

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

CENTERPOINTE COMMERCE PARK

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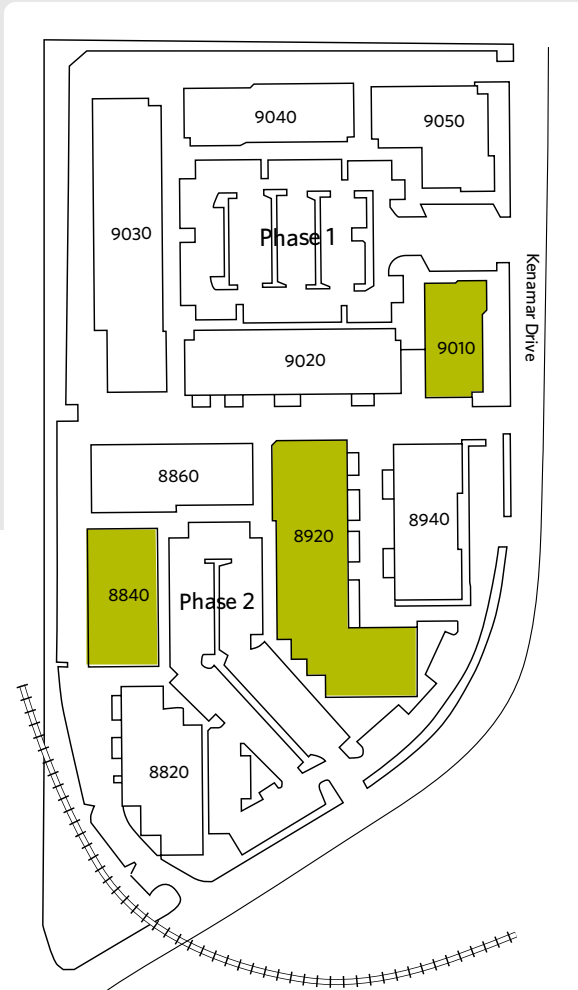


 CUSHMAN & WAKEFIELD

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12830 El Camino Real
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PROPERTY FEATURES

- A 197,626 SF Multi-Tenant Industrial Park
- Approximately 18' Warehouse Clearance
- Natural Gas in the Project
- Skylights
- 3.1/1,000 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 Dr.	403	2,083 SF	\$1.75 NNN per SF/Month	Available Now
8840 Kenamar Dr.	404-407	7,412 SF	\$1.75 NNN per SF/Month	June 2025
8920 Kenamar Dr.	205-206	4,081 SF	\$1.75 NNN per SF/Month	Available Now
8920 Kenamar Dr.	207	2,041 SF	\$1.75 NNN per SF/Month	April 2025
8920 Kenamar Dr.	208	2,040 SF	\$1.75 NNN per SF/Month	August 2025
9010 Kenamar Dr.	100	8,303 SF	\$1.75 NNN per SF/Month	Available Now



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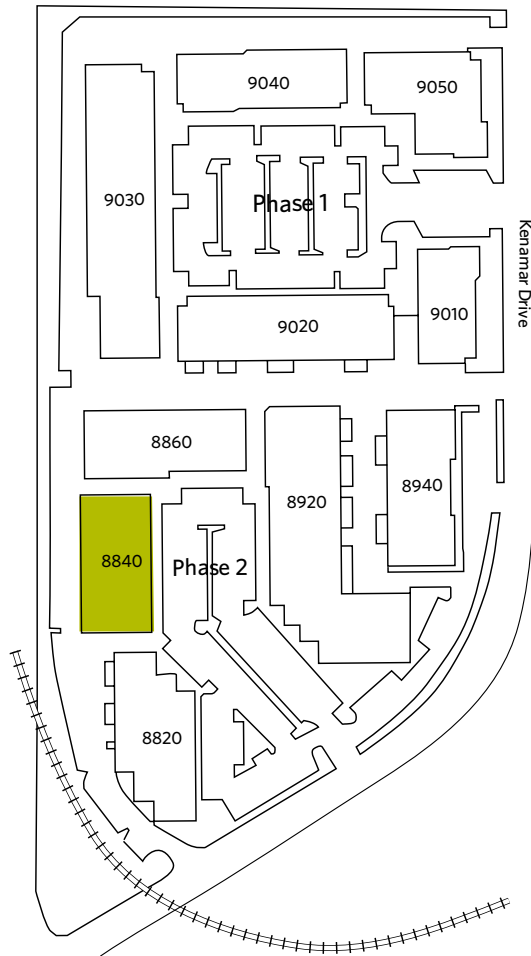


