

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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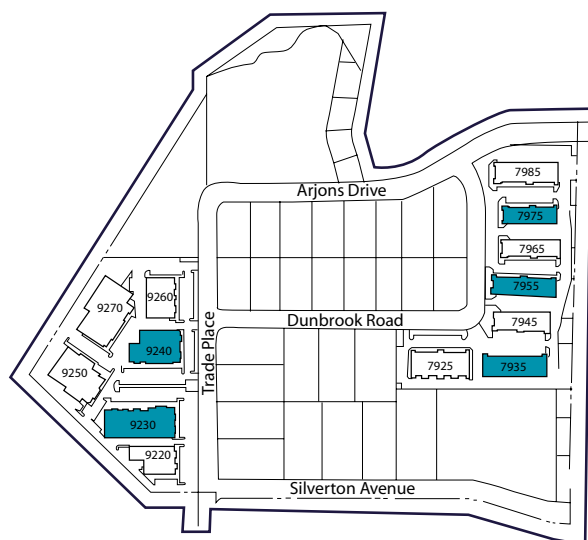
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TRADE PLACE COMMERCE CENTER

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PROPERTY HIGHLIGHTS

- Central Miramar location
- Grade level loading doors
- Approximately 16'-18' warehouse clearance
- Gas service to 7925 and 7985 Dunbrook Road
- IL-2-1 Zoning
- High image business park



ADDRESS	SF	RENT	COMMENTS
9230 Trade Place Suite 300	9,193	\$1.80/SF NNN NNNs = \$0.36/SF	Reception/open office, (2) private offices, (2) restrooms, balance warehouse, (2) GL doors. Available 11/1/25.
9240 Trade Place Suite 100	9,812	\$1.80/SF NNN NNNs = \$0.36/SF	Spec plan currently under construction. Reception/Open office, (6) private offices, (2) restrooms, balance warehouse, 1 GL door. Estimated delivery date 2/1/2026.
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 now.
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.
7955 Dunbrook Rd Suite K	1,774	\$1.65/SF NNN NNNs = \$0.36/SF	Reception/open office, (1) private office, (1) restroom, balance warehouse, (1) GL door. Available 12/1/25.
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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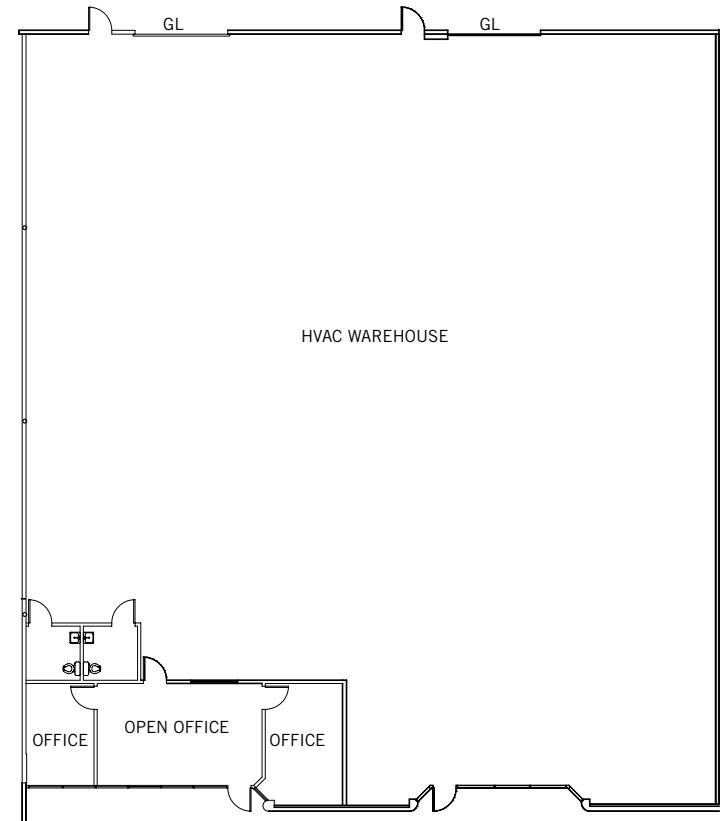
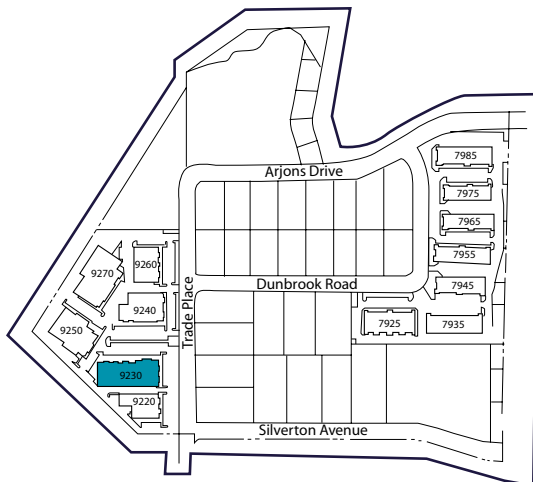


