

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

TRADE PLACE COMMERCE CENTER

9220 - 9270 TRADE PL & 7925 - 7985 DUNBROOK RD, SAN DIEGO, CA 92126



4.5% BROKER COMMISSION



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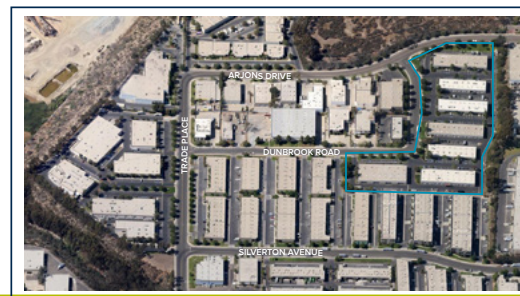
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PROPERTY HIGHLIGHTS

- Central Miramar location
- Grade level loading doors
- Approximately 16' warehouse clearance
- Gas service to 7925 and 7985 Dunbrook Road
- IL-2-1 Zoning
- High image business park

| ADDRESS | SF | RENT | COMMENTS |
|------------------------------|-------|-----------------------------------|--|
| 9240 Trade Place Suite 100 | 9,812 | \$1.80/SF NNN NNNs = \$0.36/SF | Open office, (9) private offices, (1) conference room, (1) break room, (2) restrooms, balance warehouse, (1) GL door. Available 10/1/25. |
| 7935 Dunbrook Rd Suite A,B | 4,091 | \$1.65/SF NNN NNNs = \$0.36/SF | Reception/open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors. Available 10/1/25. |
| 7935 Dunbrook Rd Suite C,D | 4,050 | \$1.65/SF NNN NNNs = \$0.36/SF | Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (2) GL doors. Available 10/1/25. |
| 7935 Dunbrook Rd Suite E,F | 4,050 | \$1.65/SF NNN NNNs = \$0.36/SF | Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (2) GL doors. Available 10/1/25. |
| 7935 Dunbrook Rd Suite G,H,I | 6,520 | \$1.65/SF NNN NNNs = \$0.36/SF | Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (3) GL doors. Available 10/1/25. |
| 7975 Dunbrook Rd Suite C | 1,220 | \$1.65/SF NNN NNNs = \$0.36/SF | Reception/open office, (1) restroom, balance warehouse. (1) GL door. Available now. |
| 7975 Dunbrook Rd Suite G,H | 2,440 | \$1.65/SF NNN NNNs = \$0.36/SF | Reception/open office, (1) private office, (2) restrooms, balance warehouse, (2) GL doors. Available now. |



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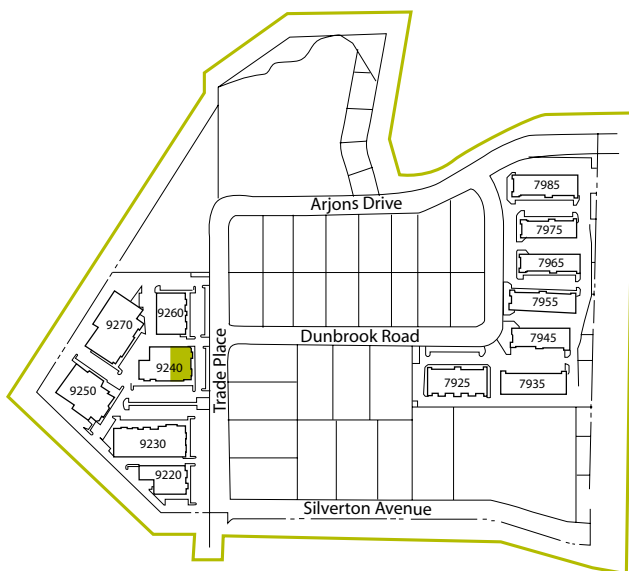


