



EXCLUSIVELY LISTED FOR LEASE

The Pyramid at Miramar

MODERN OFFICE SUITES

AVAILABLE FOR LEASE

7310 Miramar Road · San Diego, CA 92126

128,310 SF Iconic Class A Office Building · Suites from 243 to 12,684 SF

\$1.95/SF

Gross+E promotional rate for first year (min 3 year lease)



San Diego's Most Iconic Class A Office Building

A 128,310 SF Class A office building anchored by a 150-foot illuminated glass pyramid space frame — instantly recognizable from the I-15 corridor. **Six floors of modern open-plan suites**, an open-air interior atrium, on-site fitness facility, restaurant/coffee bar, and Tesla Supercharger station combine to create a premium tenant experience on a 2.8-acre site with 5.5/1,000 parking.



1 MODERN OPEN-PLAN OFFICES

High ceilings, exposed ducting, polished concrete floors, and natural light — flexible interiors that adapt to any business.

2 ICONIC GLASS PYRAMID DESIGN

Striking 150-ft architectural landmark, the most photographed office building on the I-15 corridor. A built-in brand statement.

3 FULLY AMENITIZED

Open-air atrium, fitness center with showers, conference room, coffee bar and on-site restaurant — everything tenants need on-site.

4 STRATEGIC LOCATION

5-minute drive to UTC/La Jolla, immediate access to I-15 and I-805, adjacent to MCAS Miramar — at the heart of San Diego's growth corridor.

CURRENT AVAILABILITY

13 Suites Available · 243 to 12,684 SF

Lease availabilities range from boutique suites to full-floor opportunities. All suites quote at the \$1.95/SF promotional rate for the first year.

SUITE	FLOOR	SF	AVAILABILITY	DESCRIPTION
101 B	1st	3,167	Now	Open layout with high ceilings
105	1st	243	8/1/26	Restaurant / Kitchen space
210	2nd	12,684	Now	17 private offices + large bullpen (divisible)
300	3rd	2,593	Now	LVT floors · 4 private offices · 2 conference rooms
310	3rd	3,085	Now	Open area · large glass conference room
320	3rd	1,924	Now	1 private office · open layout
335	3rd	1,025	Now	2 private offices + open layout
345	3rd	2,106	Now	2 private offices + open layout · kitchenette
350	3rd	3,479	Now	Open area with kitchen
400	4th	2,485	Now	Polished concrete floors · 2 private offices
420	4th	1,200	Now	Polished concrete floors · 2 private offices
430	4th	1,450	Now	Polished concrete · 2 private offices · exposed ceiling
440	4th	2,421	Now	1 private office + cubicles in open layout

RENT TYPE: Gross + Electric · **LEASE RATE:** Negotiable PSF/month after first year · **MIN TERM:** 36 months

ON-SITE AMENITIES

A Workplace Experience That Attracts and Retains Talent



OPEN-AIR ATRIUM

A dramatic central atrium connects all six floors with natural light, sculpture, and shared seating.



COMMUNITY GATHERING SPACE

Café-style atrium with abundant seating, perfect for collaboration, casual meetings, and tenant events.



FITNESS CENTER WITH SHOWERS

Full-service on-site fitness facility including cardio, weights, and locker rooms with showers.

