

FOR LEASE

SPEC LIGHT
LAB SPACES
AVAILABLE
NOW



Fenton
TECHNOLOGY PARK

San Diego, California 92121

Colliers



FENTON TECHNOLOGY PARK

FENTON TECHNOLOGY PARK, SAN DIEGO 92121

ASKING RATE: \$3.85 NNN

PROJECT DETAILS

- Fiber optics access
- Private in-suite restrooms
- Flexible floor plates
- Outdoor eating areas
- Shipping and receiving
- 8' - 10' and 7' - 11' Clear height
- Nets \$.40/SF
- 4% management fee

SUITE DETAILS

- Safety shower/eye wash
- TC /equipment room
- Lab sink
- Light lab spaces
- Mix of office and flex lab spaces
- Break room
- Coffee bar

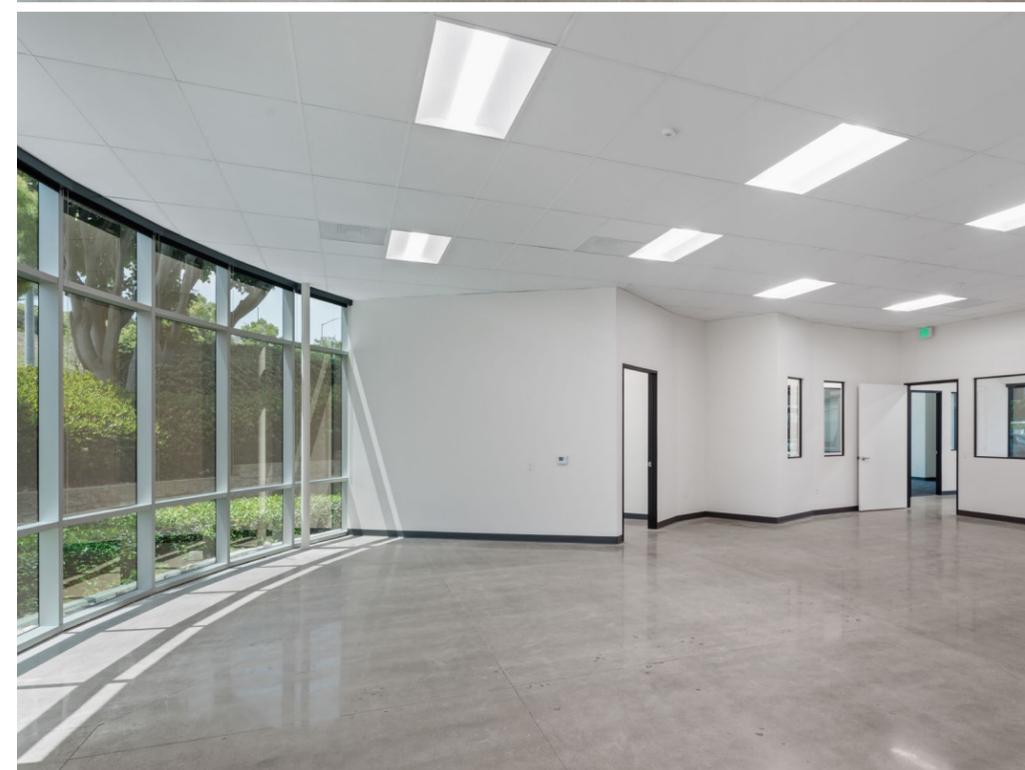
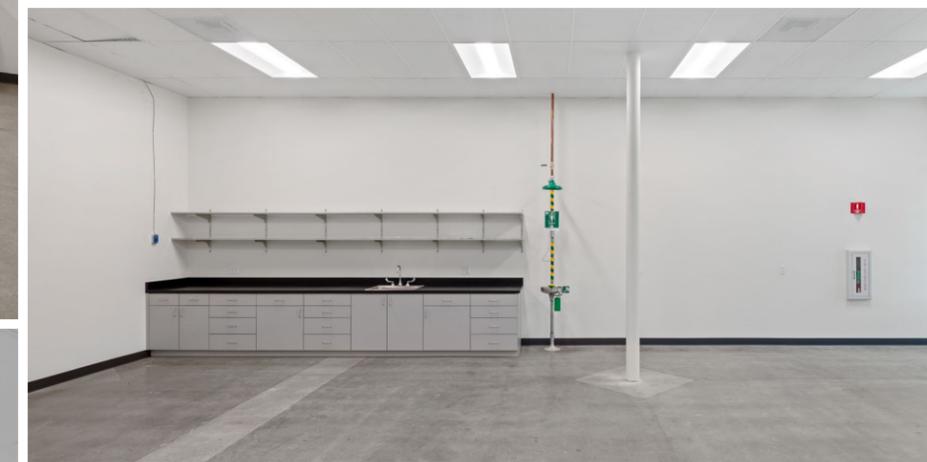
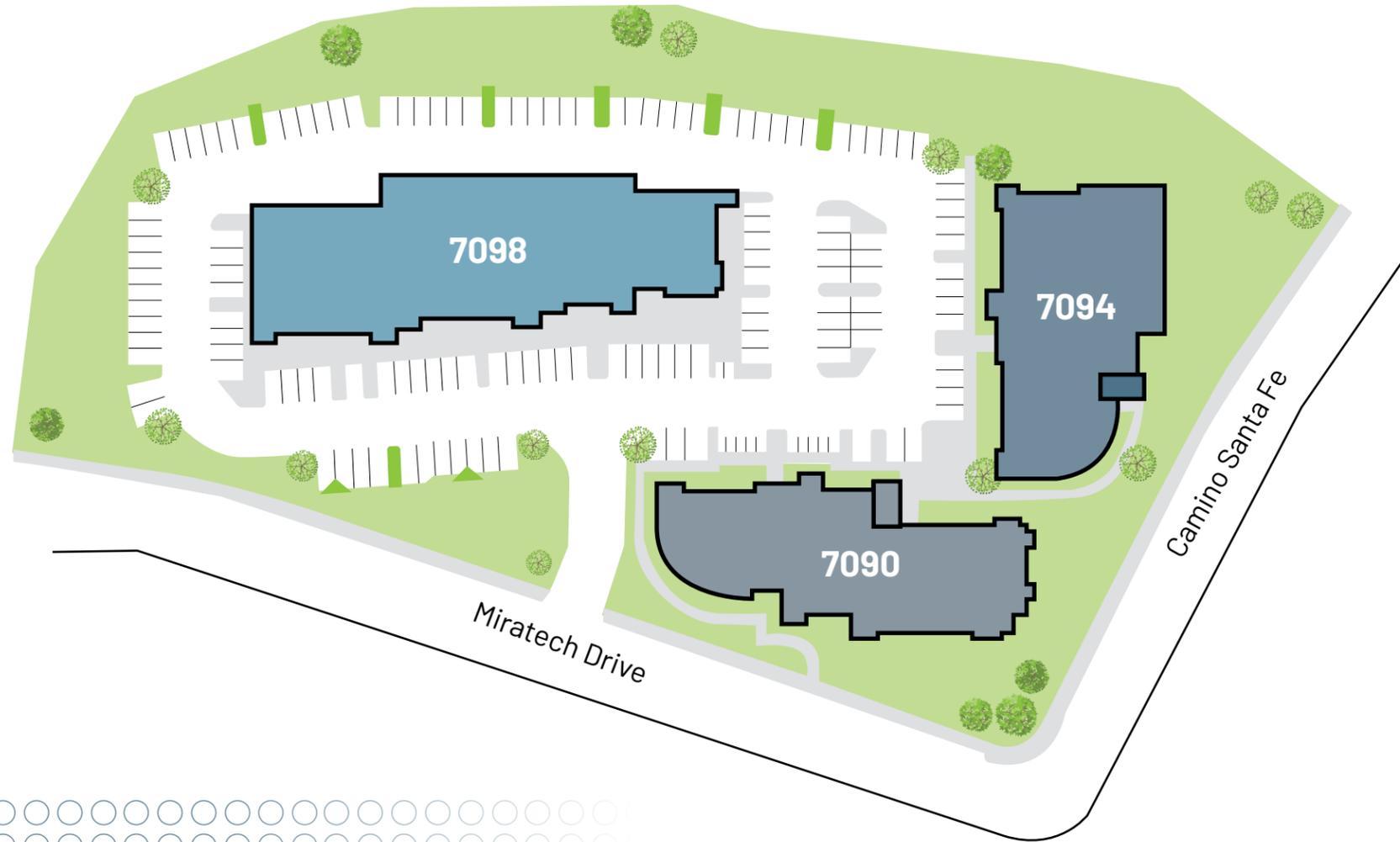
UNLOCK ULTIMATE OPTIONALITY

