

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE COMMERCE PARK



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



CUSHMAN & WAKEFIELD

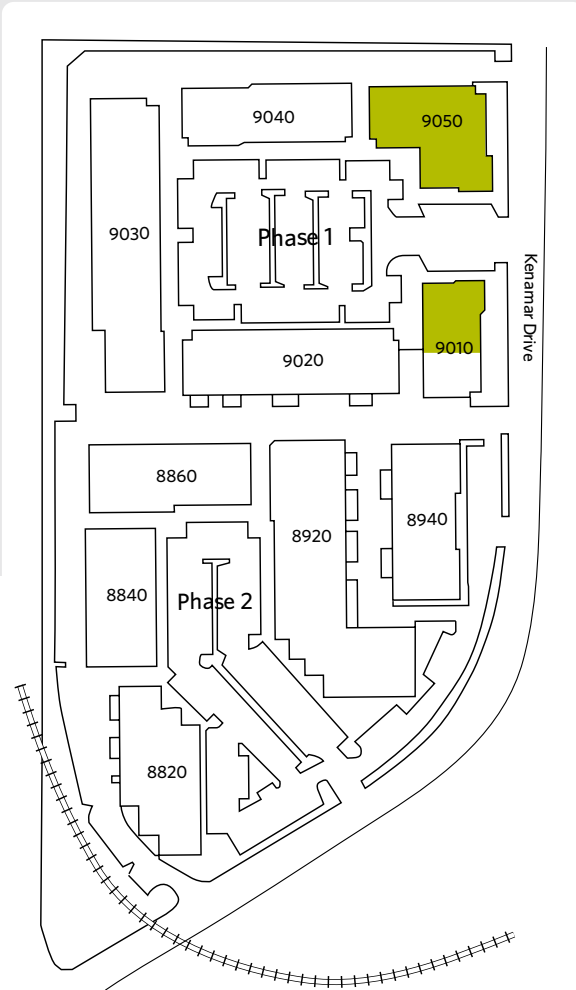
Cushman & Wakefield
12830 El Camino Real
Suite 100

San Diego, CA 92130

www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE COMMERCE PARK



PROPERTY FEATURES

- A 197,626 SF Multi-Tenant Industrial Park
- Approximately 18' Warehouse Clearance
- Natural Gas in the Project
- Skylights
- 3.5/1,000 parking ratio
- 1 block off Miramar Road behind Pyramid
- High Image Business Park
- Deli on-site

AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9010 Kenamar Drive	100	8,303 SF	\$1.75 NNN per SF/Month	January 2025
9050 Kenamar Drive	Bldg	17,080 SF	Call broker	Available with 30 days notice



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

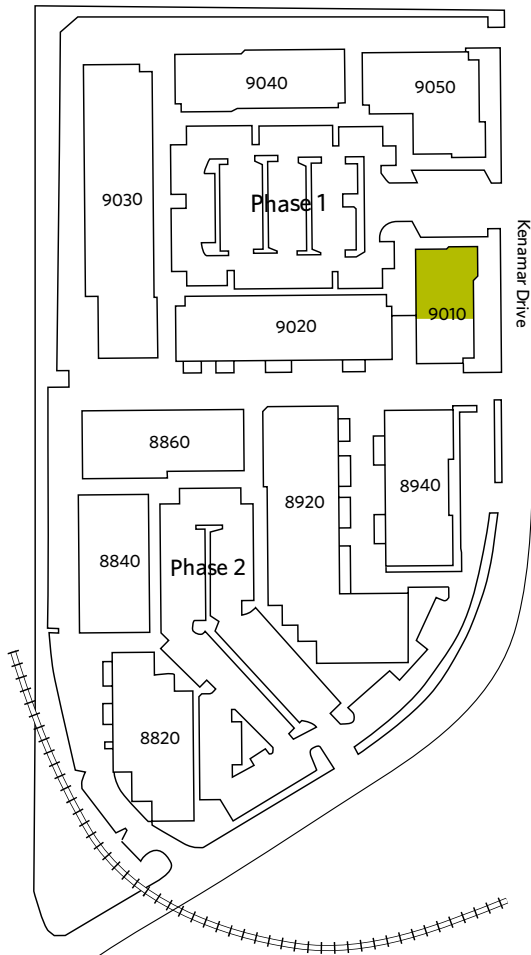
BRANT ABERG, SIOR
 858.546.5464
brant.aberg@cushwake.com
 CA LIC. 01773573

Cushman & Wakefield
 12830 El Camino Real
 Suite 100
 San Diego, CA 92130
www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