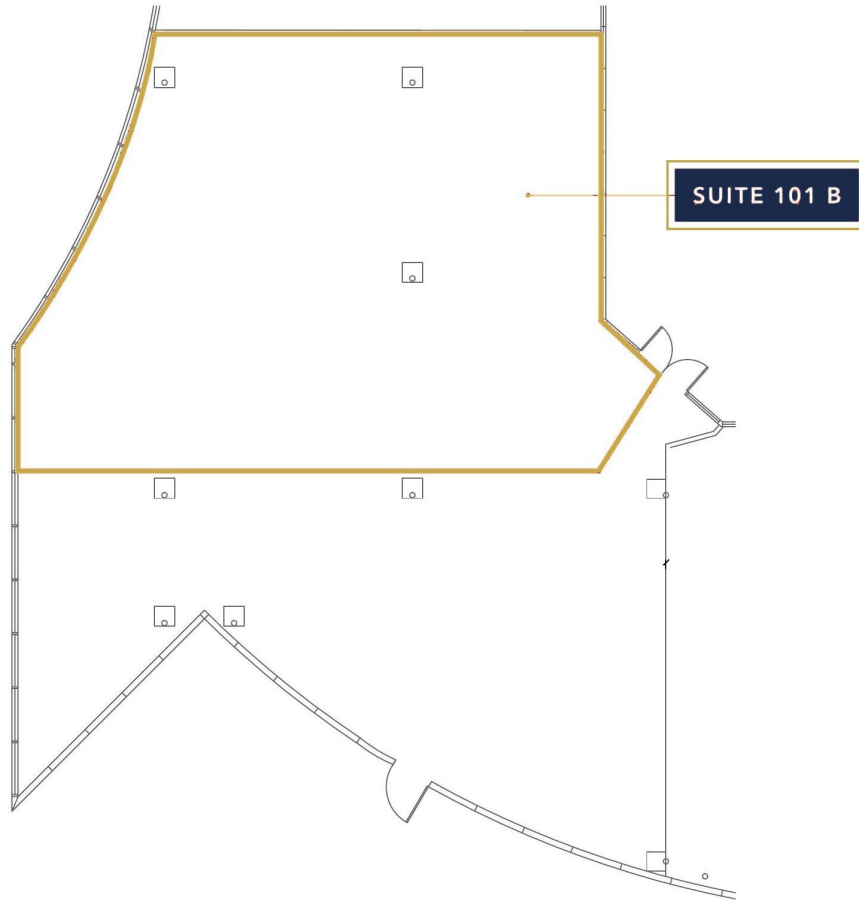


COFFEE BAR & RESTAURANT

On-site coffee bar and Thai restaurant in the atrium — no need to leave the building for lunch.

