



FOR SUBLEASE

9235 Activity Road, Suite 105

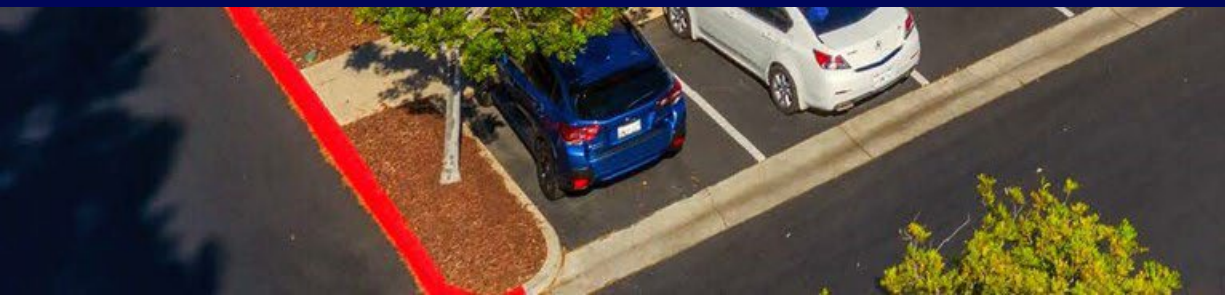
San Diego, CA 92126

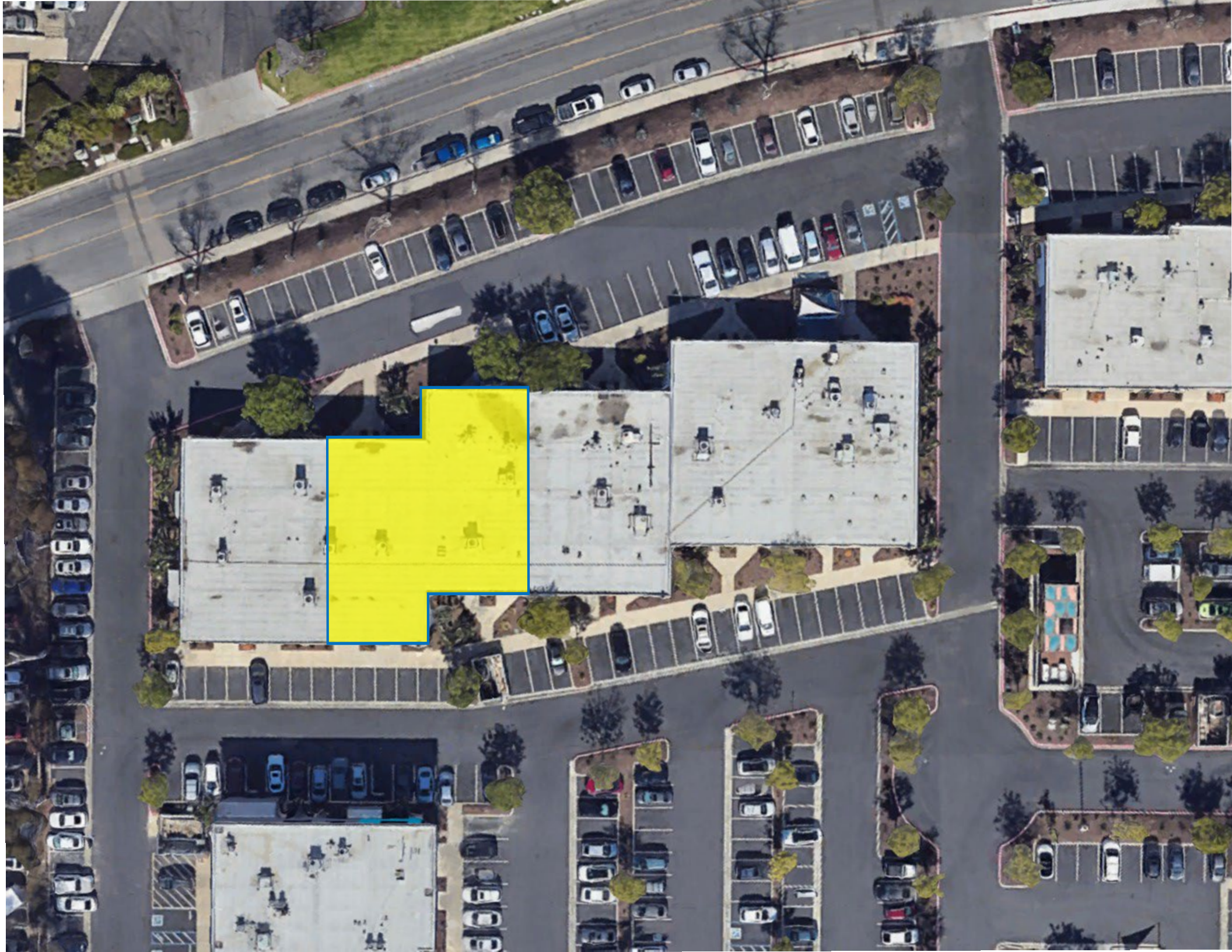
- 8,091 SF Laboratory Flex Space
- \$1.00/SF + NNN



