



**FOR LEASE**

**MIRAMAR**  
BUSINESS PARK

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

**LPCWEST**  
LINCOLN PROPERTY COMPANY

**CBRE**



Industrial suites between  
**2,010 - 4,444 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



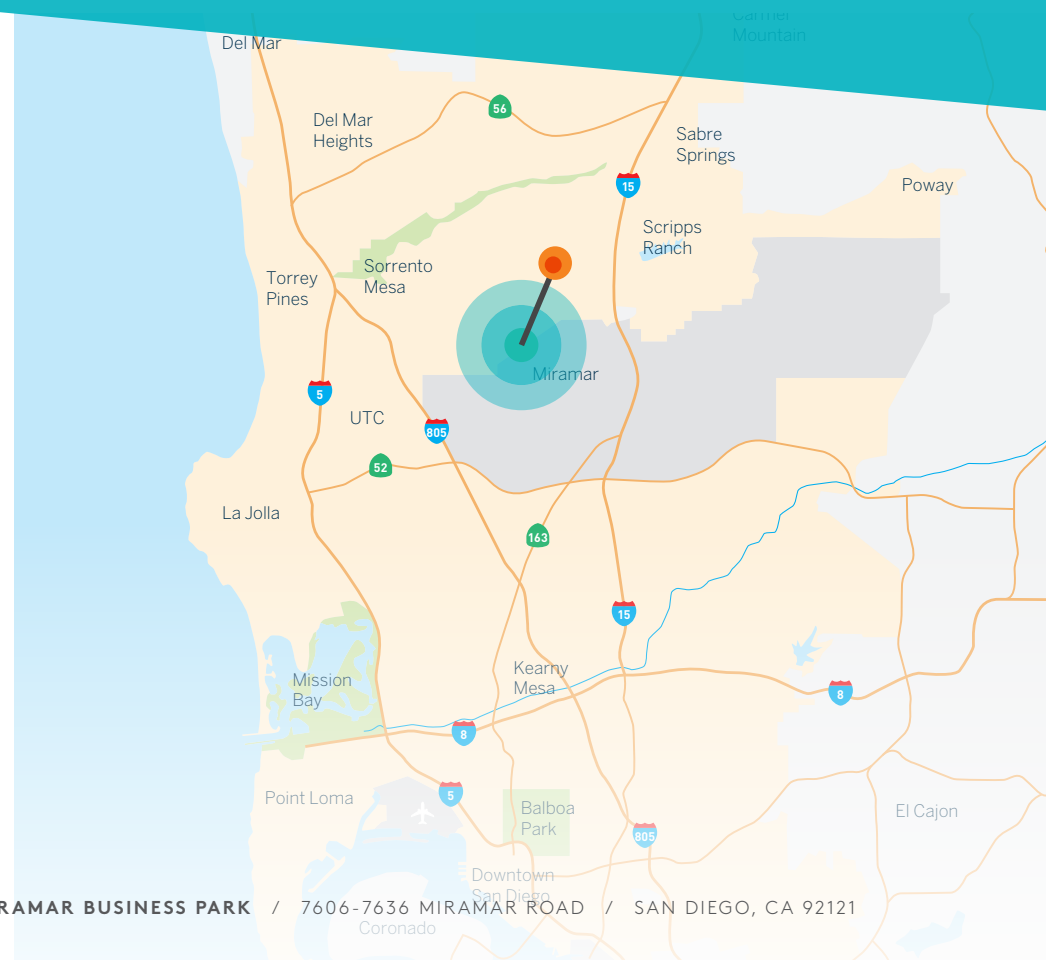
Convenient access to  
I-805 and I-15 freeways via  
Miramar Road



Amenities within  
walking distance



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



**MIRAMAR BUSINESS PARK** / 7606-7636 MIRAMAR ROAD / SAN DIEGO, CA 92121



# Availability

ADDRESS	SF	RATE	COMMENTS
7616 Miramar Rd Suite 5100	2,321	\$1.50/SF I.G.	Approximately 20% office/80% warehouse, (2) private offices, reception, (1) restroom and (1) grade level loading door.
7626 Miramar Rd Suite 3300	4,444	\$1.50/SF I.G.	Approximately 40% office/60% warehouse, (4) private offices, conference room, reception, open office, (2) restrooms, (2) grade level loading doors.
7626 Miramar Rd Suite 3700	2,010	\$1.50/SF I.G.	Approximately 30% office / 70% warehouse, (2) private offices, reception, (1) restroom, and (1) grade level loading door.

