

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



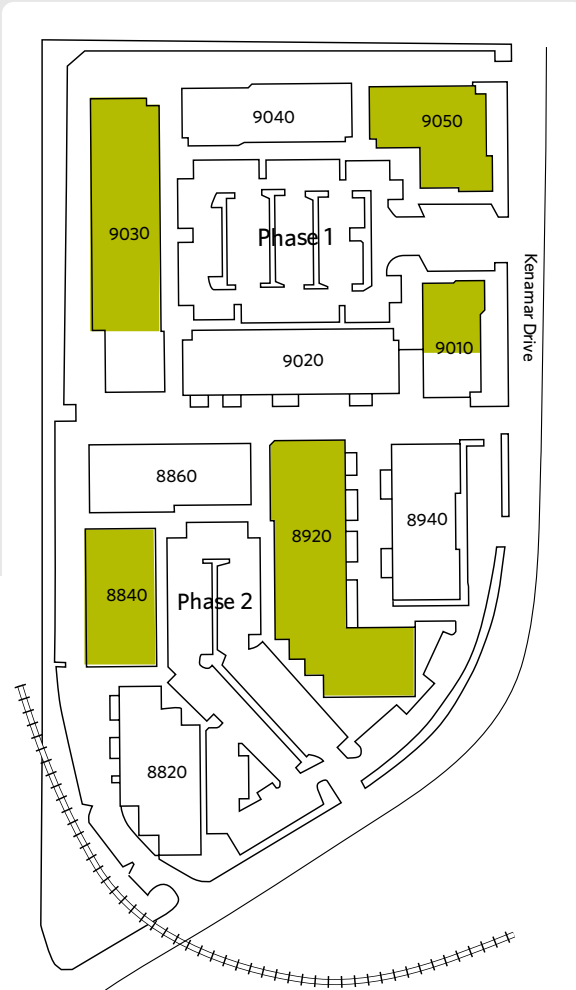
 **CUSHMAN & WAKEFIELD**

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

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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
8840 Kenamar Drive	404-407	7,412 SF	\$1.75 NNN per SF/Month	April 2025
8920 Kenamar Drive	205-206	4,081 SF	\$1.75 NNN per SF/Month	March 2025
9010 Kenamar Drive	100	8,303 SF	\$1.75 NNN per SF/Month	January 2025
9030 Kenamar Drive	313	1,680 SF	\$1.75 NNN per SF/Month	February 2025
9050 Kenamar Drive	Bldg	17,080 SF	\$1.70 NNN per SF/Month	Available with 30 days notice



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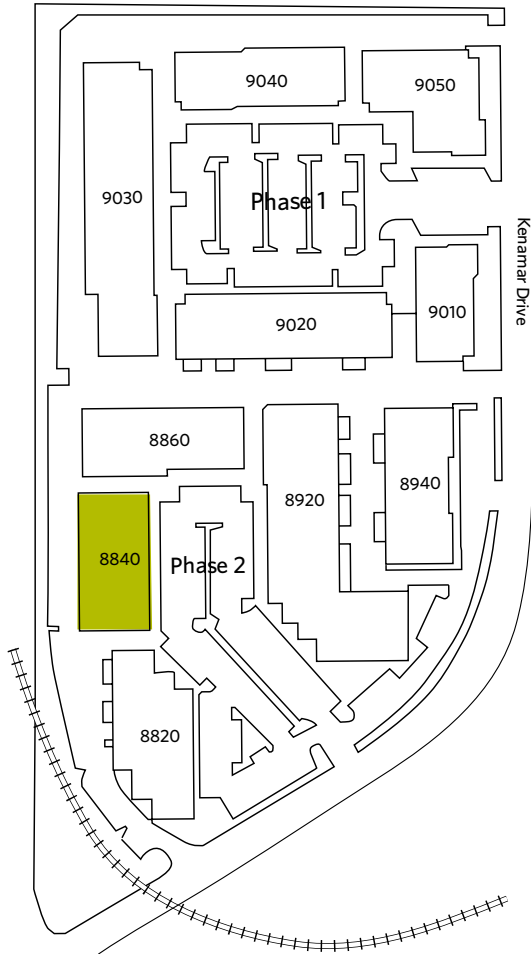
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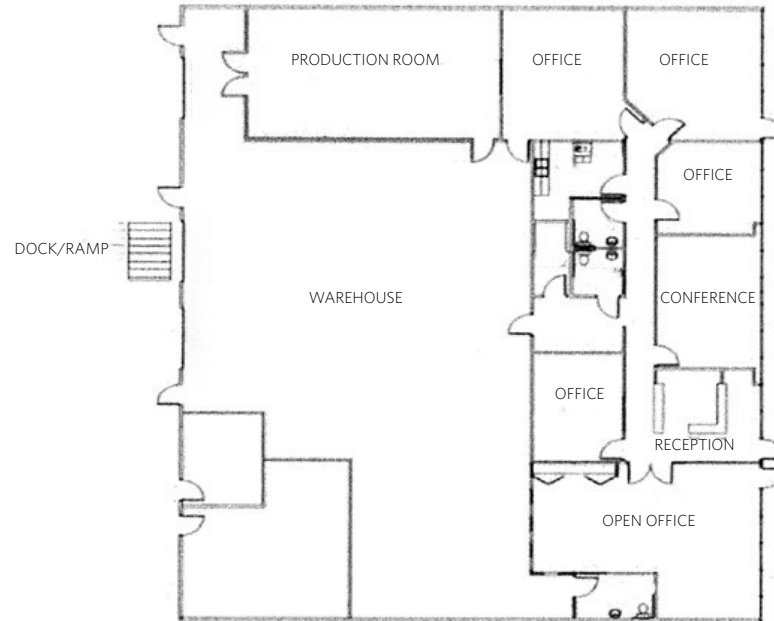


