

# 6920 Miramar Road

SAN DIEGO, CA 92121



## MIRAMAR CLOCKTOWER OFFICE PARK

Professional Office Suites - For Lease

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**PACIFIC COAST  
COMMERCIAL**  
SALES • MANAGEMENT • LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# 6920 Miramar Road

## PROPERTY FEATURES



### AVAILABILITY

Executive Suites From ± 230 to 295 RSF  
Office Suite ± 1,050 RSF



### PROPERTY SIZE

± 34,750 SF Multi-Tenant Office Building with Professional Image



### COMMON AREA AMENITIES

Elevator Served, Underground & Open Parking, Free Conference Room, Weekly Janitorial Service, Wi-Fi Internet, Secure 24/7 Building Access



### LANDMARK

Recognizable Clocktower Visible From Miramar Road



### NEARBY AMENITIES

Walking Distance to Restaurants, Diverse Retail, Public Transportation, and in Close Proximity to the UTC Shopping Mall



### FREEWAY ACCESS

Easy Access to I-805 and I-15



### ASKING RATE

Executive Suites: Starting at \$550/Month - Full Service  
Office Suites: Rates as Low as \$1.00/SF + Electric

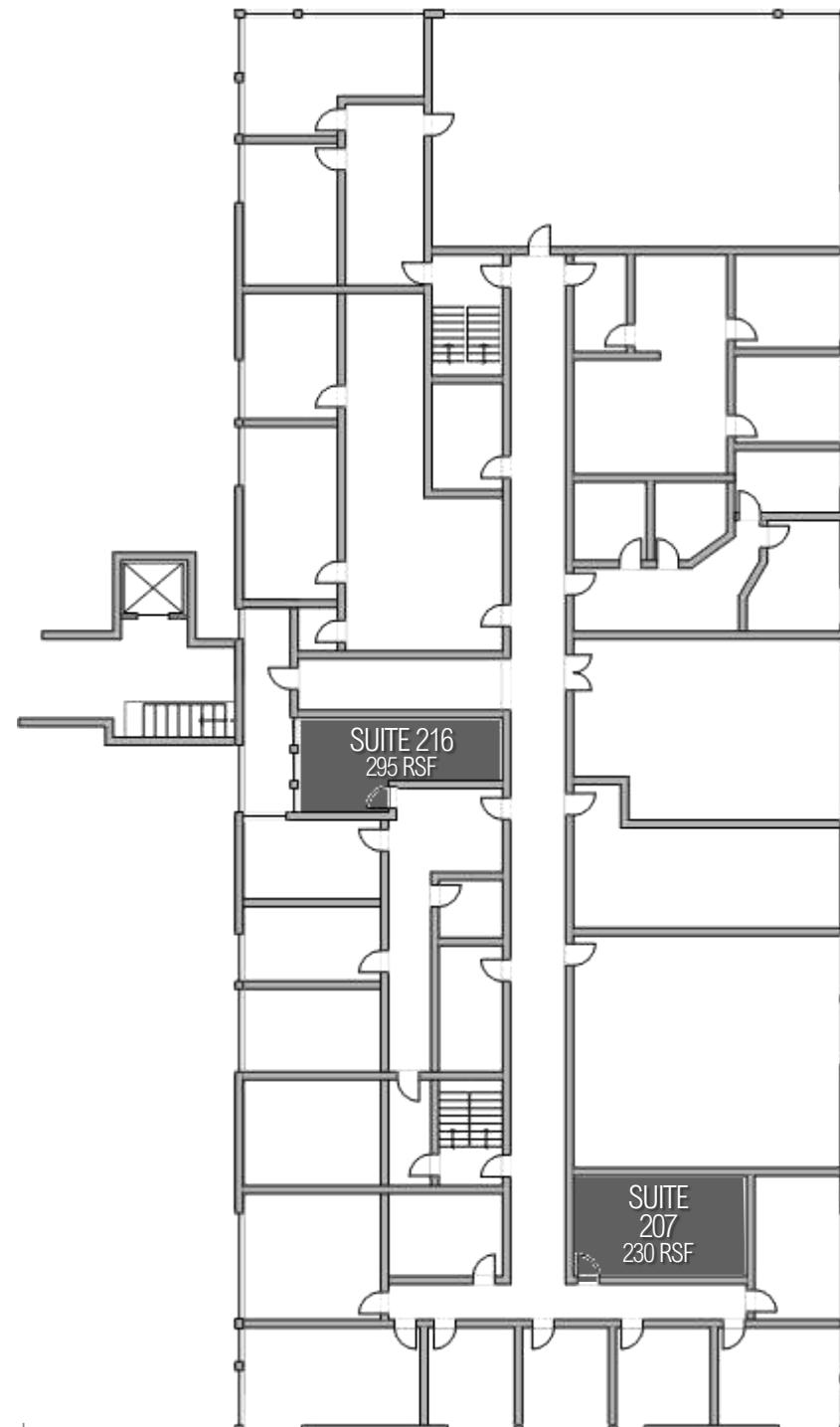


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## FLOOR PLAN - 2ND FLOOR

### 2ND FLOOR AVAILABILITY

SUITE	RSF	MONTHLY RENT
207	230	\$575/month, FSG
executive office		
216	295	\$630/month, FSG
executive office		



