



FOR LEASE

MIRAMAR
BUSINESS PARK

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

LPCWEST
LINCOLN PROPERTY COMPANY

CBRE



BUILDING FEATURES



Part of an approximately 86,928 SF business park



Grade level loading with drive around access



Ample parking 2.7/1,000



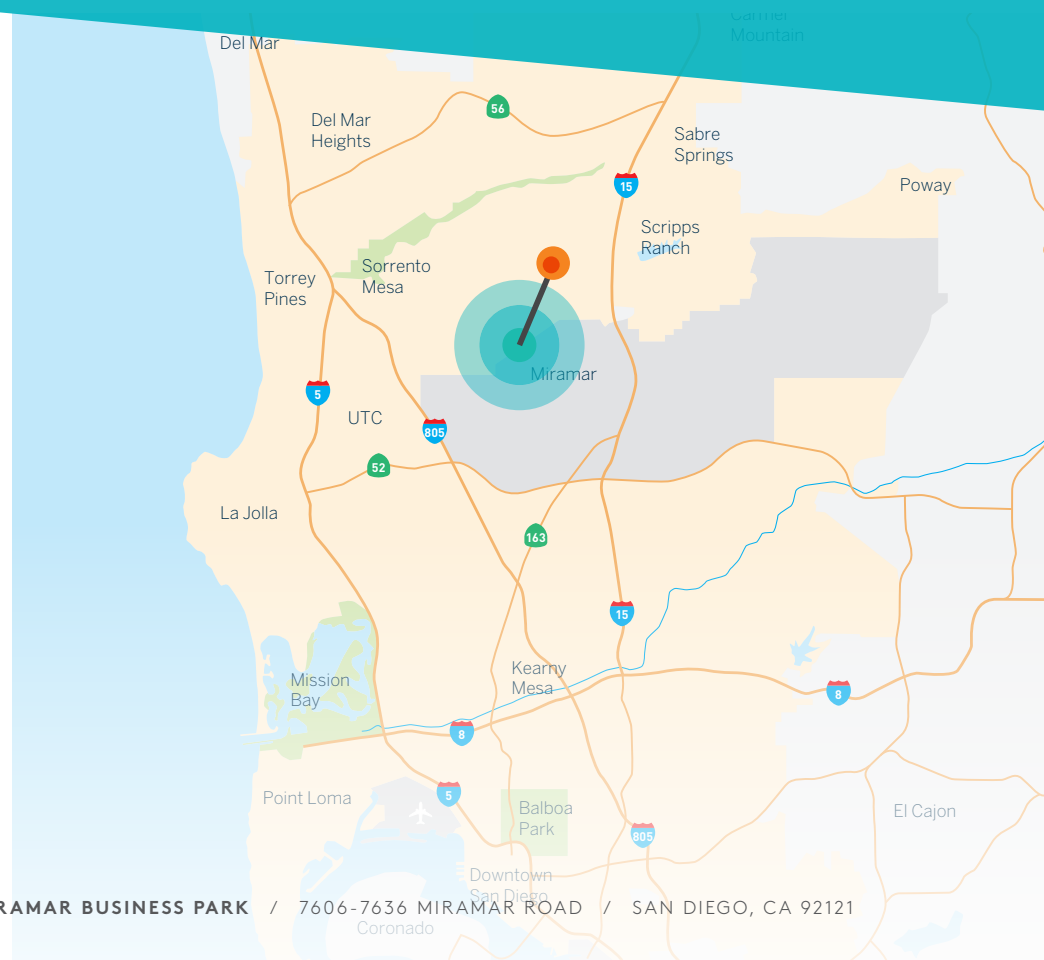
Convenient access to I-805 and I-15 freeways via Miramar Road