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8840 Kenamar Drive	404-407	7,412 SF	\$1.75 NNN per SF/Month	April 2025

COMMENTS

Reception, (4) private offices, (1) open office, conference room, (3) restrooms, (1) ramp/dock, production space, break room, and balance warehouse. NNN's = \$0.37.



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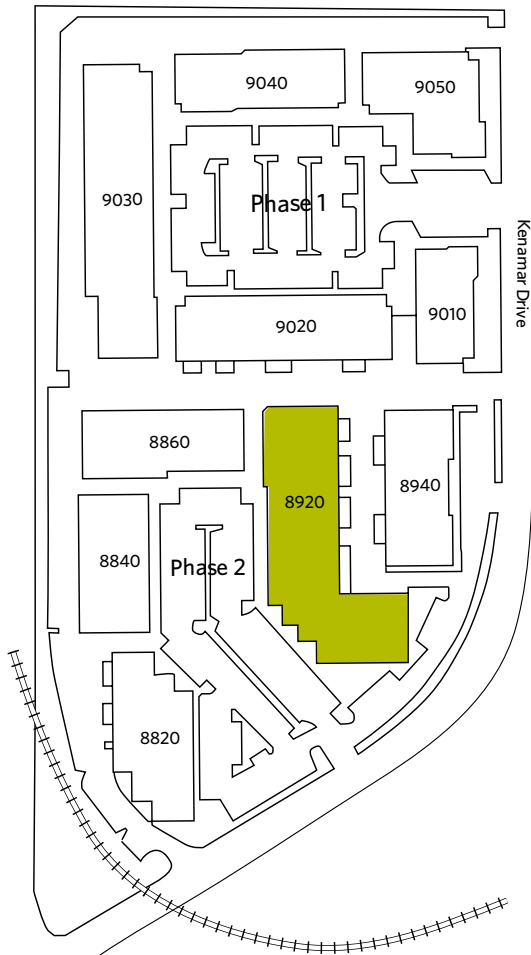
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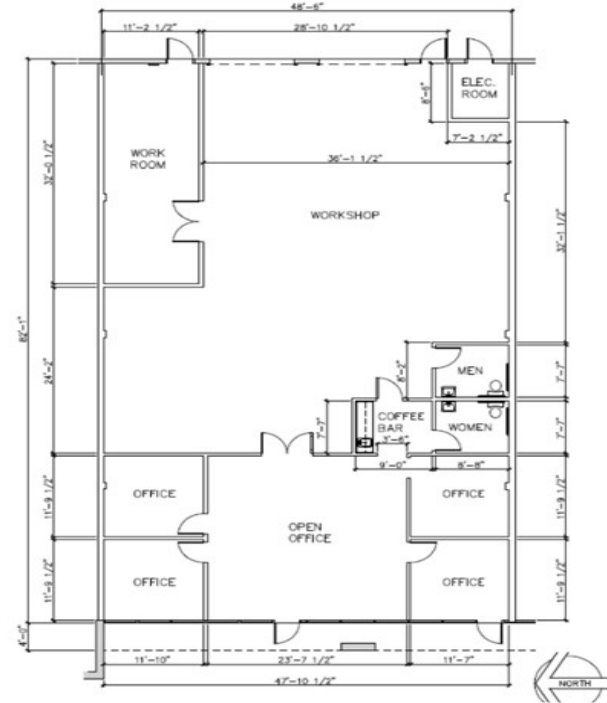


