

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

CENTERPOINTE COMMERCE PARK



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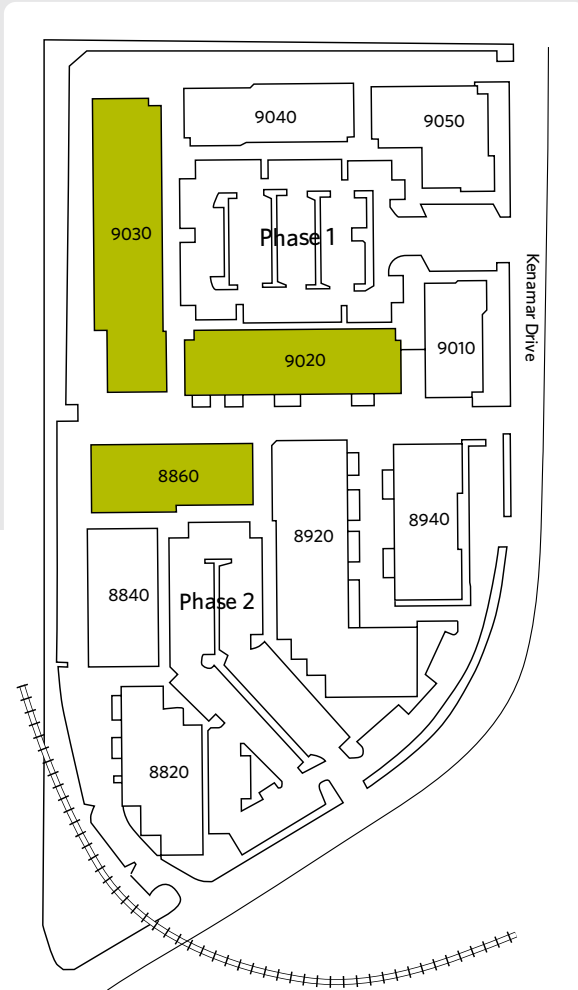


 **CUSHMAN & WAKEFIELD**

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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
8860 Kenamar Dr.	305	1,800 SF	\$1.70 NNN per SF/Month	Available Now
9020 Kenamar Dr.	203	4,200 SF	\$1.70 NNN per SF/Month	Available 10/7/26
9020 Kenamar Dr.	204	4,200 SF	\$1.70 NNN per SF/Month	Available Now
9030 Kenamar Dr.	303	1,680 SF	\$1.70 NNN per SF/Month	For Sublease. Available Now.



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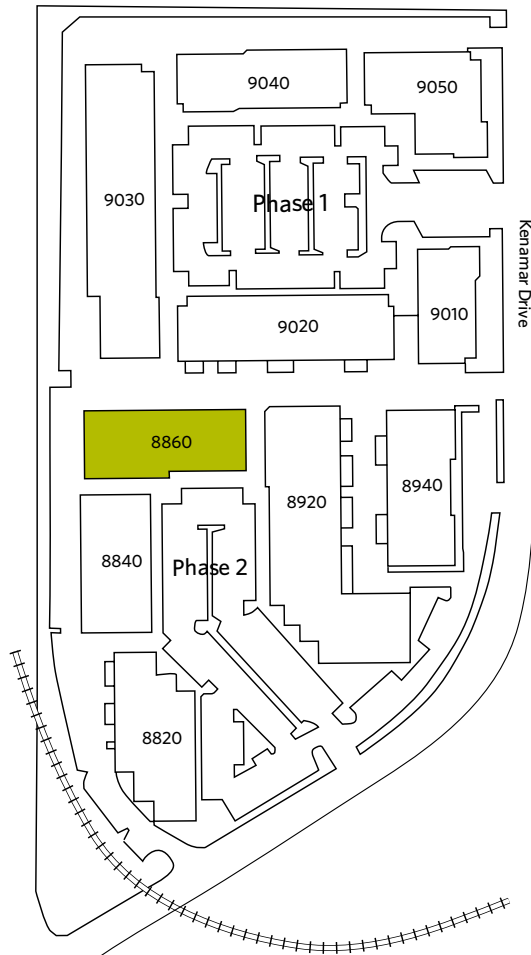
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AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
8860 Kenamar Drive	305	1,800 SF	\$1.70 NNN per SF/Month	Available Now

COMMENTS

Open office, (1) private office, (1) restroom, balance warehouse. (1) grade level door. NNN's = \$0.41.



