



OFFICE | FLEX | INDUSTRIAL SUITES FOR LEASE

ARCHSTONE BUSINESS PARK

8515 - 8545 ARJONS DRIVE, SAN DIEGO, CALIFORNIA 92126



RYAN DOWNING, SIOR

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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	\$4,987/Month (\$1.99/SF) [\$1.60 NNN + \$0.39 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	\$9,312/Month (\$1.94/SF) [\$1.55 NNN + \$0.39 opex]	Reception, 4 private offices, open office area, 2 restrooms, balance warehouse with 2 grade level loading doors. Available Now.
8535 Arjons Dr Suite G, K, L, O, Q	16,000	\$31,040/Month (\$1.94/SF) [\$1.55 NNN + \$0.39 opex]	Details Pending. Available 7/1/2026.
8535 Arjons Dr Suite M	1,306	\$2,599/Month (\$1.99/SF) [\$1.60 NNN + \$0.39 opex]	Reception, 4 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.
8535 Arjons Dr Suite N	1,607	\$3,198/Month (\$1.99/SF) [\$1.60 NNN + \$0.39 opex]	Reception, 1 private office, 1 restroom, balance warehouse, 2 GL doors. Available 7/1/2026.
8545 Arjons Dr Suite H	2,684	\$5,341/Month (\$1.99/SF) [\$1.60 NNN + \$0.39 opex]	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.
8545 Arjons Dr Suite O	2,284	\$4,545/Month (\$1.99/SF) [\$1.60 NNN + \$0.39 opex]	Reception/open office, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.

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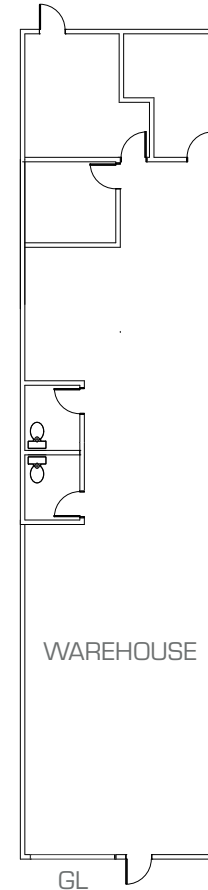
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8515 ARJONS DR, SUITE D

- 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.
- \$4,987/Month (\$1.60 NNN + \$0.39 opex)



*Floor plan to be verified

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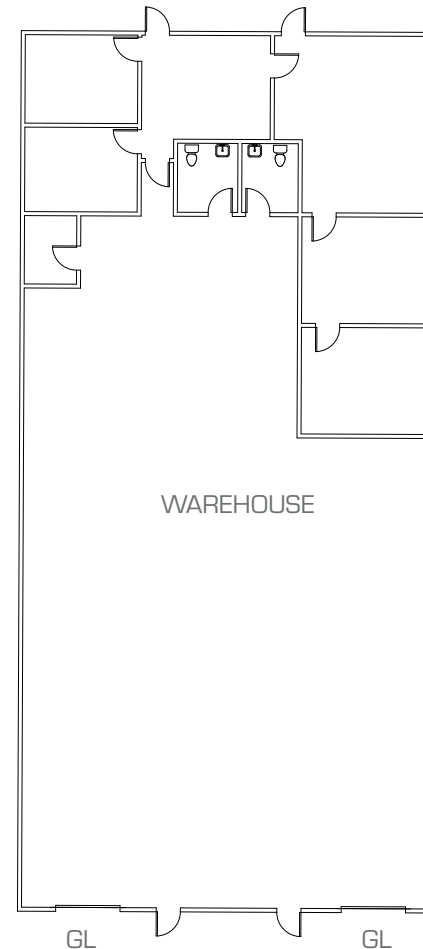
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8525 ARJONS DR, SUITE C

- 4,800 square feet
- Reception, 4 private offices, open office, 2 restrooms, balance warehouse, 2 GL doors
- \$9,312/Month (\$1.55 NNN + \$0.39 opex)
- Available Now



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- 16,000 square feet
- Details Pending
- \$31,040/Month (\$1.55 NNN + \$0.39 opex)
- Available 7/1/2026

