

GLOBAL EQUITY FINANCE BUILDING

# MODERN OFFICE SUITES AVAILABLE FOR LEASE

7310 MIRAMAR RD, SAN DIEGO, CA 92126

**\$1.95/SF**

GROSS+E PROMO RATE  
FOR FIRST YEAR

**\$1.00/SF**

BROKER BONUS FOR  
ANY LEASES COMPLETED  
THROUGH 6/1/26  
(36 month lease term minimum)

*Exclusively  
listed by*

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**km Kidder  
Mathews**

*Modern open-plan offices*

Featuring high ceilings and exposed ducting, allowing you to create your own custom design

*Impressive building design*

Impressive glass-lined design

5.0/1,000 parking

Underground parking

*Fully Amenitized*

Coffee bar, Thai restaurant, fitness facility with showers, conference room & open-air atrium

AI security cameras equipped throughout

Tesla superchargers

*Centrally Located*

Located in the heart of San Diego

Less than 5-minute drive from UTC La Jolla

Easy access to 805 and 15 freeways



*Lease availabilities of office suites ranging from ±243 to ±12,684 square feet of open layout spaces*

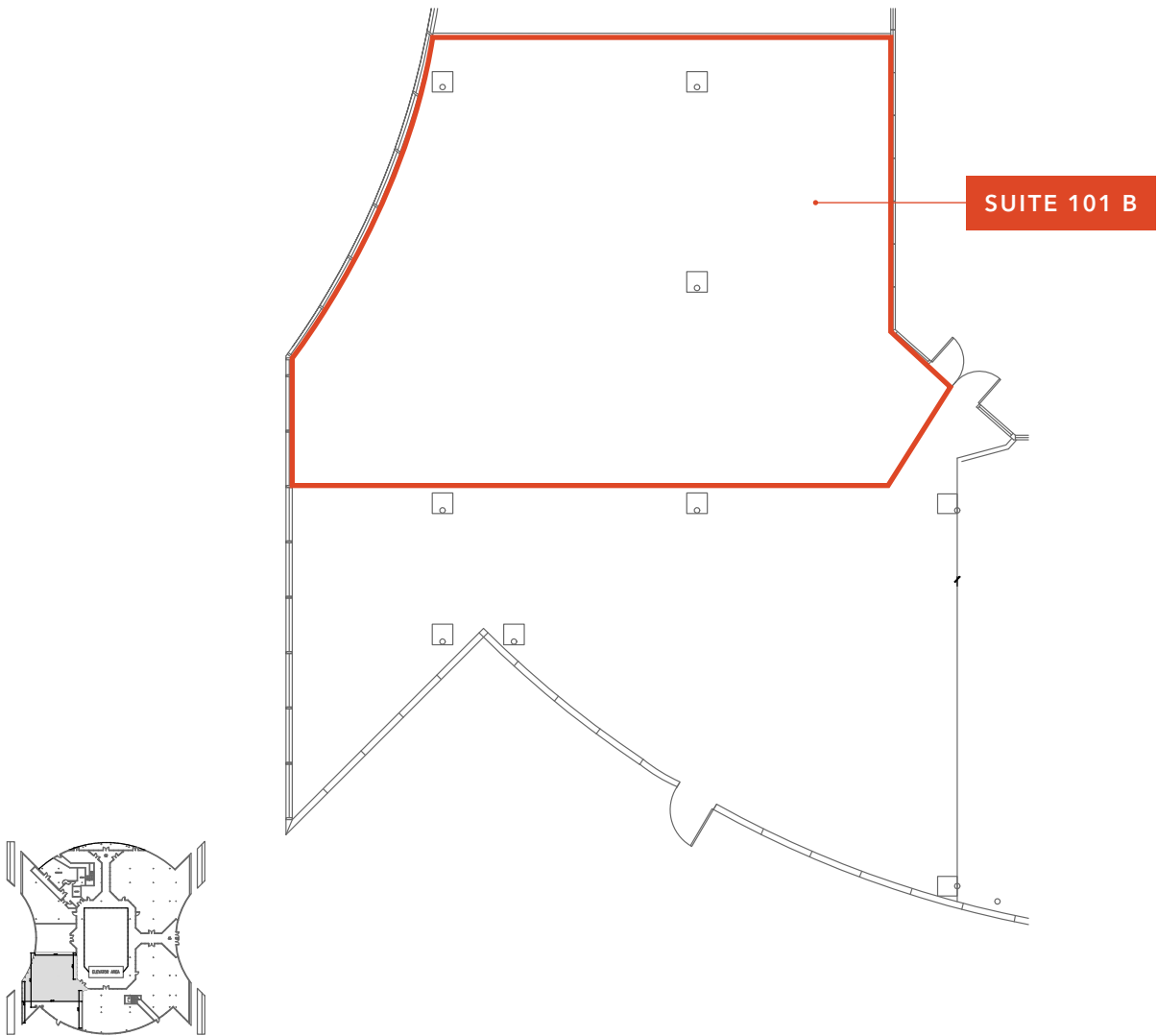
**AVAILABILITY**

Suite	Size (SF)	Availability	Notes
101 B	3,167	Now	Open layout, High Ceilings
105	243	8/1/26	Restaurant/Kitchen
210	12,684	Now	17 Private Offices + Large Bullpen
300	2,593	Now	LVT Floors, 4 Private Offices, 2 Conference Rooms
310	3,085	Now	Open Area, Large Glass Conference Room
320	1,924	Now	1 Private Office
335	1,025	Now	2 Private Offices + Open Layout
345	2,106	Now	2 Private Offices + Open Layout, Kitchenette
350	3,479	Now	Open area with Kitchen
400	2,485	Now	Polished Concrete Floors, 2 Private Offices
420	1,200	Now	Polished Concrete Floors, 2 Private Offices
430	1,450	5/1/26	Polished Concrete Floors, 2 Private Offices, Exposed Ceiling
440	2,421	Now	1 Private Office + Cubicles in Open Layout

# GLOBAL EQUITY FINANCE BUILDING



# FIRST FLOOR



*\$1.95*

PSF/MO PROMOTIONAL LEASE RATE  
(FIRST YEAR RATE INCENTIVE)