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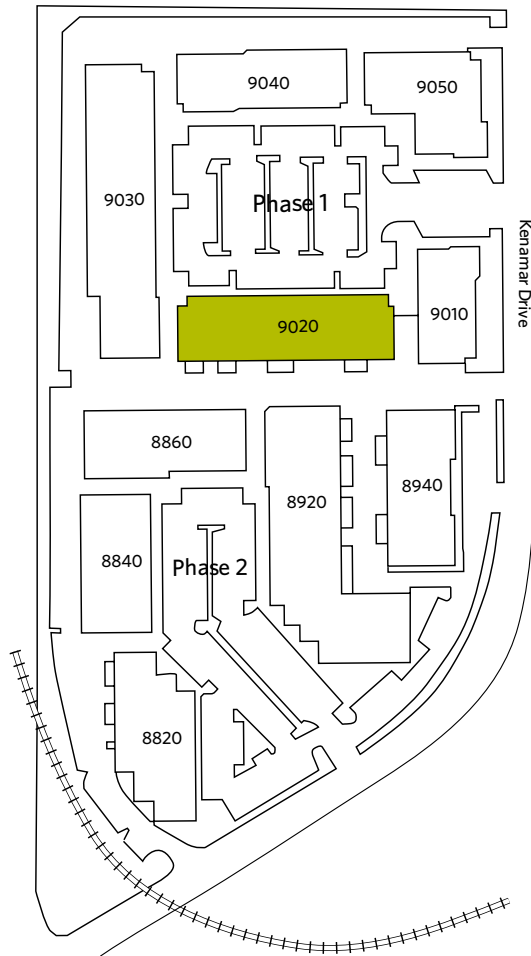
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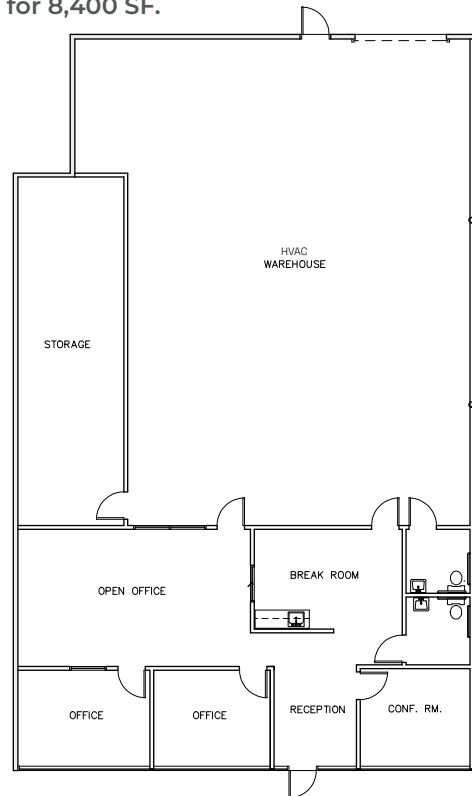


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9020 Kenamar Drive	203	4,200 SF	\$1.70 NNN per SF/Month	Available 10/7/26

COMMENTS

100% HVAC. Reception/open office, (2) private offices, conference room, break room, (2) restrooms, storage room, HVAC warehouse. (1) grade level door. 400 amps. NNN's = \$0.41. *Can be combined with Suite 204 for 8,400 SF.