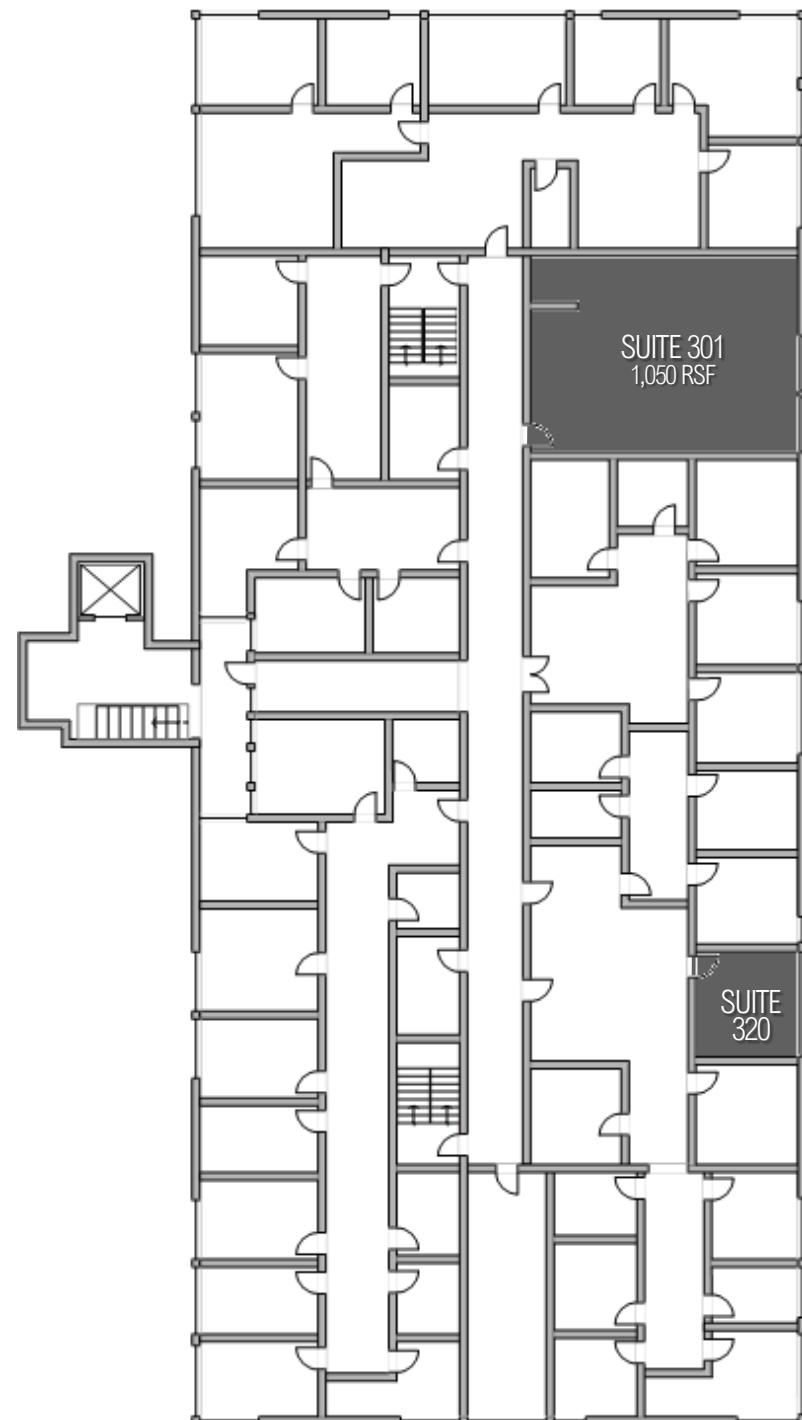
Floor Plan Not Fit to Scale;  
For Reference Purposes Only

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## FLOOR PLAN - 3RD FLOOR

### 3RD FLOOR AVAILABILITY

SUITE	RSF	MONTHLY RENT
301	1,050	\$1,050/month + electric
1 large open finished area, many windows		
320	235	\$550/month, FSG
executive office, large window		



Floor Plan Not Fit to Scale;  
For Reference Purposes Only

# Location

6920  
MIRAMAR ROAD



## DEMOGRAPHICS

	3 MILE	5 MILE
Population (2022)	68,690	255,268
Population (2027)	69,316	257,704
Total Businesses	8,309	23,230
Total Employees	92,245	335,005
Consumer Spending	\$961 M+	\$3.6 B+

## DRIVE TIMES



6 MINS

1-805 Freeway  
Entrance



7 MINS

Westfield  
UTC - La Jolla



19 MINS

Downtown  
San Diego



\* demographic source via costar

# Surrounding Retail

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to lease.