

FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

CARROLL CANYON COMMERCE CENTER

9705-9835 Carroll Centre Rd & 9845-9939 Via Pasar, San Diego, CA 92126



4.5% BROKER COMMISSION



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CARROLL CANYON COMMERCE CENTER

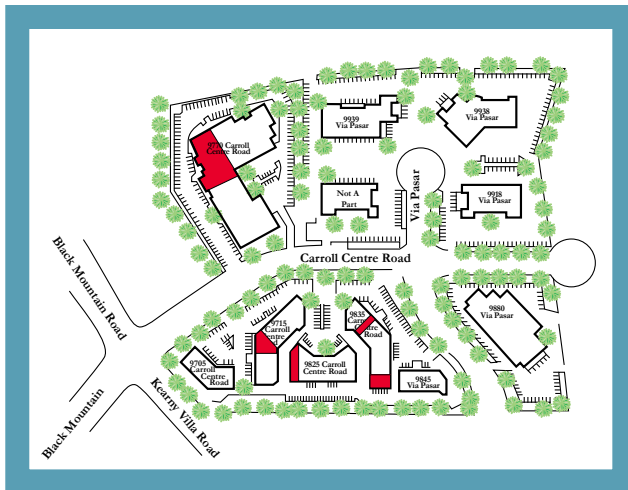
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PROPERTY HIGHLIGHTS

- Eastern Miramar Location
- Grade Level Roll-up Doors
- Approximately 16'-18' Warehouse Clearance
- Skylights
- Immediate Access to I-15
- High Image Business Park

ADDRESS	SF	RENT	COMMENTS
9715 Carroll Centre Rd, Suite 104	2,560	\$1.60 NNN	Reception, open office, (3) private offices, (2) restrooms, balance warehouse. Available now.
9825 Carroll Centre Rd, Suite 400	2,367	\$1.60 NNN	Open office area, (1) restroom, storage, balance warehouse. (1) GL door.
9835 Carroll Centre Rd, Suite 102	1,558	\$1.60 NNN	Open office, kitchenette, (1) restroom, balance warehouse. (1) GL door.
9835 Carroll Centre Rd, Suite 108	2,431	\$1.60 NNN	Reception, (2) private offices, (1) restroom, balance warehouse. (2) GL doors.

NNNs = \$0.39/SF



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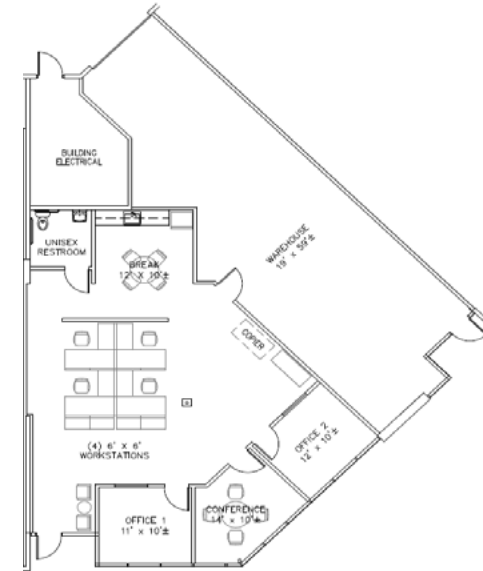
CARROLL CANYON COMMERCE CENTER

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SUITE DETAILS

9715 Carroll Centre Rd,
Suite 104

- 2,560 SF
- Reception, open office, (3) private offices, (2) restrooms, balance warehouse. (1) GL door.
- Available now
- \$1.60 PSF/Month, NNN
- NNNs = \$0.39/SF