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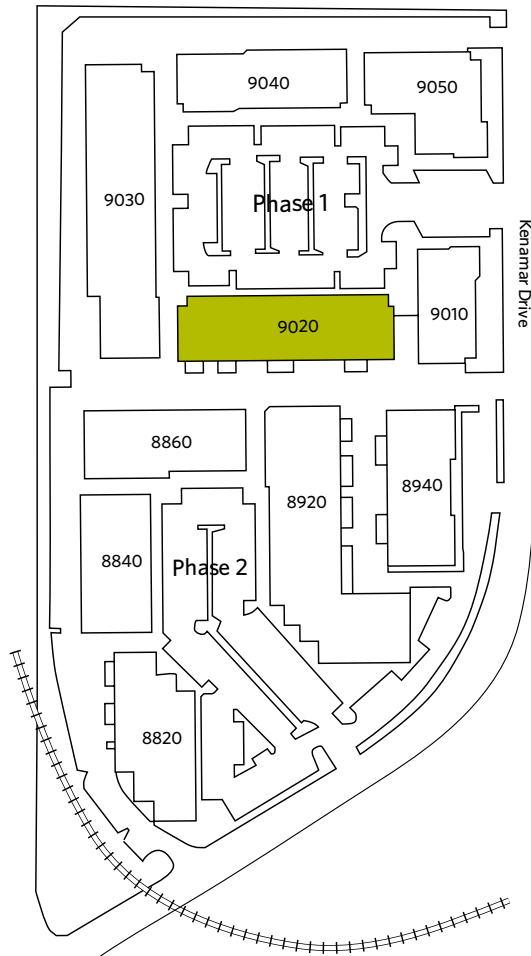


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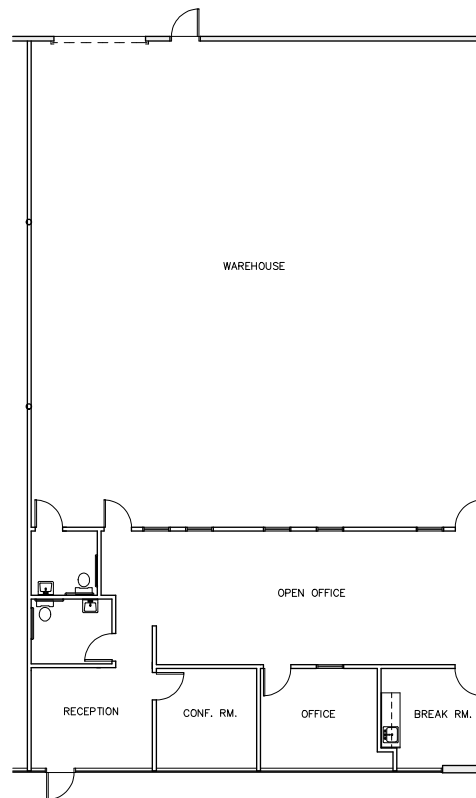


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9020 Kenamar Drive	204	4,200 SF	\$1.70 NNN per SF/Month	Available Now

COMMENTS

Reception/open office, (1) private office, conference room, break room, (2) restrooms, balance warehouse. (1) grade level door. 200 amps. NNN's = \$0.41. *Can be combined with Suite 203 for 8,400 SF.



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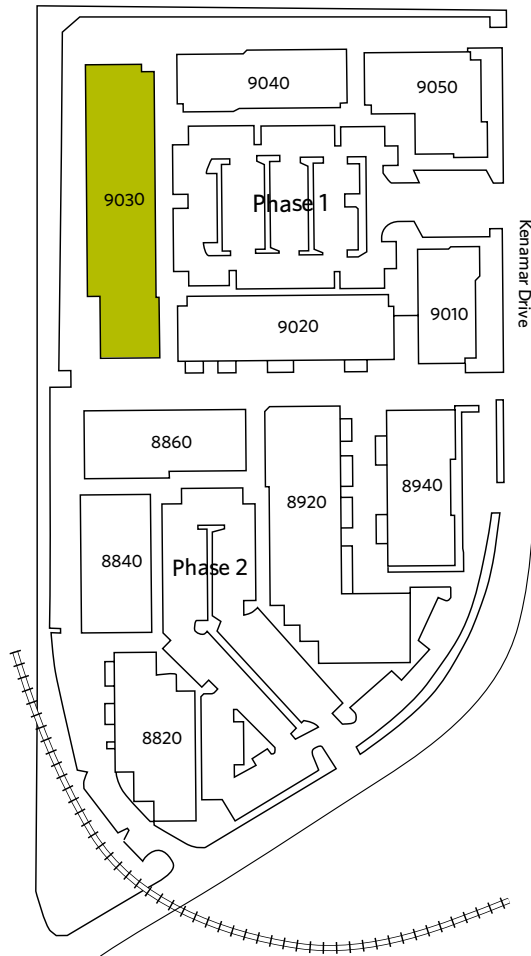
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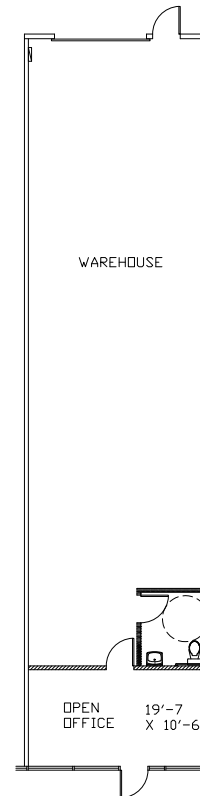


