



OFFICE | FLEX | INDUSTRIAL SUITES FOR LEASE

# ARCHSTONE BUSINESS PARK

8515 - 8545 ARJONS DRIVE, SAN DIEGO, CALIFORNIA 92126

**BROKER BONUS!**  
**\$500 AMEX  
GIFT CARD**  
QUALIFIED LEASE OF  
8515-D AND 8545-H

**YEAR 1 RATE: \$1.30 NNN**  
QUALIFIED LEASE OF 8515-D



**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	\$4,586/Month (\$1.83/SF) (\$1.45 NNN + \$0.38 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.
8515 Arjons Dr Suite G	3,650	\$6,862/Month (\$1.88/SF) (\$1.45 NNN + \$0.38 opex)	Reception, 4 private offices, conference room, 2 production rooms, 2 restrooms, break area, balance warehouse with 1 grade level loading door. Available Now. Can be combined with Suite I for 6,150 SF.
8515 Arjons Dr Suite I	2,500	\$4,700/Month (\$1.88/SF) (\$1.45 NNN + \$0.38 opex)	Open office area, 1 restroom, balance warehouse with 2 grade level loading doors. Available Now. Can be combined with Suite G for 6,150 SF.
8515 Arjons Dr Suite M	1,200	\$2,376/Month (\$1.98/SF) (\$1.60 NNN + \$0.38 opex)	100% warehouse with 1 grade level loading door. Available Now.
8525 Arjons Dr Suite C	4,800	\$8,784/Month (\$1.83/SF) (\$1.45 NNN + \$0.38 opex)	Reception, 4 private offices, open office area, 2 restrooms, balance warehouse with 2 grade level loading doors. Available Now.
8525 Arjons Dr Suite U	1,200	\$2,376/Month (\$1.98/SF) (\$1.60 NNN + \$0.38 opex)	Details pending. Available with 30 days' notice.
8535 Arjons Dr Suite G, K, L, O, Q	16,000	\$29,280/Month (\$1.83/SF) (\$1.45 NNN + \$0.38 opex)	Details Pending. Available 7/1/2026.
8535 Arjons Dr Suite N	1,607	\$3,182/Month (\$1.98/SF) (\$1.60 NNN + \$0.38 opex)	Reception, 1 private office, 1 restroom, balance warehouse, 2 GL doors. Available 7/1/2026.
8545 Arjons Dr Suite B	2,412	\$4,414/Month (\$1.83/SF) (\$1.45 NNN + \$0.38 opex)	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.
8545 Arjons Dr Suite H	2,684	\$4,911/Month (\$1.83/SF) (\$1.45 NNN + \$0.38 opex)	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.
8545 Arjons Dr Suite O	2,284	\$4,180/Month (\$1.83/SF) (\$1.45 NNN + \$0.38 opex)	Reception/open office, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.

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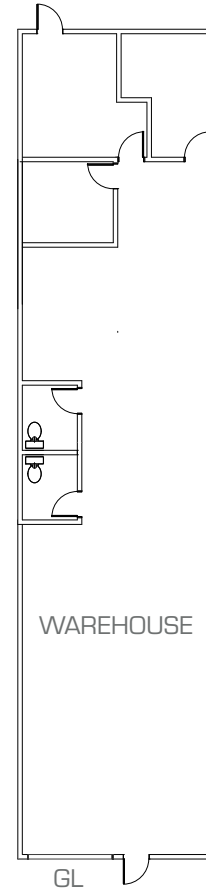
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# ARCHSTONE BUSINESS PARK

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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.
- \$4,586/Month (\$1.45 NNN + \$0.38 opex)



YEAR 1 RATE: **\$1.30 NNN**  
QUALIFIED LEASE OF 8515-D

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**\$500 AMEX GIFT CARD**  
QUALIFIED LEASE OF 8515-D AND 8545-H

