

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

CENTERPOINTE COMMERCE PARK



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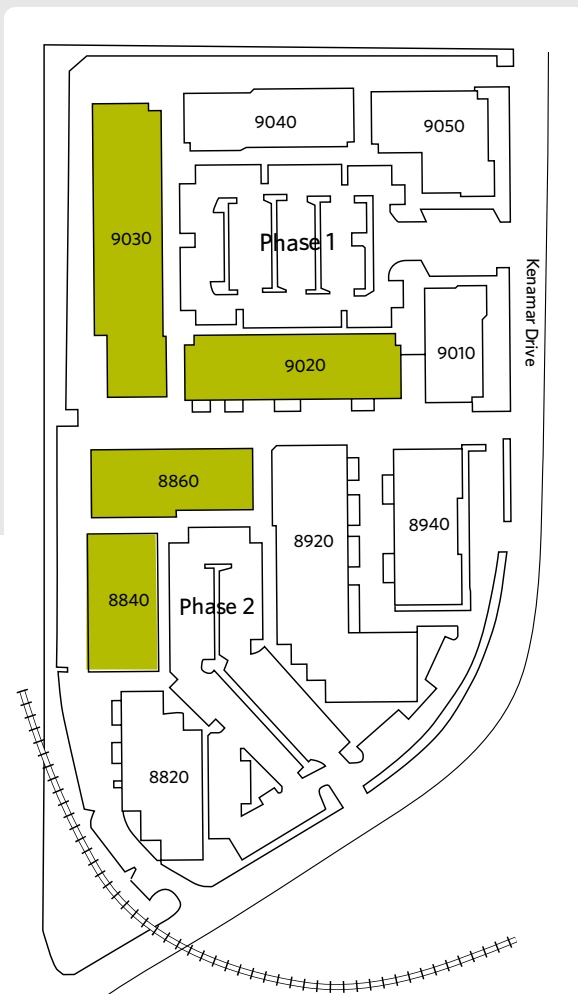
 CUSHMAN & WAKEFIELD

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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.	404-407	7,412 SF	\$1.65 NNN per SF/Month	Available Now
8860 Kenamar Dr.	301-302	3,337 SF	\$1.75 NNN per SF/Month	Available Now
9020 Kenamar Dr.	205	2,940 SF	\$1.75 NNN per SF/Month	Available Now
9030 Kenamar Dr.	301	1,890 SF	\$1.75 NNN per SF/Month	Available 12/1/25
9030 Kenmar Dr.	302	1,890 SF	\$1.75 NNN per SF/Month	Available 12/1/25
9030 Kenamar Dr.	303	1,680 SF	\$1.75 NNN per SF/Month	Available 12/1/25



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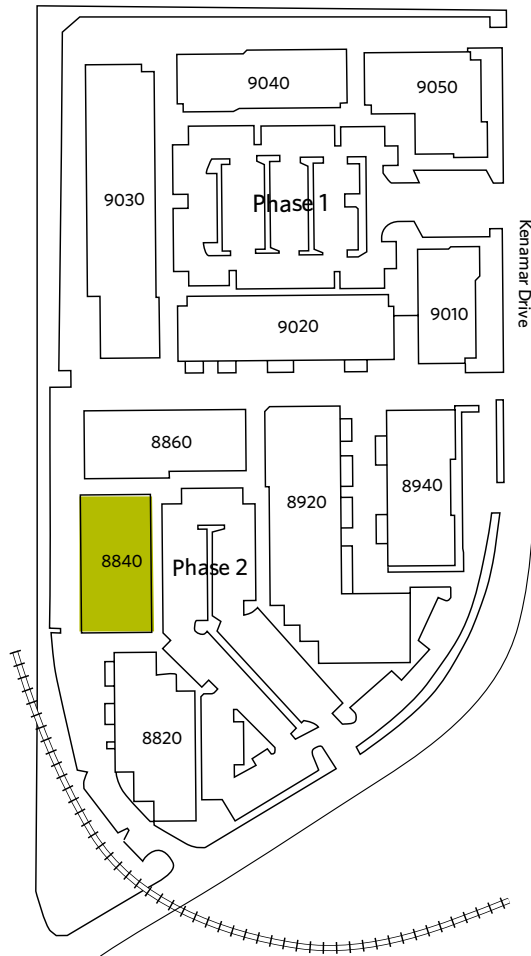