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ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9030 Kenamar Drive	303	1,680 SF	\$1.70 NNN per SF/Month	For Sublease. Available Now.

COMMENTS

Reception/open office, (1) restroom, balance warehouse. (1) grade level door. NNN's = \$0.41.



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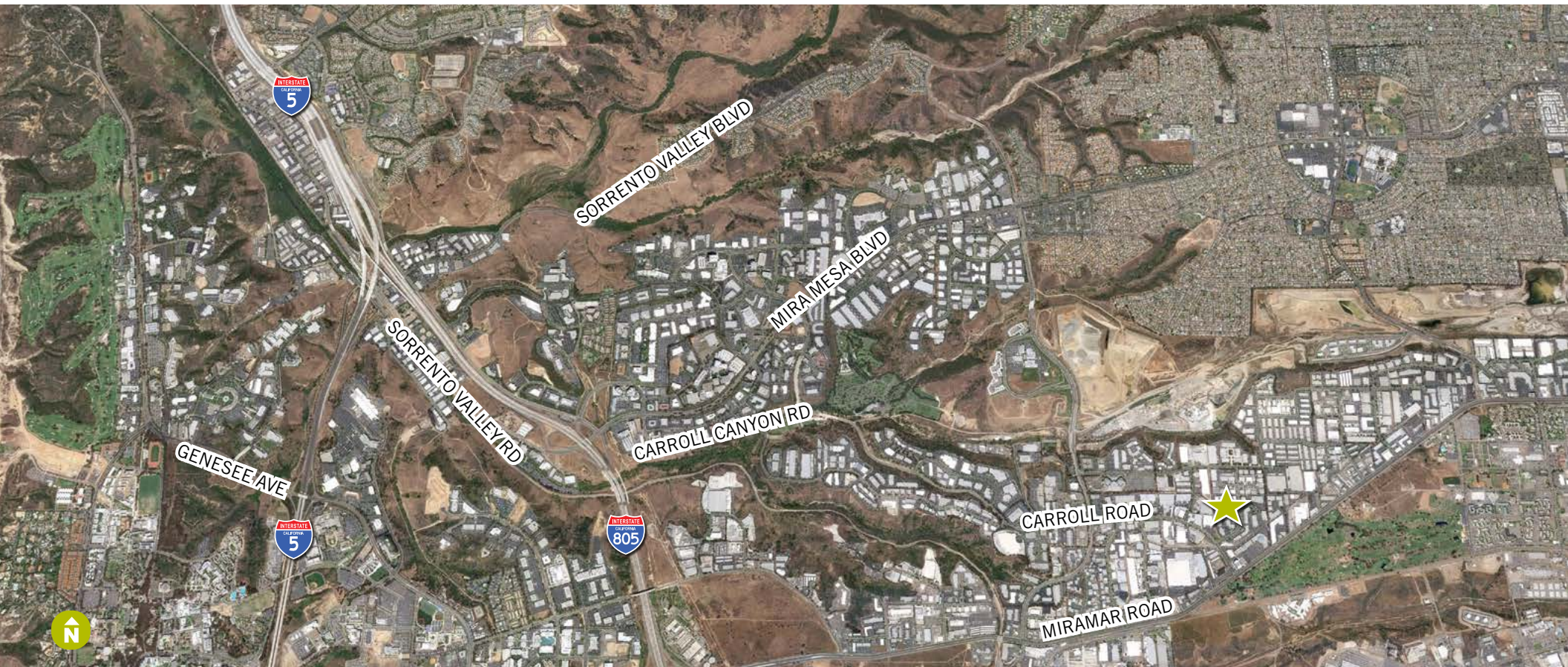
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