*NEGOTIABLE*

PSF/MO LEASE RATE

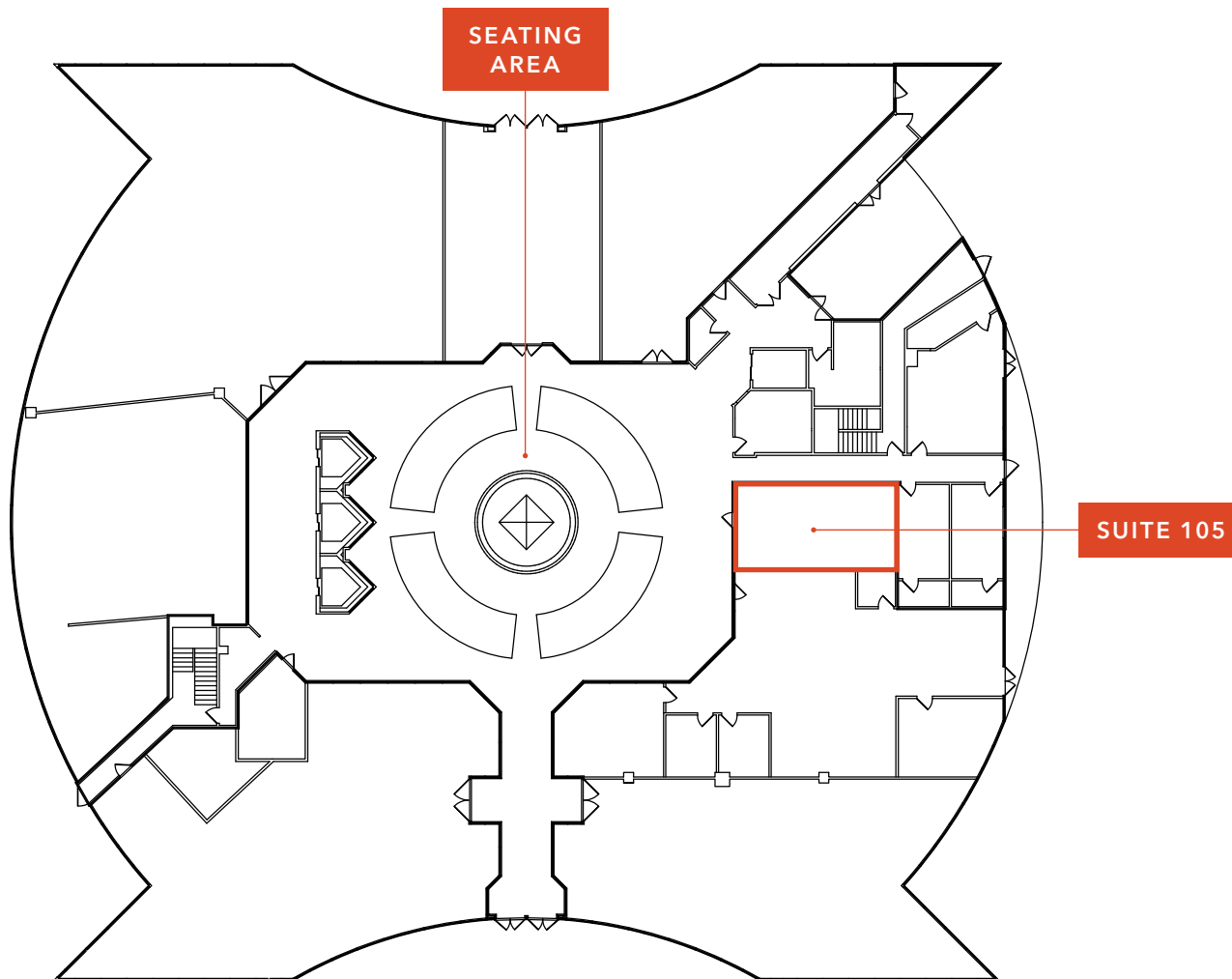
*GROSS+ELEC*

RENT TYPE

- Suite 101 B
- 3,167 SF
- Available now



## FIRST FLOOR - SUITE 105



*\$1.95*

PSF/MO PROMOTIONAL LEASE RATE  
(FIRST YEAR RATE INCENTIVE)

