

**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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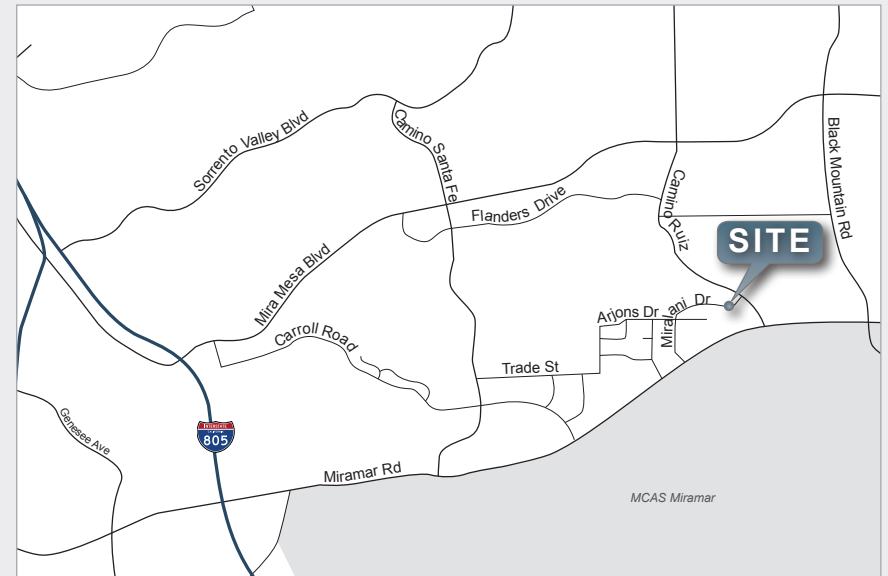
# Miralani Corporate Center

8665-8685 Miralani Drive, San Diego, California 92126



## 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 (±\$0.17 PSF)
ASKING RENT .....	\$0.45 - \$0.60 NNN
SALE PRICE .....	\$105 PSF



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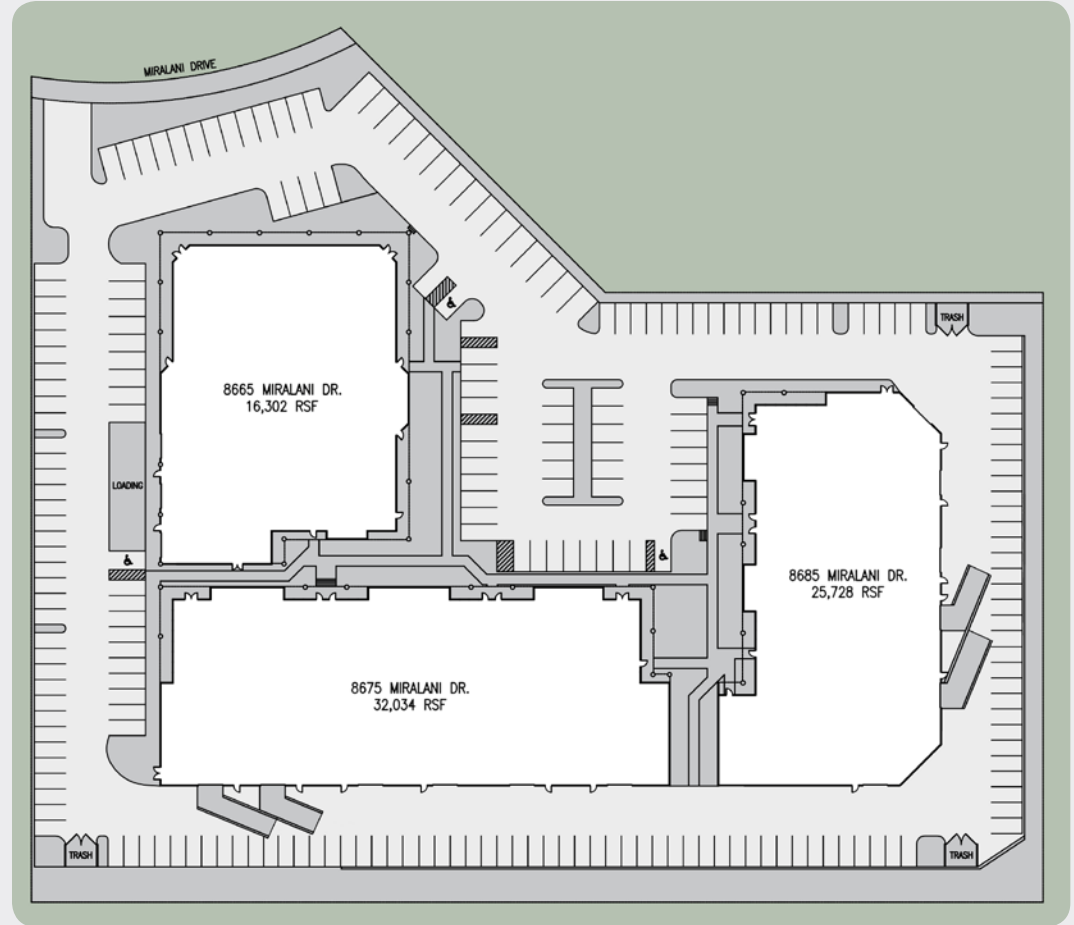
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## PROPERTY OVERVIEW

