



MODERN OFFICE SUITES AVAILABLE
FOR LEASE

GLOBAL EQUITY
FINANCE BUILDING

7310 Miramar Road San Diego CA 92126

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INNOVATION CENTER

7310 Miramar Road. San Diego CA 92126

Reinvigorate your business by moving into the most recognizable office building in San Diego, the Global Equity Finance Building also known as “The Pyramid”. Cyrus & Emilia Corp. is offering a lease opportunity of office suites ranging from 955 to 12,000+/- square feet of open layout spaces. This 6-story building offers a front seat to the Annual Miramar Air Show, walking distance to local breweries and is centrally located providing driving convenience to employees and clients.

MODERN OPEN LAYOUT OFFICE SUITES

Allowing for your own design with high ceilings and exposed ducting.

ICONIC LOCATION

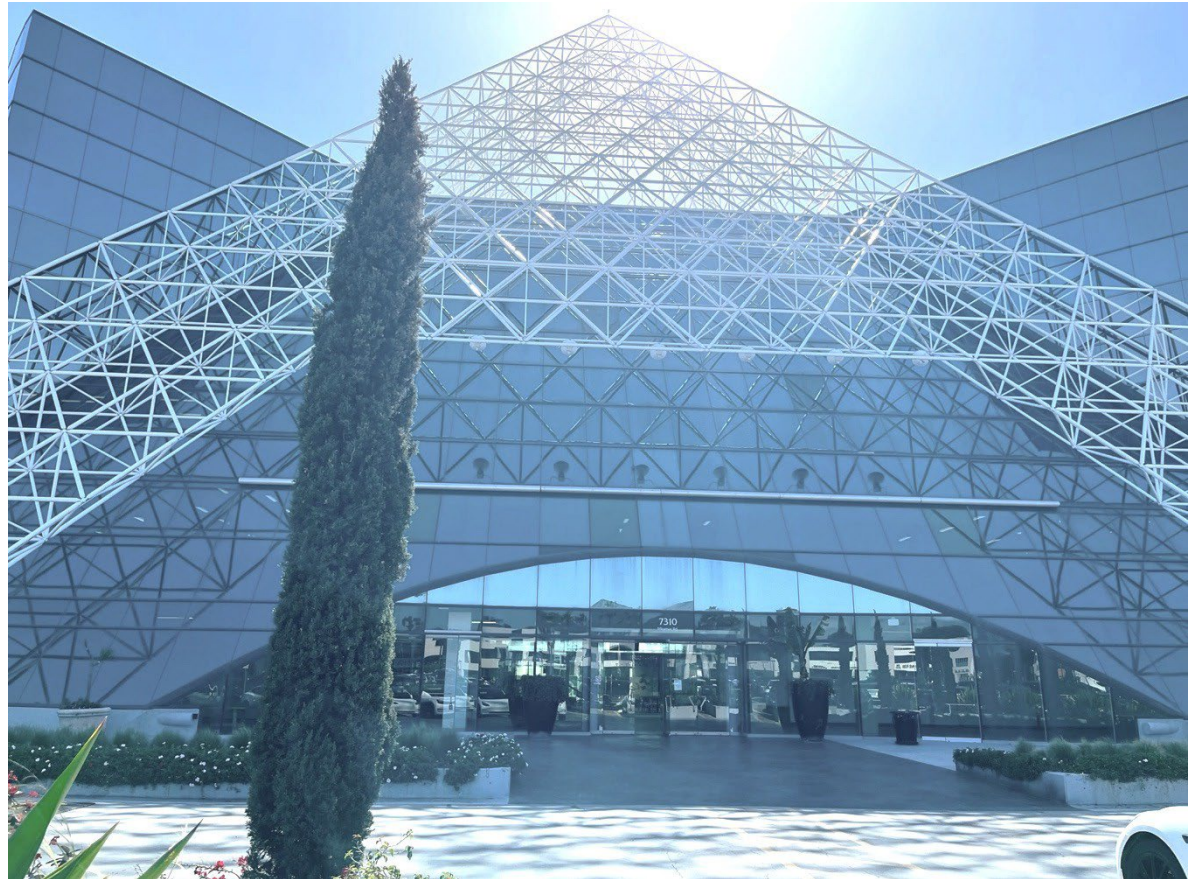
Impressive building design with extensive glass line. An office location you will be proud to meet with your clients.