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8920 Kenamar Drive	205-206	4,081 SF	\$1.75 NNN per SF/Month	March 2025

COMMENTS

Open office, workshop, work rom, (2) restrooms, coffee bar, electric room. NNN's = \$0.37.



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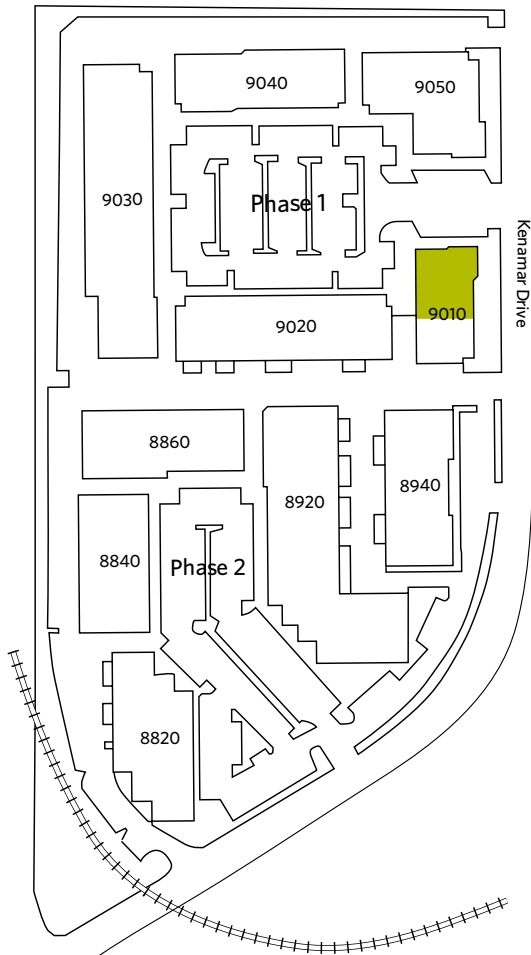
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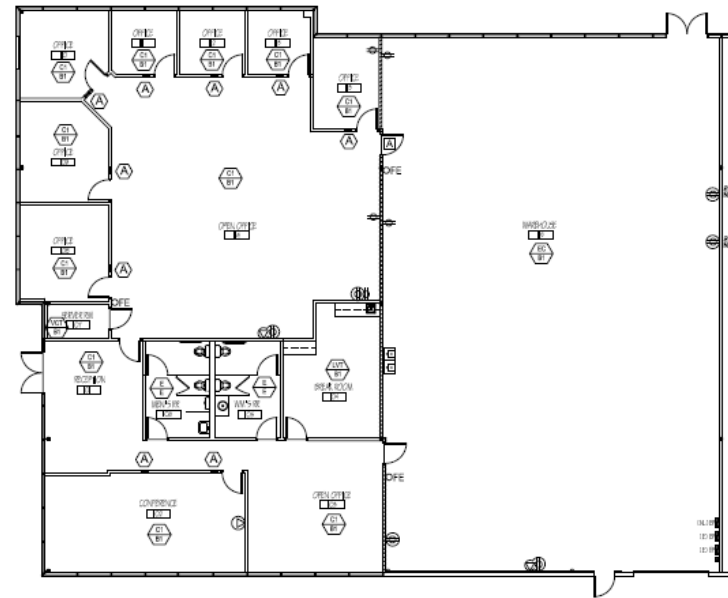


