

# Available For Lease

8888 MIRAMAR RD, SAN DIEGO, CA 92126



**SPIRE**

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FOR LEASE

## PROPERTY HIGHLIGHTS

- ▶ Limited opportunity for a location with frontage on Miramar Rd
- ▶ Centrally located
- ▶ Corner Property on a busy signalized intersection (Camino Ruiz and Miramar Rd)
- ▶ Nearby Freeways: I-805, I-15, I-163

Suite 2: ± 550 SF End Cap Office + ±7,000 SF Lot  
Suite 4: ± 2,800 SF 2nd Floor Office  
Combination of both suites

- ▶ 

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Availability

- ▶ 

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CC-5-5  
Zoning



# AVAILABILITY

## FOR LEASE 8888 MIRAMAR RD SUITE 2

Lease Type: Triple Net (NNN)

Suite Type: Office / Retail

Suite Size: ± 550 SF Office Space  
including ±7,000 SF parking  
lot

Occupancy: Available for immediate  
occupancy

Private office, open office  
area, and restroom

Suite Features: Parking lot area with ability  
to use for outdoor vehicle  
storage

Highly desired Miramar Rd  
frontage

End-cap office space



PLEASE CONTACT BROKER FOR MORE INFORMATION.

# AERIAL OVERVIEW

FOR LEASE

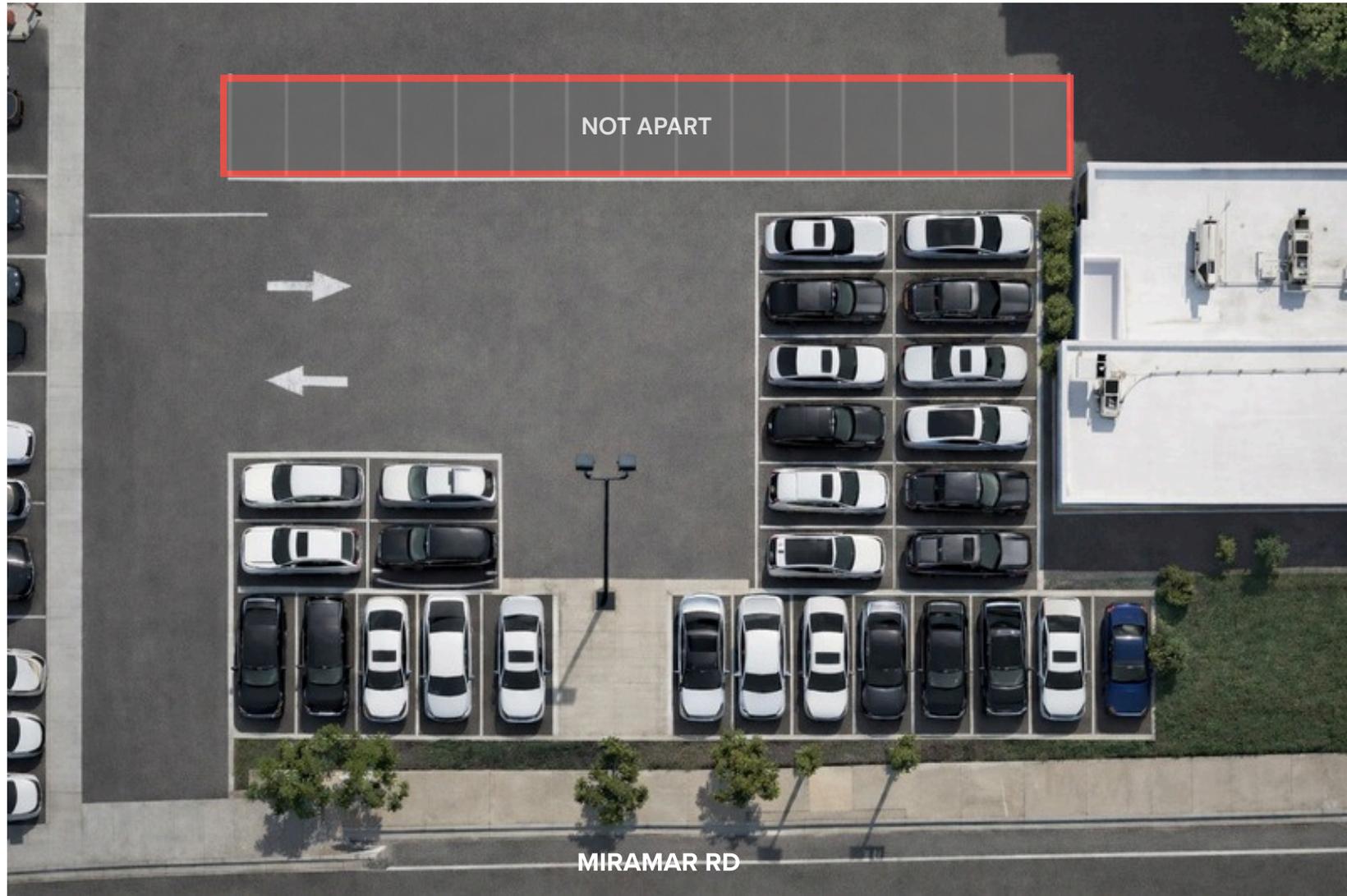
8888 MIRAMAR RD SUITE 2



# PARKING LOT RENDERING

**FOR LEASE**

**8888 MIRAMAR RD SUITE 2**



*Disclaimer: This rendering is for conceptual and reference purposes only. Layout, striping, dimensions, landscaping, and improvements are illustrative and may not reflect final design, engineering, or field conditions. All information should be independently verified.*

# AVAILABILITY

## FOR LEASE 8888 MIRAMAR RD SUITE 4

Lease Type: Triple Net (NNN)

Suite Type: 2nd Floor Office / Retail

Suite Size: ± 2,816 SF

Occupancy: Available for immediate occupancy

(3) Suite Entrances - stair access only

Warm shell condition with high-end glass wall buildout

Suite Features: Multiple office rooms, reception counter, conference room, break room, open office area, and in-suite private restroom.

Upgrade locks and electrical systems

Building signage available visible on Miramar Rd.