*NEGOTIABLE*

PSF/MO LEASE RATE

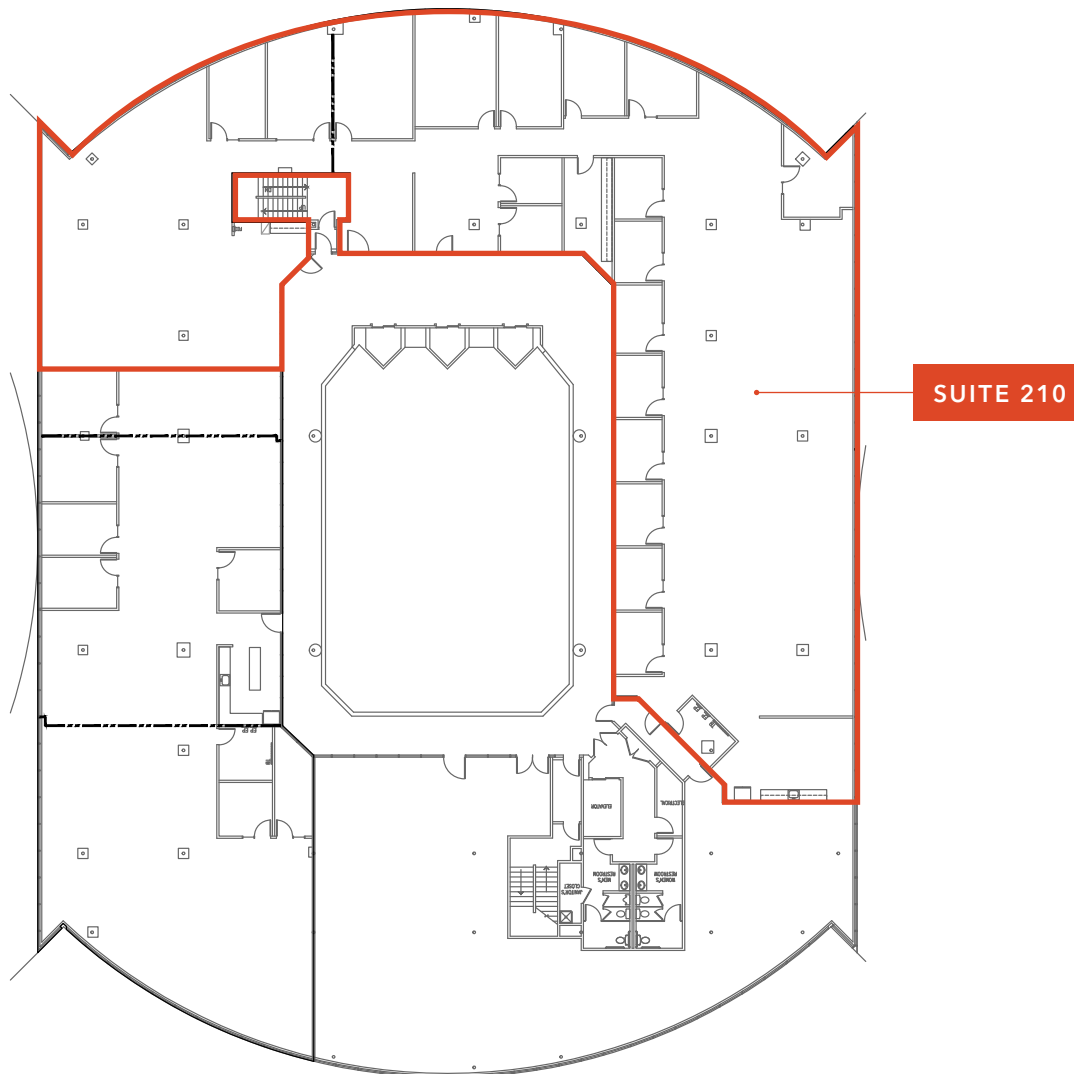
*GROSS+ELEC*

RENT TYPE

- Restaurant/kitchen
- 243 SF
- Available 8.1.26



## SECOND FLOOR



*\$1.95*

PSF/MO PROMOTIONAL LEASE RATE  
(FIRST YEAR RATE INCENTIVE)

