



FOR
LEASE

BUILDING SPECS

Size: 46,900 s.f.
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

Miralani Corporate Center

8515-8525 Miralani Drive

Miramar | San Diego, CA

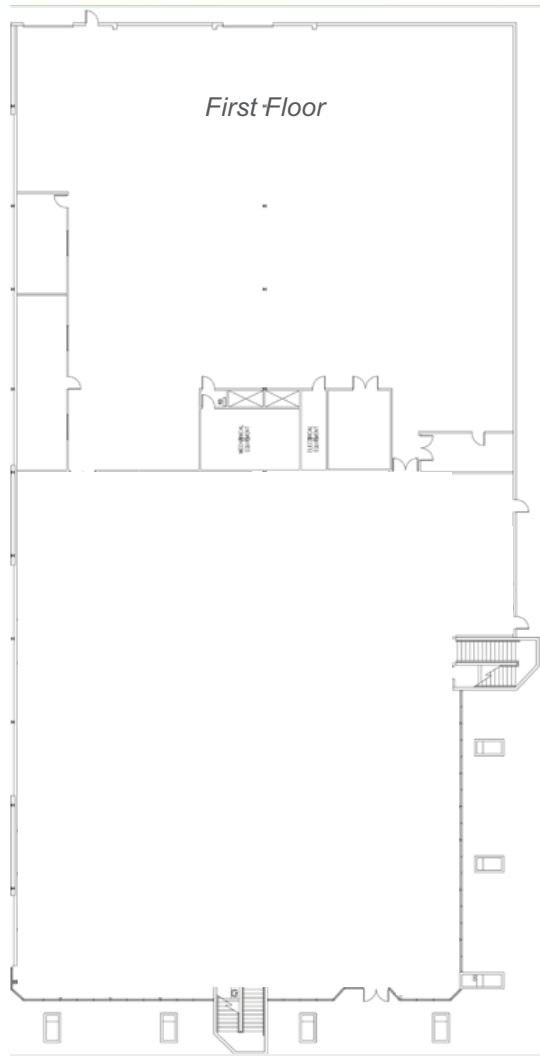
8515 Miralani - Approximately 46,900 r.s.f. - Vacant