\*Floor plan to be verified

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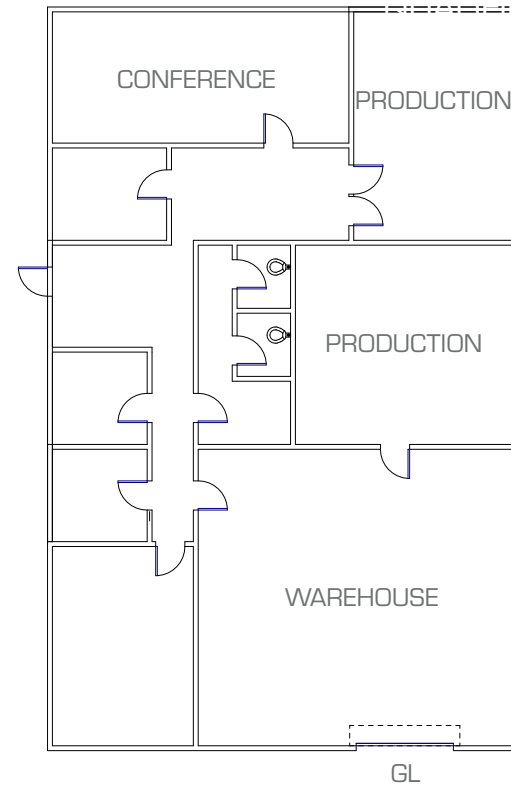
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# ARCHSTONE BUSINESS PARK

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## 8515 ARJONS DR, SUITE G

- 3,650 square feet
- Reception, 4 privates offices, conference room, 2 production rooms, 2 restrooms, break area, balance warehouse with 1 grade level loading door.
- \$6,862/Month (\$1.45 NNN + \$0.38 opex)
- Available Now



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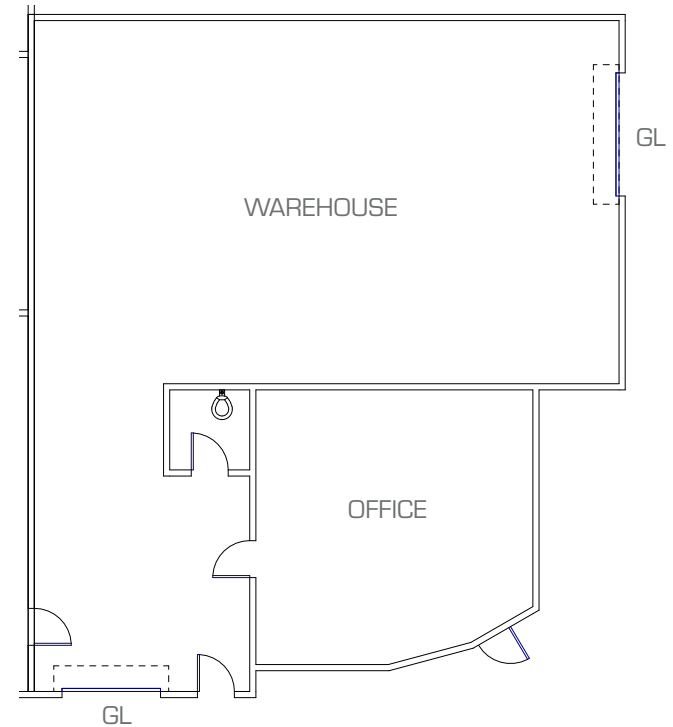
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# ARCHSTONE BUSINESS PARK

8515 - 8545 ARJONS DRIVE, SAN DIEGO, CALIFORNIA 92126

## 8515 ARJONS DR, SUITE I

- 2,500 square feet
- Open office area, 1 restroom, balance warehouse with 2 grade level loading doors.
- \$4,700/Month (\$1.45 NNN + \$0.38 opex)
- Available Now
- Can be combined with Suite G for 6,150 SF



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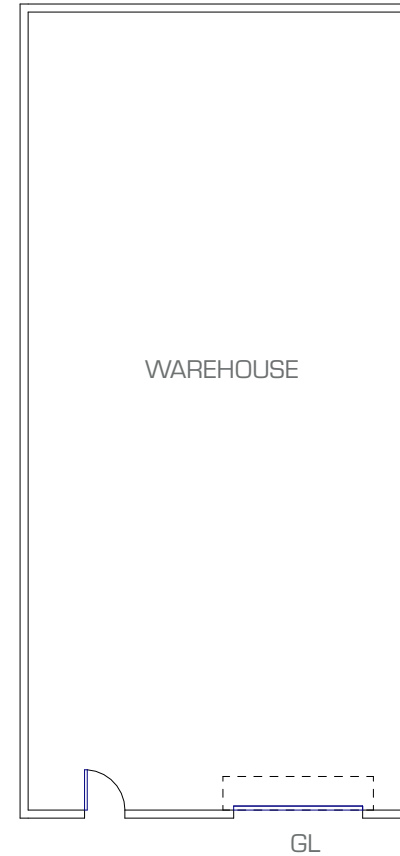
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# ARCHSTONE BUSINESS PARK