*NEGOTIABLE*

PSF/MO LEASE RATE

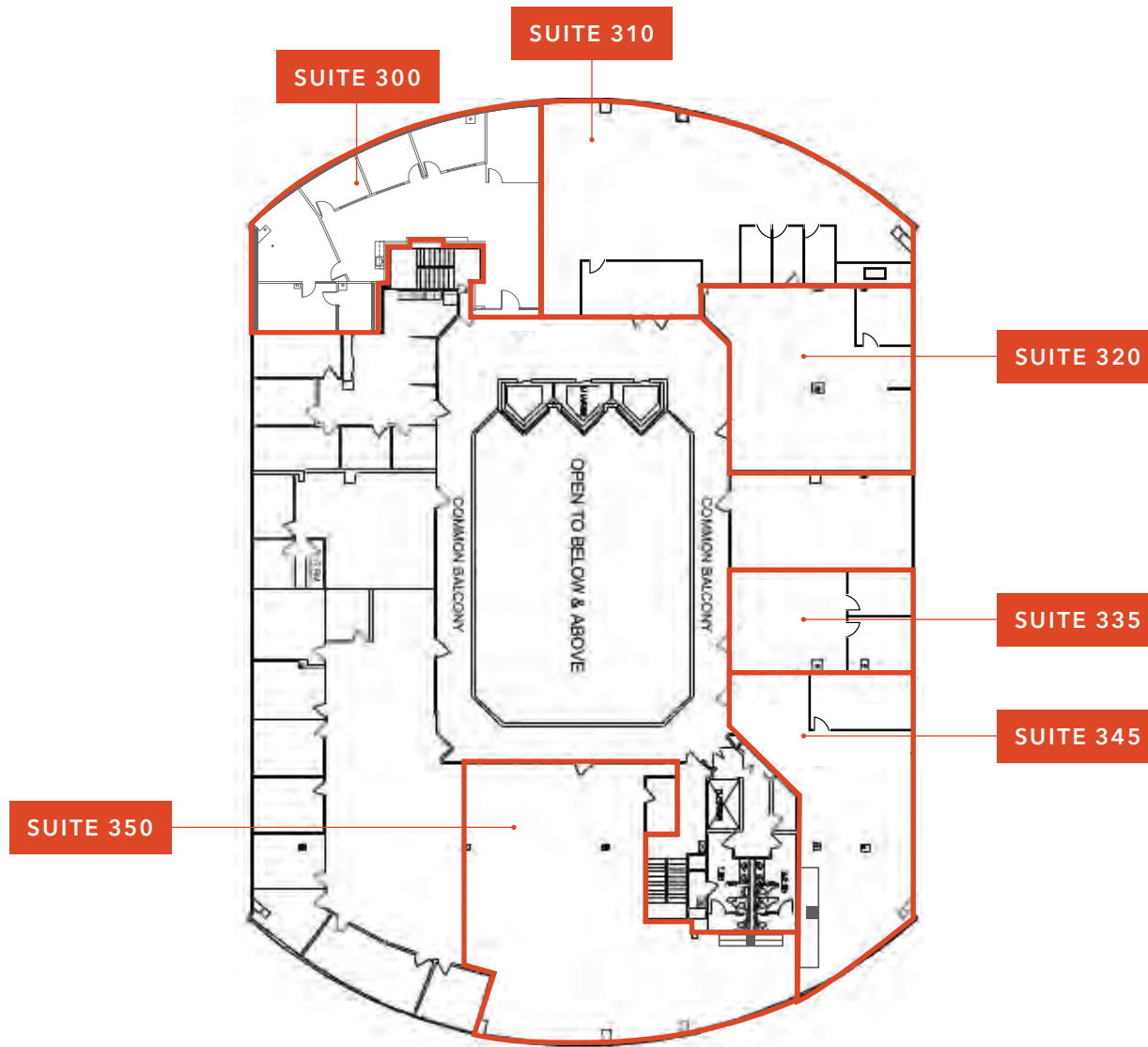
*GROSS+ELEC*

RENT TYPE

- Suite 210
- 12,684 SF (divisible)
- Available now



# THIRD FLOOR



*\$1.95*

PSF/MO PROMOTIONAL LEASE RATE  
(FIRST YEAR RATE INCENTIVE)