Building Size	Available Space	% Office	Clear Height	Loading	
				GL	DW
<b>8665 MIRALANI DRIVE</b>					
16,302 SF	5,585 - 12,863 SF	75%	14'	3	N/A
<b>8675 MIRALANI DRIVE</b>					
32,034 SF	4,762 - 32,034 SF	20%	20' - 22'	5	2
<b>8685 MIRALANI DRIVE</b>					
25,728 SF	25,728 SF (Divisible)	20%	20' - 22'	6	2

\*See individual building pages for availabilities



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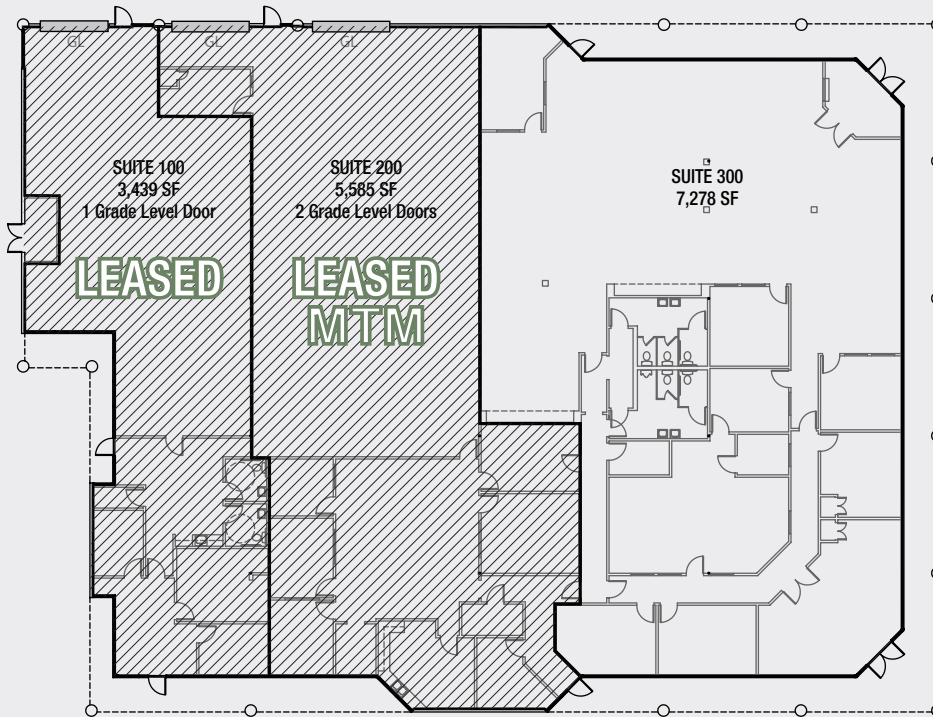
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8665 MIRALANI DRIVE | 12,863 SF (Divisible to 5,585 SF)