FULLY AMENITIZED

Coffee Bar. Thai restaurant. A Fitness facility with showers. Conference room and open-air atrium for tenants to hang out.

CENTRALLY LOCATED

Located in the heart of San Diego less than 5-minute drive from UTC La Jolla and easy access to 805 and 15 freeways.



HIGHLIGHTS

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- ▶ Class A, 6-story Commercial Office Space building
- ▶ Modern creative offices, open layout or build your own private offices
- ▶ High visibility and traffic count (42,200 cars per day)
- ▶ Less than 4 miles away from UTC and abundant parking
- ▶ Open air environment with atrium seating and ample natural light
- ▶ World class amenities
- ▶ Elevator Served (Passenger / Freight)
- ▶ Lease availabilities of office suites ranging from 955 to 12,684+/- square feet of open layout spaces:

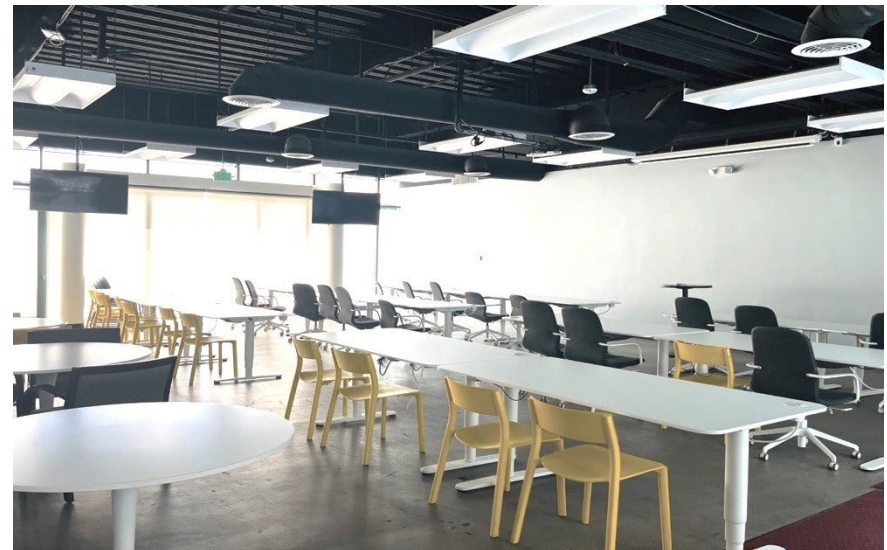
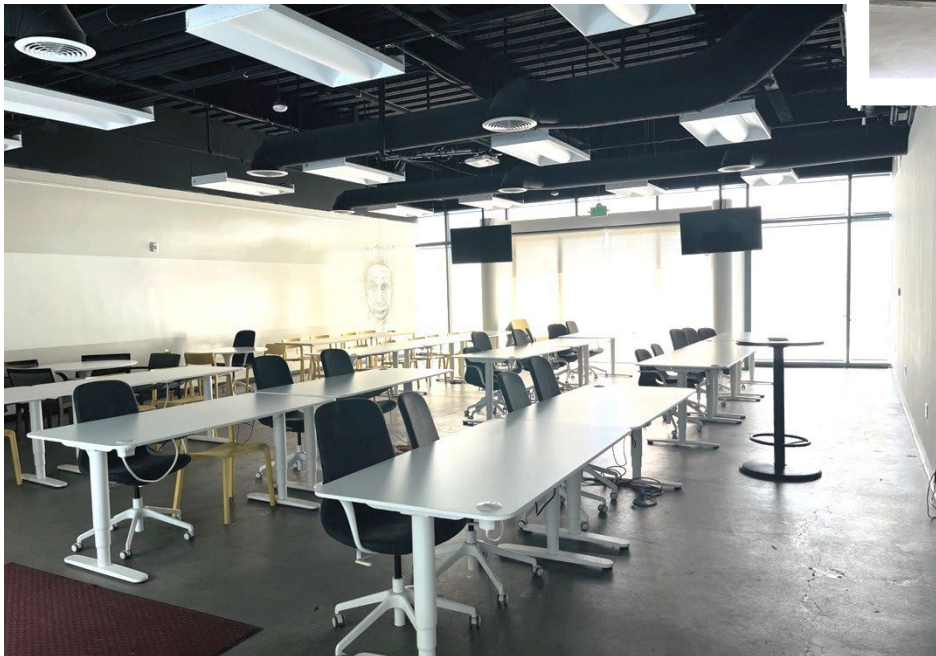
SUITE	SIZE	STATUS	NOTES
101	5,649 RSF	Available	Open Layout
200 & 210	12,684 RSF	Available	17 Private Offices + Large Bullpen
310	5,009 RSF	Available	5 Private Offices + Open Layout
330	955 RSF	Available	1 Private Office/1 Conference Room
335-345	2,593 RSF	Available	3 Private Offices/1 Conference/Kitchenette
350-360 (A)	4,311 RSF	Available	2 Private Offices/1 IT Room
350-360 (B)	3,428 RSF	Available	6 Private Offices/1 Conference Room
420	1,200 RSF	Available	3 Private Offices + Open Layout
440	2,421 RSF	Available 07/01/25	2 Private Offices + Open Layout + Kitchenette