AVAILABLE SPACE

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

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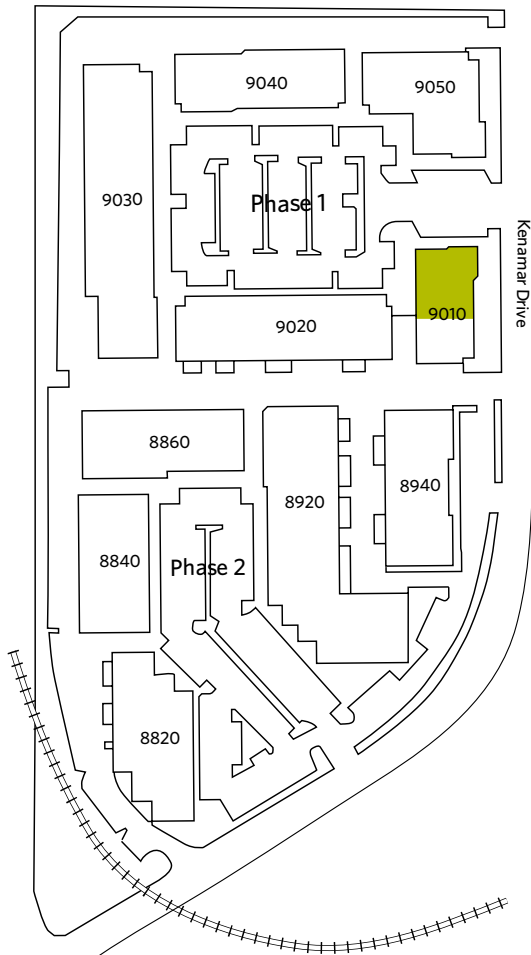


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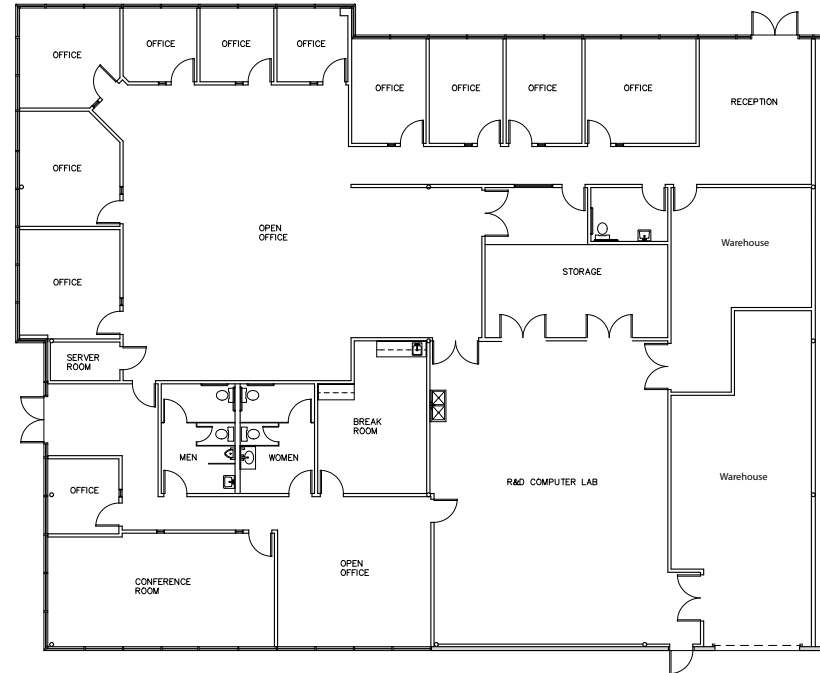


AVAILABLE SPACE

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

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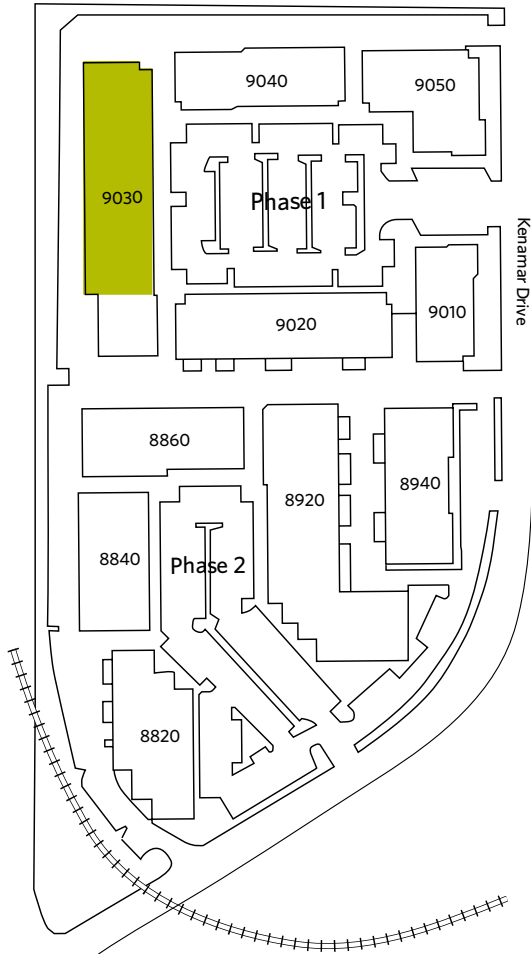