COMMERCE PARK

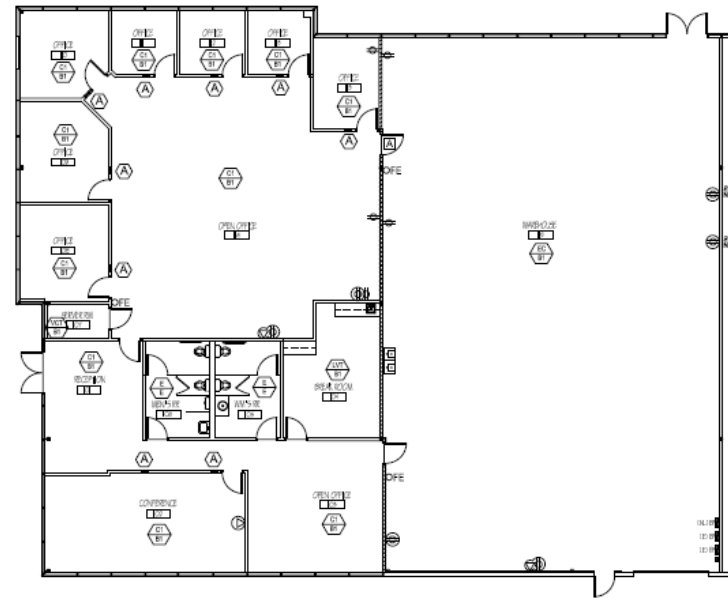


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9010 Kenamar Drive	100	8,303 SF	\$1.75 NNN per SF/Month	January 2025

COMMENTS

Proposed reposition plan. Reception, (7) private offices, (2) open offices, conference room, (2) restrooms, server room, and balance warehouse. NNN's = \$0.37.



SPEC PLAN

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

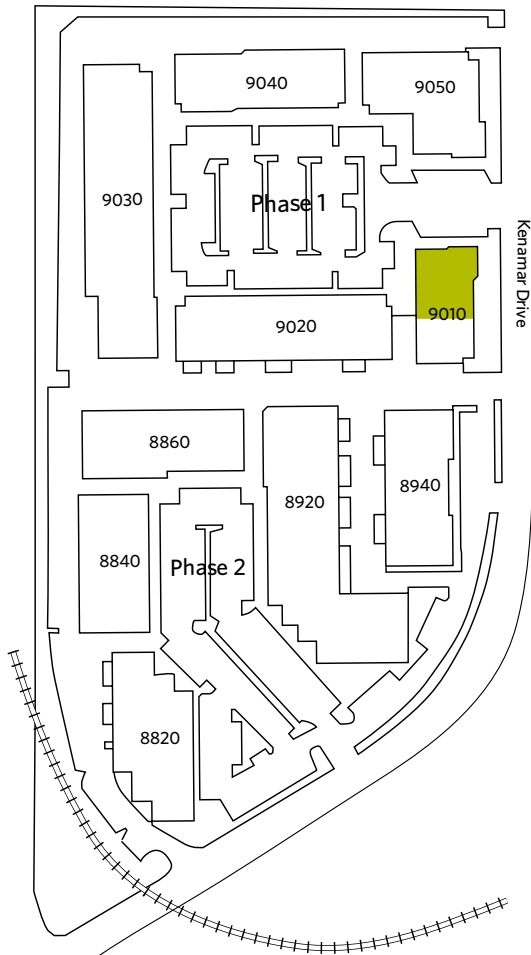


Cushman & Wakefield
 12830 El Camino Real
 Suite 100
 San Diego, CA 92130
www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