FIRST FLOOR

Suite 101 B · 3,167 SF



PROMOTIONAL FIRST-YEAR RATE

\$1.95

PSF/MO · Gross + Electric

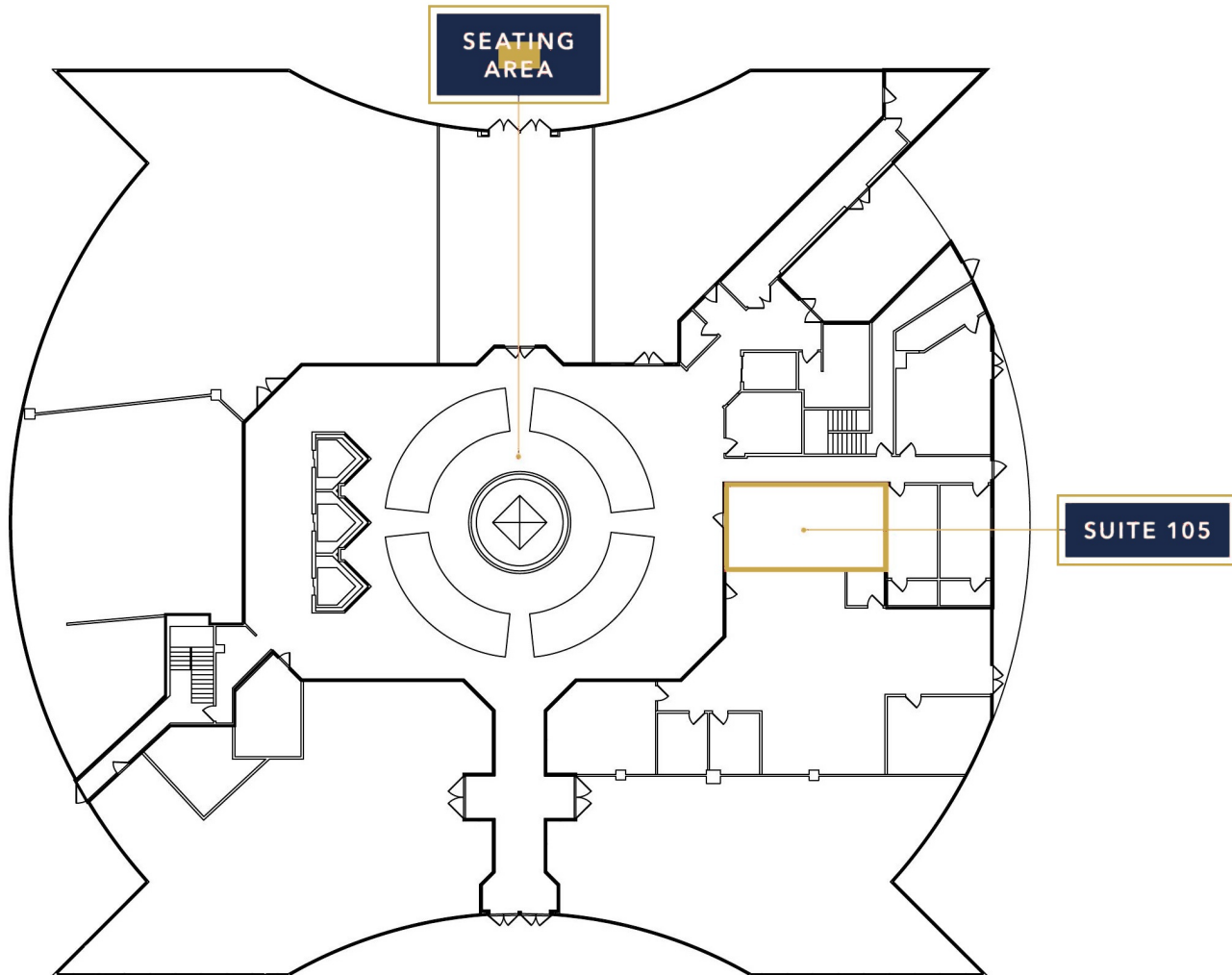
YEAR 2+ LEASE RATE

Ask Broker

SUITE DETAILS

Suite	101 B
Size	3,167 SF
Floor	First (Ground)
Availability	Now
Features	Open layout, high ceilings
Rent Type	Gross + Electric