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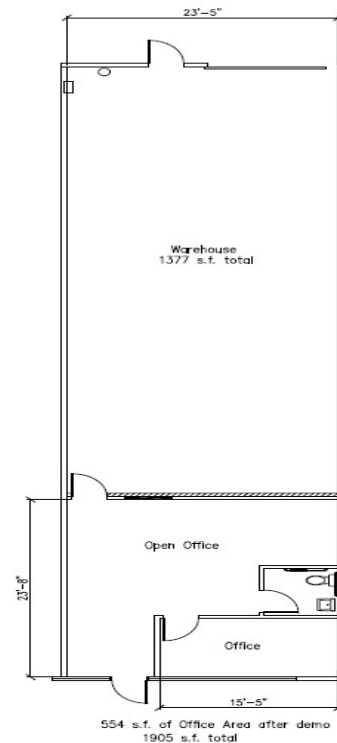


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8840 Kenamar Drive	403	2,083 SF	\$1.75 NNN per SF/Month	Available Now

COMMENTS

(1) private office, open office area, (1) restroom, balance warehouse, and (1) grade level door. NNN's = \$0.39. Suites 403 & 404-407 are contiguous for 9,495 SF.



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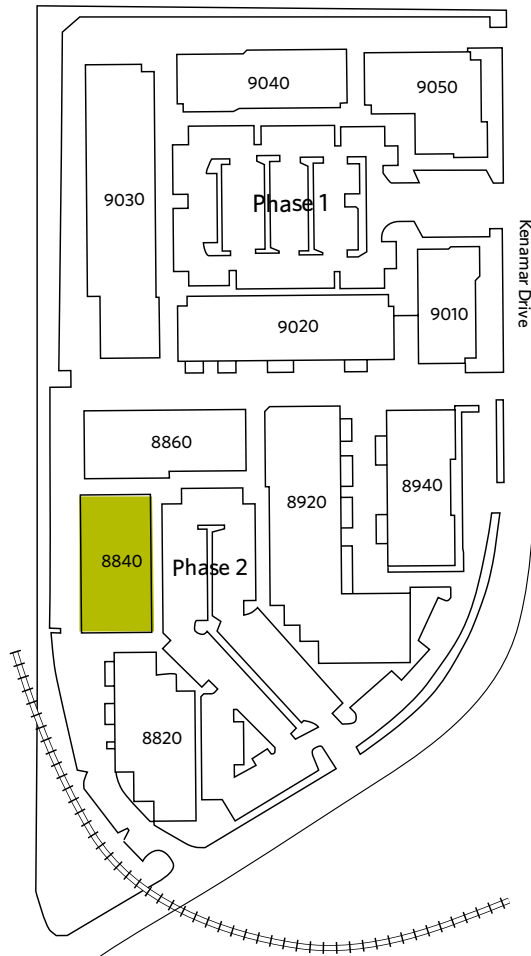
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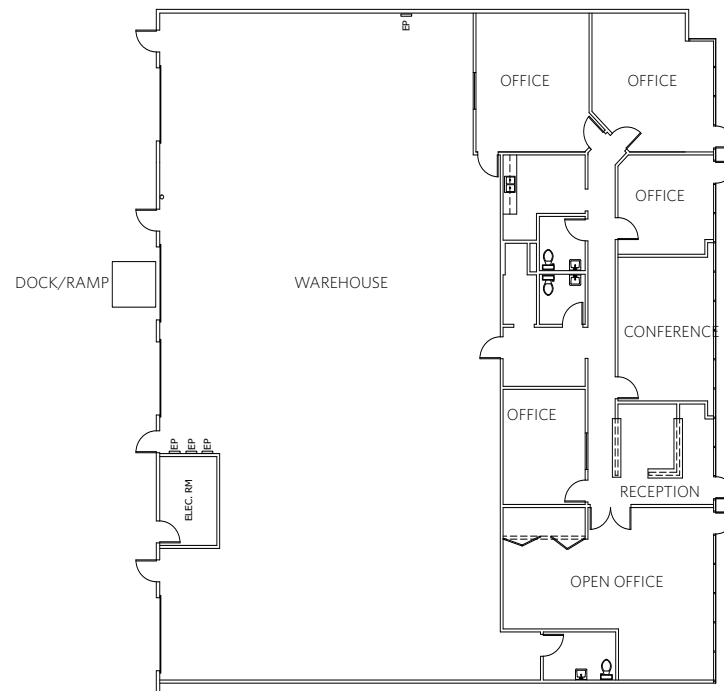


