



OFFICE | FLEX | INDUSTRIAL SUITES FOR LEASE

ARCHSTONE BUSINESS PARK

8515 - 8545 ARJONS DRIVE, SAN DIEGO, CALIFORNIA 92126



RYAN DOWNING, SIOR

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PROPERTY HIGHLIGHTS

- Easy freeway access via Miramar Road
- Ample parking (3.0:1,000)
- 14' warehouse clear height with grade-level truck doors
- On-site deli, serving breakfast and lunch
- Gas service is available at each building
- Cable internet available throughout project
- Ability to expand throughout the 114,000 square feet, 4-building project
- Large overhead signage areas
- Very responsive & strong local ownership & property management

AVAILABILITY

ADDRESS	SF	RENT	COMMENTS
8515 Arjons Dr Suite D	2,506	\$4,837/Month (\$1.93/SF) [\$1.60 NNN + \$0.33 opex]	Reception, 2 private offices, 2 restrooms, balance warehouse with 1 grade level loading door. Make ready work now complete. Suite is move-in ready.
8525 Arjons Dr Suite A	5,300	\$9,964/Month (\$1.88/SF) [\$1.55 NNN + \$0.33 opex]	30% office, 70% warehouse upon completion of make ready work estimated to be October 15, 2024. 1 grade level loading door. Potential to add 2nd grade level loading door. Can be combined w/Suite C for 10,100 SF.
8525 Arjons Dr Suite C	4,800	\$9,024/Month (\$1.88/SF) [\$1.55 NNN + \$0.33 opex]	Reception, 4 private offices, open office area, 2 restrooms, balance warehouse with 2 grade level loading doors. Available Now. Can be combined w/Suite A for 10,100 SF.
8545 Arjons Dr Suite H	2,684	\$5,180/Month (\$1.93/SF) [\$1.60 NNN + \$0.33 opex]	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available November 2024.

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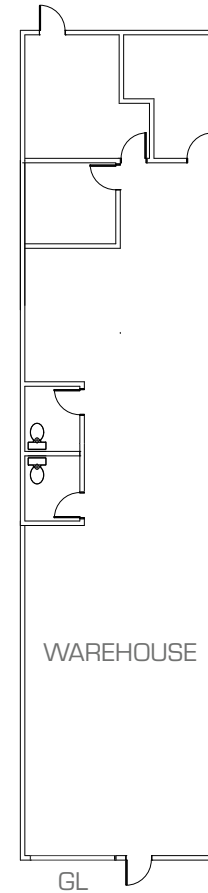
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8515 ARJONS DR, SUITE D

- 2,506 square feet
- Reception, 2 privates offices, 2 restrooms, balance warehouse with 1 grade level loading door. Make ready work now complete. Suite is move-in ready.
- \$4,837/Month (\$1.60 NNN + \$0.33 opex)



*Floor plan to be verified

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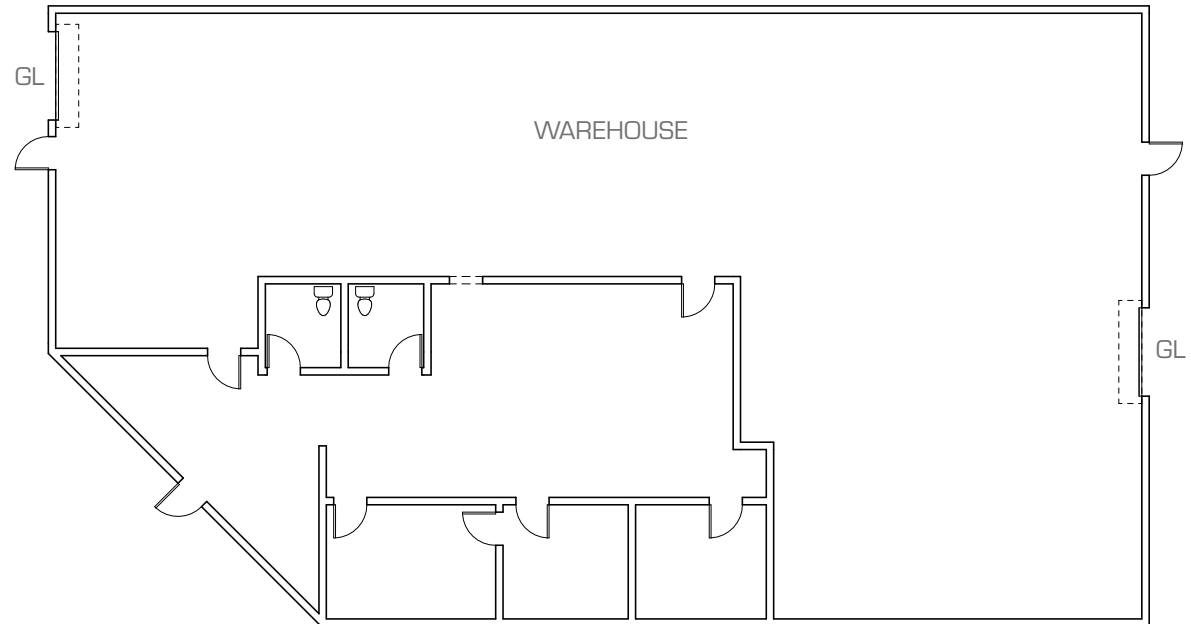
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8525 ARJONS DR, SUITE A