FLOOR PLAN PENDING



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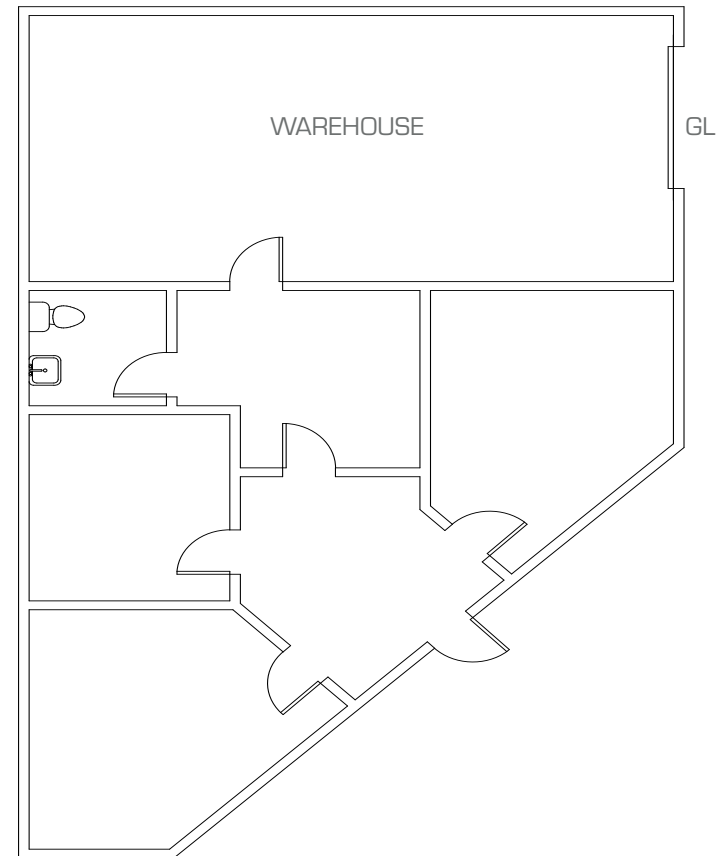
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8535 ARJONS DR, SUITE M

- 1,306 square feet
- Reception, 4 private offices, 1 restroom, balance warehouse, 1 GL door.
- \$2,599/Month (\$1.60 NNN + \$0.39 opex)
- Available Now



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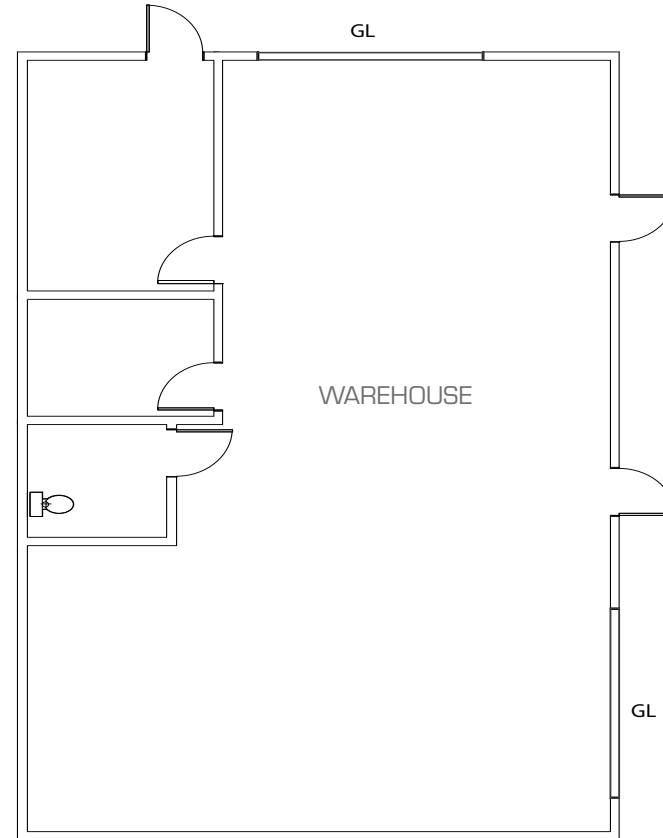
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8535 ARJONS DR, SUITE N

- 1,607 square feet
- Reception, 1 private offices 1 restroom, balance warehouse, 2 GL doors.
- \$3,198/Month (\$1.60 NNN + \$0.39 opex)
- Available 7/1/2026