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 9,193 SF
- Reception/open office, (2) private offices, (2) restrooms, balance warehouse, (2) GL doors
- \$1.80/SF NNN
- NNNs = \$0.36/SF
- Available 11/1/25
- 100% HVAC



**9230 TRADE ST
SUITE 300**

*Floor Plan to be Verified



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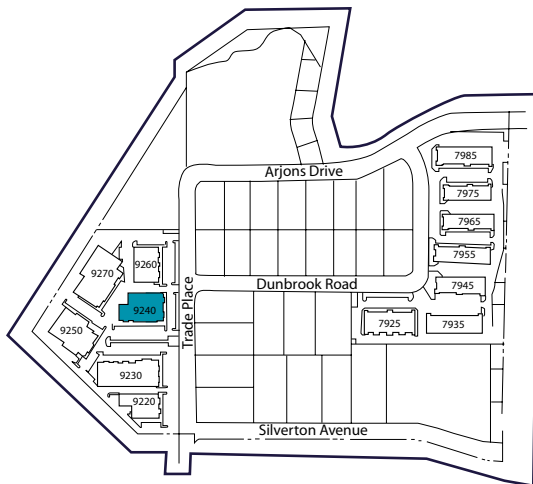


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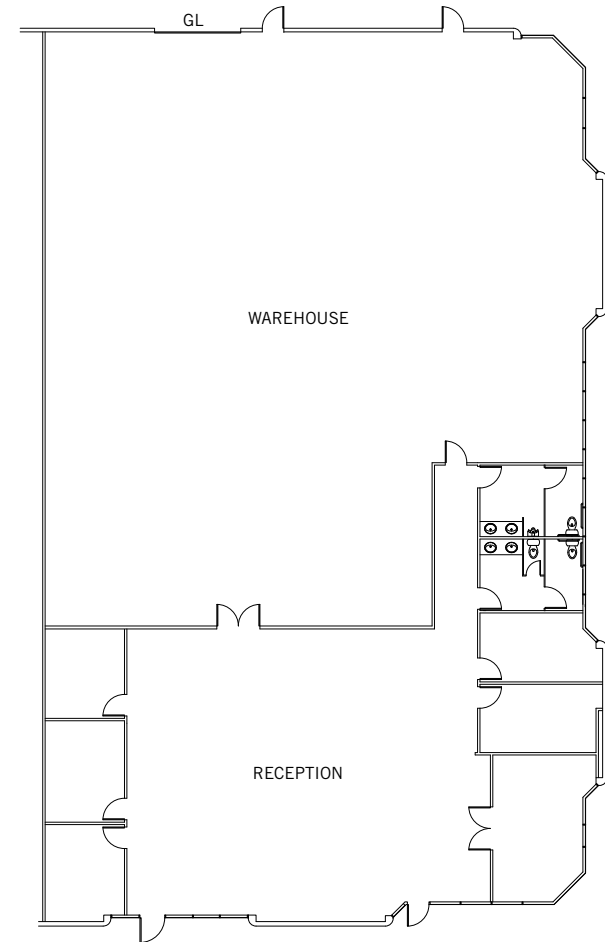
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 9,812 SF
- Spec plan currently under construction
- Reception/Open office, (6) private offices, (2) restrooms, balance warehouse, 1 GL door
- \$1.80/SF NNN
- NNNs = \$0.36/SF
- Estimated delivery 2/1/26