*FLOOR PLAN TO BE VERIFIED



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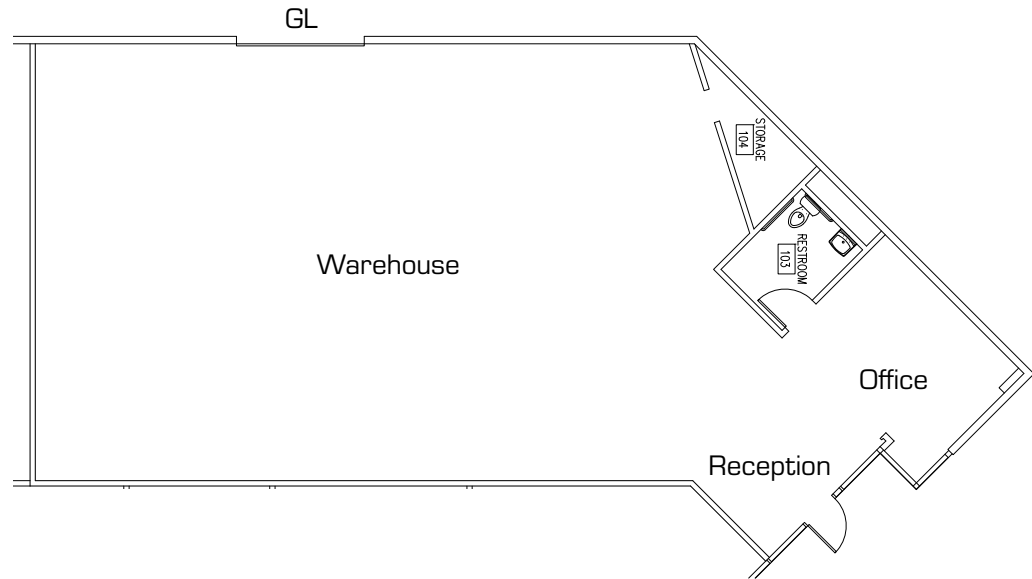
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SUITE DETAILS

9825 Carroll Centre Rd,
Suite 400

- 2,367 SF
- Open office area, (1) restroom, storage, balance warehouse. (1) GL door.
- \$1.60 PSF/Month, NNN
- NNNs = \$0.39/SF



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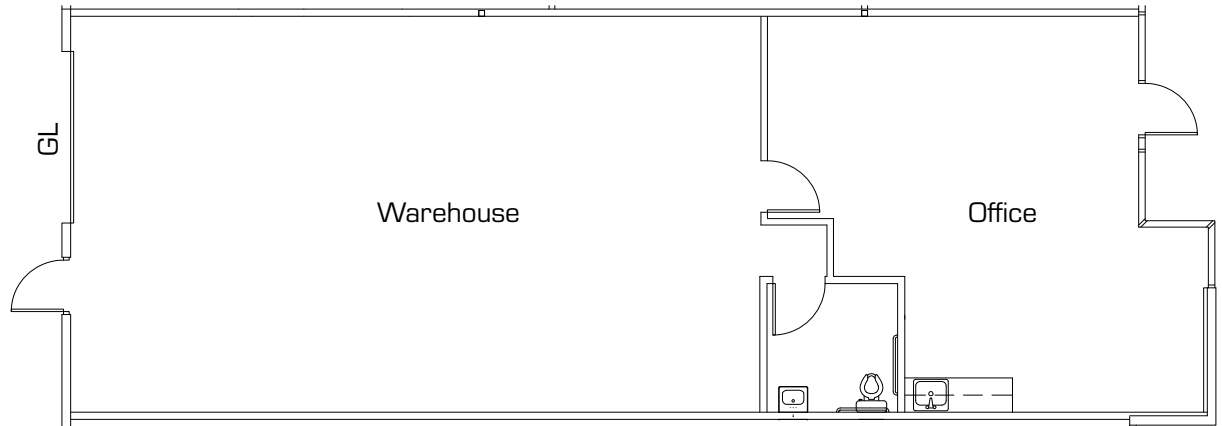
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SUITE DETAILS

9835 Carroll Centre Rd,
Suite 102

- 1,558 SF
- Open office, kitchenette, (1) restroom, balance warehouse, (1) GL door
- \$1.60 PSF/Month, NNN
- NNNs = \$0.39/SF