AVAILABLE SPACE

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

COMMENTS

Reception, (4) private offices, open office area, conference room, break room, (3) restrooms, balance warehouse. (1) dock well and (3) grade level doors. NNN's = \$0.39. Suites 403 & 404-407 are contiguous for 9,495 SF.



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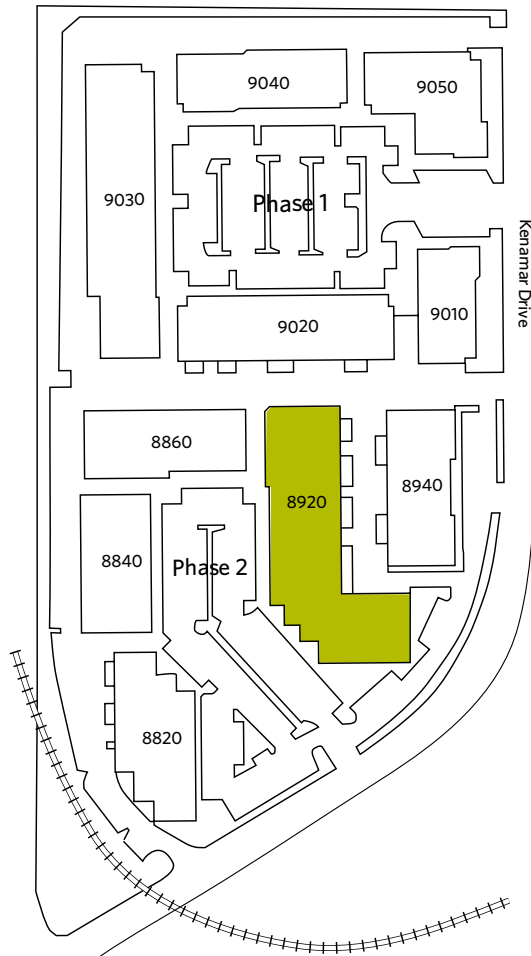


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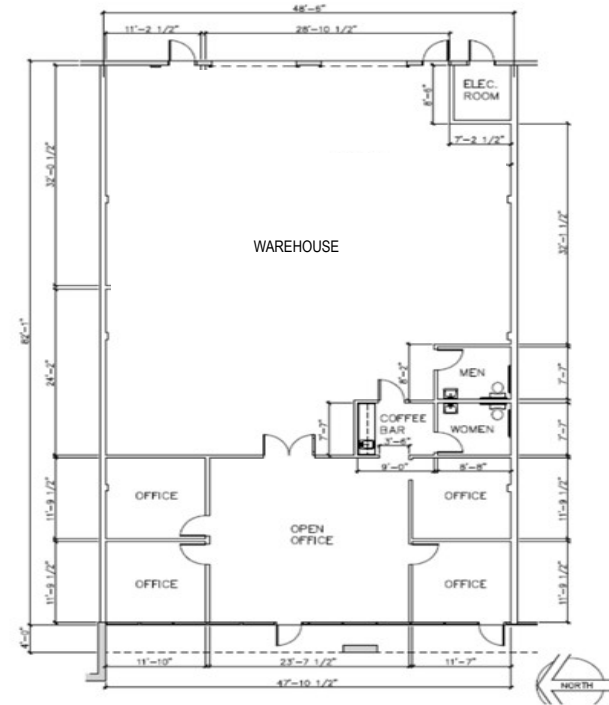


AVAILABLE SPACE

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

COMMENTS

Reception/ open office area, (4) private offices, coffee bar, (2) restrooms, balance warehouse. (2) grade level doors. NNN's = \$0.39.