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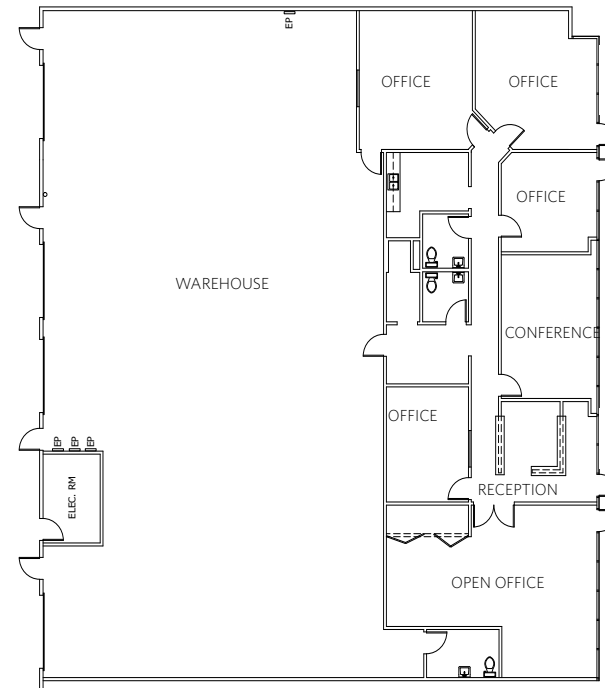


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8840 Kenamar Drive	404-407	7,412 SF	\$1.65 NNN per SF/Month	Available Now

COMMENTS

Reception, (4) private offices, open office area, conference room, break room, (3) restrooms, balance warehouse. (4) grade level doors. NNN's = \$0.39.



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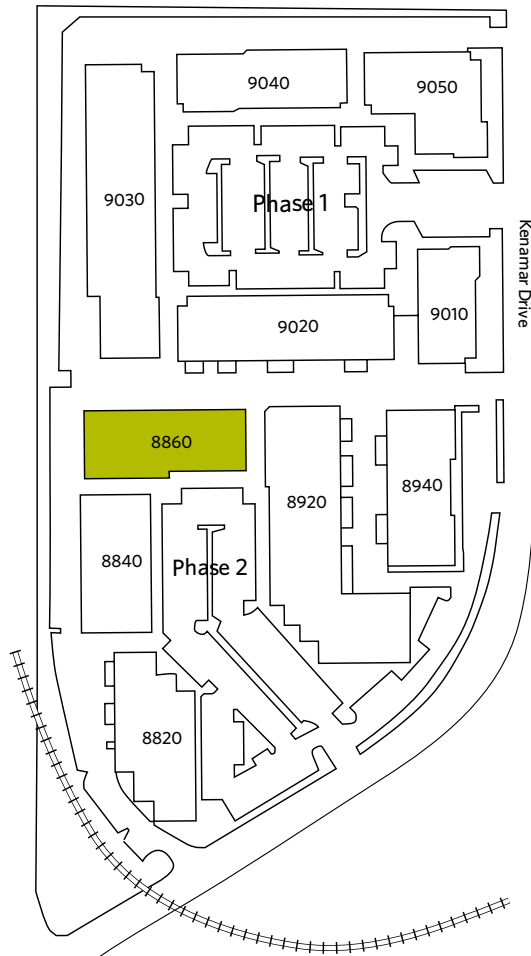