*NEGOTIABLE*

PSF/MO LEASE RATE

*GROSS+ELEC*

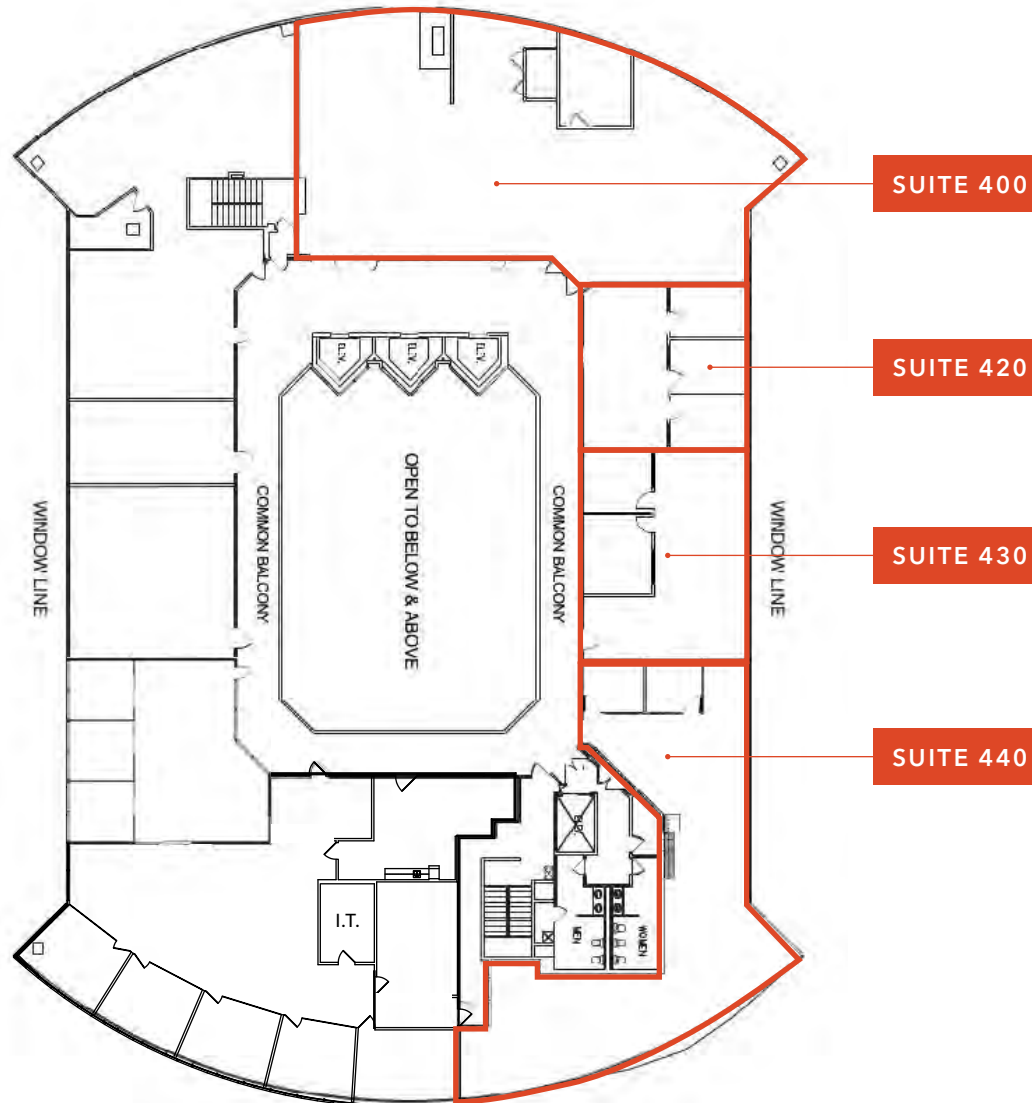
RENT TYPE

*ALL SUITES*

AVAILABLE NOW

- Suite 300: 2,593 SF
- Suite 310: 3,085 SF
- Suite 320: 1,924 SF
- Suite 335: 1,025 SF
- Suite 345: 2,106 SF
- Suite 350: 3,479 SF

# FOURTH FLOOR



*\$1.95*

PSF/MO PROMOTIONAL LEASE RATE  
(FIRST YEAR RATE INCENTIVE)

*NEGOTIABLE*

PSF/MO LEASE RATE

*GROSS+ELEC*

RENT TYPE

- Suite 400: 2,485 SF
- Suite 420: 1,200 SF
- Suite 430: 1,450 SF
- Suite 440: 2,421 SF