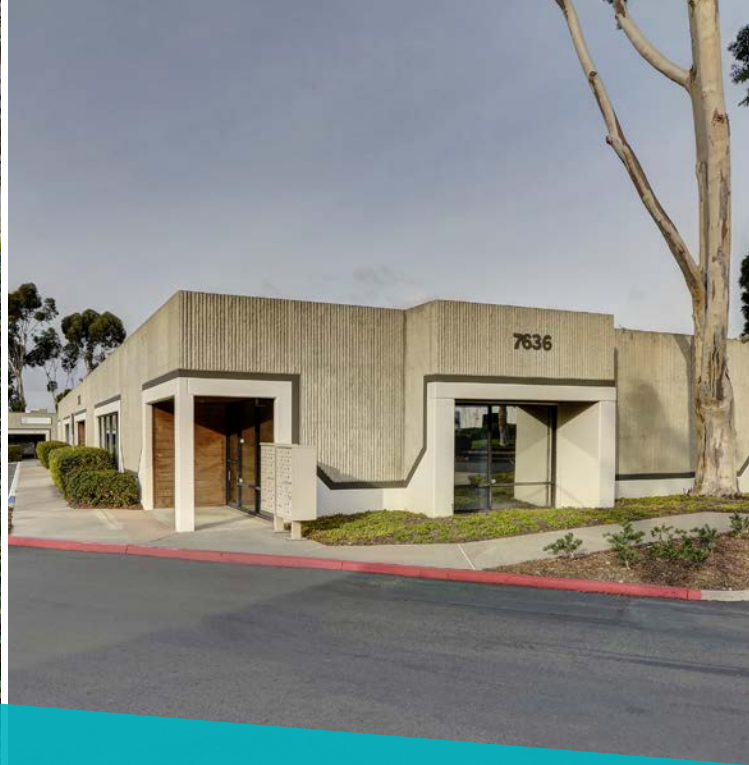


Amenities within walking distance



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





AVAILABILITY

| ADDRESS | SF | RATE | AVAILABILITY | COMMENTS |
|---|-------|----------------|---------------|---|
| 7606 Miramar Road Suite 7100** | 4,800 | \$1.50/SF I.G. | April 1, 2021 | Approximately 80% office/20% warehouse with (2) restrooms and (1) grade level loading door. Can be combined with Suites 7200 & 7400 for a total of 14,093 SF. |
| 7606 Miramar Road Suite 7200** | 2,465 | \$1.50/SF I.G. | April 1, 2021 | Approximately 40% office/60% warehouse with (2) restrooms. Can be combined with Suites 7100 and 7400 for a total of 14,093 SF. |
| 7606 Miramar Road Suite 7400** | 6,828 | \$1.50/SF I.G. | Immediately | Approximately 80% office/20% flex with (2) restrooms. Can be combined with Suites 7100 and 7200 for a total of 14,093 SF. |
| 7636 Miramar Road Suite 1200 | 3,240 | \$1.50/SF I.G. | Immediately | Approximately 20% office/ 80% warehouse with (2) restrooms and (2) grade level loading doors. |