- Individual benches and fume hoods available for rent at landlord's standard cost for rent



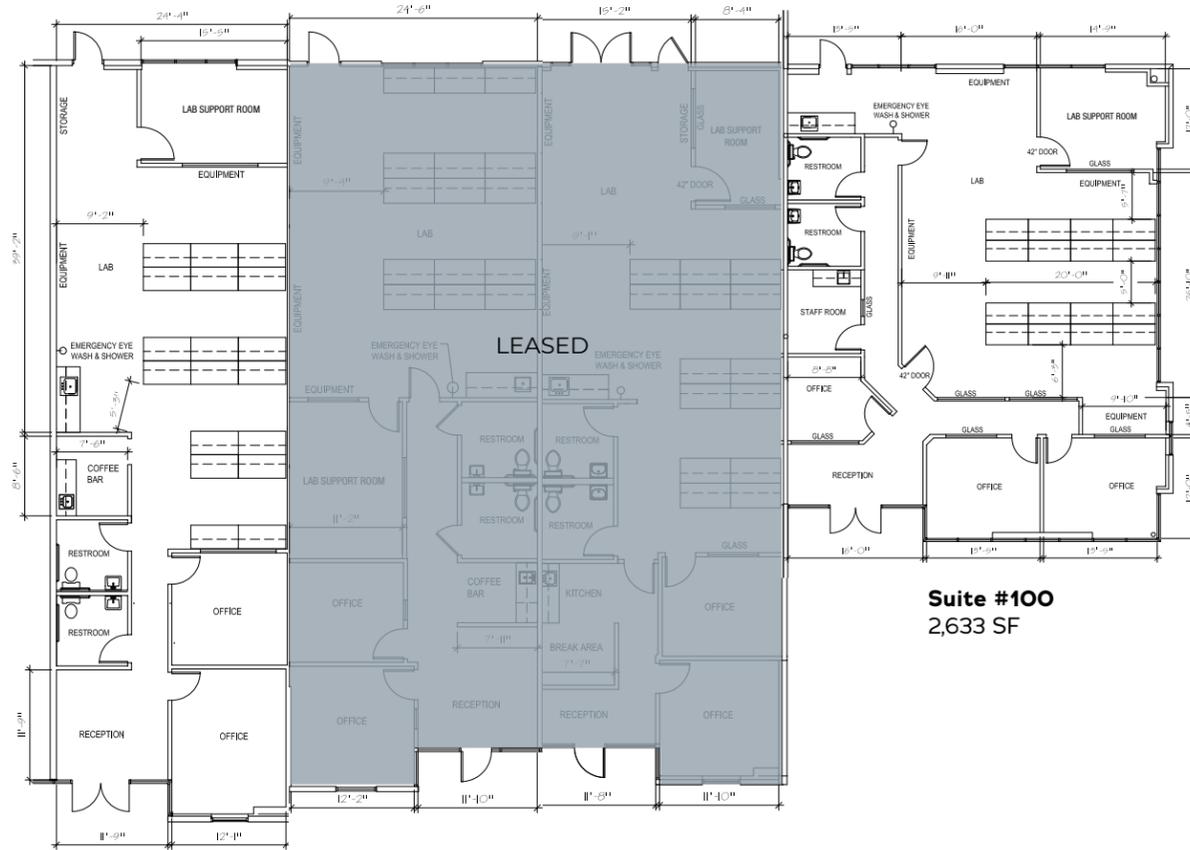
SITE PLAN

7090, 7094 & 7098 MIRATECH DRIVE, SAN DIEGO



FLOOR PLANS

7098 MIRATECH DRIVE, SAN DIEGO



Suite #130
2,052 SF

**FURNITURE DEPICTED IS FOR CONCEPTUAL PURPOSES.*

7098

AVAILABLE 4/1/2026

- Suite 100: 2,633 SF

7098

AVAILABLE NOW

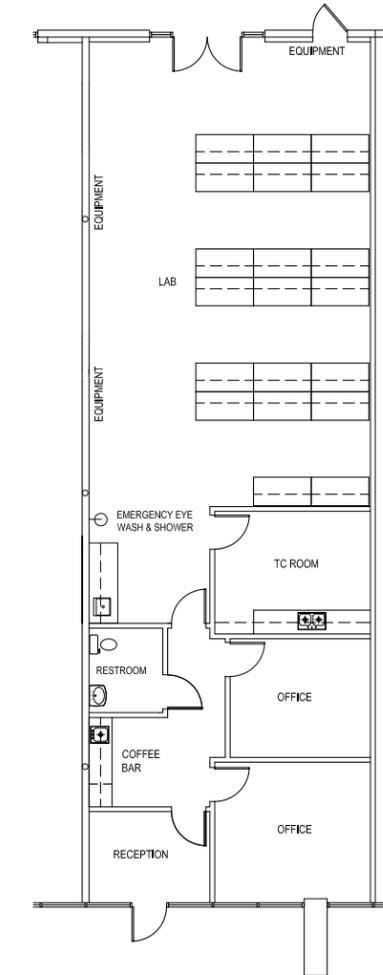
- Suite 130: 2,052 SF