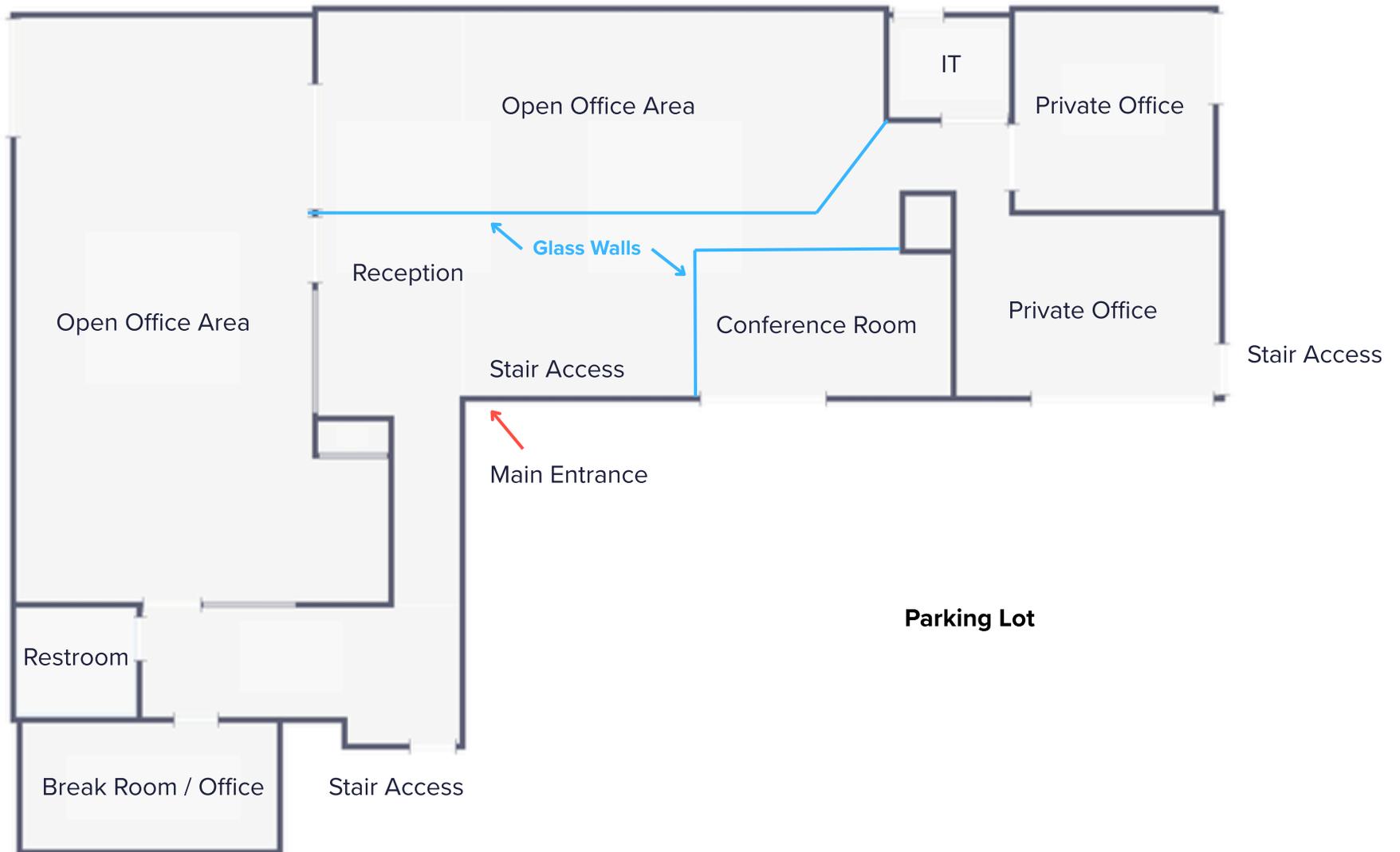


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# FLOOR PLAN

**FOR LEASE**  
**8888 MIRAMAR RD SUITE 4**

  