**9240 TRADE ST
SUITE 100**



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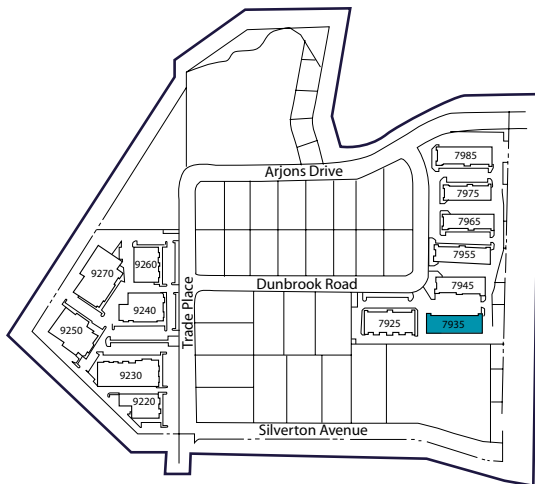


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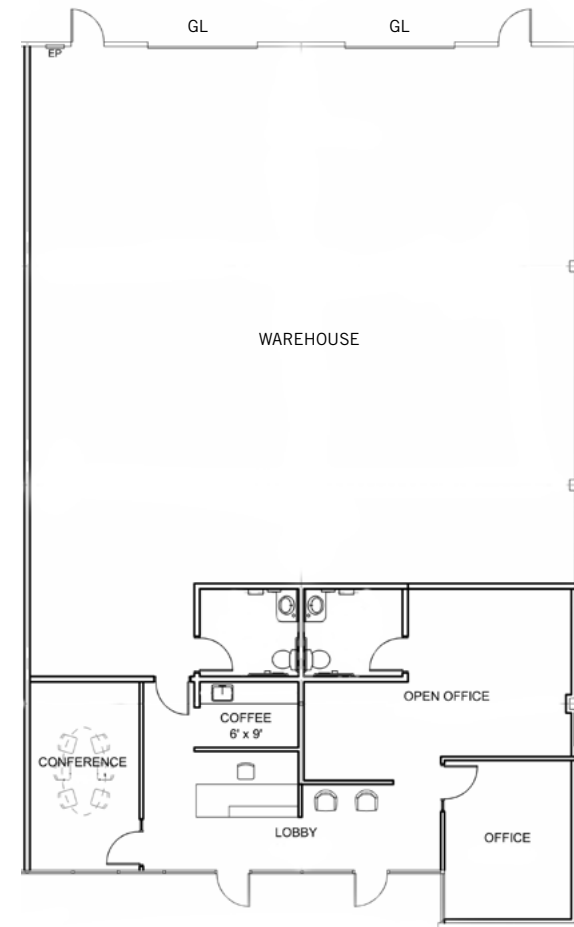
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

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**



*Floor Plan to be Verified



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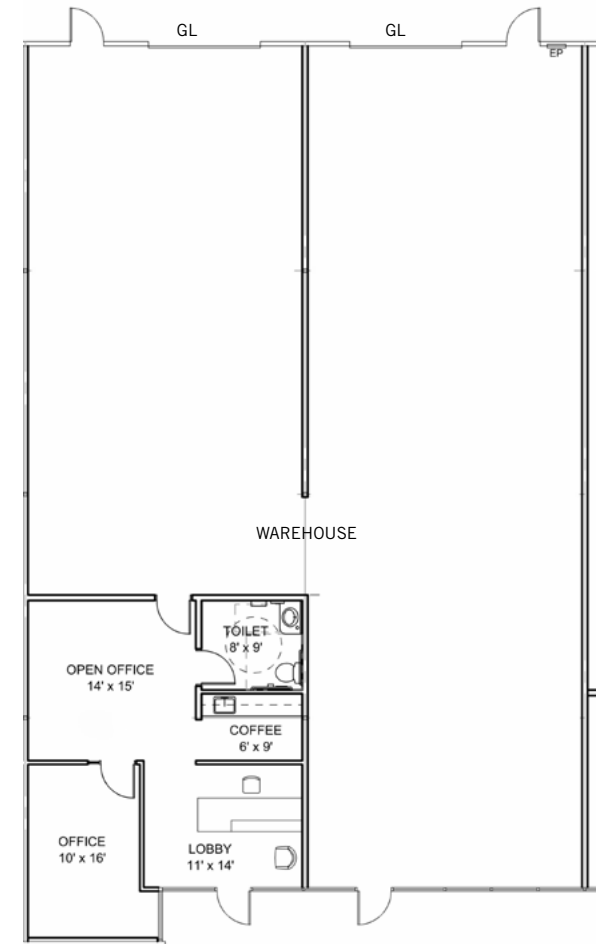
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