- Move-in ready spec lab

FLOOR PLANS

7098 MIRATECH DRIVE, SAN DIEGO



Suite #140
2,052 SF



7098

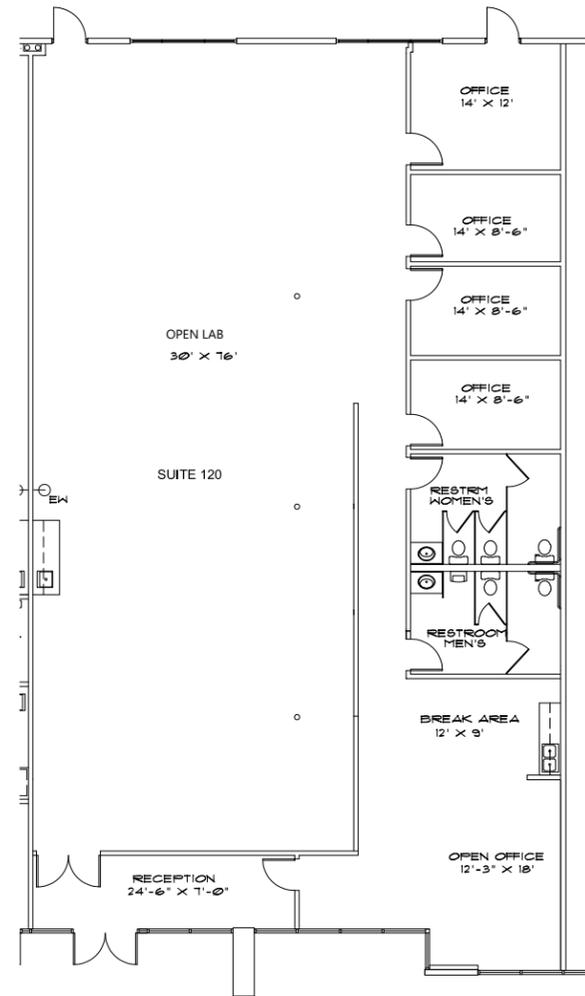
AVAILABLE NOW

- Suite 140: 2,052 SF

FLOOR PLANS

9810 SUMMERS RIDGE ROAD, SAN DIEGO

Suite #120
4,544 SF



9810

AVAILABLE NOW

- Suite 120: 4,544 SF
- Move-in ready spec lab

NETS \$0.44 / SF

4% MANAGEMENT FEE

AREA AMENITIES

FENTON TECHNOLOGY PARK, SAN DIEGO 92121



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