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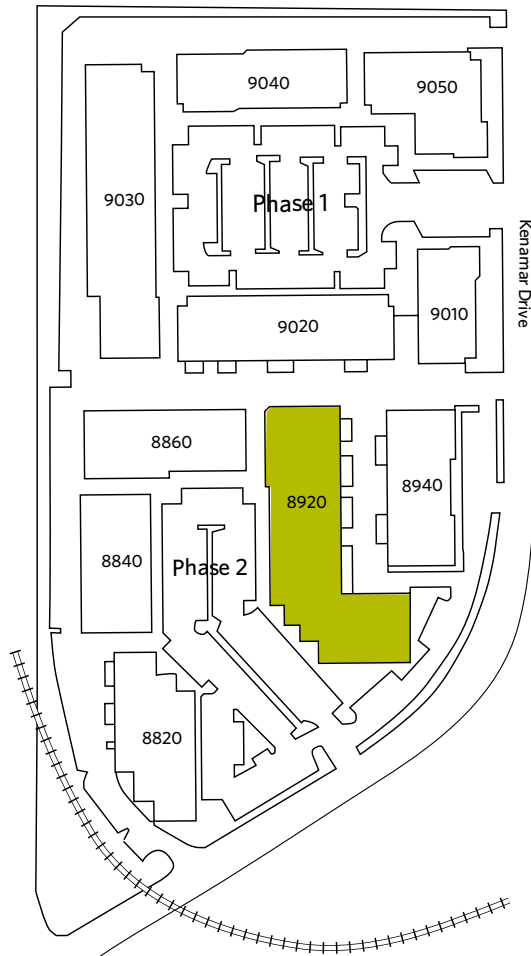


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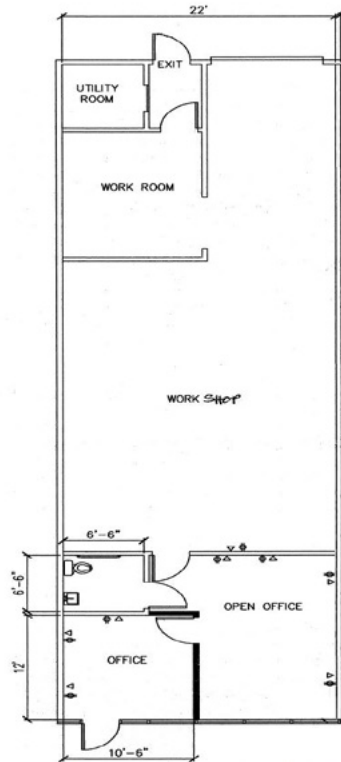


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8920 Kenamar Drive	207	2,041 SF	\$1.75 NNN per SF/Month	April 2025

COMMENTS

Reception/ open office area, (1) private office, utility room, work room, (1) restroom, balance warehouse. (1) grade level door. NNN's = \$0.39.



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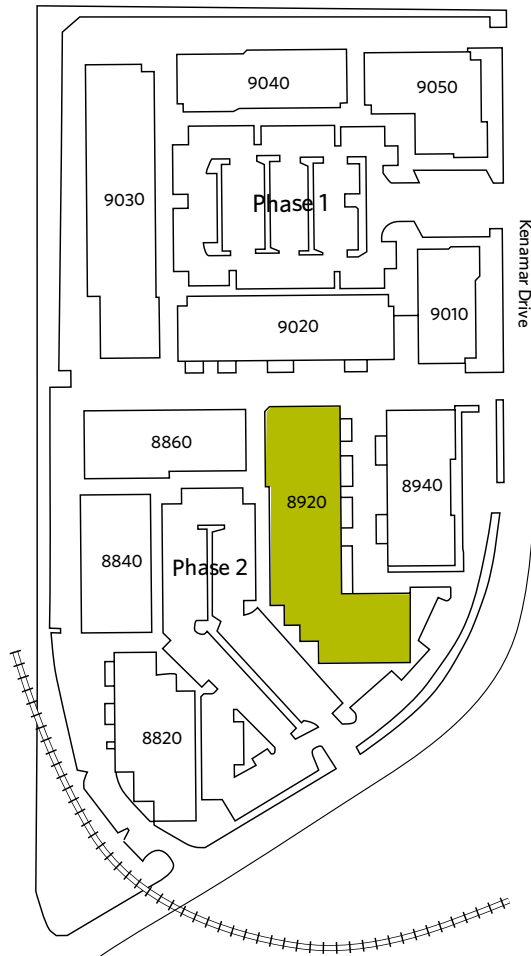
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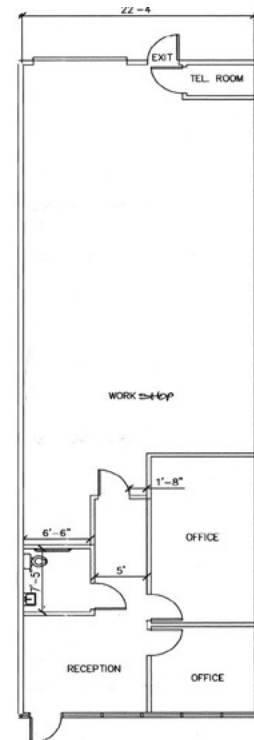