Suite 105 · 243 SF



PROMOTIONAL FIRST-YEAR RATE

\$1.95

PSF/MO · Gross + Electric

YEAR 2+ LEASE RATE

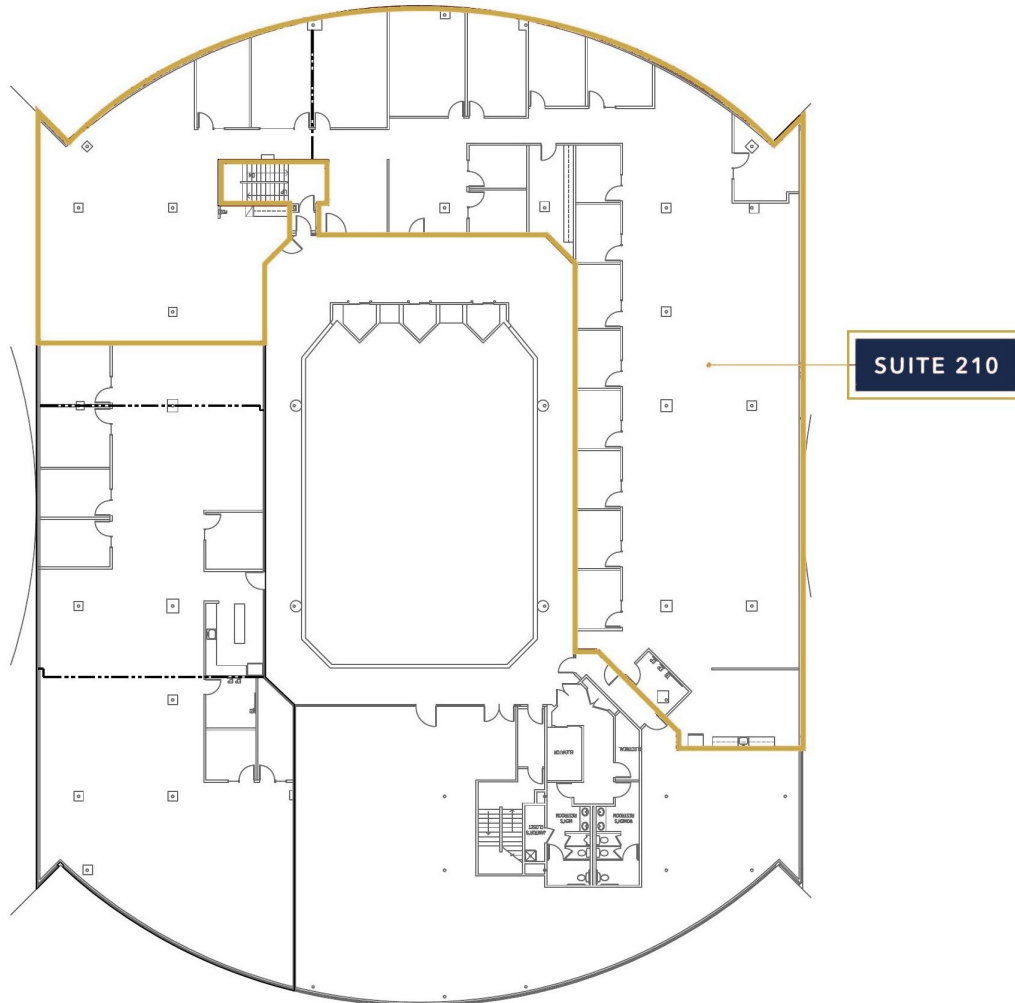
Ask Broker

SUITE DETAILS

Suite	105
Size	243 SF
Use	Restaurant / Kitchen
Availability	August 1, 2026
Atrium Seating	Shared seating area
Rent Type	Gross + Electric

SECOND FLOOR · LARGEST AVAILABLE BLOCK

Suite 210 · 12,684 SF (divisible)