COMMERCE PARK

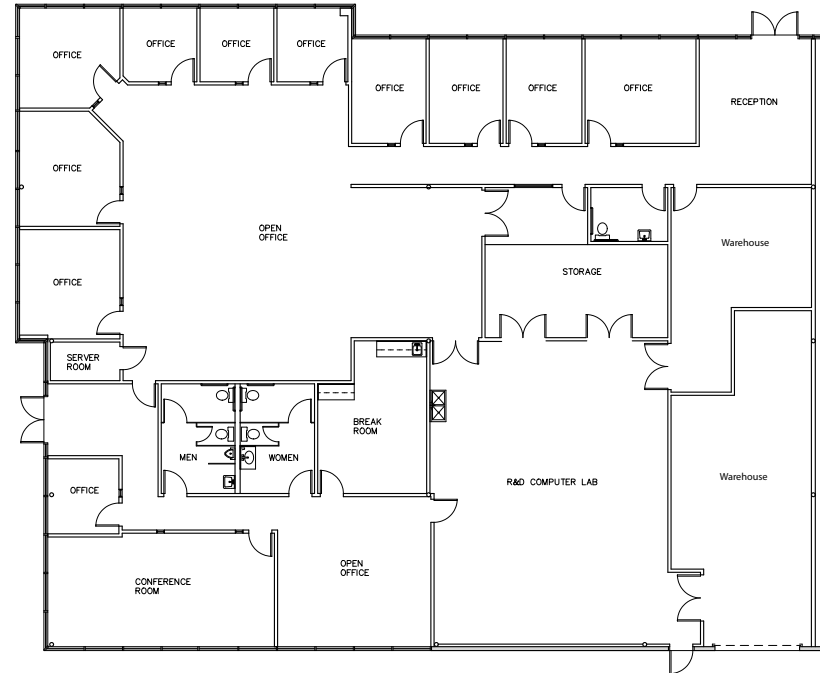


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9010 Kenamar Drive	100	8,303 SF	\$1.75 NNN per SF/Month	January 2025

COMMENTS

Reception, R&D office, R&D computer lab, conference room, inventory room, open office, (11) private offices, break room with kitchenette, storage room, (3) restrooms. NNN's = \$0.37.



EXISTING FLOOR PLAN

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

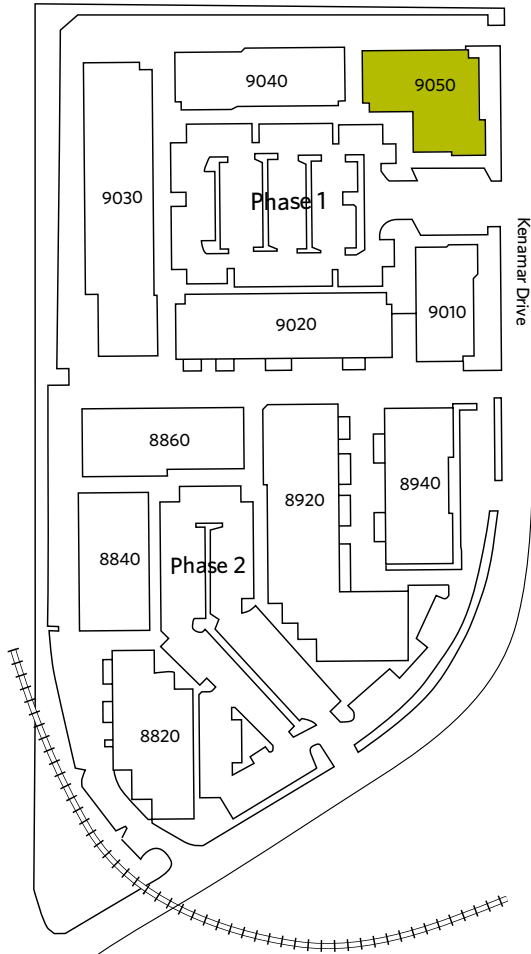


Cushman & Wakefield
 12830 El Camino Real
 Suite 100
 San Diego, CA 92130
www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

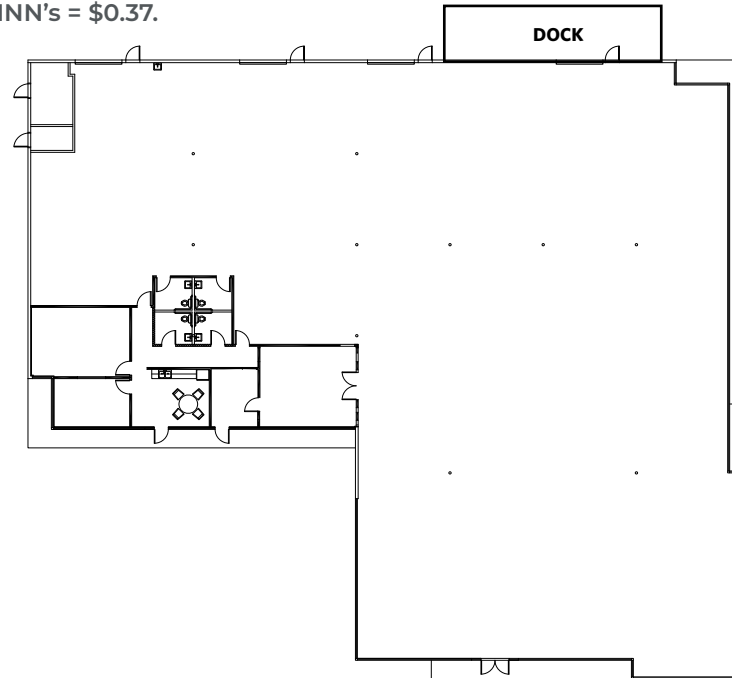
COMMERCE PARK



AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9050 Kenamar Drive	Bldg	17,080 SF	Call broker	Available with 30 days notice
COMMENTS				

Reception/lobby, (3) private offices, (4) restrooms, break room, balance warehouse, (4) grade level doors, (1) ramp/dock. NNN's = \$0.37.