CONTACT

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9235 Activity Road Unit 105

San Diego, CA 92126

8,091 SF Corporate Building For 9235 Activity Road Unit 105

\$1.00/SF – 9235 Activity Road | Modern Office, Lab & Industrial Flex

Offered at **\$1.00/SF**, this **8,091 SF** space features a **modern, flexible layout** ideal for **office use, electronics manufacturing, biotech, or R&D**. The configuration includes **dedicated office, lab, and production areas**, easily adaptable to a wide range of operational needs. With **multiple HVAC units, 700+ amps of power, and improved loading access**, the space supports both technical and professional environments. Located near San Diego's **I-15 corridor**, with a lease in place through **December 2026** and **extension options available**.

Submarket	Miramar, San Diego
Size	Approximately 8,091 SF
Parking	Approximately 28 spaces
Improved Area	5,010 SF total <i>(ESD Flooring, Electrical, HVAC Upgrades)</i>
Power	700A, 120/240V
Loading	1 Grade-Level Loading Door
Features	<ul style="list-style-type: none">· Electrical upgrades to support laboratory and manufacturing equipment: 700A Distributed· HVAC upgrades: 7 Units (24.5 Tons / 294,000 BTUh)
Lease End Date	December 31, 2026 – Option to Renew Beyond this Date
For Sublease	\$1.00/SF Net of Operating Expenses

