

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



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

CARROLL CANYON COMMERCE CENTER

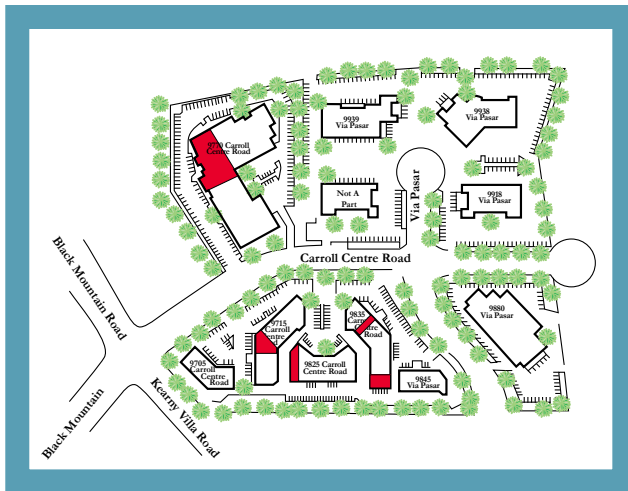
9705-9835 Carroll Centre Rd & 9845-9939 Via Pasar, San Diego, CA 92126

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.
9770 Carroll Centre Rd, Suite D	5,106	\$1.60 NNN	Open office, (5) private offices, (1) conference room, (1) break room, (1) storage room, (2) restrooms, balance warehouse. (1) GL door. Available with 30 day notice.
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



RYAN DOWNING, SIOR
 858.546.5416
 ryan.downing@cushwake.com
 CA LIC. 01955032

JACK TICE
 619.500.7626
 jack.tice@cushwake.com
 CA LIC. 02161178

BRANT ABERG, SIOR
 858.546.5464
 brant.aberg@cushwake.com
 CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

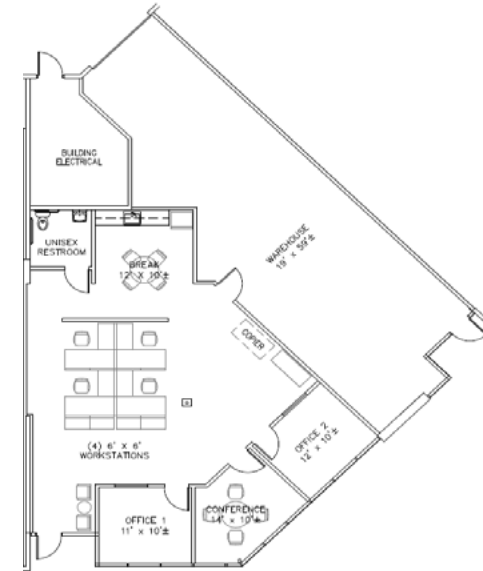
CARROLL CANYON COMMERCE CENTER

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

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



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

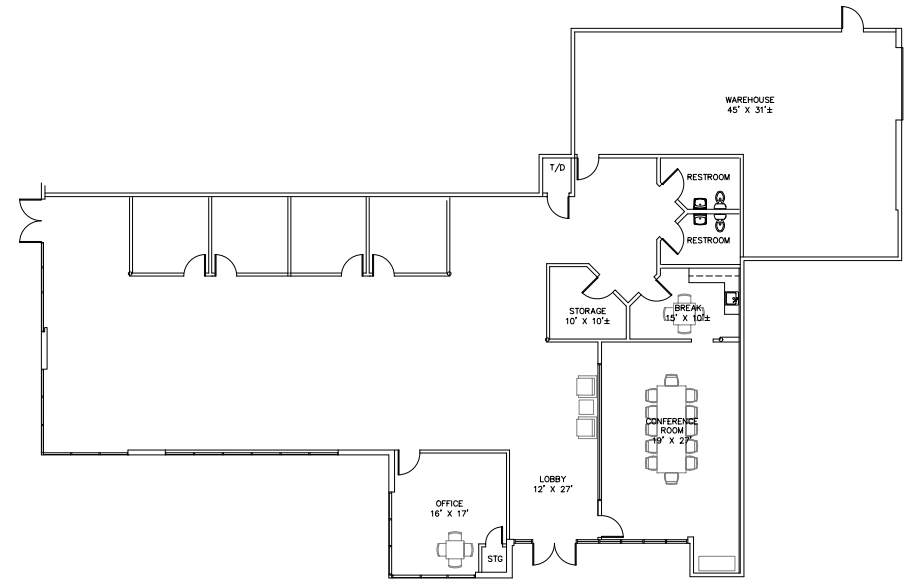
CARROLL CANYON COMMERCE CENTER

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

SUITE DETAILS

9770 Carroll Centre Rd,
Suite D

- 5,106 SF
- Open office, (5) private offices, (1) conference room, (1) break room, (1) storage room, (2) restrooms, balance warehouse, (1) GL door
- Available with 30 day notice
- \$1.60 PSF/Month, NNN
- NNNs = \$0.39/SF