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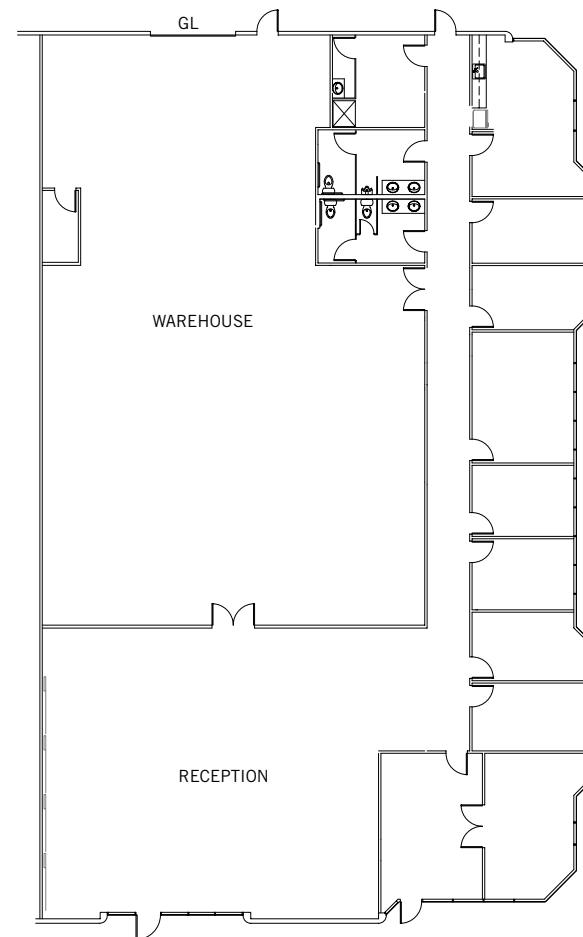
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SUITE DETAILS

- 9,812 SF
- Reception/Open office, (9) private offices, (1) conference room, (1) break room, (2) restrooms, balance warehouse, 1 GL door
- \$1.80/SF NNN
- NNNs = \$0.36/SF
- Available 10/1/25



9240 TRADE PL, SUITE 100



*Floor Plan to be Verified



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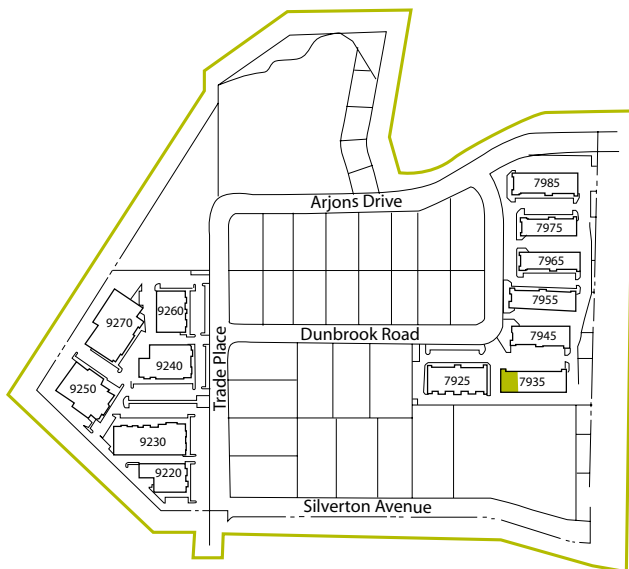


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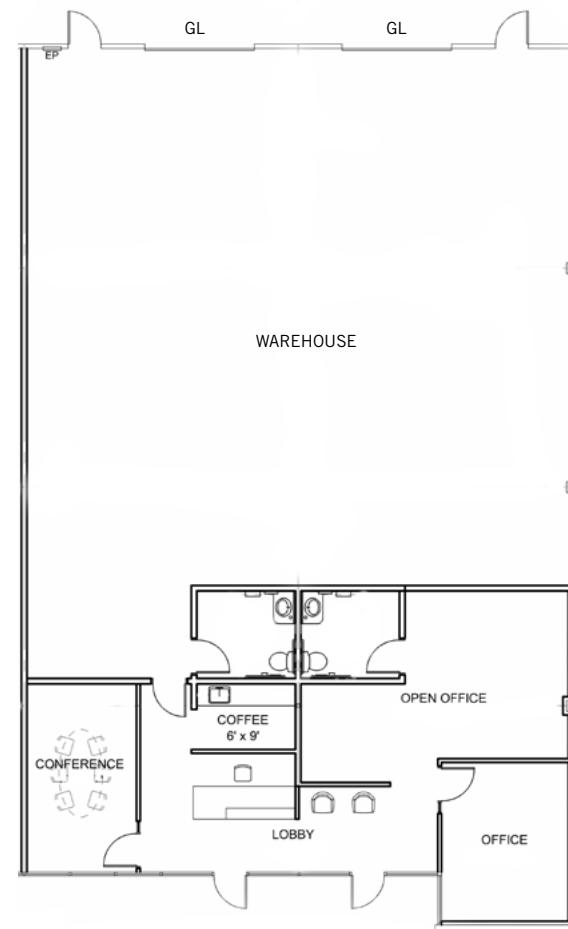
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 4,091 SF
- Open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Construction currently in progress
- Available 10/1/2025