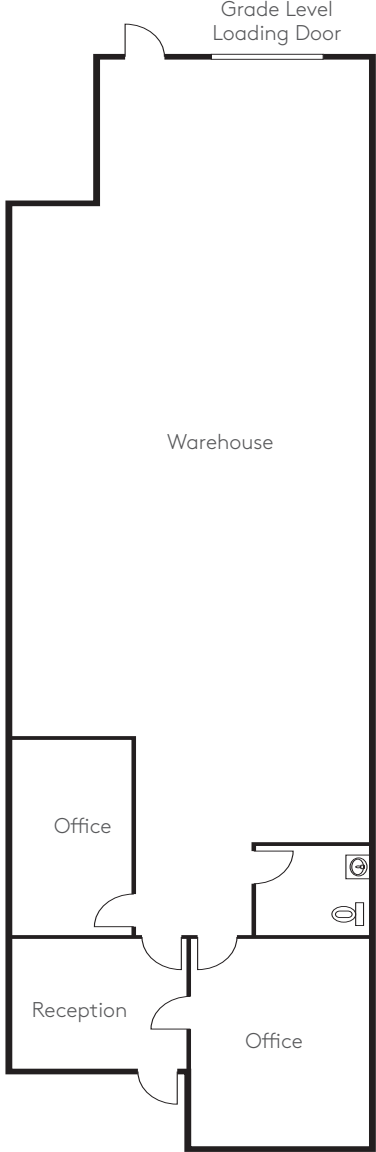
# Site Plan



MIRAMAR  
BUSINESS PARK

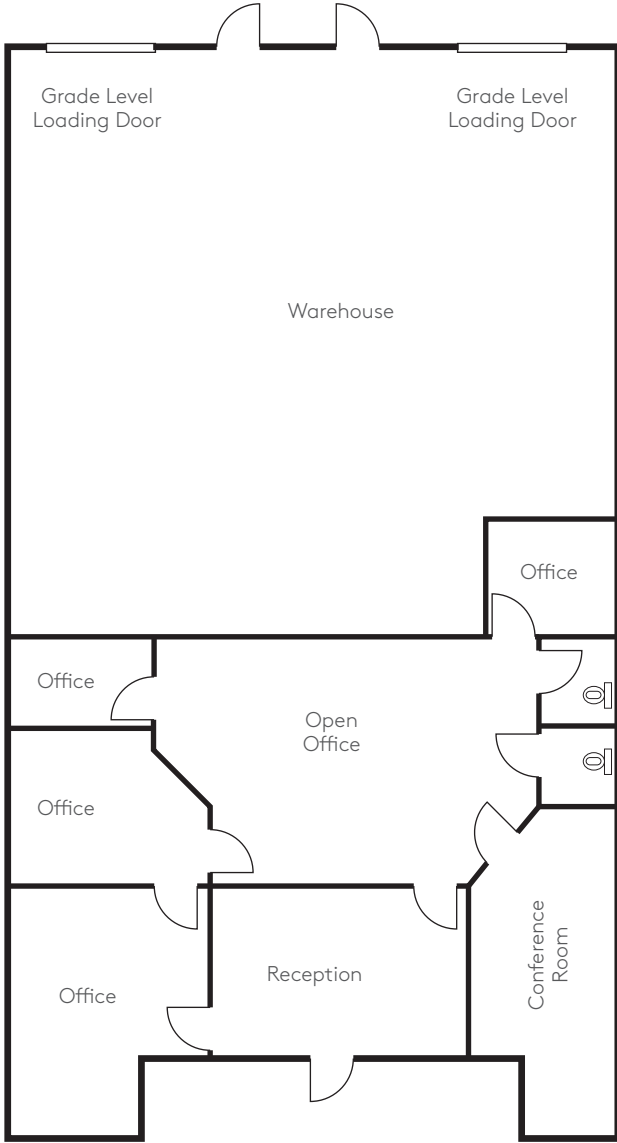
# Floor Plan

7616 MIRAMAR RD  
SUITE 5100  
±2,321 SF



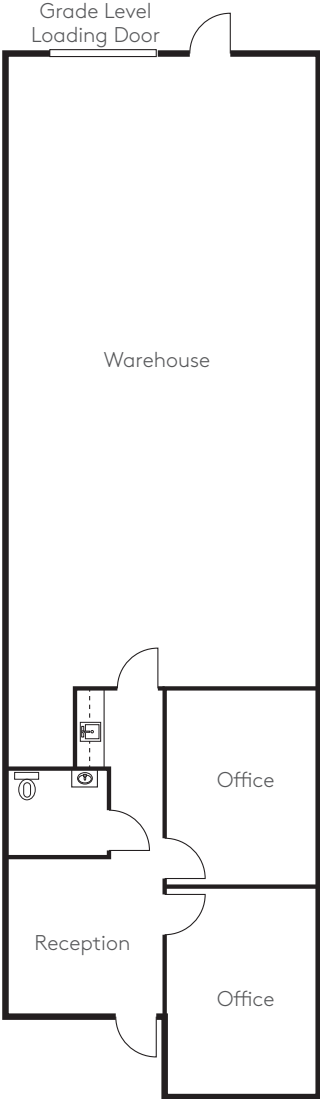
# Floor Plan

7626 MIRAMAR RD  
SUITE 3300  
±4,444 SF



# Floor Plan

7626 MIRAMAR RD  
SUITE 3700  
**±2,010 SF**



# MIRAMAR

BUSINESS PARK



## CONTACTS:

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LINCOLN PROPERTY COMPANY

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