**Miramar Rd**



  
**Camino Ruiz**

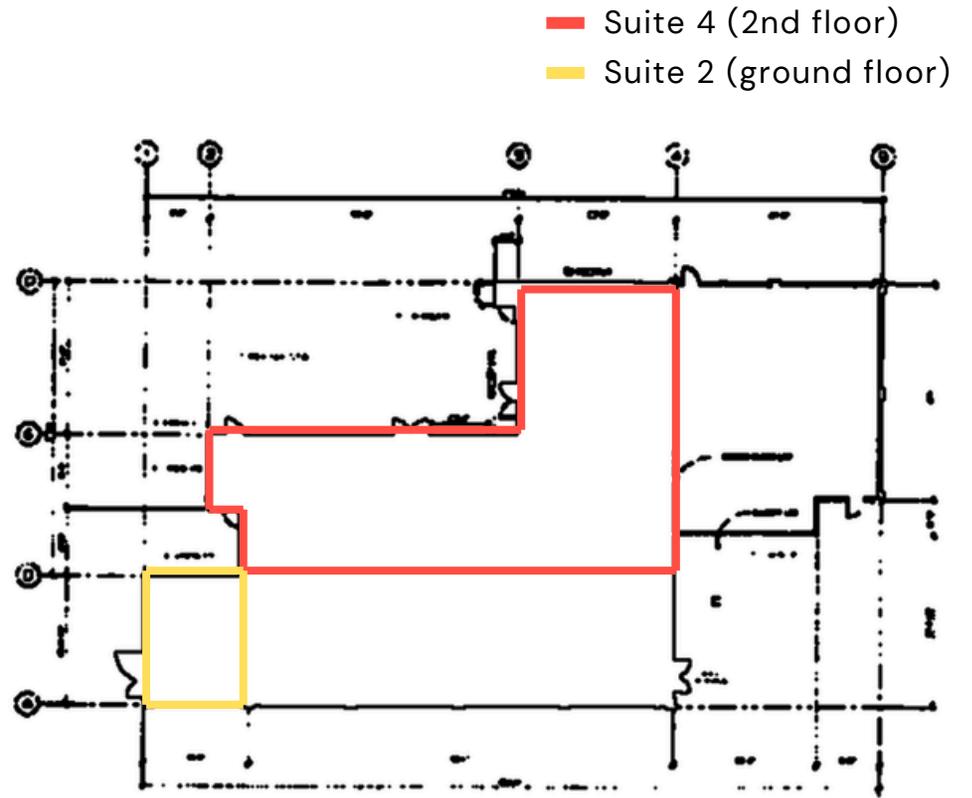
*\*Disclaimer: The diagram above is intended for reference purposes only.*