*FLOOR PLAN TO BE VERIFIED



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

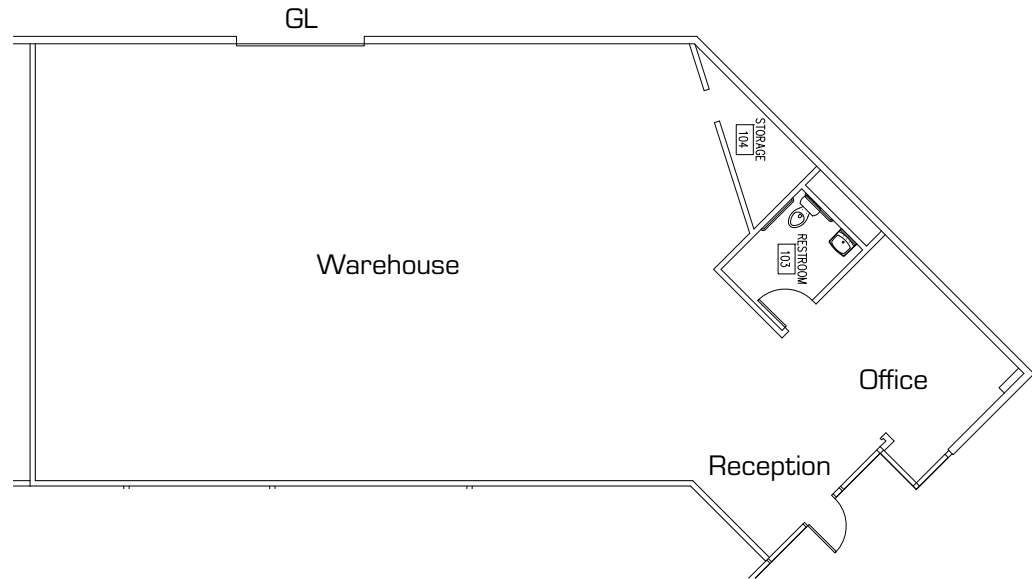
CARROLL CANYON COMMERCE CENTER

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

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



*FLOOR PLAN TO BE VERIFIED



RYAN DOWNING, SIOR
 858.546.5416
 ryan.downing@cushwake.com
 CA LIC. 01955032

JACK TICE
 619.500.7626
 jack.tice@cushwake.com
 CA LIC. 02161178

BRANT ABERG, SIOR
 858.546.5464
 brant.aberg@cushwake.com
 CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