AMENITIES

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AVAILABLE TRAINING & CONFERENCE FACILITIES

Includes a spacious state of the art conference room that comes with a large enclosed patio available for tenant's use.



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GYM WITH SHOWERS/LOCKERS

Spacious state of the art gym that comes with all new equipment with enclosed patio available exclusively for tenants who wants to workout in between office breaks.



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THAIPAN KITCHEN

Offers authentic Thai and Japanese cuisine. Serving customers from 11am-5pm Monday to Friday in an open seating in the building lobby.



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LOBBY ATRIUM AREA

Future coffee and bar



AVAILABLE

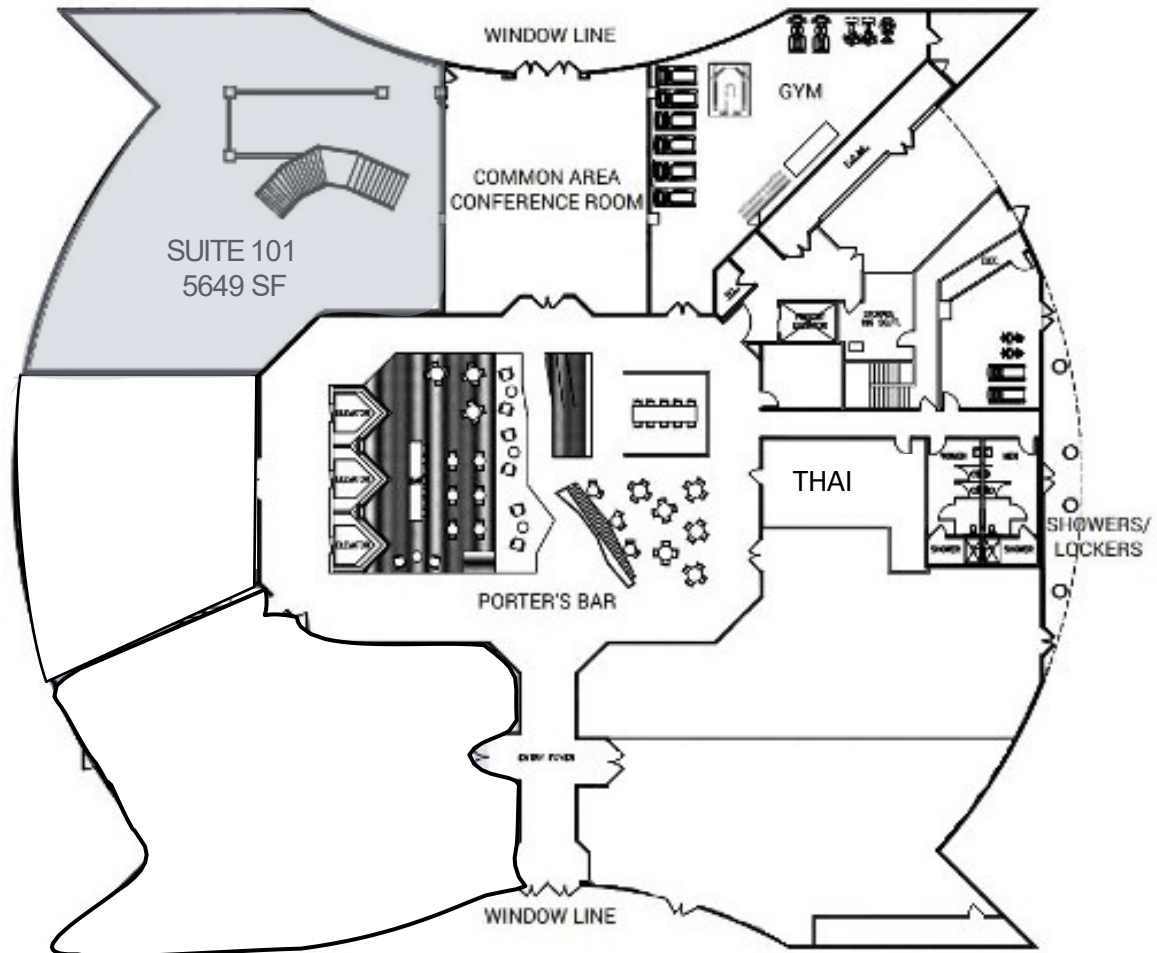
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First Floor