# GLOBAL EQUITY FINANCE BUILDING



# GLOBAL EQUITY FINANCE BUILDING

**6 MIN**

2.7 MILES | 805 FREEWAY OR I-15

**25 MIN**

17.6 MILES | SAN DIEGO AIRPORT

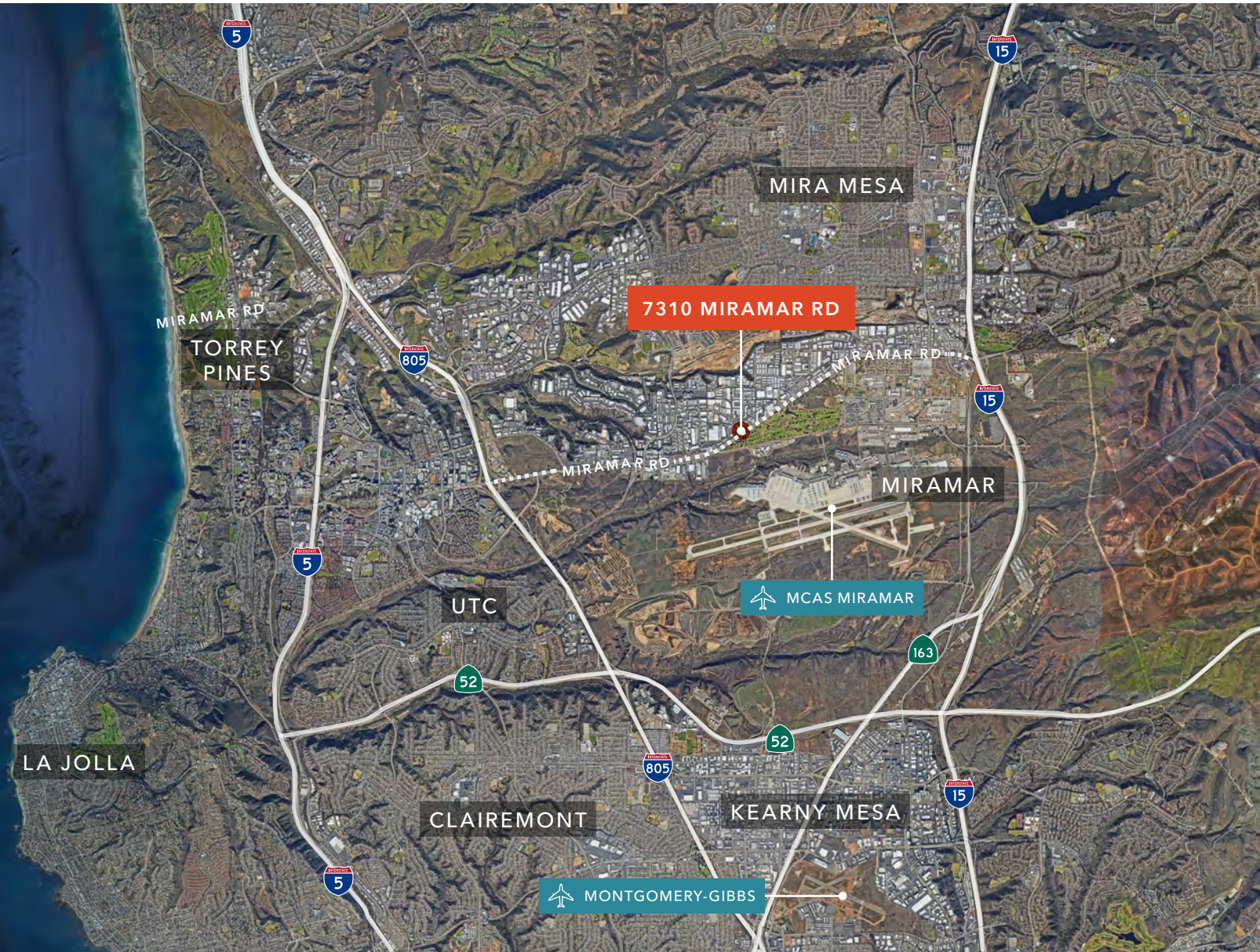
**40 MIN**

28.4 MILES | OCEANSIDE

**40 MIN**

28.8 MILES | US/MEXICO BORDER

*Pacific Ocean*



7310 Miramar Rd, San Diego

*Owned by*



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**KIDDER.COM**

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Mathews