*Metal exterior dock ramp available



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

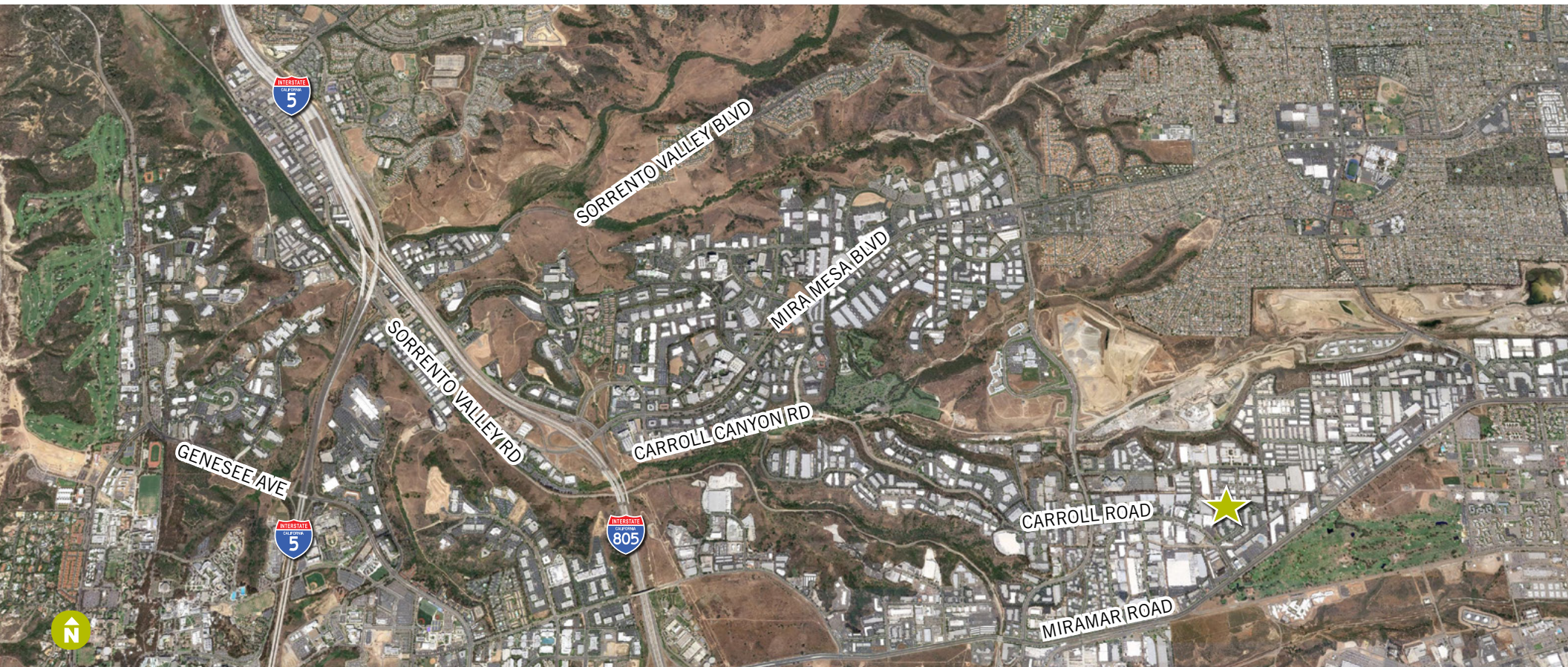
JACK TICE
 619.500.7626
jack.tice@cushwake.com
 CA LIC. 02161178

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

Cushman & Wakefield
 12830 El Camino Real
 Suite 100
 San Diego, CA 92130
www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE **MIRAMAR, SAN DIEGO, CALIFORNIA 92121**

CENTERPOINTE COMMERCE PARK



©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

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



Cushman & Wakefield
12830 El Camino Real
Suite 100
San Diego, CA 92130
www.cushmanwakefield.com