Rate: \$2.50 / PSF / MO

Rent Type: Gross

- Near Atrium Area
- Thai Pan Food
- Conference Room
- Gym
- Showers
- Lockers
- Main elevator
- Service elevator
- 1st floor Restrooms



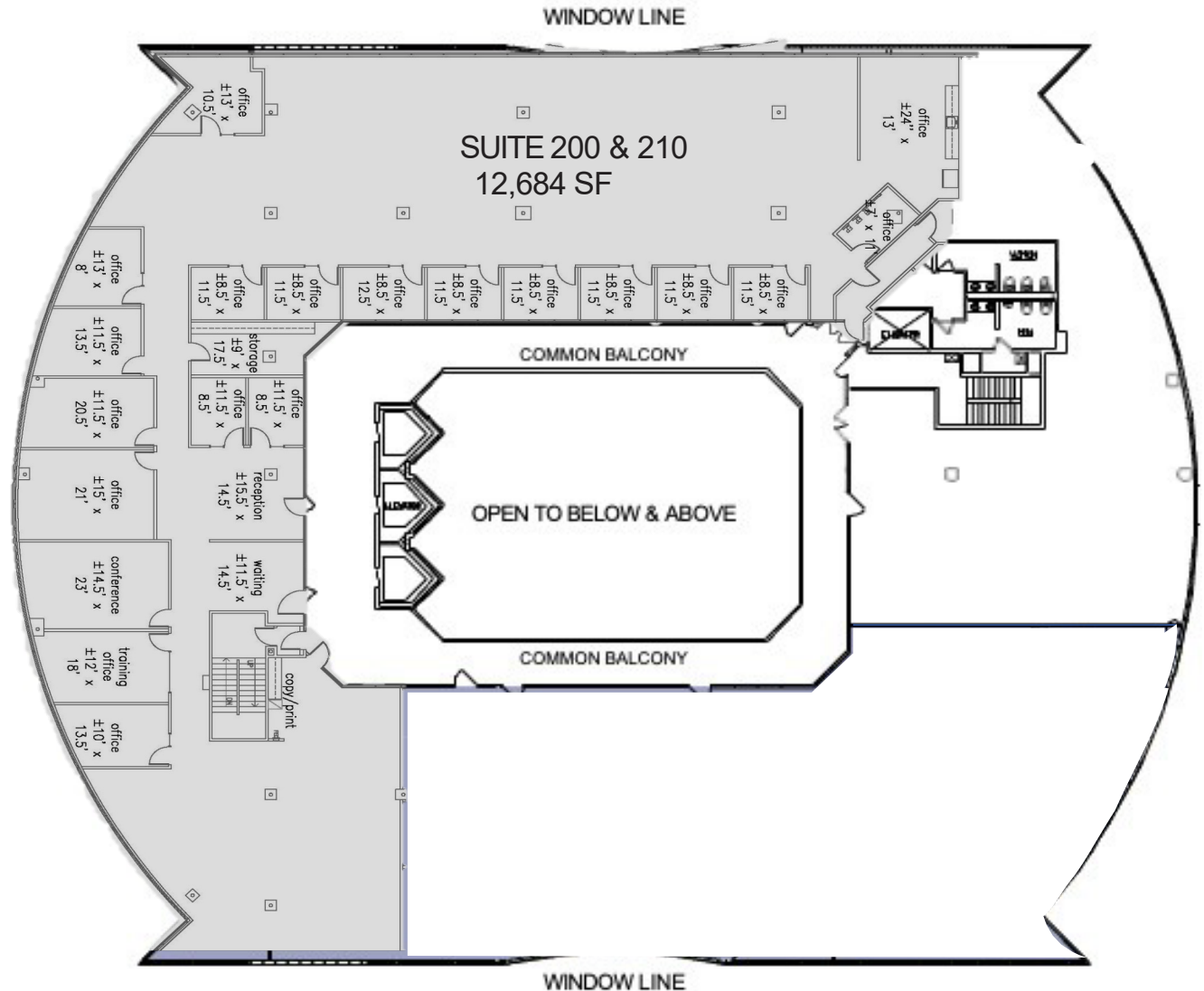
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Second Floor

