

MIRAMAR METROPLEX



7340 & 7480 MIRAMAR ROAD, SAN DIEGO, CA 92126
2,740 RSF - 19,156 RSF AVAILABLE FOR LEASE - OFFICE & RETAIL

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REAL ESTATE SERVICES

MIRAMAR METROPLEX

Miramar Metroplex offers retail, traditional office and creative office workspace environment. Architecture features including open floor plans, high ceilings, exposed central heating and air-conditioned ducting with extensive natural light throughout. The innovative design allows for companies to collaborate in a positive working atmosphere while increasing facility efficiencies. Elements such as glass grade-level doors provide for open air settings.

Metroplex is ideally situated in Western Miramar, which provides easy access to Interstates 805 & 15 and is in close proximity to numerous fast casual and sit-down dining options. It is ideal location; central to employees, customers and suppliers.

2,740 RSF - 19,156 RSF

Available Square Feet

ASKING RATE

\$1.25 - \$1.65 PSF/MO. NNN (NNN=\$0.29)





203,547 RSF
Project Size



2,740 - 19,156 RSF
Available Size



ELEVATOR
Served



INTERNET CONNECTIVITY
Fiber optic connectivity available
- AT&T
- Spectrum
- Geolinks



36,990 ADT
Miramar Road + Carroll Road



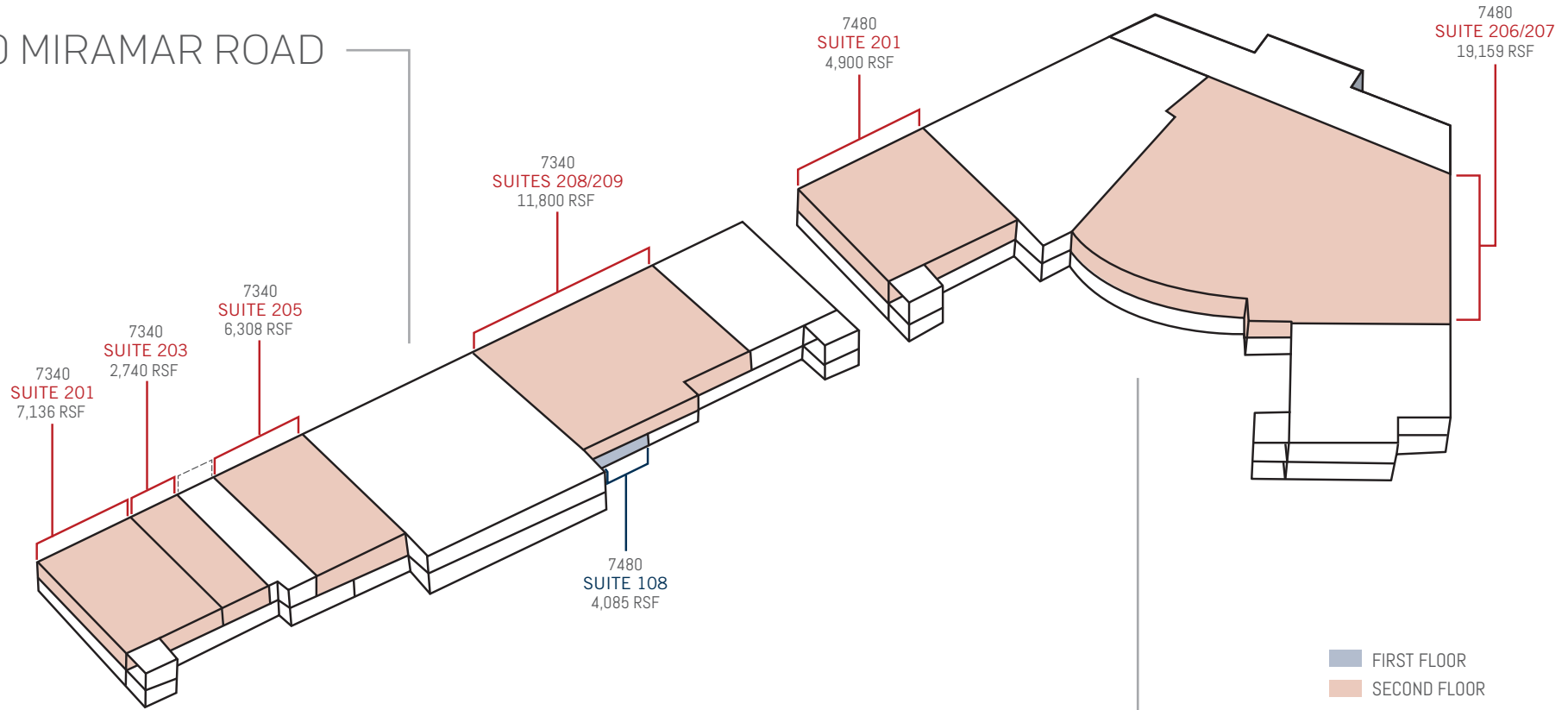
3.40/1,000
Parking Ratio



GRADE LEVEL
Roll-Up Doors



7340 MIRAMAR ROAD



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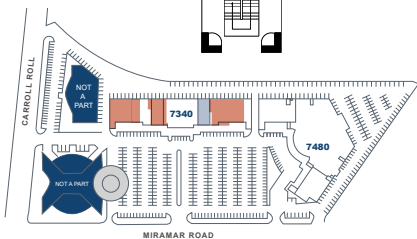
Availability

FIRST FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
108	4,085 SF	\$1.65/SF NNN (NNN=\$0.29)	Ground floor retail space. Frontage on Miramar Road. Available with a 30 day notice.

SECOND FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
201	7,136 SF	\$1.35/SF NNN	Shell condition
203	2,740 SF	\$1.35/SF NNN	Both private offices & open area
205	6,308 SF	\$1.35/SF NNN	100% office
208/209	11,800 SF	\$1.25/SF NNN	100% office; Divisible

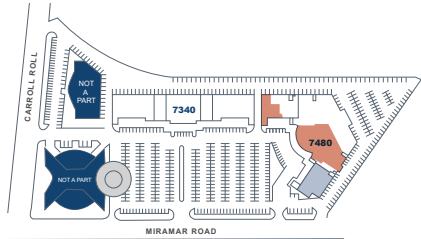
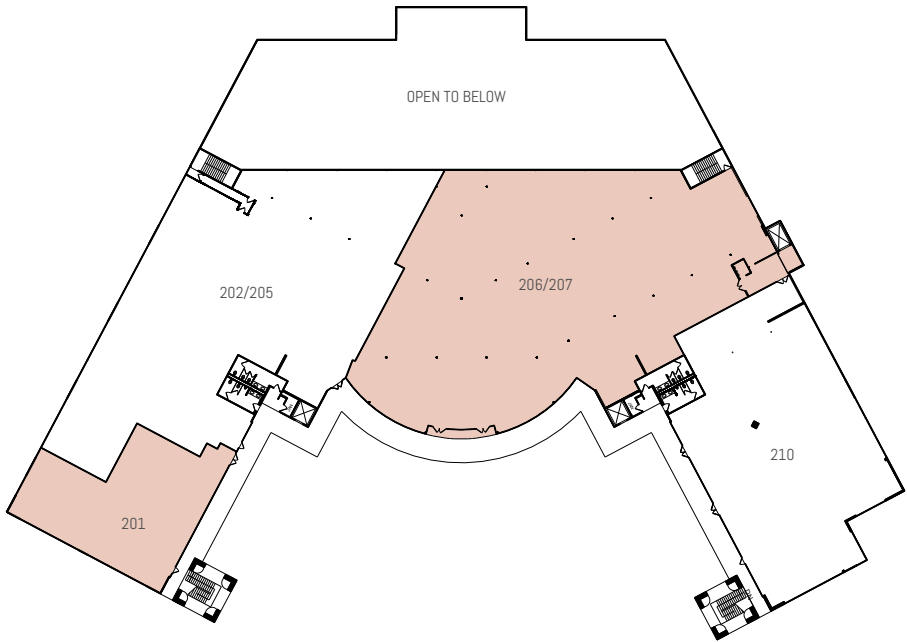


7480 MIRAMAR ROAD

Availability

SECOND FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
201	4,900 SF	\$1.45/SF NNN	Previous dance studio
206/207	19,159 SF	\$1.25/SF NNN	Shell condition





MIRAMAR
METROPLEX

SMC
 Station
 Miramar

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