



OFFICE | FLEX | INDUSTRIAL SUITES FOR LEASE

ARCHSTONE BUSINESS PARK

8515 - 8545 ARJONS DRIVE, SAN DIEGO, CALIFORNIA 92126



RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

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

12830 El Camino Real, Suite 100

San Diego, CA 92130

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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 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.
8525 Arjons Dr Suite E	1,206	\$2,328/Month (\$1.93/SF) [\$1.60 NNN + \$0.33 opex]	Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.
8535 Arjons Dr Suite M	1,306	\$2,521/Month (\$1.93/SF) [\$1.60 NNN + \$0.33 opex]	Reception, 4 private offices, 1 restroom, balance warehouse, 1 GL door. Available 6/1/2025.
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 Now.

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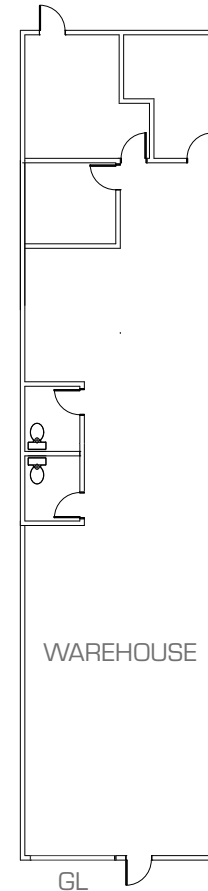
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8515 ARJONS DR, SUITE D

- 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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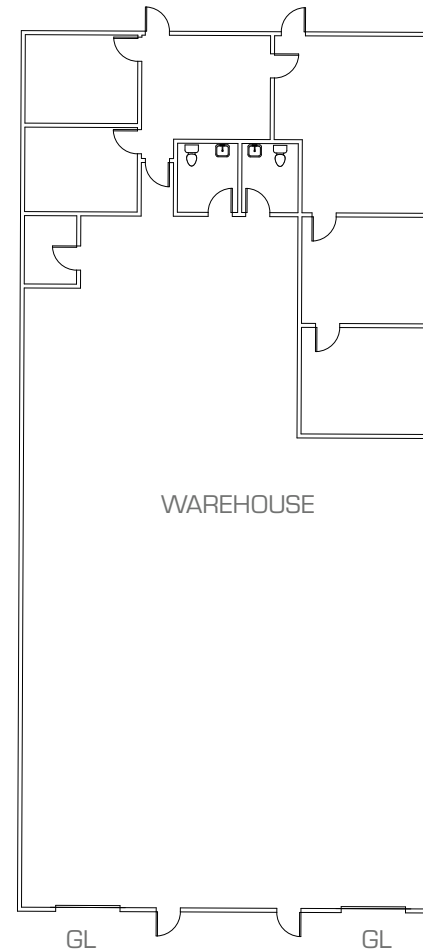
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8525 ARJONS DR, SUITE C

- 4,800 square feet
- Reception, 4 private offices, open office, 2 restrooms, balance warehouse, 2 GL doors
- \$9,024/Month (\$1.55 NNN + \$0.33 opex)
- Available Now



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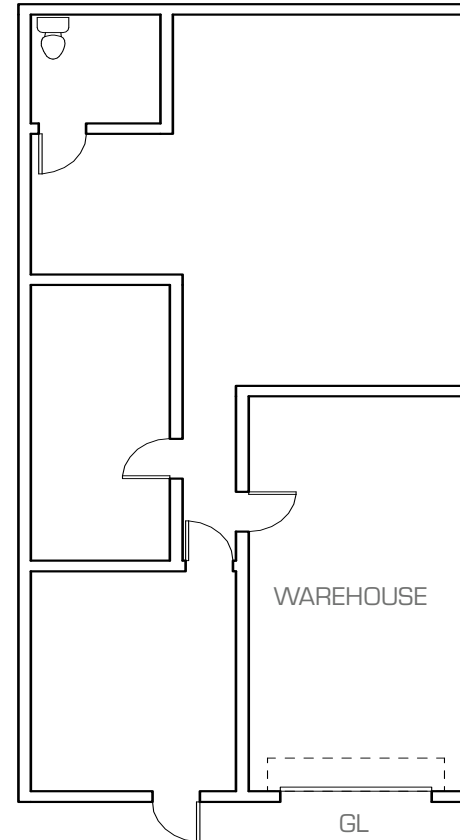
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8525 ARJONS DR, SUITE E