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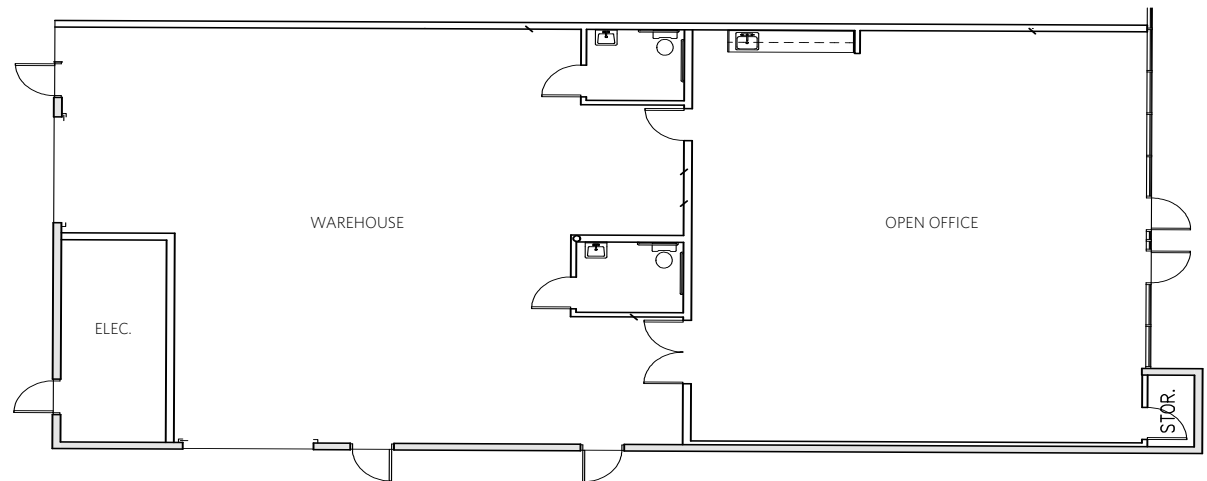


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8860 Kenamar Drive	301-302	3,337 SF	\$1.75 NNN per SF/Month	Available Now

COMMENTS

Reception/ open office area, electricity room, (2) restrooms, balance warehouse. (2) grade level doors.
NNN's = \$0.39.



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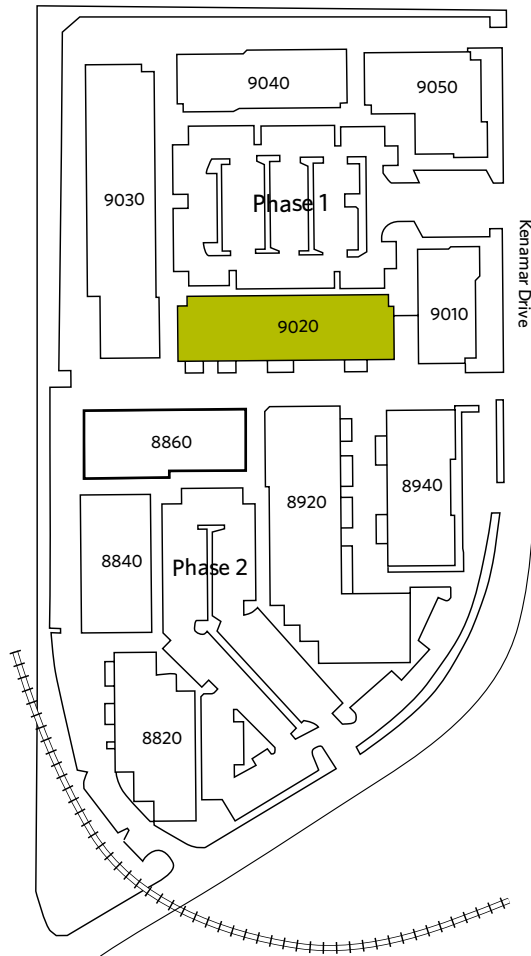