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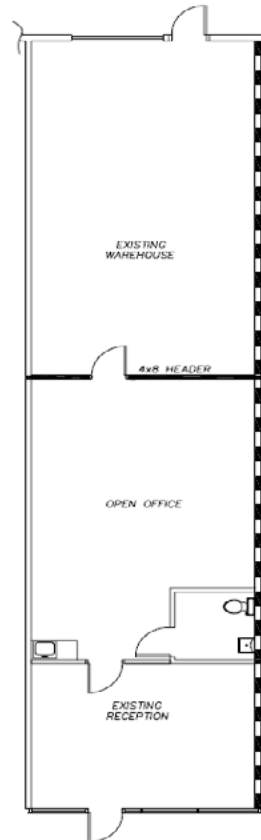
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AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9030 Kenamar Drive	313	1,680 SF	\$1.75 NNN per SF/Month	February 2025
COMMENTS				

Reception, open office, balance warehouse, restroom. NNN's = \$0.37.



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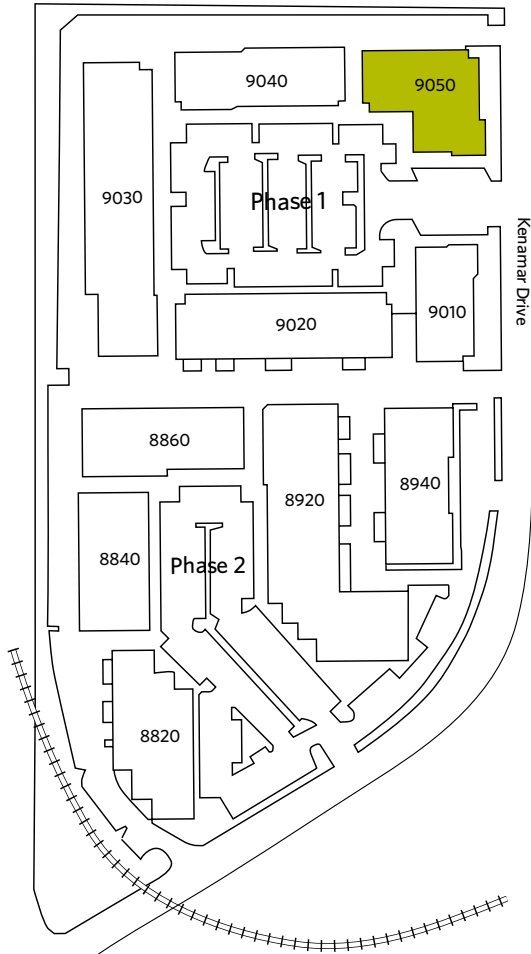
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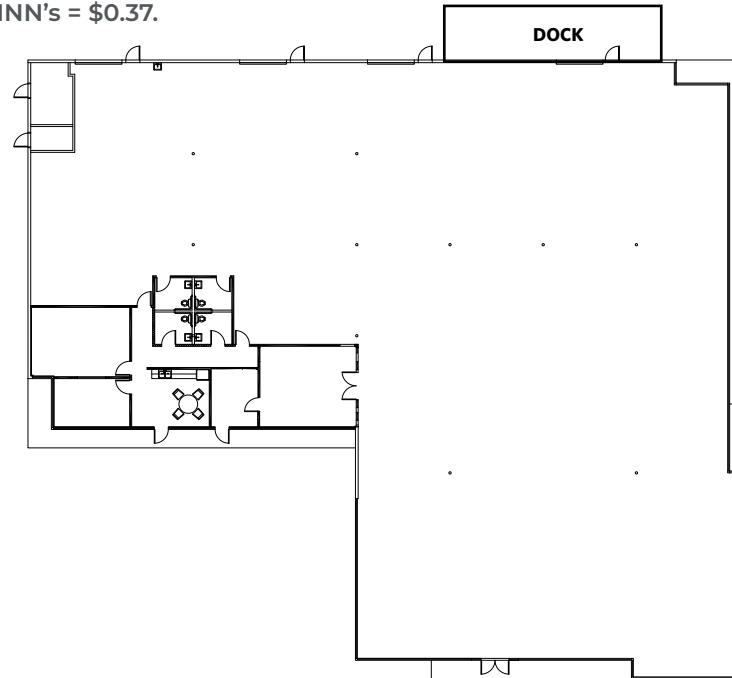
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ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9050 Kenamar Drive	Bldg	17,080 SF	\$1.70 NNN per SF/Month	Available with 30 days notice
COMMENTS				