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8920 Kenamar Drive	208	2,040 SF	\$1.75 NNN per SF/Month	August 2025

COMMENTS

Reception/ open office area, (2) private offices, break room, telephone room, (1) restroom, balance warehouse. (1) grade level door. NNN's = \$0.39.



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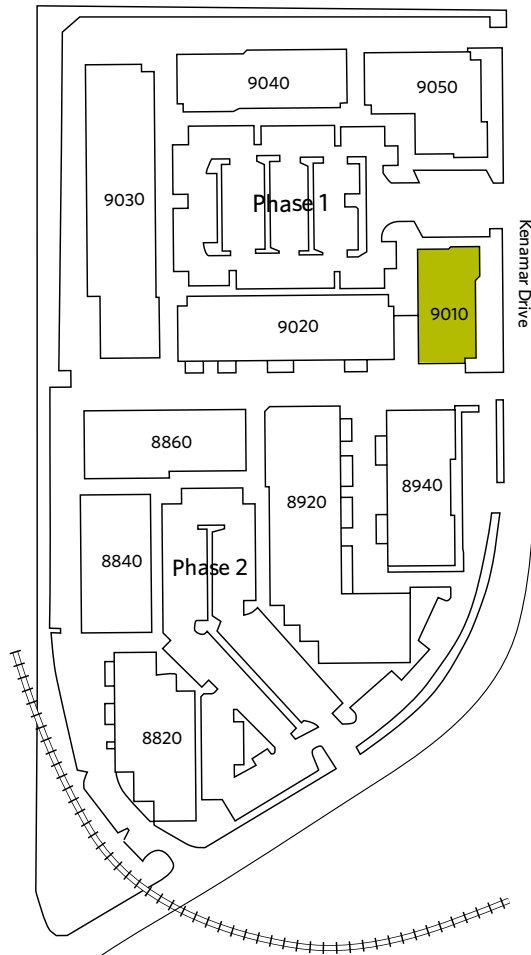
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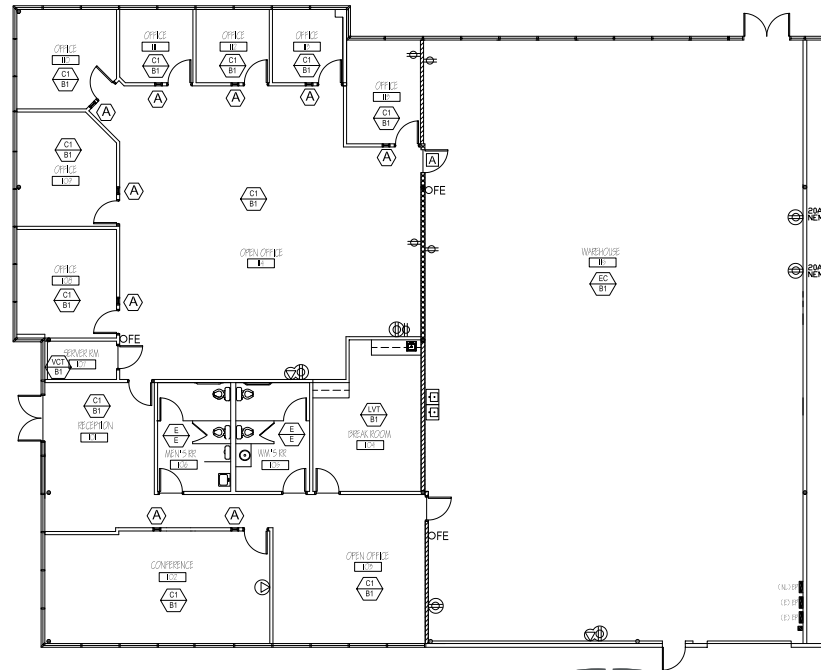