- 5,300 square feet
- 30% office, 70% warehouse upon completion of make ready work estimated to be October 15, 2024. 1 grade level loading door. Potential to add 2nd grade level loading door.
- Can be combined with Suite C for 10,100 SF
- \$9,964/Month (\$1.55 NNN + \$0.33 opex)



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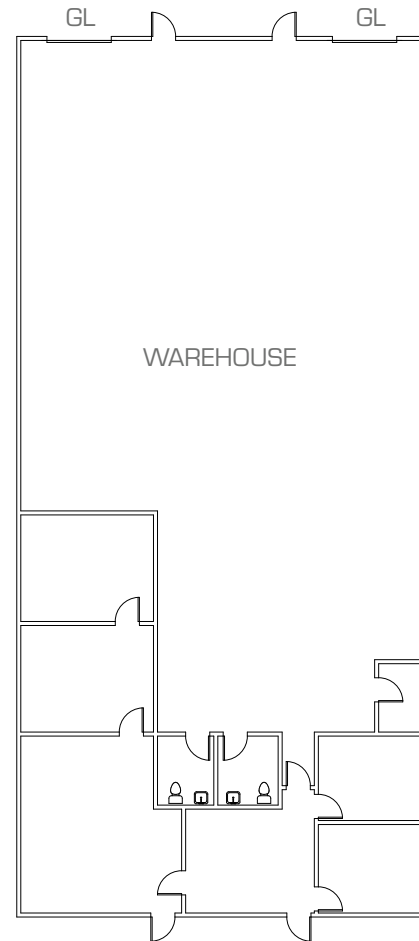
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8525 ARJONS DR, SUITE C

- 4,800 square feet
- Reception, 4 private offices, open office, 2 restrooms, balance warehouse, 2 GL doors
- Can be combined with Suite A for 10,100 SF
- \$9,024/Month (\$1.55 NNN + \$0.33 opex)
- Available Now



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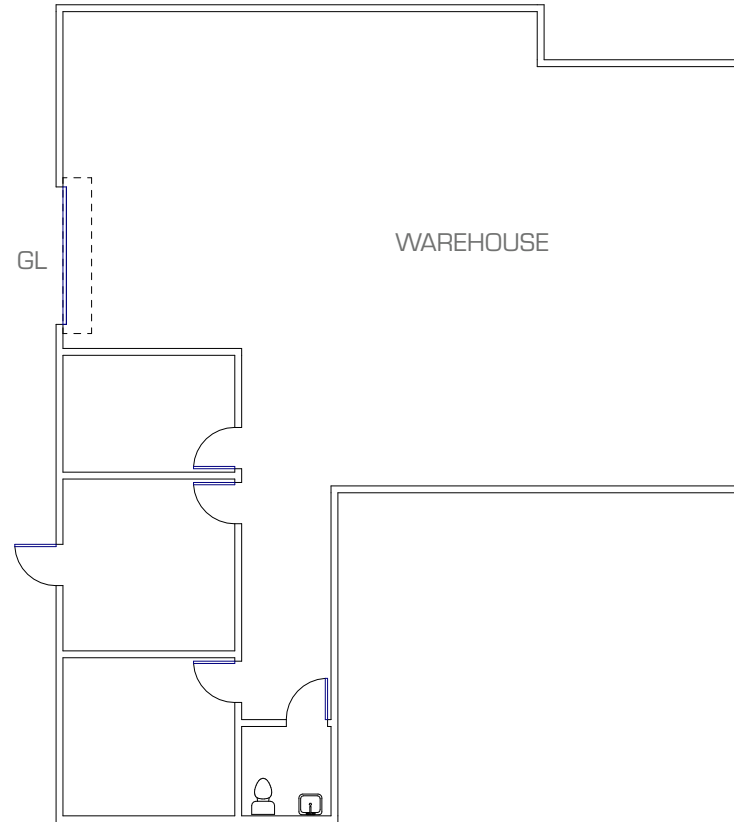
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8545 ARJONS DR, SUITE H