****Suites 7100, 7200 and 7400 can be combined for a total of 14,093 SF**

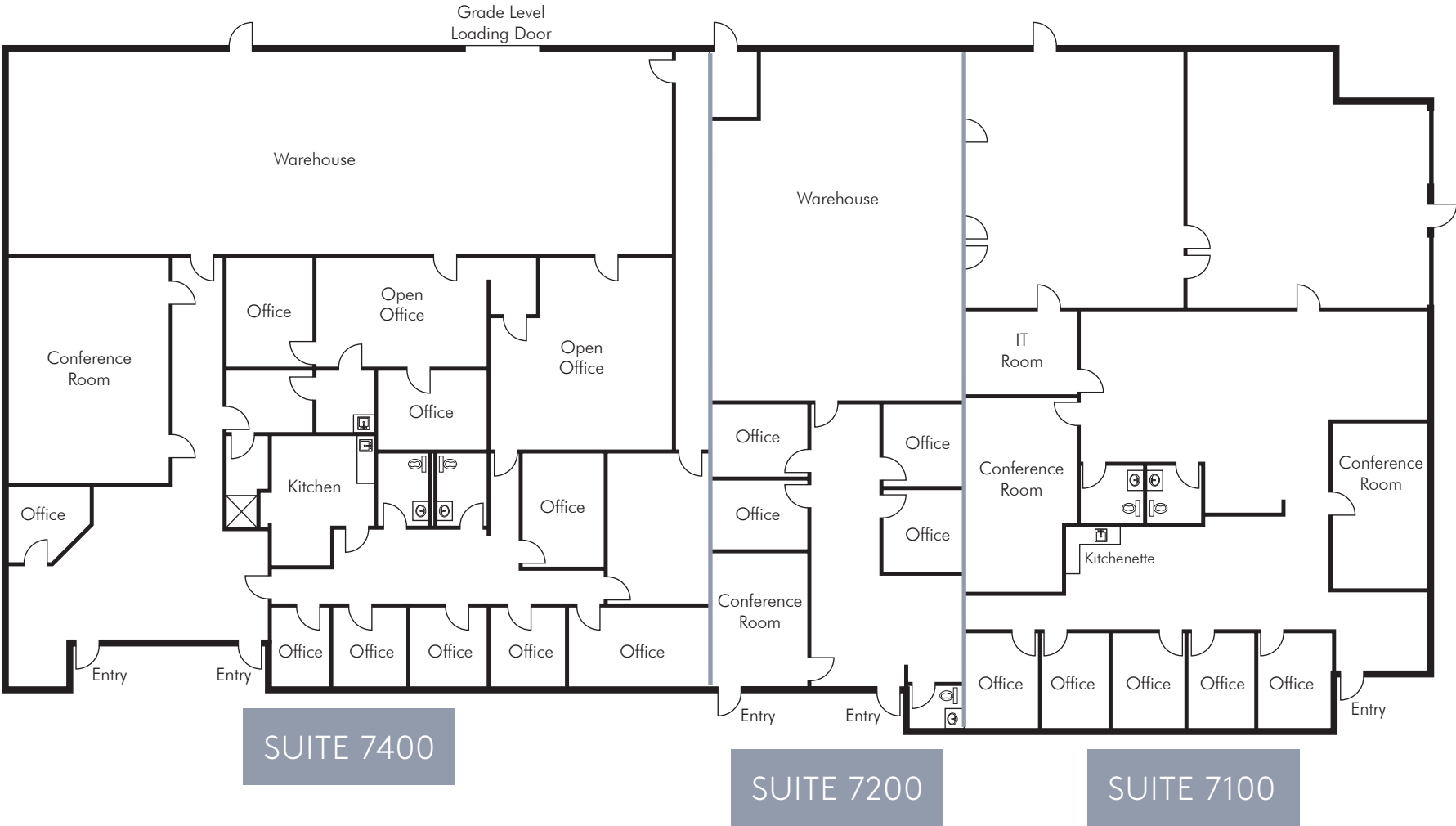
SITE PLAN



MIRAMAR
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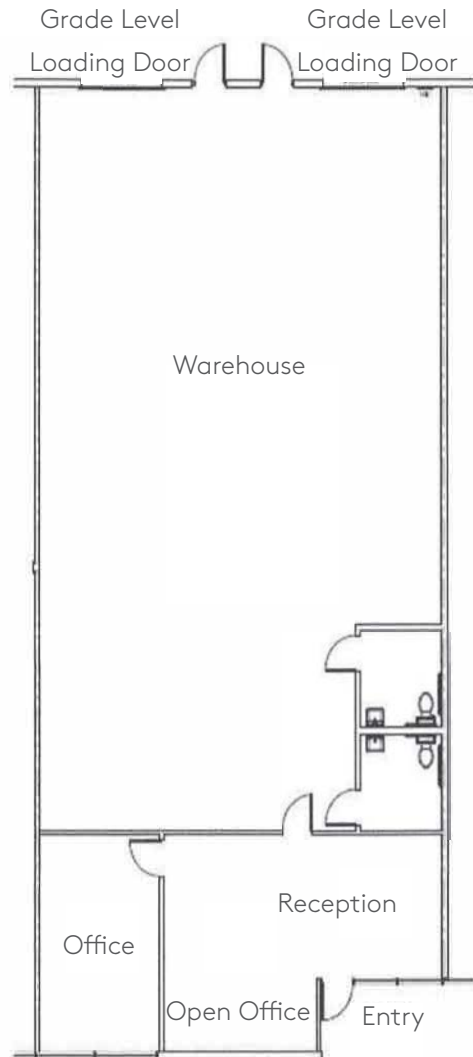
COMBINED FLOORPLAN

7606 MIRAMAR RD
SUITES 7100, 7200 & 7400
±14,093 SF



FLOORPLAN

7636 MIRAMAR RD
SUITE 1200
±3,240 SF



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