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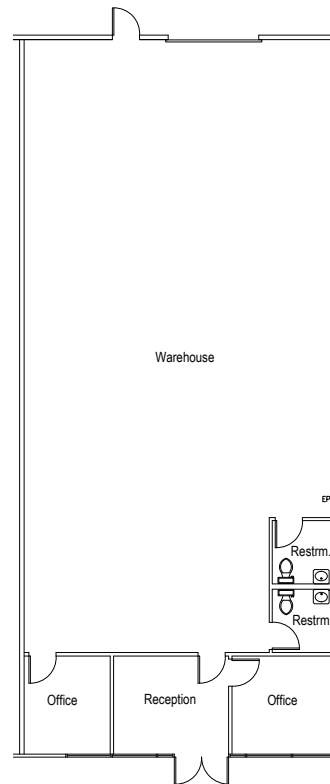


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9020 Kenamar Drive	205	2,940 SF	\$1.75 NNN per SF/Month	Available Now

COMMENTS

Reception, (2) private offices, (2) restrooms, balance warehouse. (1) grade level door. NNN's = \$0.39.



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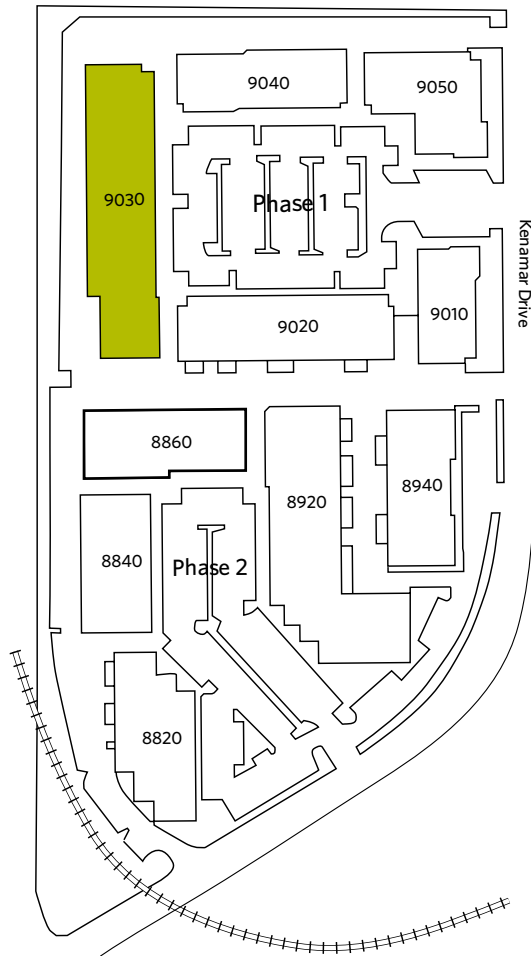
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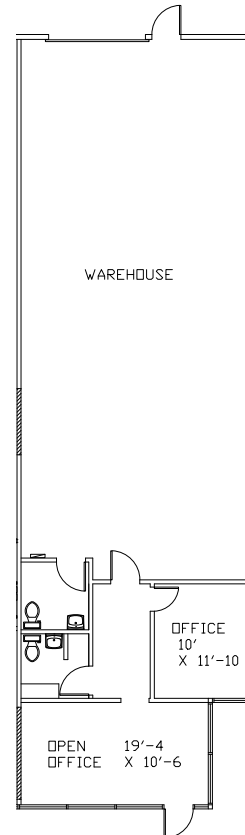


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9030 Kenamar Drive	301	1,890 SF	\$1.75 NNN per SF/Month	Available 12/1/25

COMMENTS

Reception/open office, (1) private office, (2) restrooms, balance warehouse. (1) grade level door. NNN's = \$0.39.