7935 DUNBROOK RD, SUITE A,B



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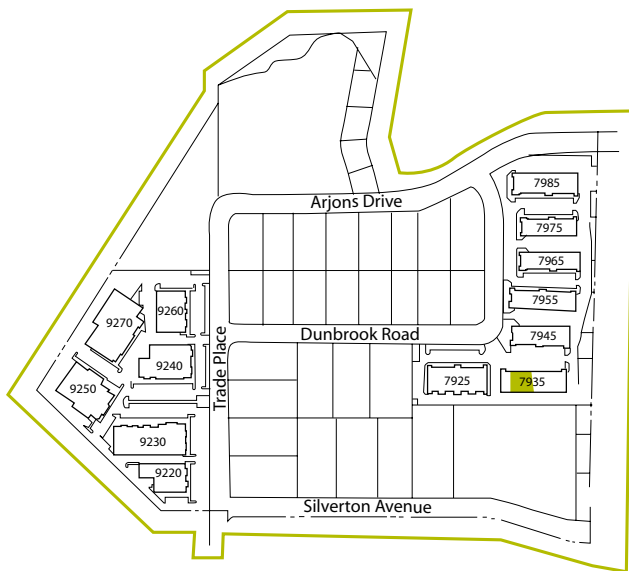


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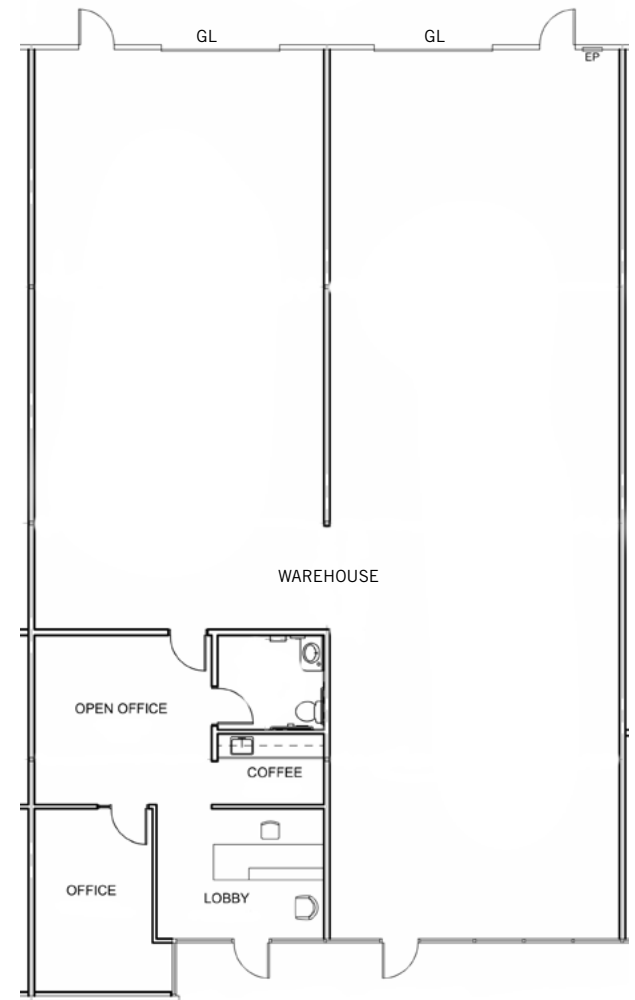
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SUITE DETAILS