Rate: \$2.50 / SF / MO

Rent Type: Gross



- Great window Line
- Open Center Balcony
- Main elevator
- Service elevator
- 2nd floor Restrooms

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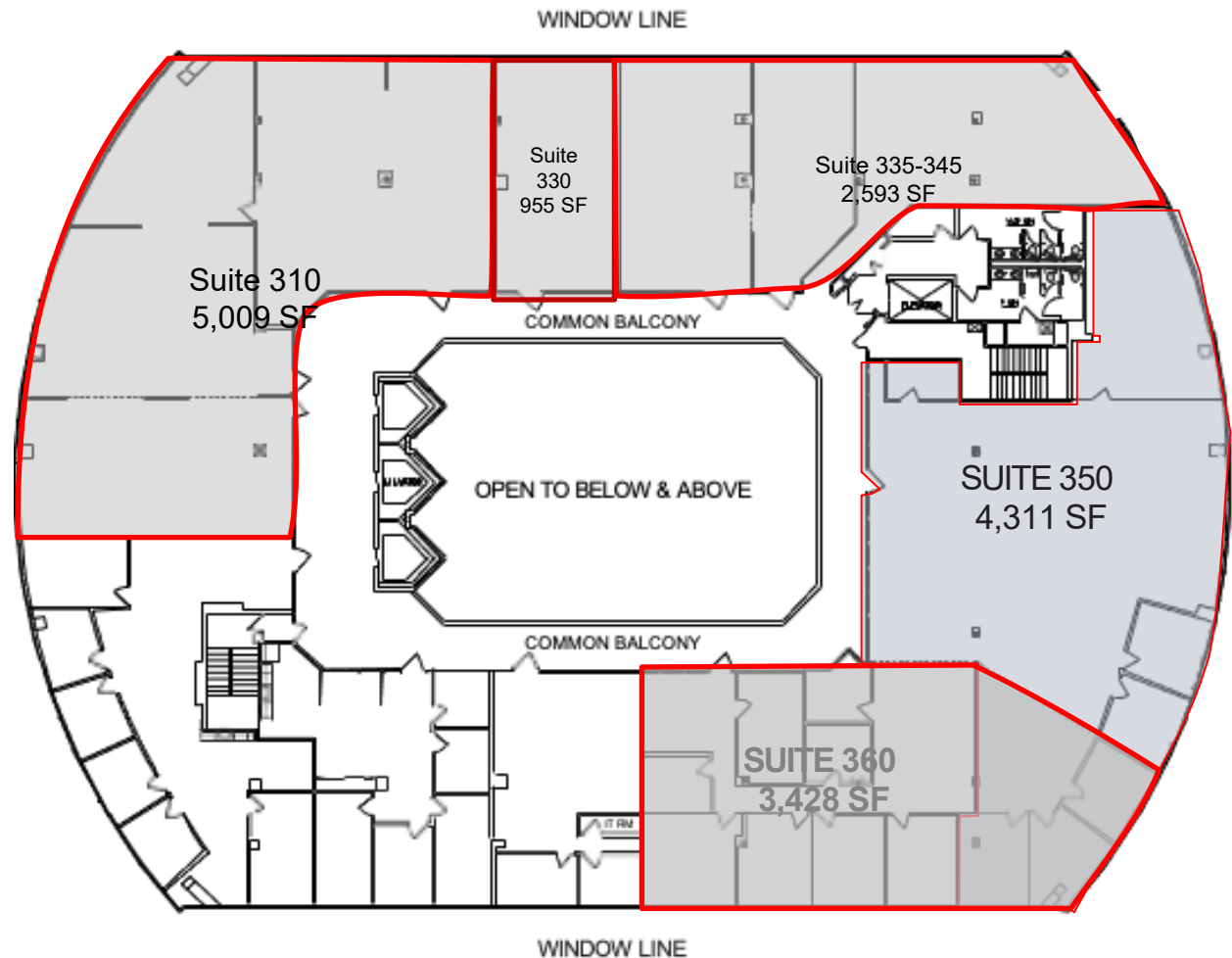
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Third Floor