AVAILABLE SPACE

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

COMMENTS

Reposition plan under construction. Reception, (7) private offices, (2) open office areas, conference room, (2) restrooms, server room, balance warehouse, and (1) grade level door. NNN's = \$0.39.



SPEC PLAN

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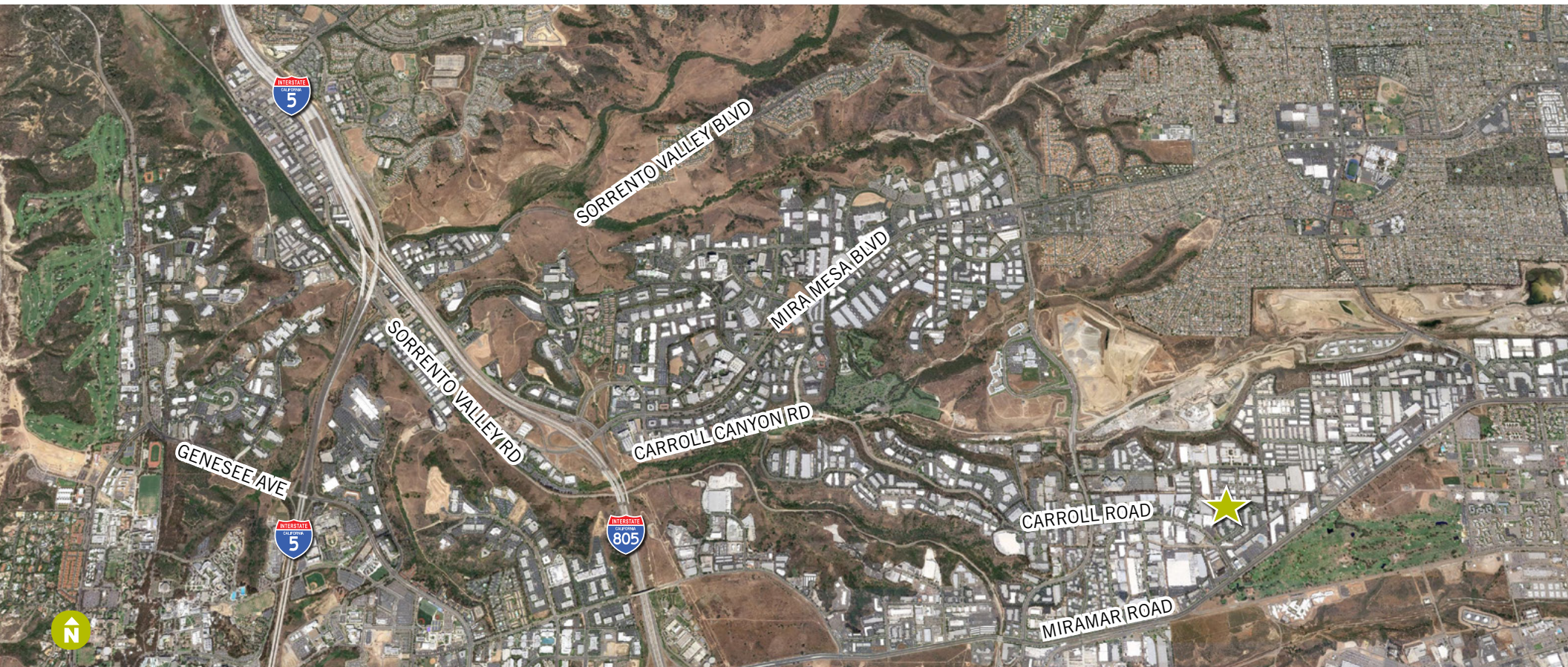
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