- 4,050 SF
- Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Construction currently in progress
- Available 10/1/2025



7935 DUNBROOK RD, SUITE C,D



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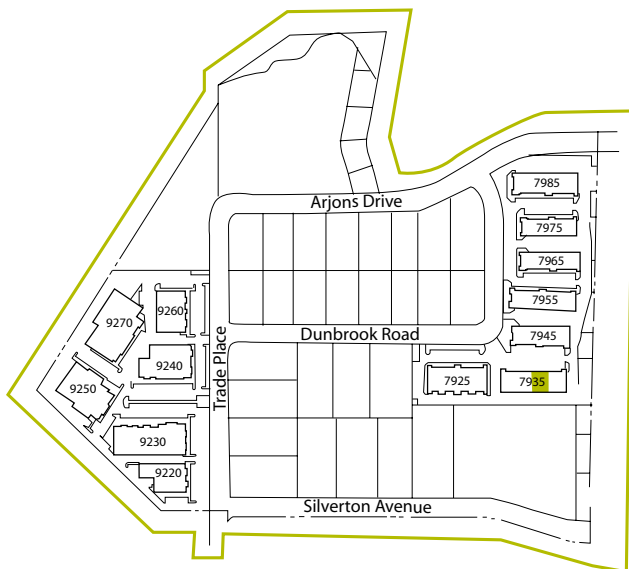


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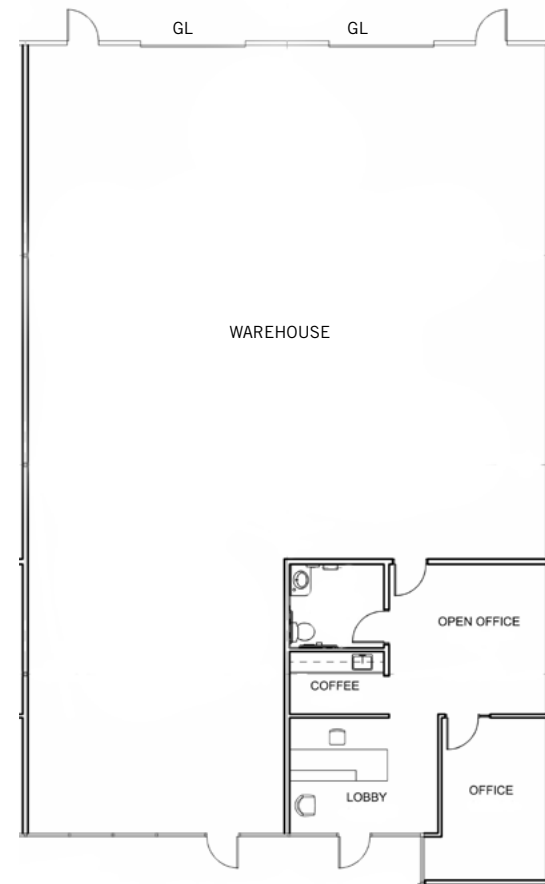
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SUITE DETAILS

- 4,050 SF
- Reception/open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Construction currently in progress
- Available 10/1/2025