PROMOTIONAL FIRST-YEAR RATE

\$1.95

PSF/MO · Gross + Electric

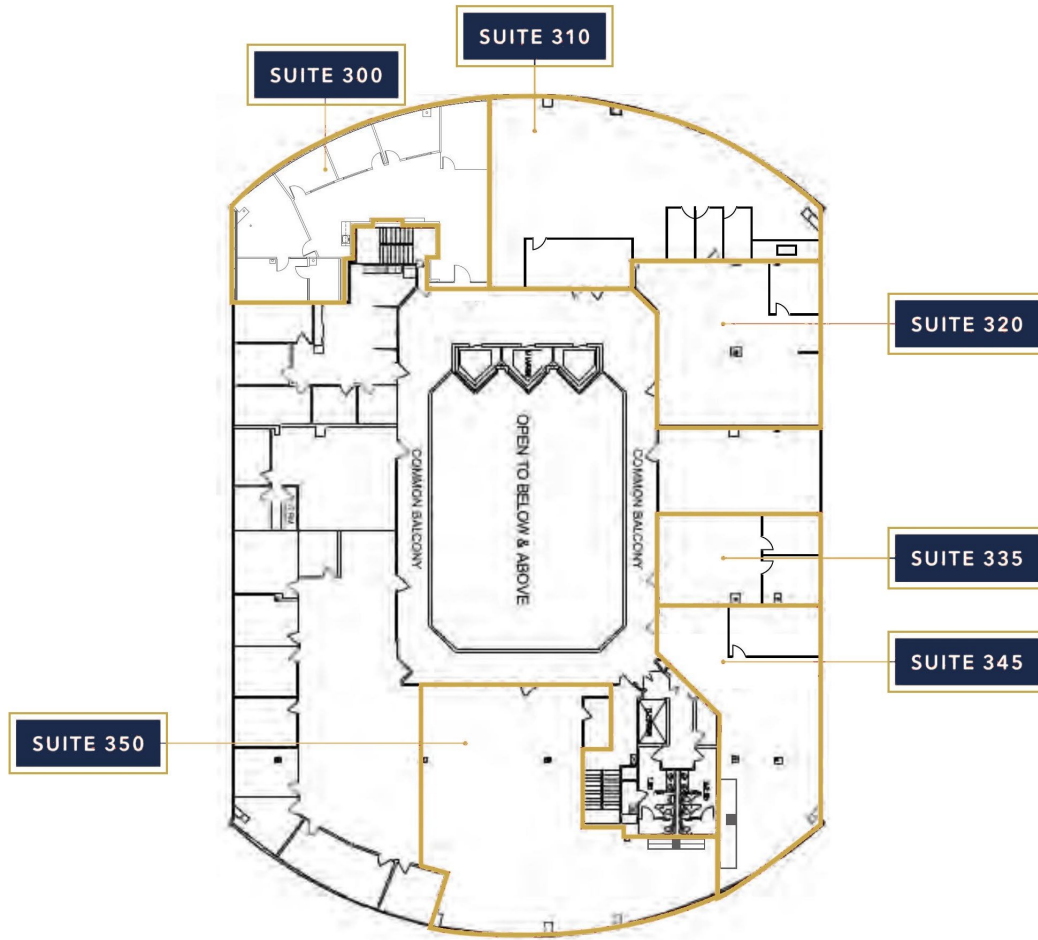
YEAR 2+ LEASE RATE

Ask Broker

SUITE DETAILS

Suite	210
Size	12,684 SF
Divisibility	Yes
Availability	Now
Configuration	17 private offices + bullpen
Rent Type	Gross + Electric

Six Suites Available · All Available Now



SUITE
300
2,593 SF
LVT floors · 4 private offices ·
2 conference rooms
AVAILABLE NOW

SUITE
310
3,085 SF
Open area · large glass
conference room
AVAILABLE NOW

SUITE
320
1,924 SF
1 private office
AVAILABLE NOW

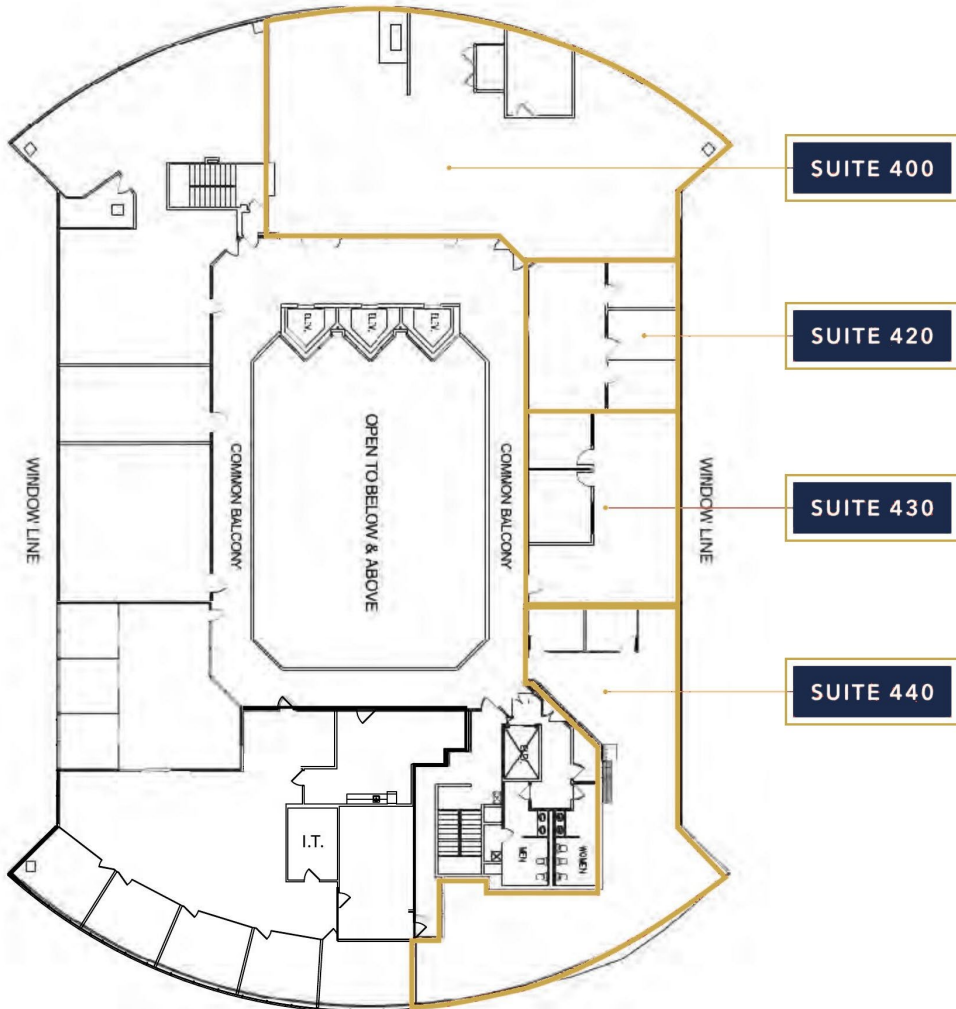
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335
1,025 SF
2 private offices + open layout
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SUITE
345
2,106 SF
2 private offices + open layout
· kitchenette
AVAILABLE NOW