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## 8515 ARJONS DR, SUITE M

- 1,200 square feet
- 100% warehouse with 1 grade level loading door.
- \$2,376/Month (\$1.60 NNN + \$0.38 opex)
- Available Now



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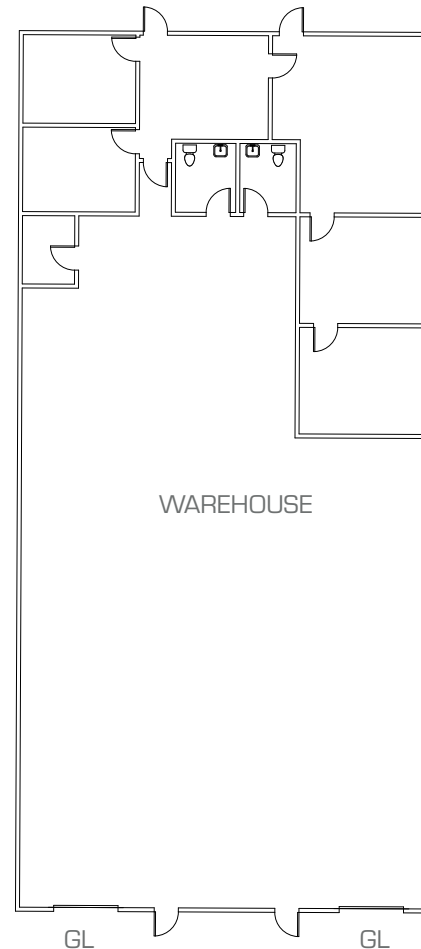
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# ARCHSTONE BUSINESS PARK

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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.
- \$8,784/Month (\$1.45 NNN + \$0.38 opex)
- Available Now



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# ARCHSTONE BUSINESS PARK

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## 8525 ARJONS DR, SUITE U

- 1,200 square feet
- Details Pending
- \$2,376/Month (\$1.60 NNN + \$0.38 opex)
- Available with a 30 days' notice

FLOOR PLAN PENDING



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# ARCHSTONE BUSINESS PARK

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8535 ARJONS DR, SUITE G, K, L, O, Q

- 16,000 square feet
- Details Pending
- \$29,280/Month (\$1.45 NNN + \$0.38 opex)
- Available 7/1/2026

FLOOR PLAN PENDING



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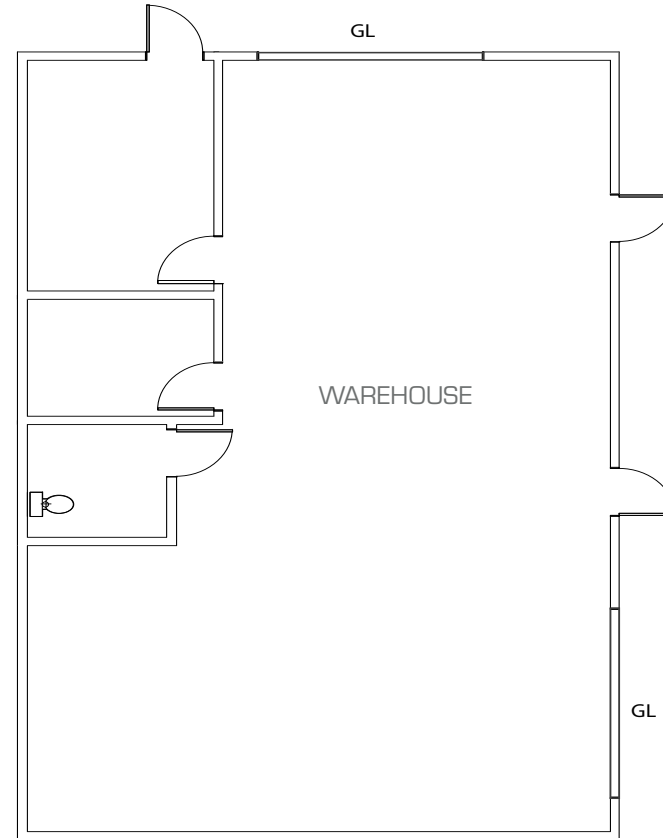
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# ARCHSTONE BUSINESS PARK

