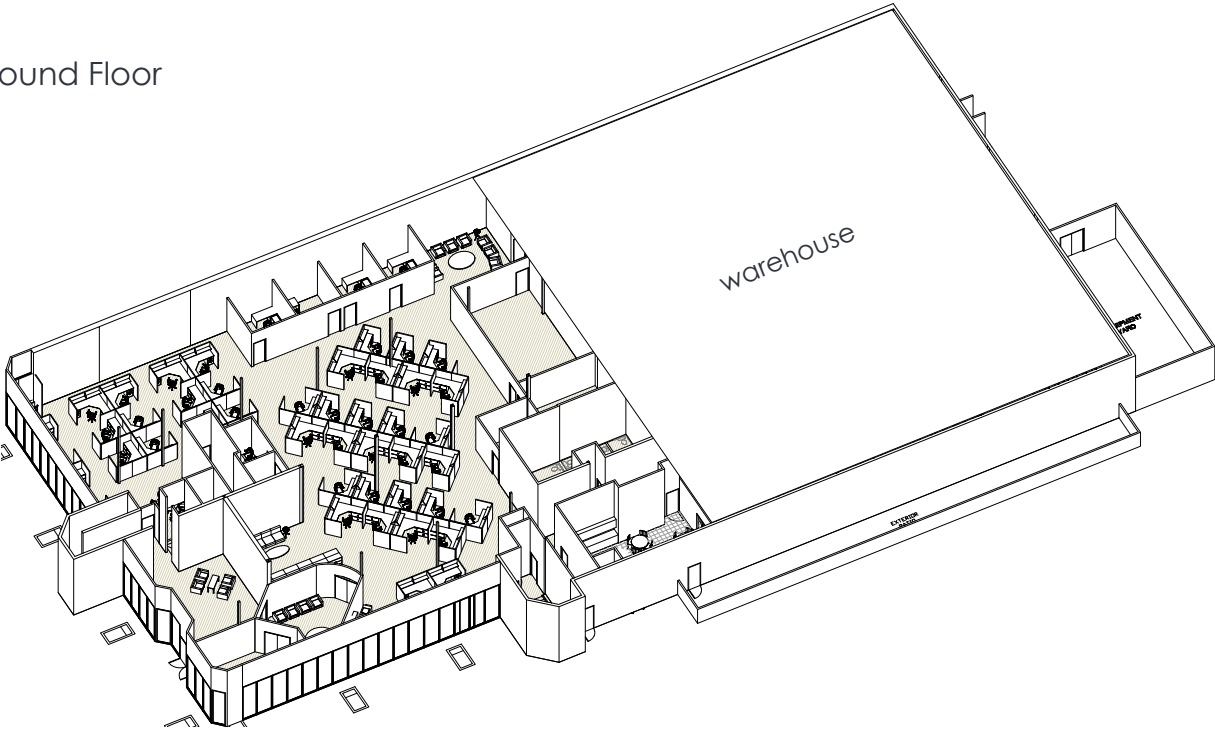
8515 Miralani - Approximately 46,900 r.s.f. - Vacant

Hypothetical Office Layout

Second Floor



Ground Floor



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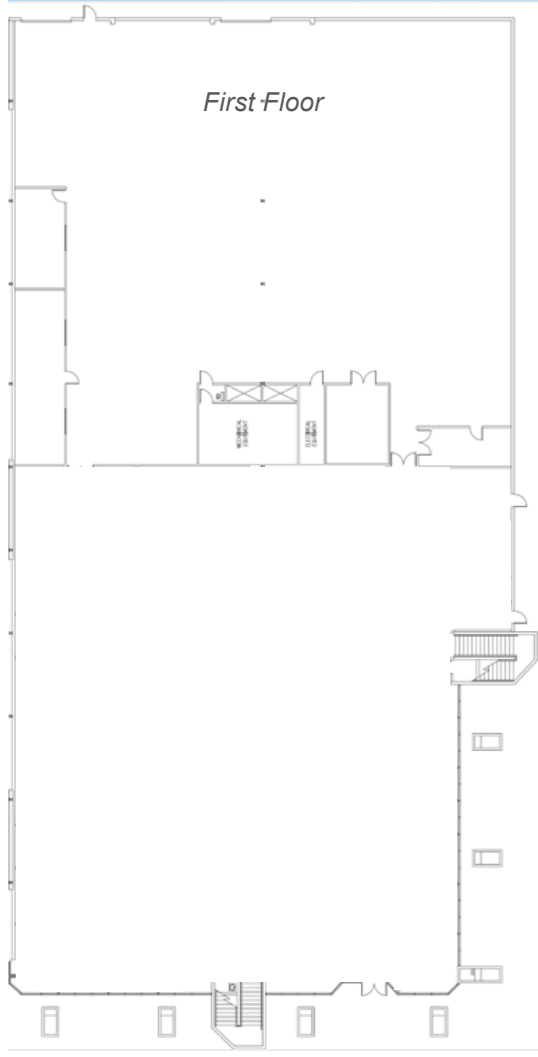
8515 Miralani - Approximately 46,900 r.s.f. - Vacant

Existing Floor Plan

Second Floor



Ground Floor



Overview of Options



LEASE OPTION

Size:	46,900 s.f. <ul style="list-style-type: none">• 70% office• 30% warehouse
Lease rate:	\$0.85/s.f. NNN
Operating expenses:	\$0.26 psf/month
Parking ratio:	3.11/1,000 (146 spaces)

HIGHLIGHTS

- 100% HVAC building
- Grade level loading doors in the warehouse
- Convenient freeway access from I-5 & I-805
- Elevator served
- 26' to 28' clear height in the warehouse

PURCHASE OPTION

Price: \$10,175,500 (\$125 psf)

Potential Loans from



SBA LOAN*

Total project amount:	\$10,175,500
10% cash down payment:	<u>\$ 1,017,550</u>
Wells Fargo 1st TD amount:	\$ 5,087,750
SBA 2nd TD amount:	\$ 4,070,200
Amort - Wells Fargo 1st TD (yrs):	30
Amort - SBA 2nd TD (yrs):	20
Wells Fargo interest rate:	4.70%
SBA interest rate (20 year average):	5.30%
Wells Fargo monthly payment:	\$ 26,387
SBA payment (years 1-5):	<u>\$ 29,577</u>
Total	\$ 55,964

Monthly income from existing tenant: \$ 31,054

Monthly cost to own: \$ 24,910

CONVENTIONAL LOAN*

Total project amount:	\$10,175,500
25% cash down payment:	<u>\$ 2,543,875</u>
Wells Fargo 1st TD amount:	\$ 7,631,625
Amort - Wells Fargo 1st TD (yrs):	30
Wells Fargo interest rate:	4.70%
Wells Fargo monthly payment:	\$ 39,580
Monthly income from existing tenant:	\$ 31,054
Monthly cost to own: \$ 8,526	

* The examples above are for discussion purposes only and are subject to changes. This is not an offer or commitment to lend. Loan costs not included

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Building Specs



BUILDING SPECIFICATIONS

Year built/renovated	1986
Total rentable square feet	81,404 r.s.f.
Leased portion of building	Approximately 34,504 r.s.f. <ul style="list-style-type: none">• 70% office• 30% warehouse
Vacant portion of building	Approximately 46,900 r.s.f. <ul style="list-style-type: none">• 70% office• 30% warehouse
Loading	4 existing grade level loading doors
Site area	Approximately 3.73 acres
Zoning	IL-2-1
Parking Spaces	255 spaces

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