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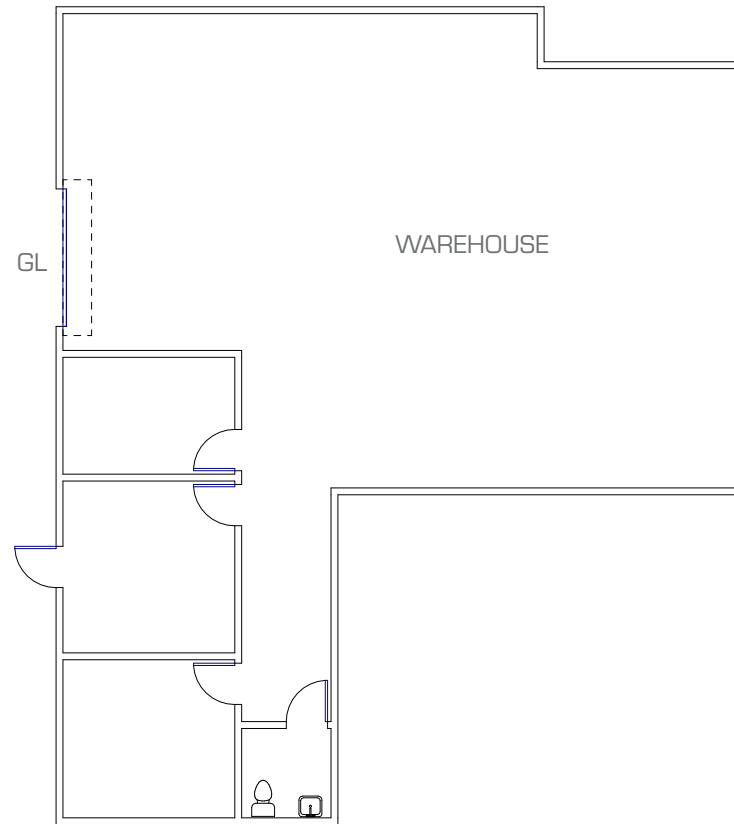
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- Available Now
- \$5,341/Month (\$1.60 NNN + \$0.39 opex)



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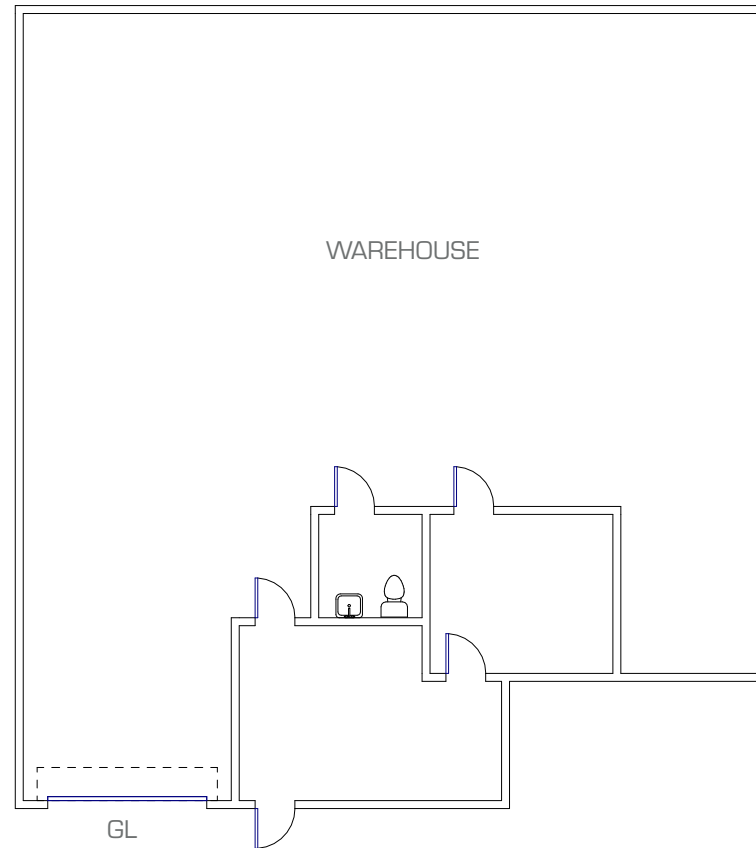
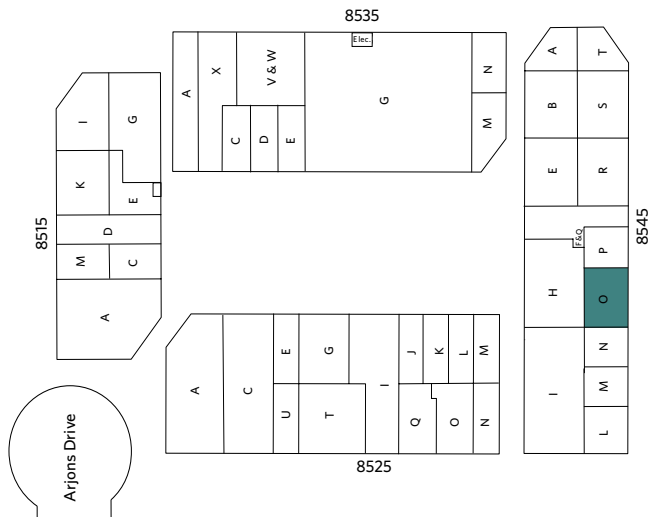
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SITE PLAN



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