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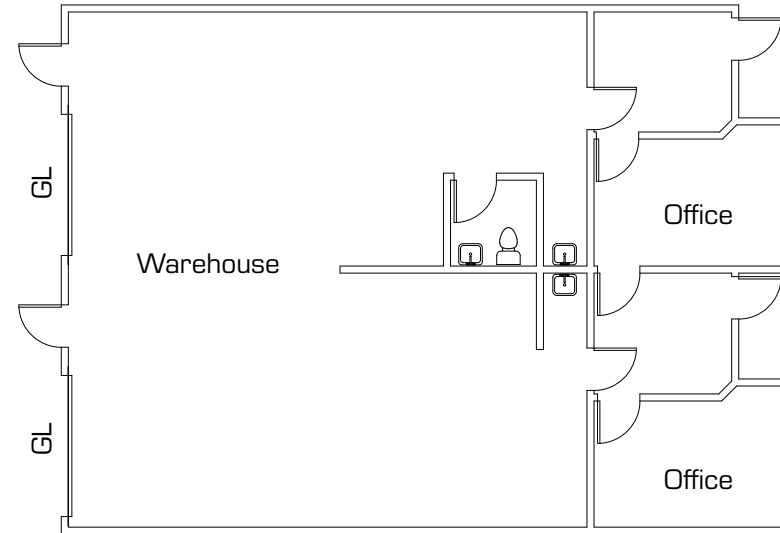
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SUITE DETAILS

9835 Carroll Centre Rd,
Suite 108

- 2,431 SF
- Reception, (2) private offices, (1) restroom, balance warehouse. (2) GL doors.
- \$1.60 PSF/Month, NNN
- NNNs = \$0.39/SF



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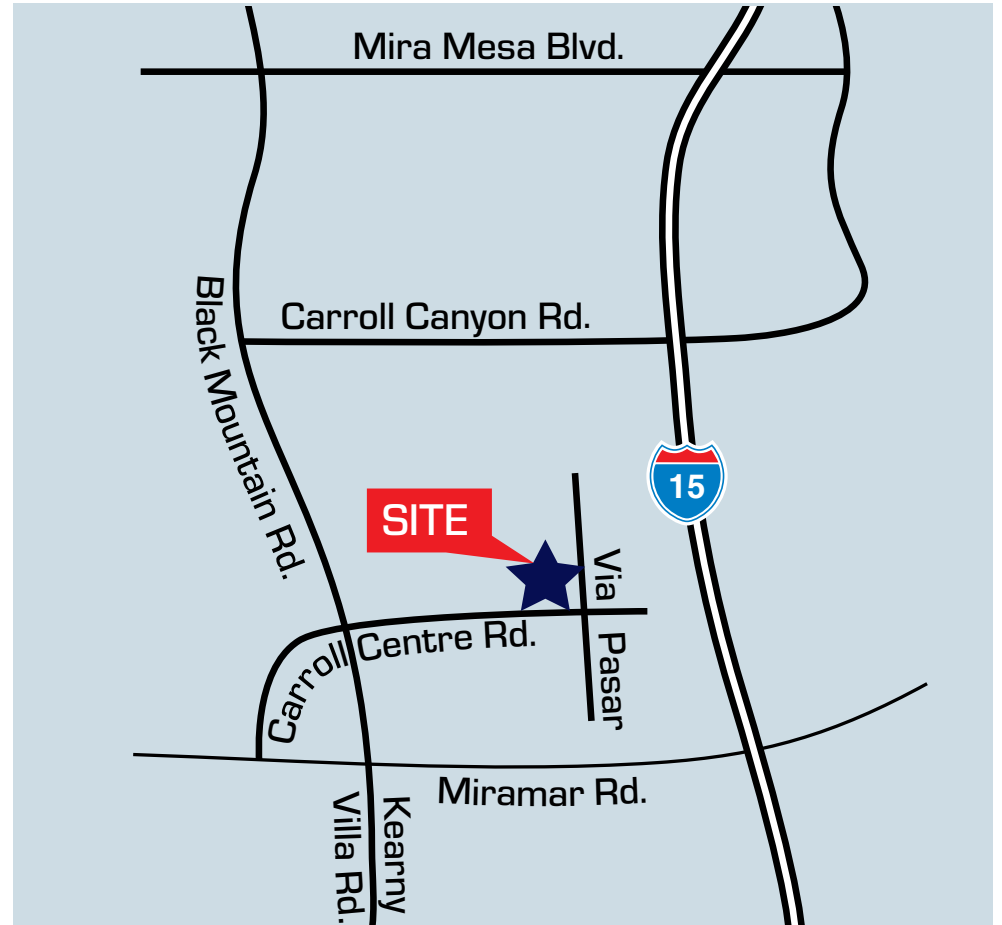




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