

EXPO PLAZA

8120 - 8182 MIRAMAR ROAD, SAN DIEGO, CALIFORNIA 92126



RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573

JACK TICE
619 500 7626
jack.tice@cushwake.com
CA LIC. 02161178



EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126

PROPERTY HIGHLIGHTS

- Prominent location at a signalized intersection (Cabot Drive)
- Miramar Road daily traffic count of 58,000 cars per day
- Large overhead signage areas with direct visibility to Miramar Road
- Pylon monument signage available
- Ample parking to accommodate customers (4.0:1,000)
- Easy freeway access via Miramar Road
- 16' warehouse clear height with grade-level truck doors



AVAILABILITY

ADDRESS	SF	LEASE RATE	COMMENTS
8152-54 Miramar Rd	3,200	\$1.70 PSF NNN	50% Open Office/Showroom, 50% Warehouse, 2 Private Offices, 1 Restroom, 2 GL Doors. 100% HVAC. Available now.

NNNs = \$0.39 PSF/Month



RYAN DOWNING, SIOR
 858 546 5416
 ryan.downing@cushwake.com
 CA LIC. 01955032

BRANT ABERG, SIOR
 858 546 5464
 brant.aberg@cushwake.com
 CA LIC. 01773573

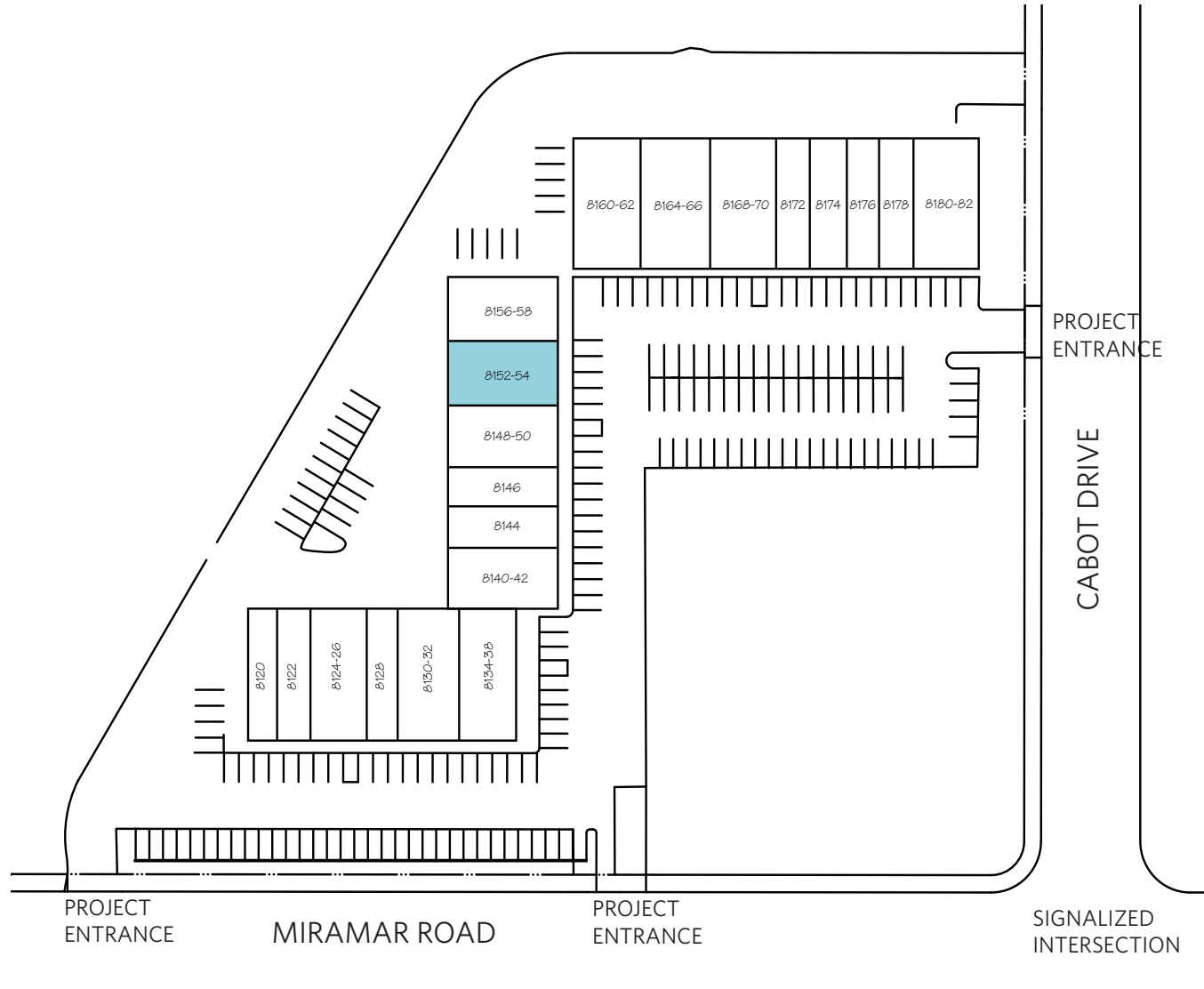
JACK TICE
 619 500 7626
 jack.tice@cushwake.com
 CA LIC. 02161178



EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126

SITE PLAN



RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573

JACK TICE
619 500 7626
jack.tice@cushwake.com
CA LIC. 02161178



EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126

SUITE SPECIFICATIONS

8152-54 Miramar Road

- 3,200 SF
- 50% Open Office/Showroom, 50% Warehouse, 2 Private Offices, 1 Restroom
- 100% HVAC
- 2 Grade Level Doors
- Available Now
- Lease Rate: \$1.70 PSF NNN
- NNNs = \$0.39 PSF/Month



RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573

JACK TICE
619 500 7626
jack.tice@cushwake.com
CA LIC. 02161178



EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126



©CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573

JACK TICE
619 500 7626
jack.tice@cushwake.com
CA LIC. 02161178