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
- Available now



**7935 DUNBROOK RD
SUITE C,D**



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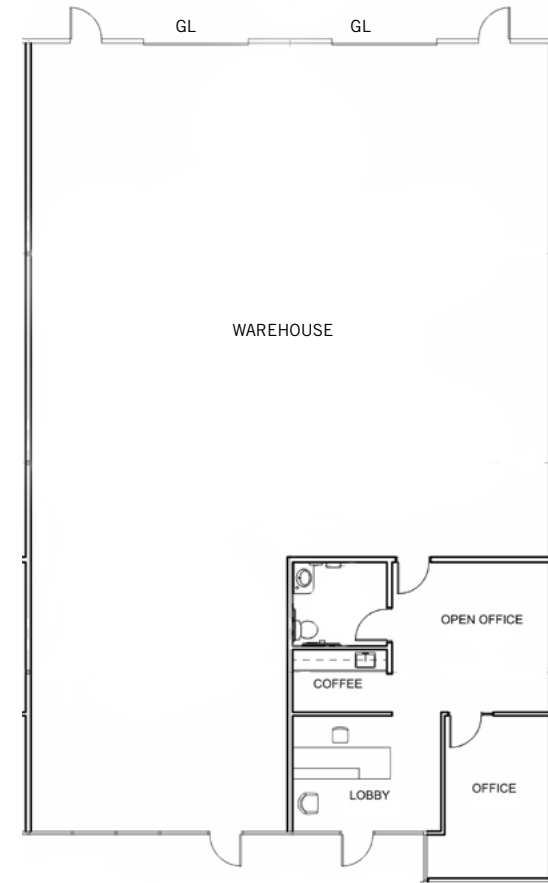
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SUITE DETAILS

- 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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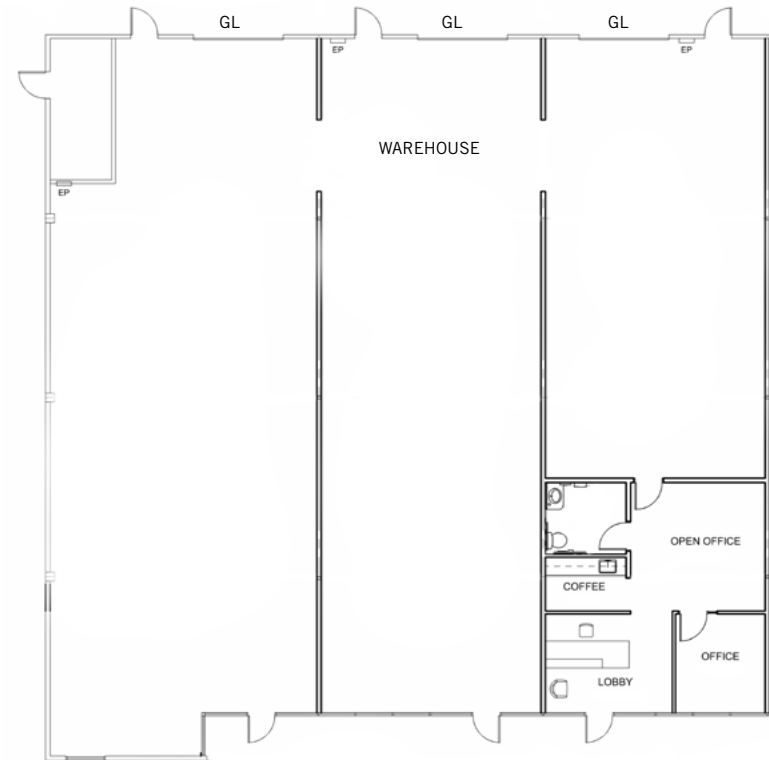


TRADE PLACE COMMERCE CENTER

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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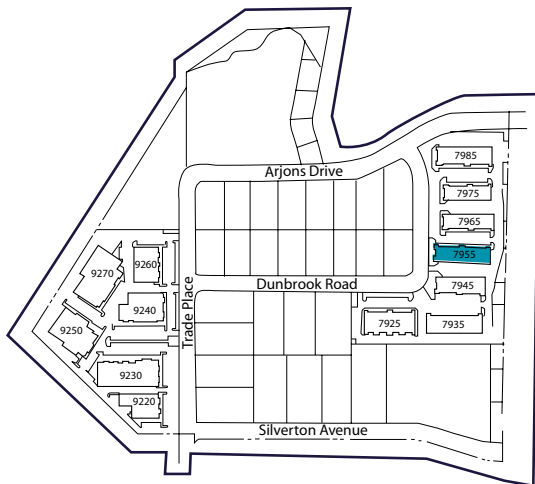