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



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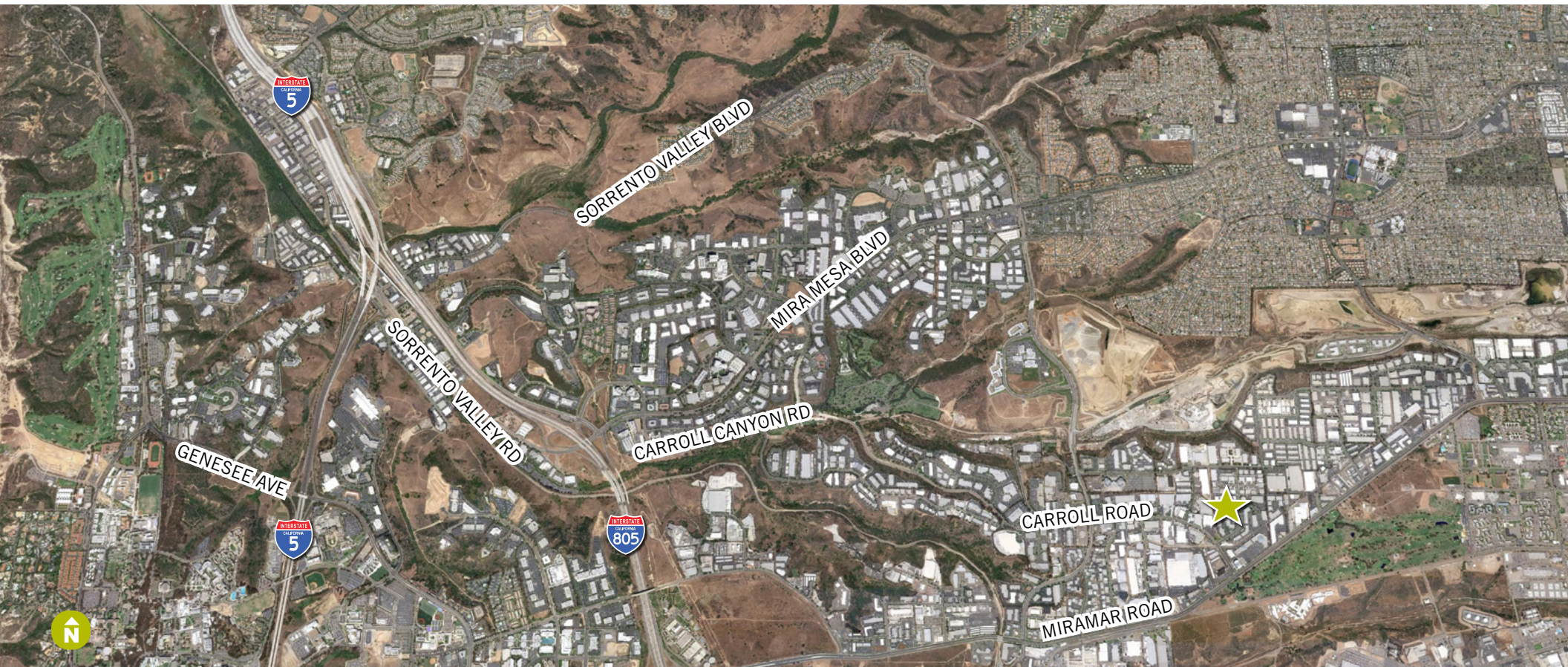
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