Suite	Size	% Office	Clear Height	Loading	Asking Rate	Available
200	5,585 SF	35%	14'	2 Grade Level	Negotiable	30 Day Notice
300	7,278 SF	100%	14'	None	\$0.60 NNN (NNN=\$0.17)	Now



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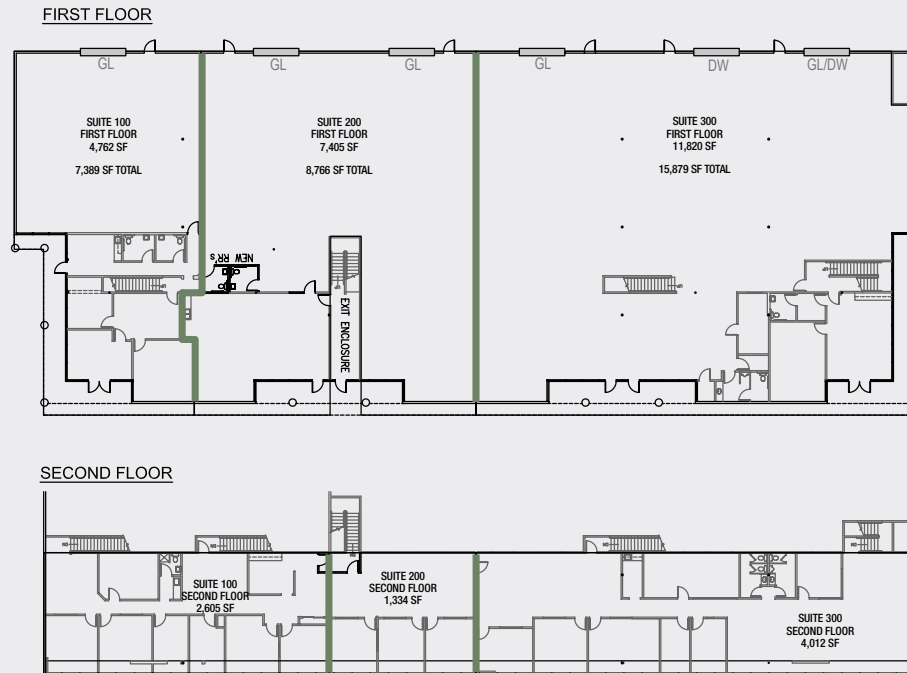
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# Miralani Corporate Center

8665-8685 Miralani Drive, San Diego, California 92126

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=\$0.17)	Now
200	8,766 SF	20%	22'	2 Grade Level	\$0.45 NNN (NNN=\$0.17)	Now
300	15,879 SF	30%	22'	2 Grade Level 2 Dock Wells	\$0.45 NNN (NNN=\$0.17)	Now



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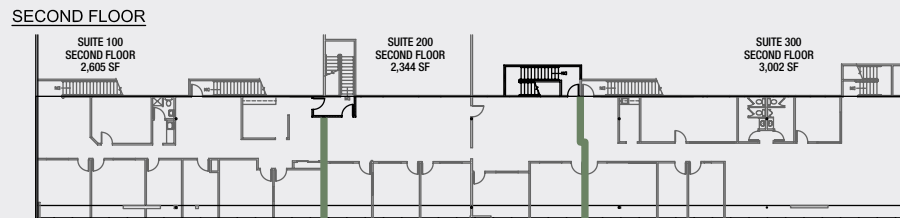
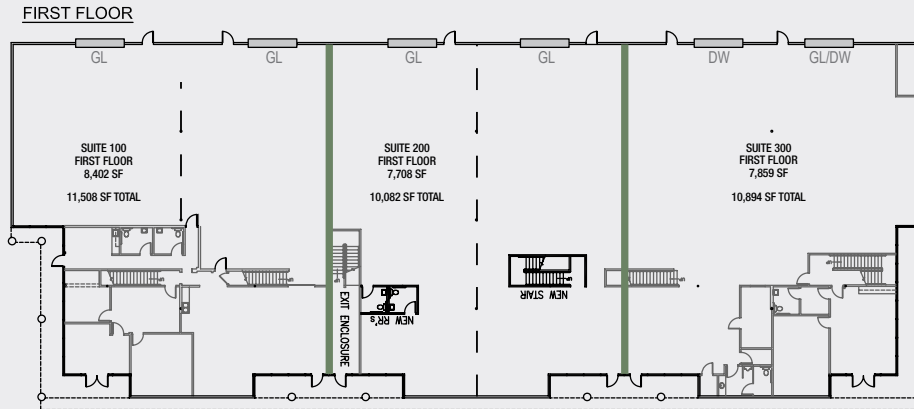
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# Miralani Corporate Center