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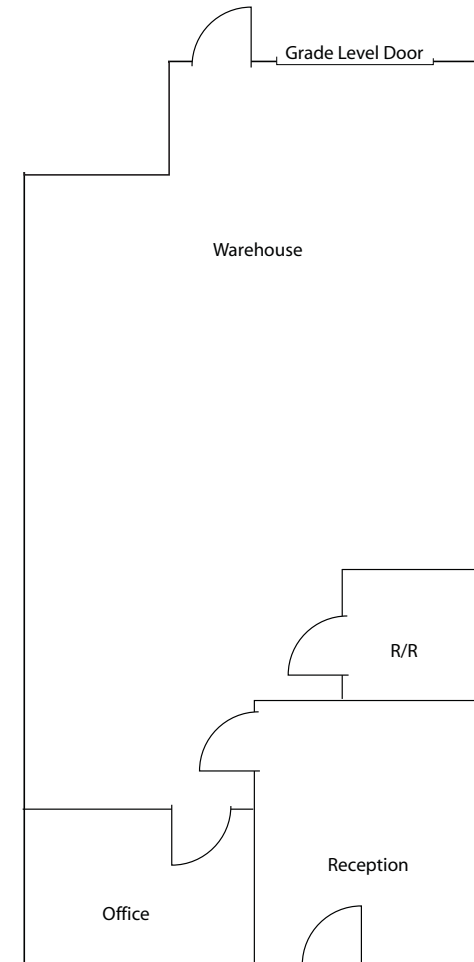
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 1,774 SF
- Reception/open office, (1) private office, (1) restroom, balance warehouse, (1) GL door
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Available 12/1/2025



**7955 DUNBROOK RD
SUITE K**



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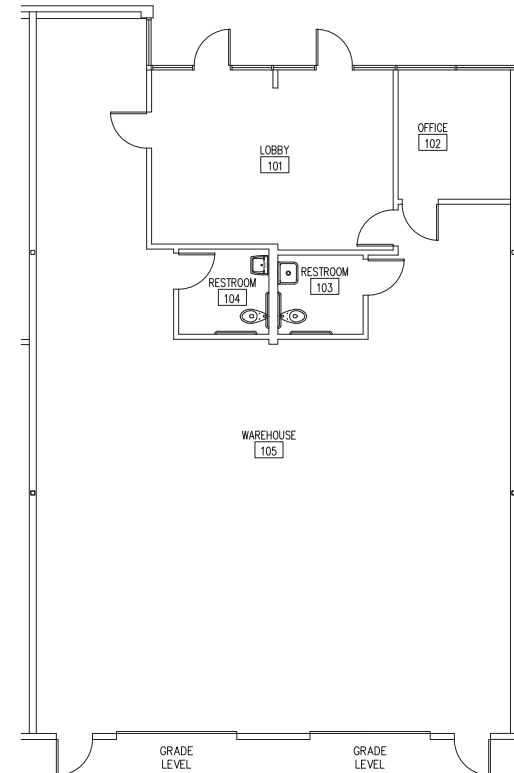
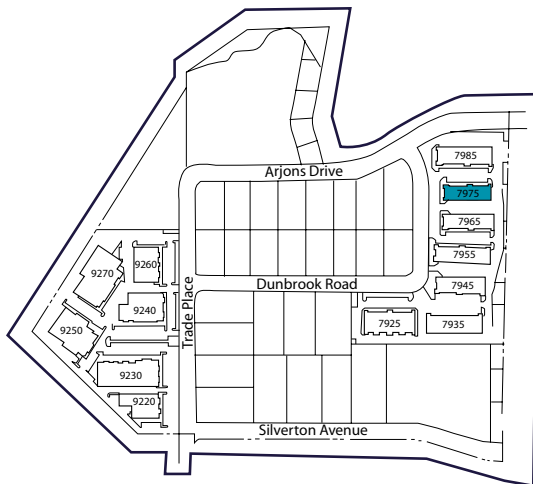


TRADE PLACE COMMERCE CENTER

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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