7935 DUNBROOK RD, SUITE E,F



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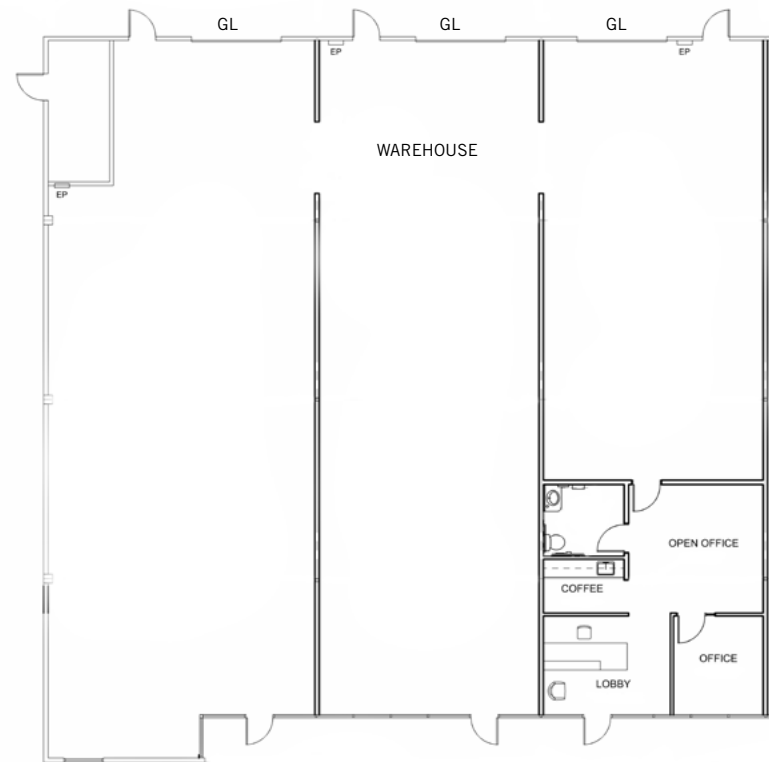
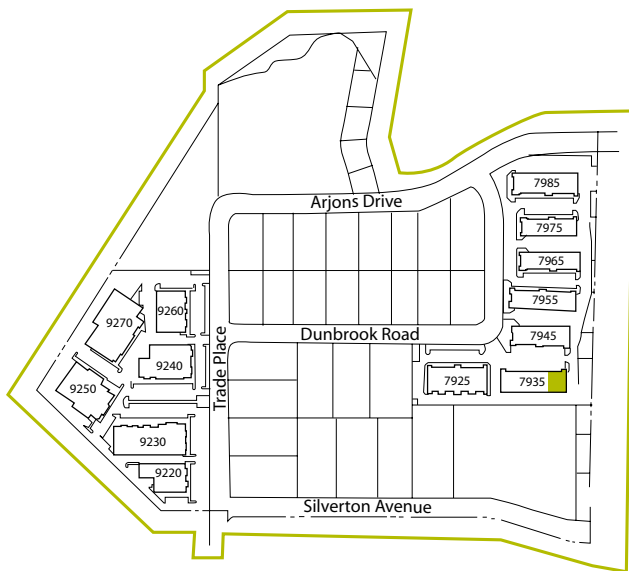


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 6,520 SF
- Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (3) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Construction currently in progress
- Available 10/1/2025



7935 DUNBROOK RD, SUITE G,H,I

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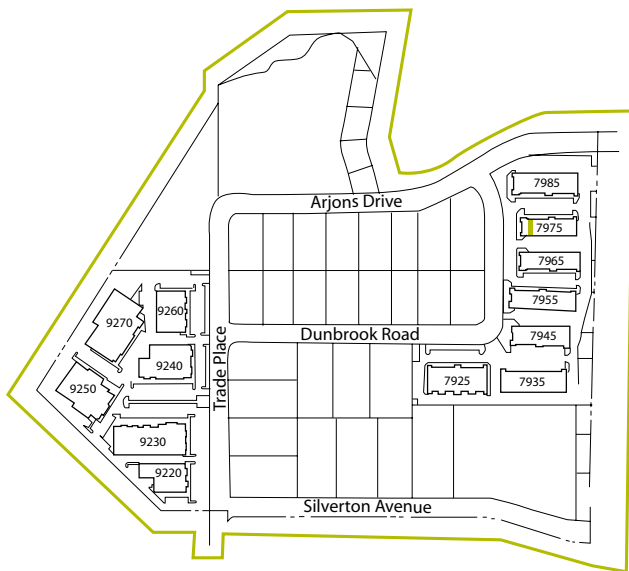