Existing Floor Plan

Second Floor



Ground Floor



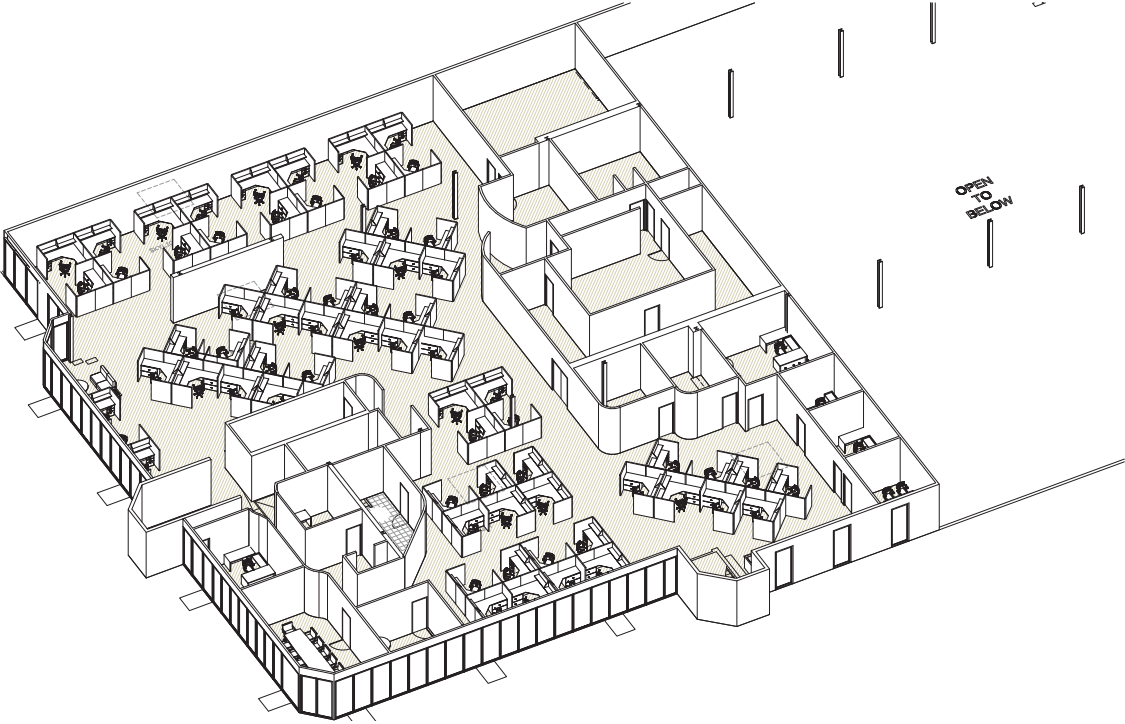
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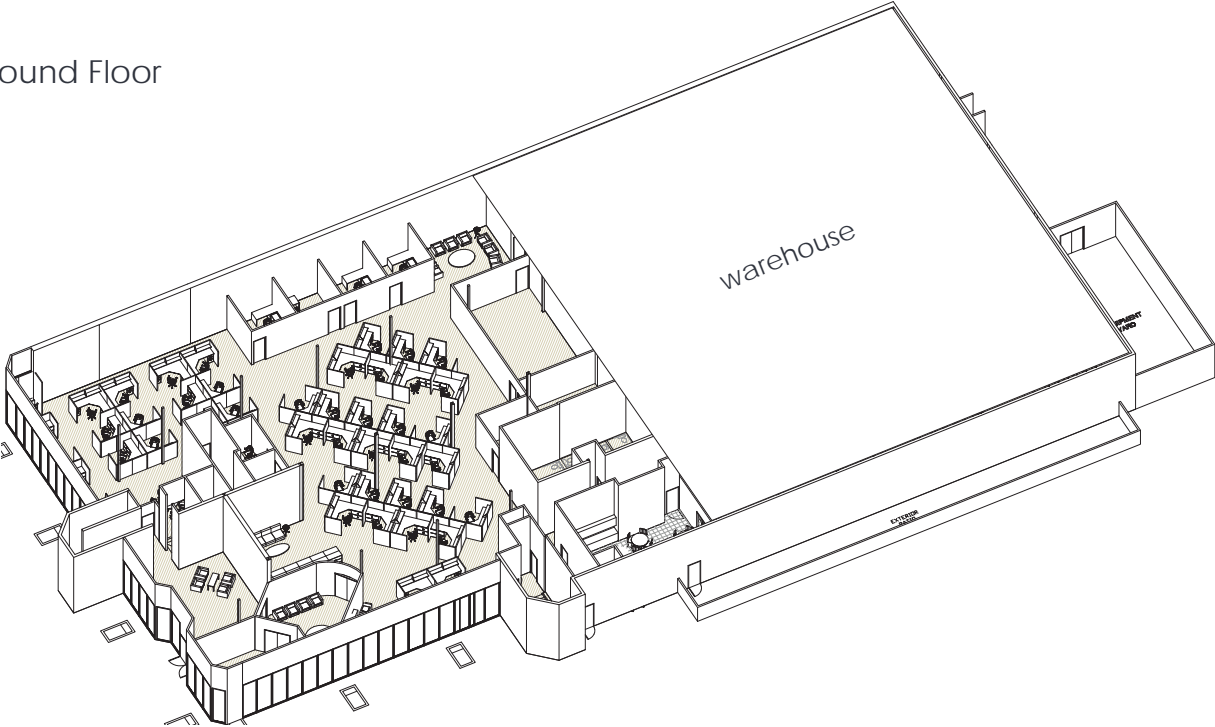
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Hypothetical Office Layout

Second Floor



Ground Floor





Jay Alexander
tel +1 858 410 1188
jay.alexander@am.jll.com
License #: 01019910

Ryan Grove, SIOR
tel +1 858 410 1251
ryan.grove@am.jll.com
License #: 01240176



REAL ESTATE SERVICES

Randall La Chance, SIOR
tel +1 858 458 3374
rlachance@voitco.com
License #: 00969674

Glen Volk, SIOR
tel +1 858 458 3370
gvolk@voitco.com
License #: 00859621