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## 8535 ARJONS DR, SUITE N

- 1,607 square feet
- Reception, 1 private offices 1 restroom, balance warehouse, 2 GL doors.
- \$3,182/Month (\$1.60 NNN + \$0.38 opex)
- Available 7/1/2026



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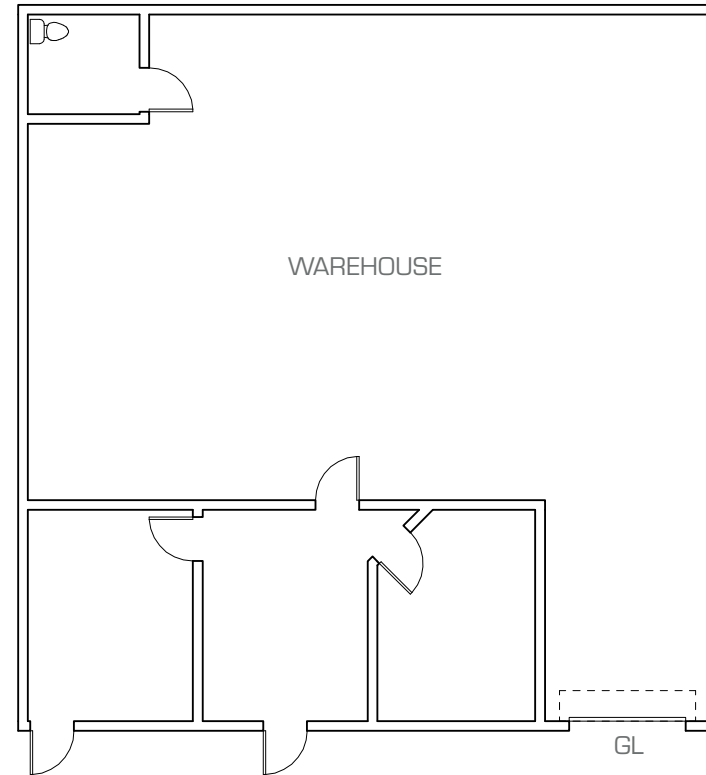
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# ARCHSTONE BUSINESS PARK

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## 8545 ARJONS DR, SUITE B

- 2,412 square feet
- Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door.
- Available Now
- \$4,414/Month (\$1.45 NNN + \$0.38 opex)



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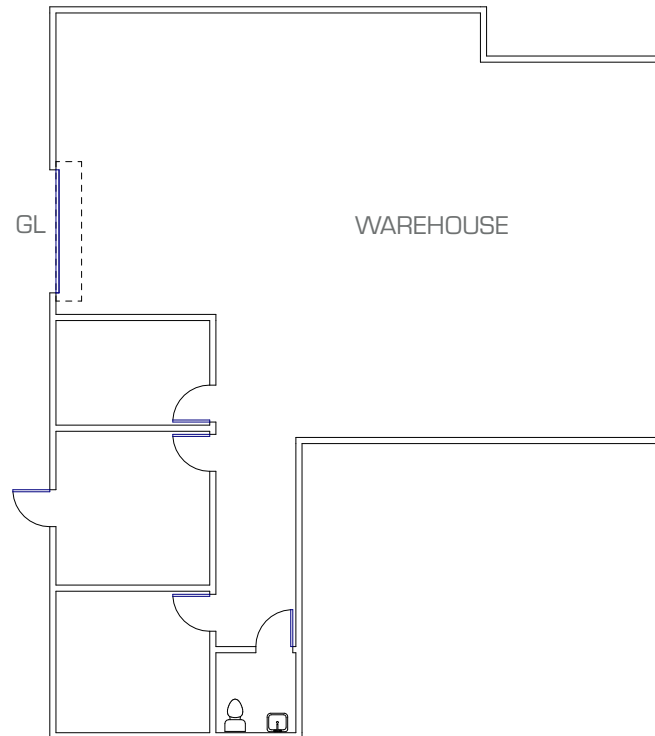
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# ARCHSTONE BUSINESS PARK