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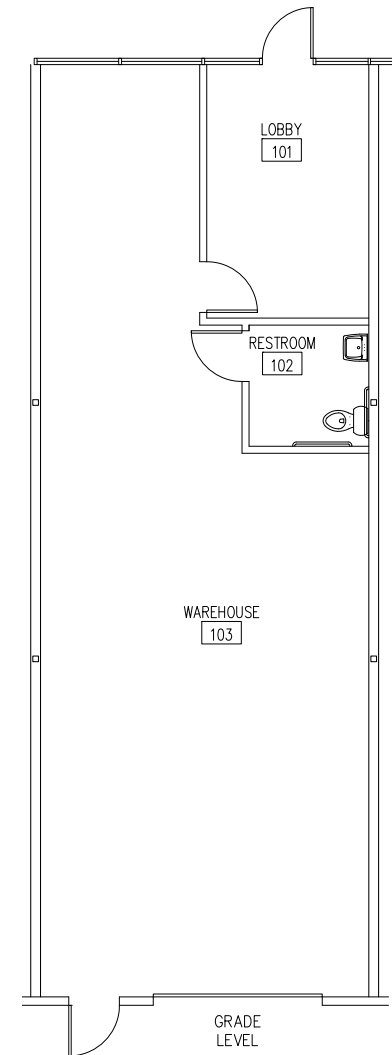
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 1,220 SF
- Reception/open office, (1) restrooms, balance warehouse, (1) GL door
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Available now



7975 DUNBROOK RD, SUITE C



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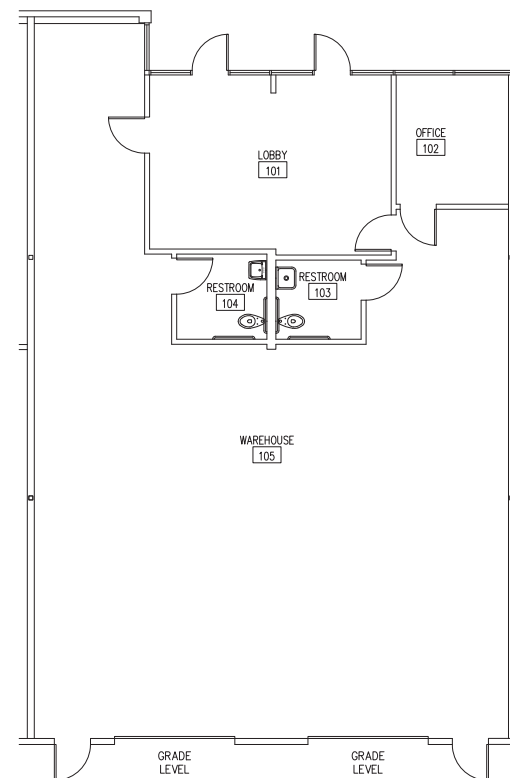
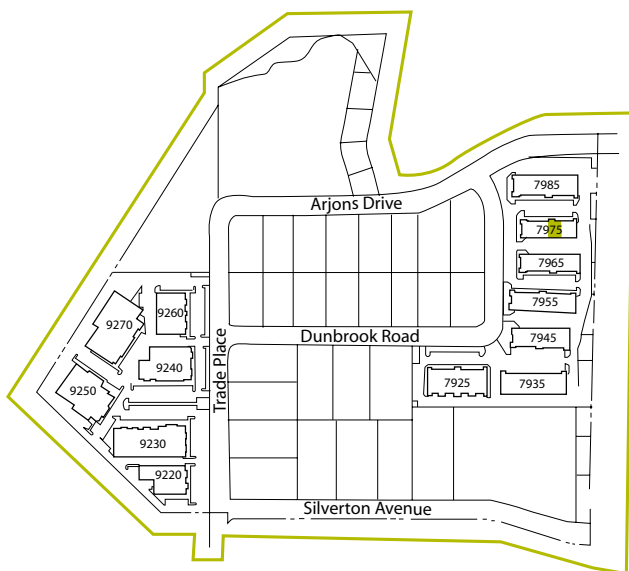


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 2,440 SF
- Reception/open office, (1) private office, (2) restrooms, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Available now



7975 DUNBROOK RD, SUITE G-H

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