Rate: \$2.50 / SF / MO

Rent Type: Gross



- Great window Line
- Open Center Balcony
- Main elevator
- Service elevator
- 3rd floor Restrooms

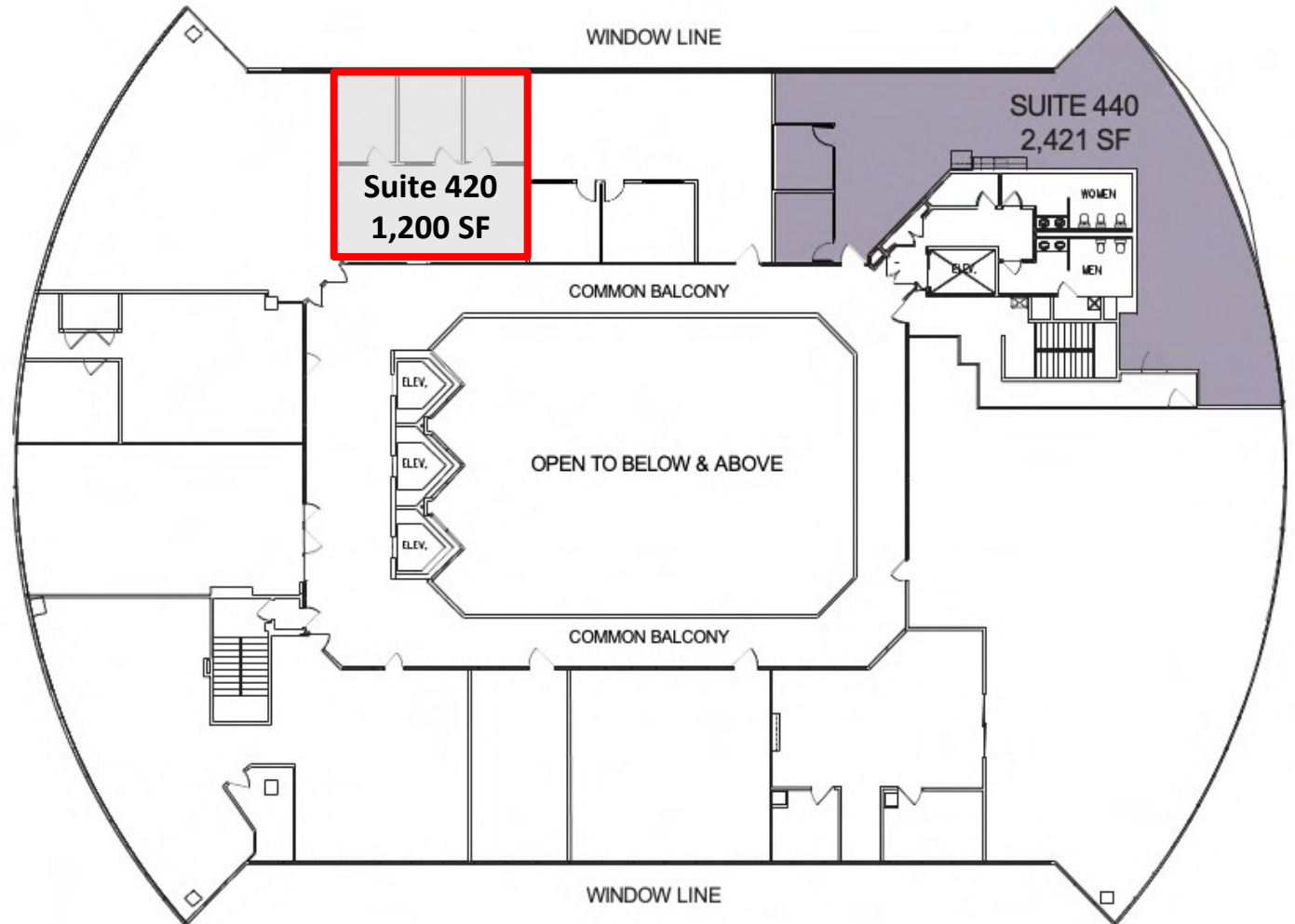
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Fourth Floor