SUITE
350
3,479 SF
Open area with kitchen
AVAILABLE NOW

\$1.95/SF GROSS+E FIRST-YEAR PROMO · NEGOTIABLE YEAR 2+ · 36-MONTH MINIMUM TERM

Four Suites Available · Polished Concrete Floors



SUITE
400
2,485 SF
Polished concrete floors · 2 private offices
AVAILABLE NOW

SUITE
420
1,200 SF
Polished concrete floors · 2 private offices
AVAILABLE NOW

SUITE
430
1,450 SF
Polished concrete · 2 private offices · exposed ceiling
AVAILABLE NOW

SUITE
440
2,421 SF
1 private office + cubicles in open layout
AVAILABLE NOW

\$1.95/SF GROSS+E FIRST-YEAR PROMO · NEGOTIABLE YEAR 2+ · 36-MONTH MINIMUM TERM

Surrounded by World-Class Tenants & Talent

The Pyramid sits in the heart of San Diego's I-15 corridor, adjacent to MCAS Miramar and surrounded by a deep cluster of Fortune 500, defense, life sciences, and technology employers.

TECHNOLOGY & LIFE SCIENCES

- Google
- Dexcom
- Tesla
- Hologic
- Quidel
- Abbott
- Thermo Fisher Scientific

DEFENSE & AEROSPACE

- Northrop Grumman
- MCAS Miramar (adjacent)
- Major DoD contractors
- Aerospace suppliers

RETAIL, F&B & SERVICES

- Target
- Vons
- Petco
- FedEx
- Audi
- Ballast Point
- Karl Strauss Brewing
- Ashley HomeStore

LESS THAN 5 MINUTES FROM UTC / LA JOLLA · IMMEDIATE ACCESS TO I-15 AND I-805

Centrally Located Across San Diego County



DRIVE TIMES FROM THE PYRAMID

6 MIN

UTC / La Jolla

2.7 mi · via I-805 or I-15

25 MIN

San Diego Int'l Airport

17.6 mi

40 MIN

Oceanside

28.4 mi

40 MIN

US/Mexico Border

28.8 mi

IMMEDIATE

I-15 & I-805 Access

Adjacent to MCAS Miramar

Direct freeway visibility from I-15 — over 250,000 vehicles per day pass The Pyramid.



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