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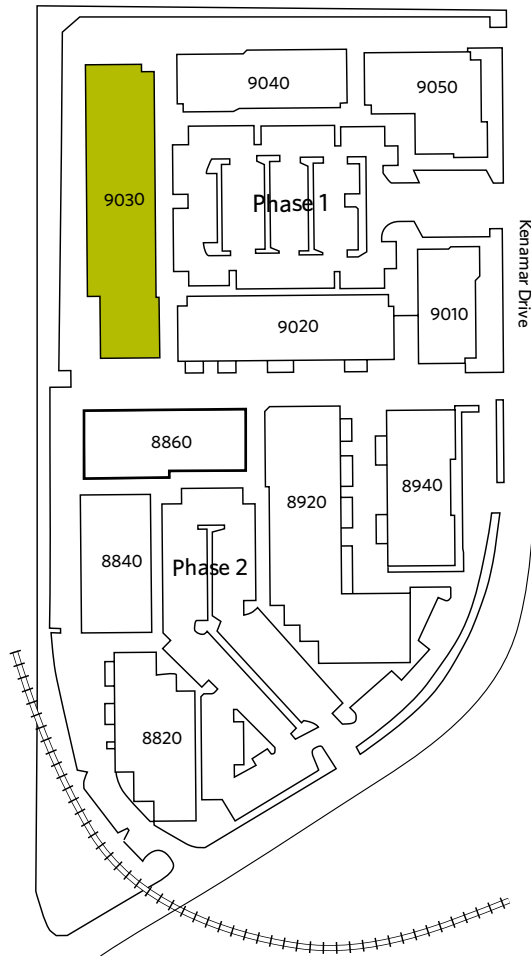
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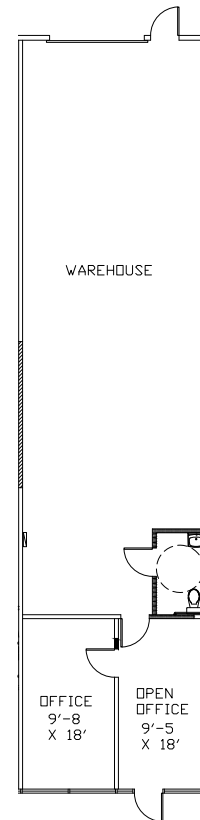


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9030 Kenamar Drive	302	1,890 SF	\$1.75 NNN per SF/Month	Available 12/1/25

COMMENTS

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



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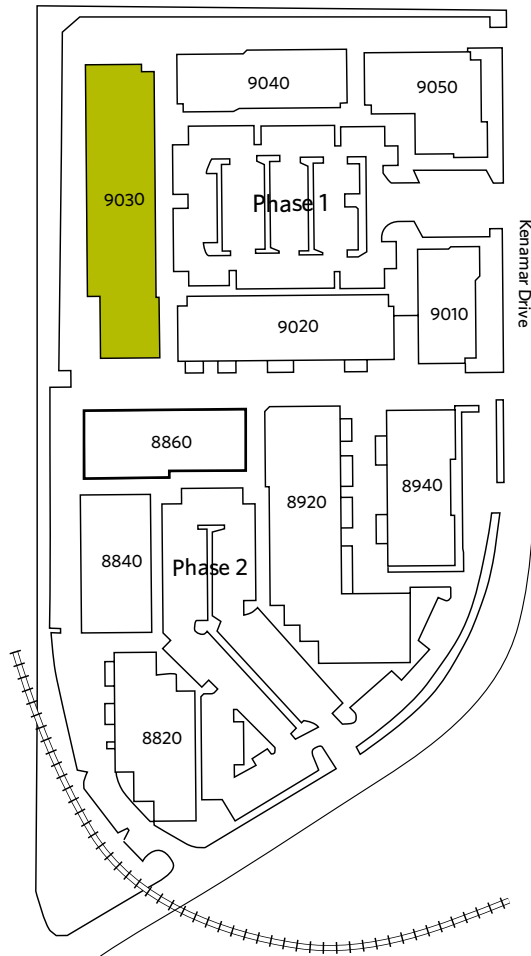
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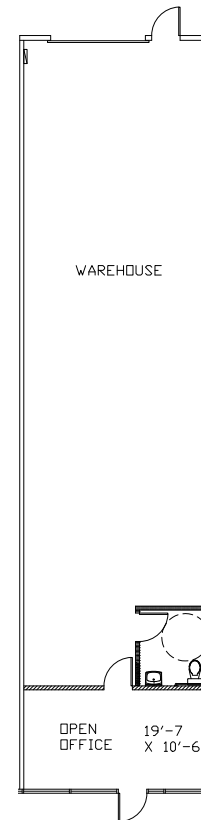