Rate: \$2.50 / SF / MO

Rent Type: Gross



- Great window Line
- Open Center Balcony
- Main elevator
- Service elevator
- 3rd floor Restrooms

LOCATION

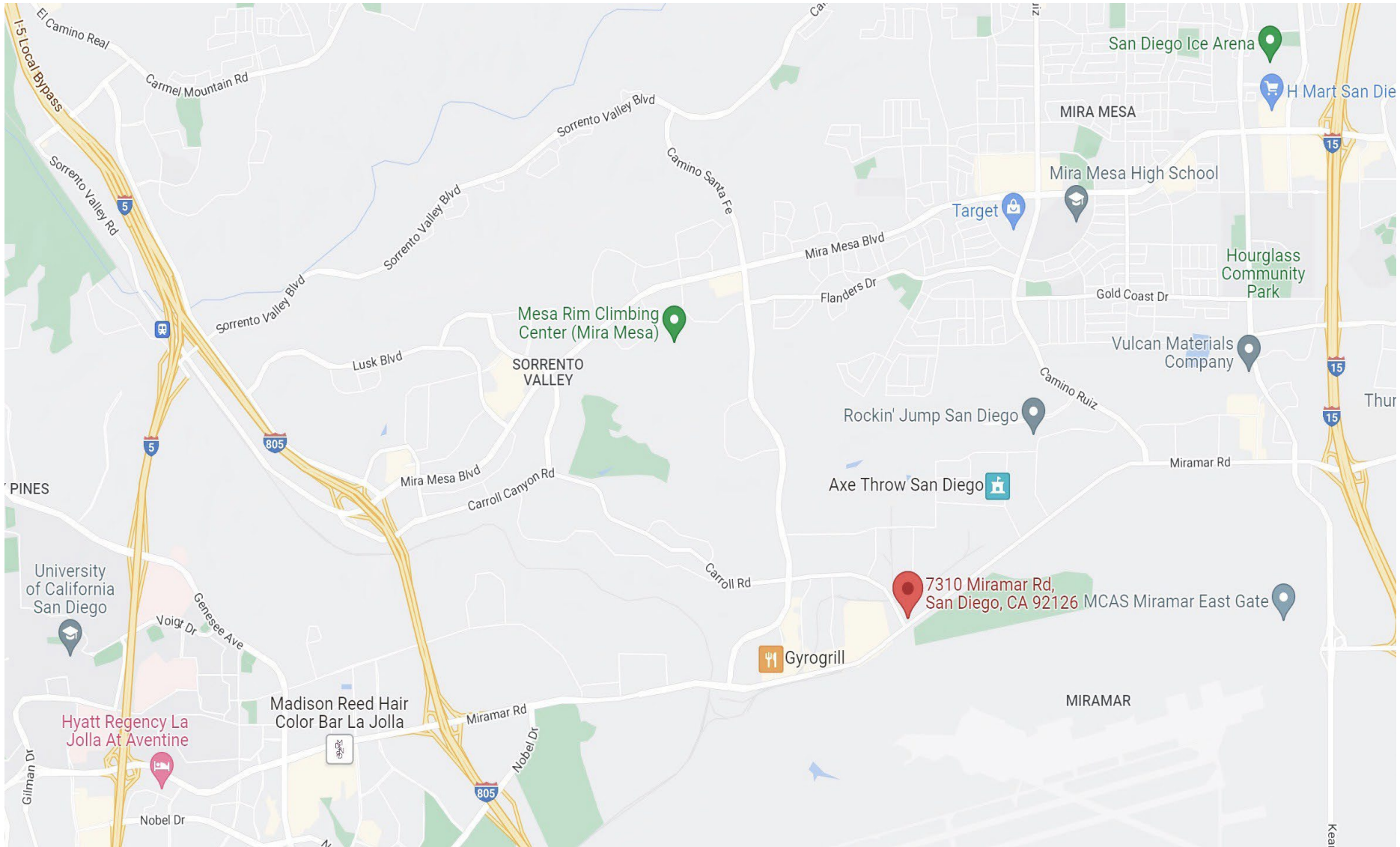
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MAPS

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