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## 8545 ARJONS DR, SUITE H

- 2,684 square feet
- Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door.
- Available Now
- \$4,911/Month (\$1.45 NNN + \$0.38 opex)



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 QUALIFIED LEASE OF 8515-D AND 8545-H

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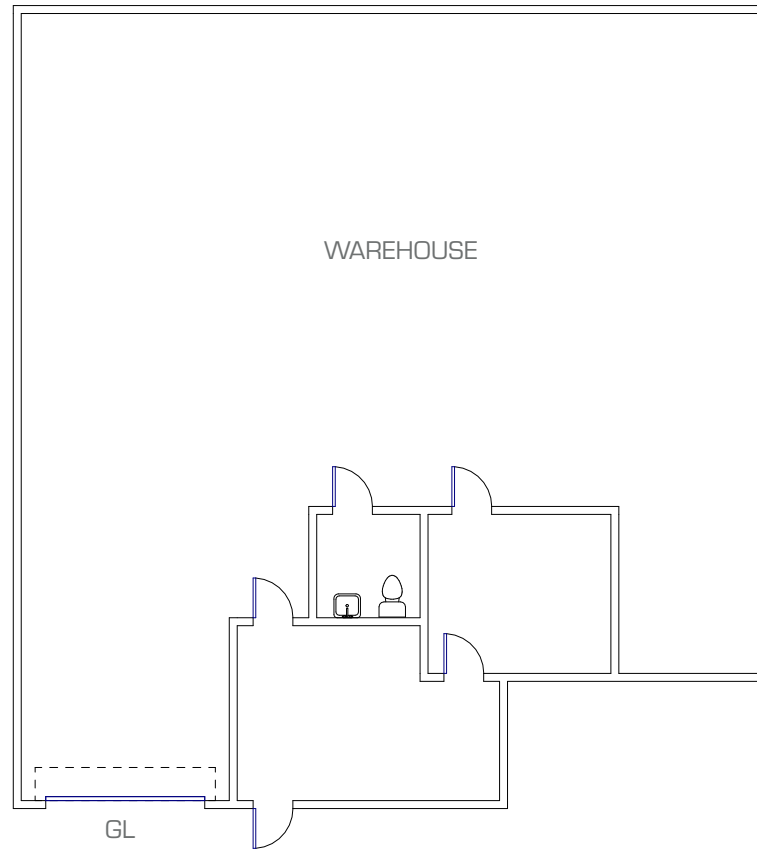
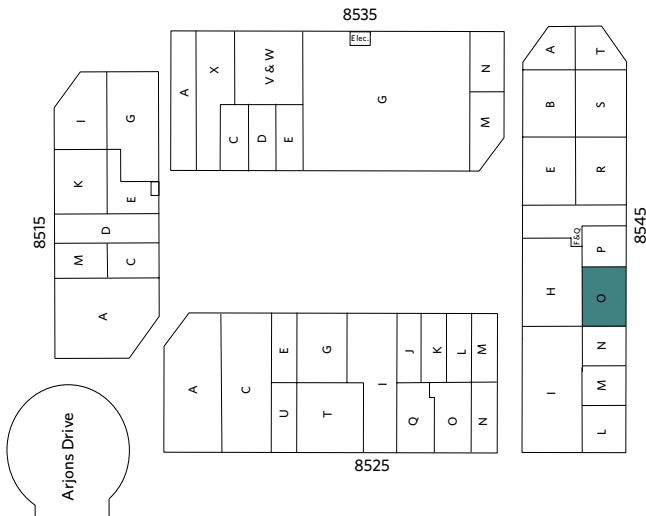
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# ARCHSTONE BUSINESS PARK

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## 8545 ARJONS DR, SUITE O

- 2,284 square feet
- Reception/open office, 1 private office, 1 restroom, balance warehouse, 1 GL door.
- Available Now
- \$4,180/Month (\$1.45 NNN + \$0.38 opex)



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## SITE PLAN



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