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- Available November 2024
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SITE PLAN



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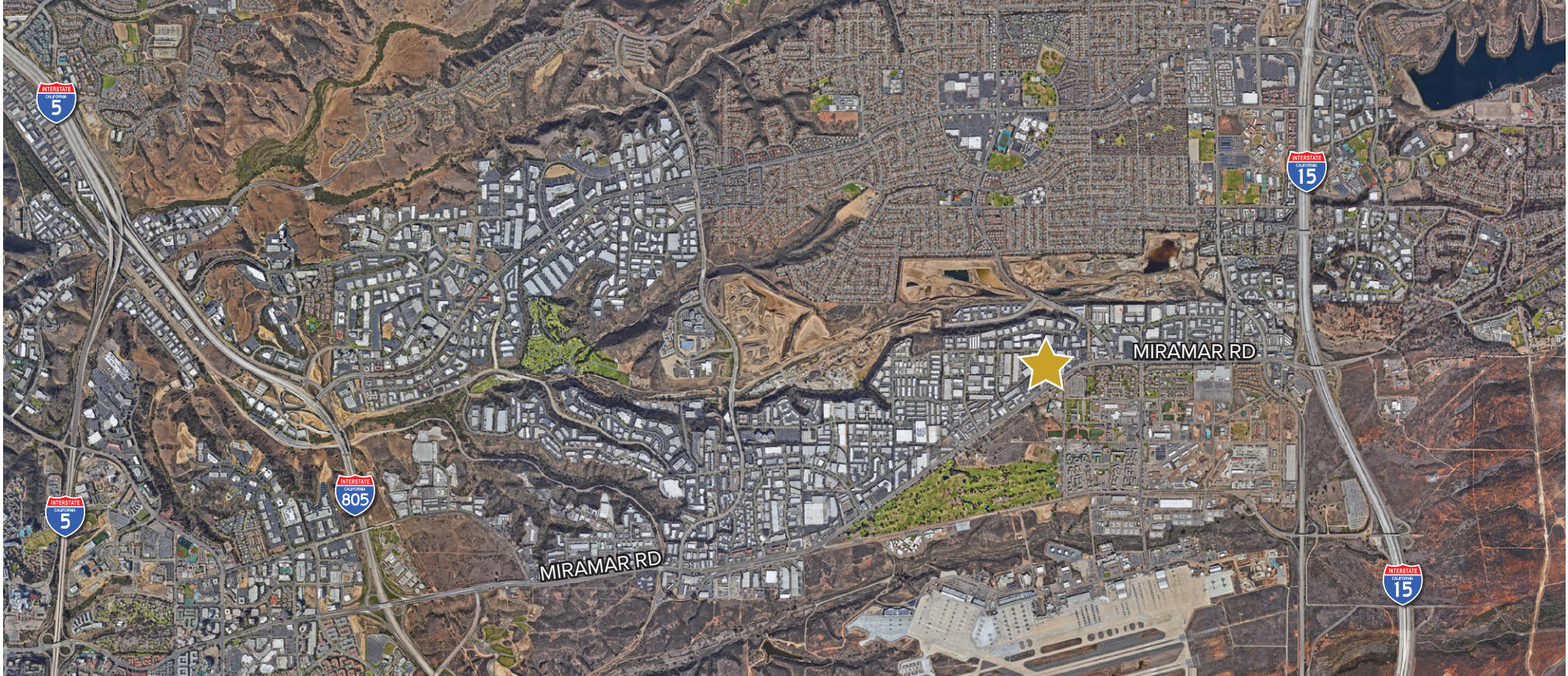
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