## 8888 Miramar Rd Suite 2 and 4

### Combination of both suites

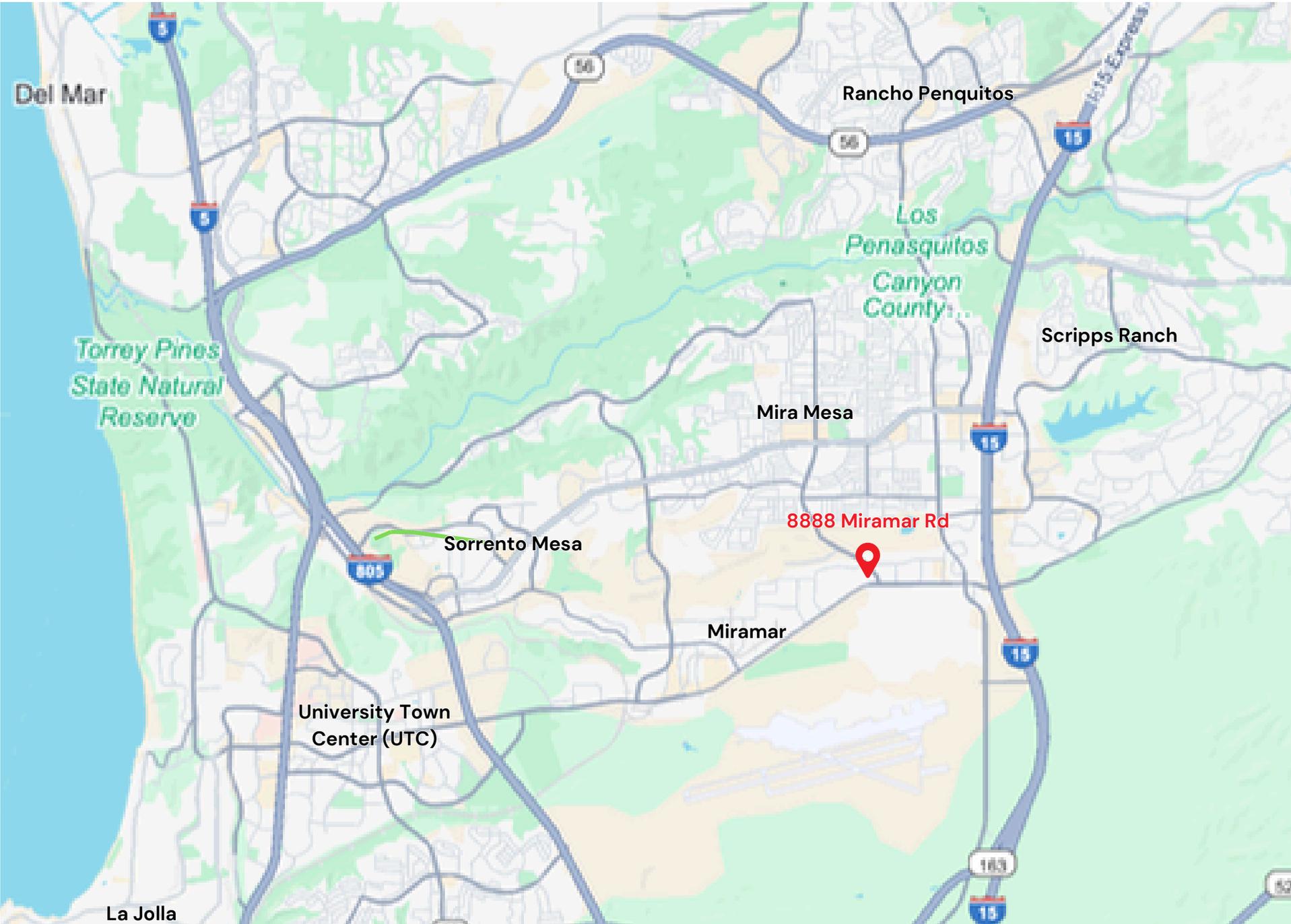
#### AVAILABLE FOR LEASE

- Building Signage available on visible Miramar Rd
- Rare designated parking lot fronting Miramar Rd
- Ideal for contractors requiring office space plus fleet storage, equipment rental, auto sales business, etc.



\*for reference purposes only

# MAP OVERVIEW



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## CONTACT INFORMATION

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