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9030 Kenamar Drive	303	1,680 SF	\$1.75 NNN per SF/Month	Available 12/1/25

COMMENTS

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



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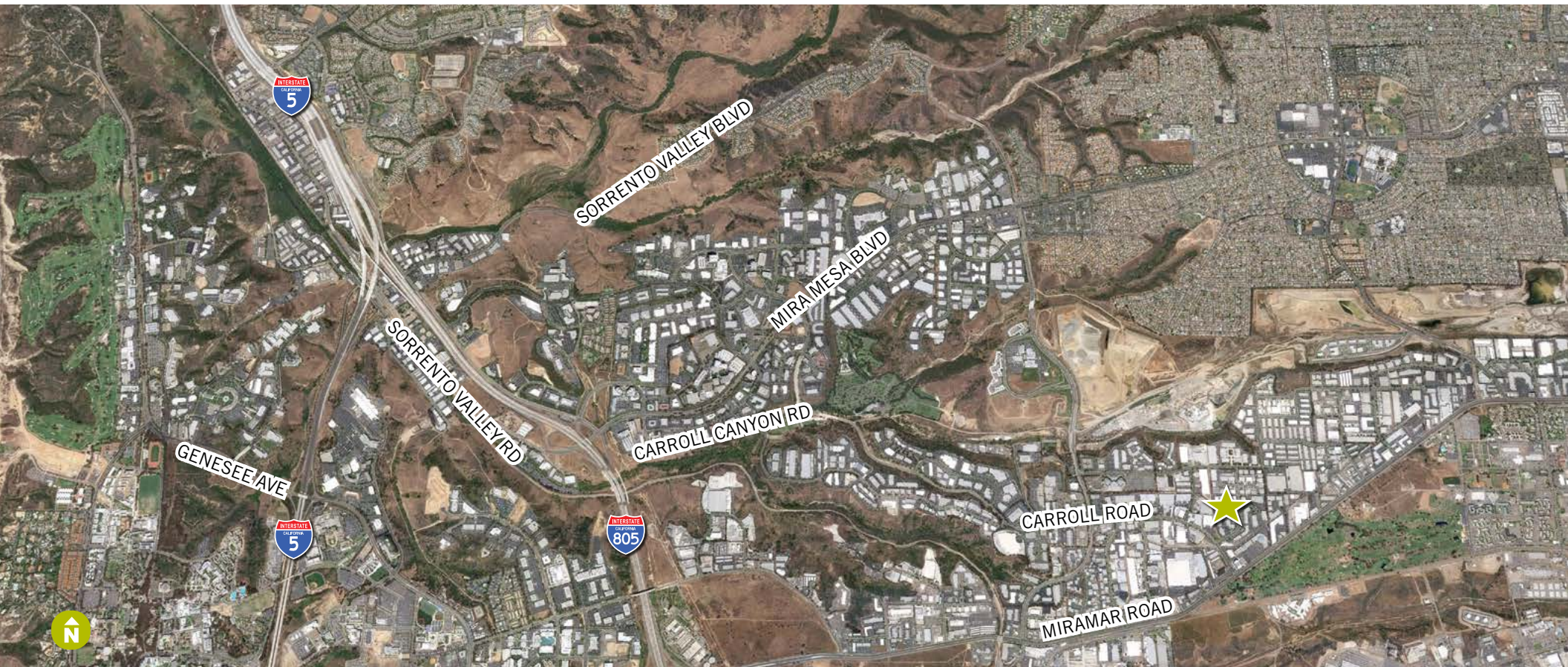
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