- 1,206 square feet
- Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door.
- \$2,328/Month (\$1.60 NNN + \$0.33 opex)
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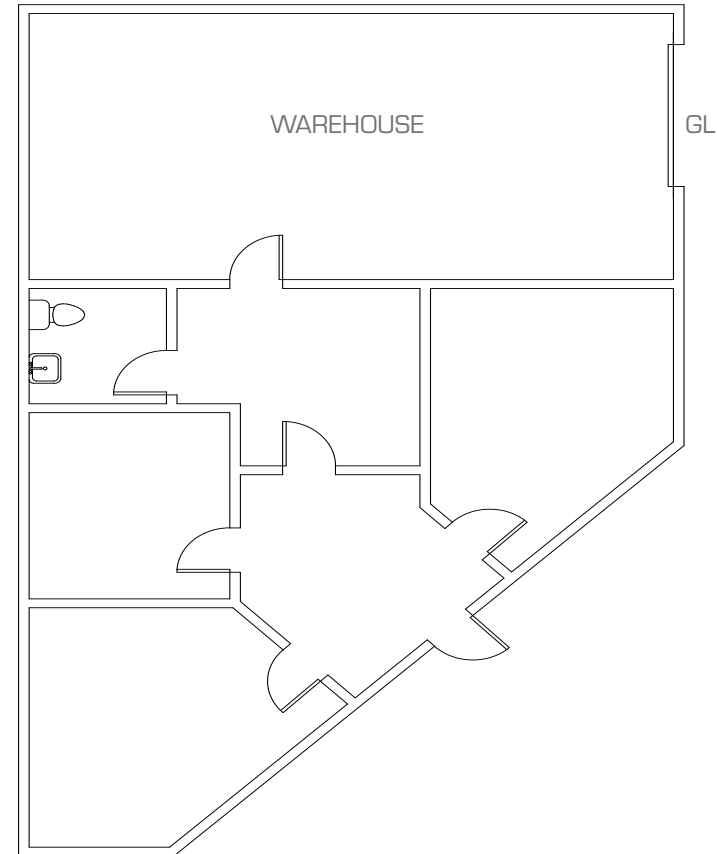
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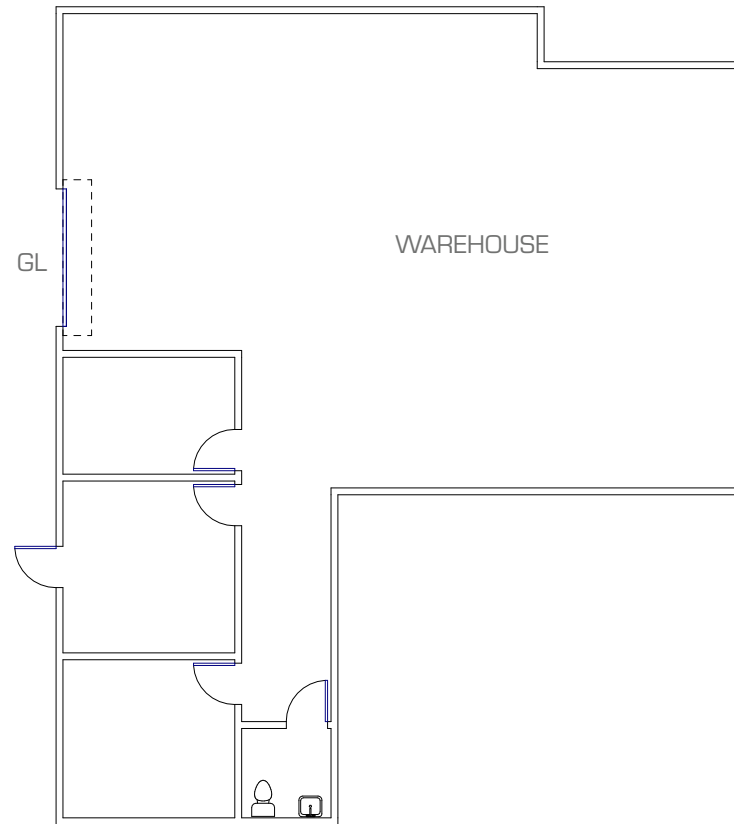
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SITE PLAN



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