8665-8685 Miralani Drive, San Diego, California 92126

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=\$0.17)	Now
200	10,082 SF	25%	22'	2 Grade Level	\$0.45 NNN (NNN=\$0.17)	Now
300	10,894 SF	30%	22'	1 Grade Level 2 Dock Wells	\$0.45 NNN (NNN=\$0.17)	Now



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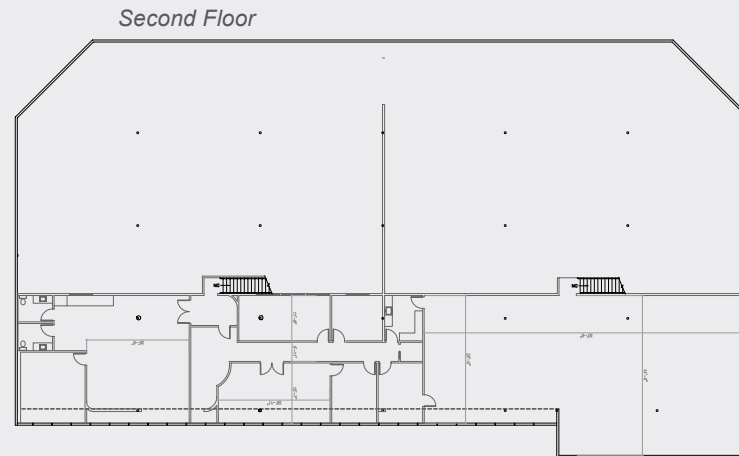
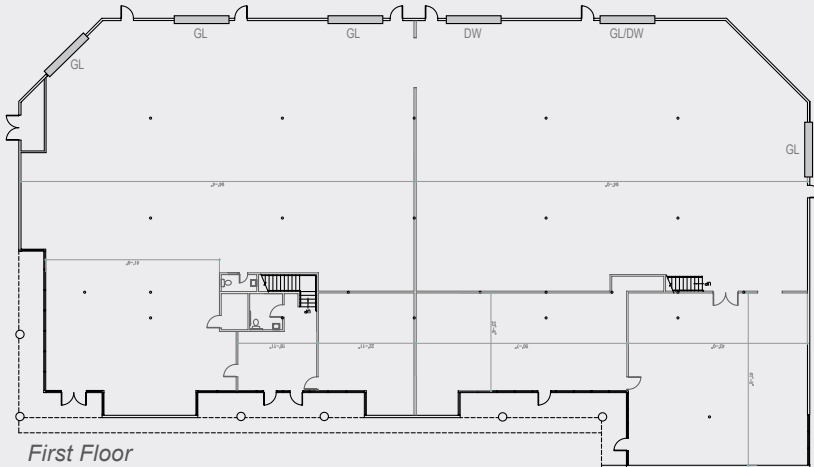
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8685 MIRALANI DRIVE | 25,728 SF (Divisible)

Size	% Office	Clear Height	Loading	Asking Rate	Available
25,728 SF (Divisible)	15%	22'	5 Grade Level 2 Dock Wells	\$0.45 NNN (NNN=\$0.17)	Now



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