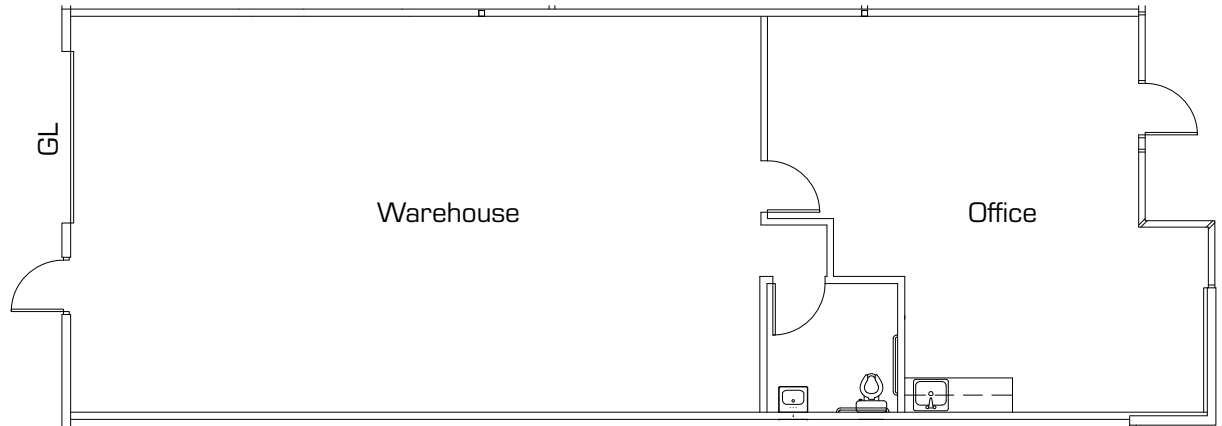
CARROLL CANYON COMMERCE CENTER

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

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



*FLOOR PLAN TO BE VERIFIED



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

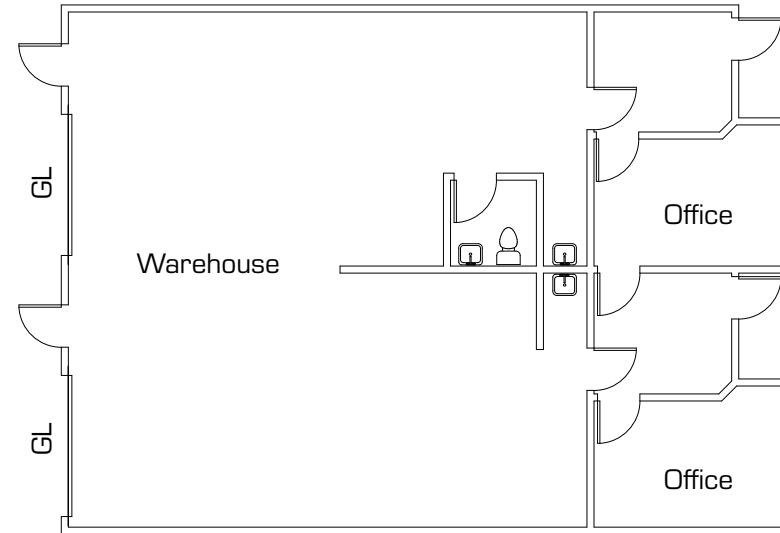
CARROLL CANYON COMMERCE CENTER

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

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



*FLOOR PLAN TO BE VERIFIED



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

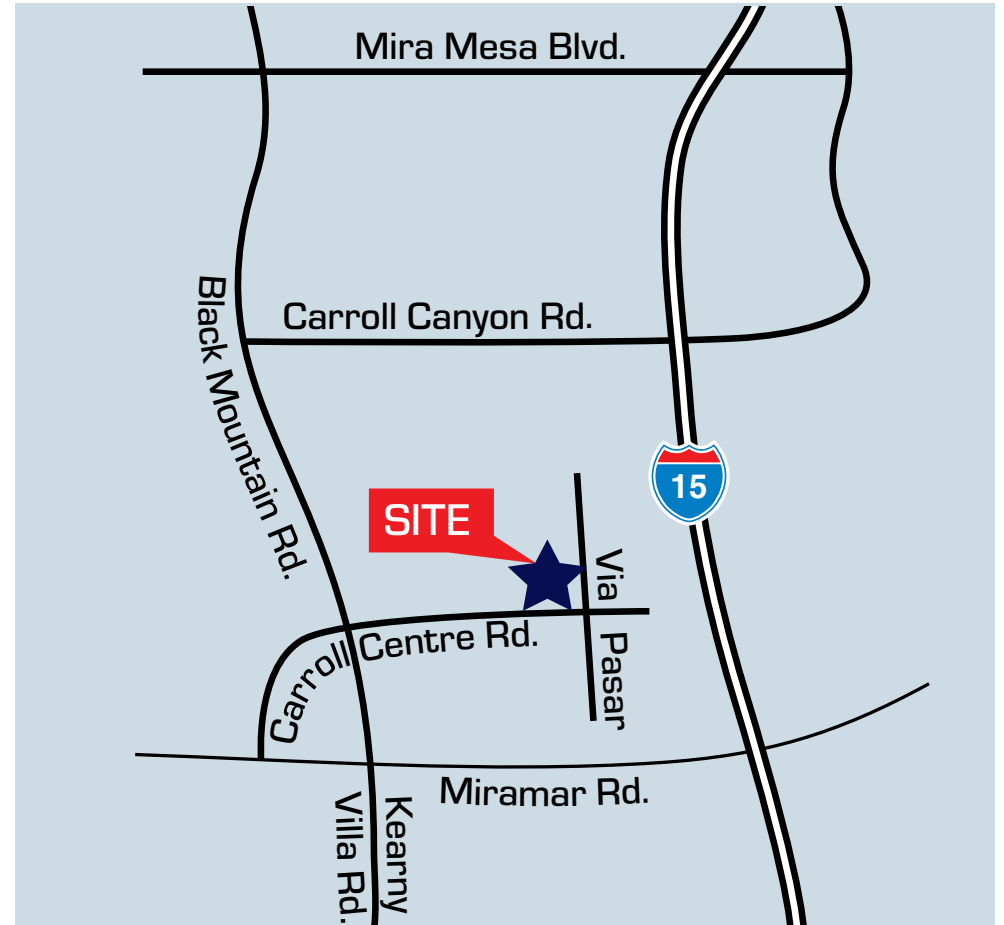




FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

CARROLL CANYON COMMERCE CENTER

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



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