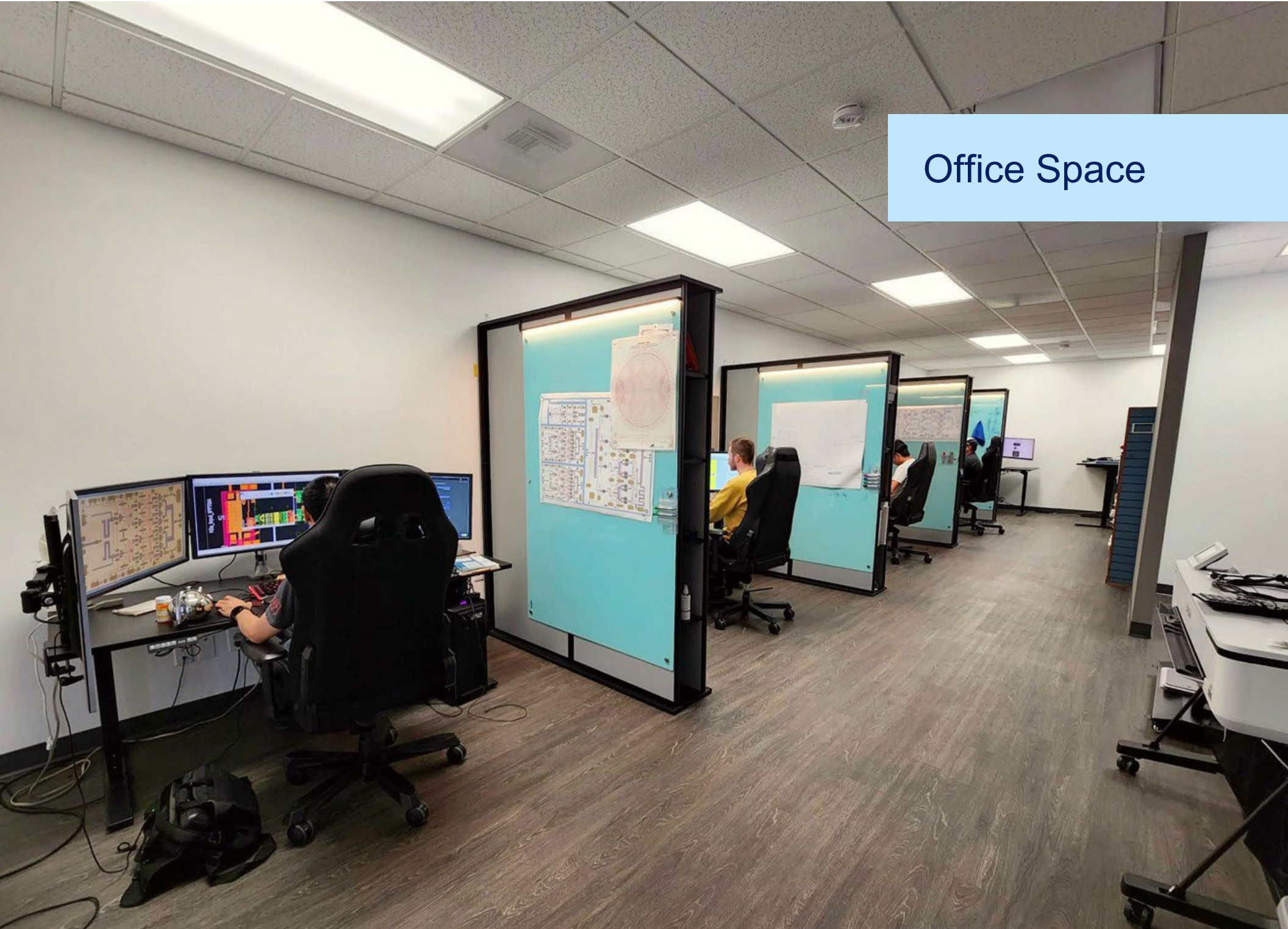
Lobby Area



A photograph of an empty office space. The room features a dark wood-grain laminate floor and a drop ceiling with several square recessed light fixtures. The walls are primarily white, with a section of blue wall and a wooden door visible in the background. A light blue text box in the upper right corner contains the text "Office Space".

Office Space

Office Space





Building Amenities

- Modern flooring
- Modern kitchen, lounge, restrooms and conference spaces

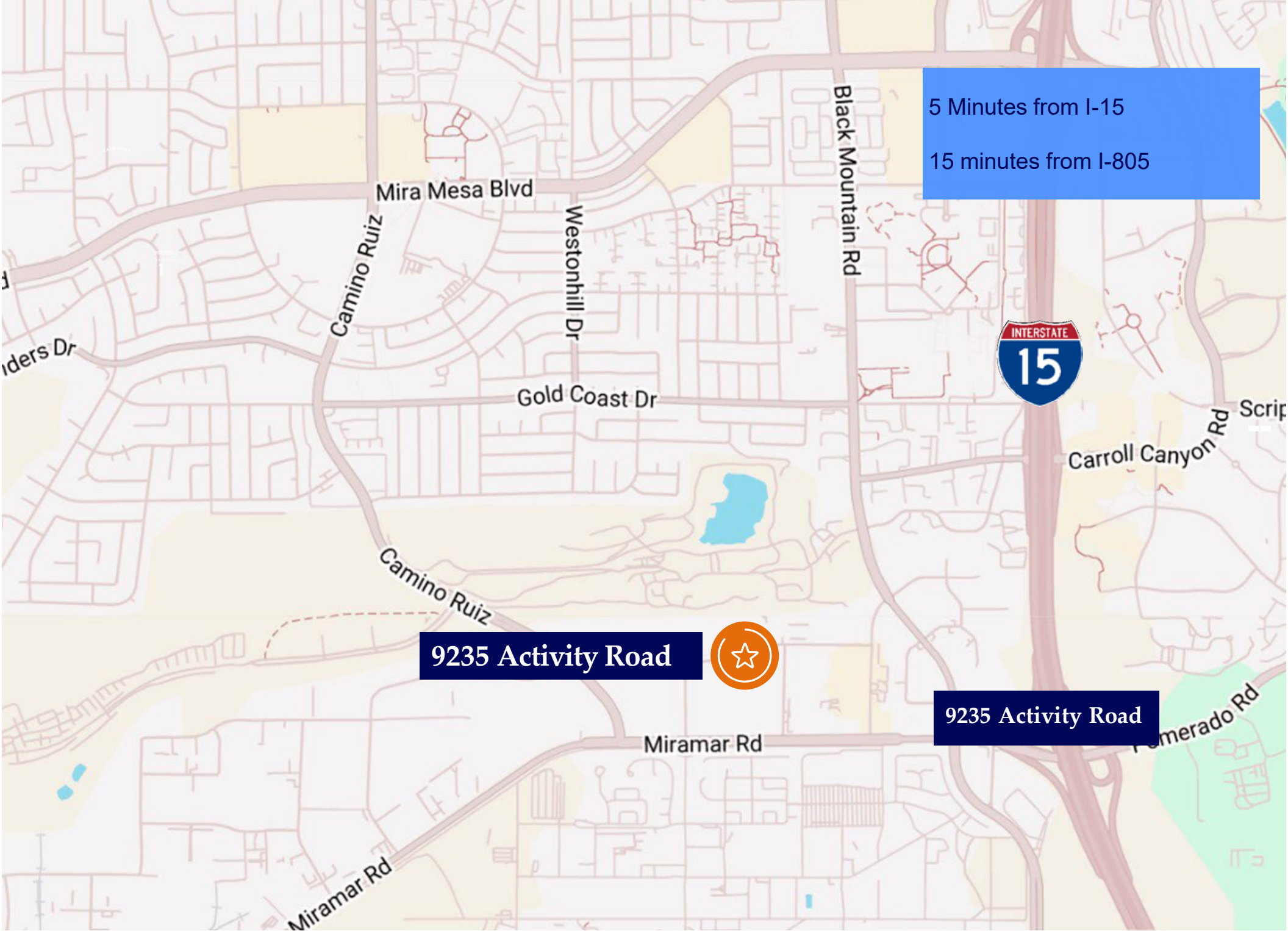




Loading

- Roll-Up Warehouse Door
- Reinforced Concrete
- Clearance





5 Minutes from I-15
15 minutes from I-805

9235 Activity Road

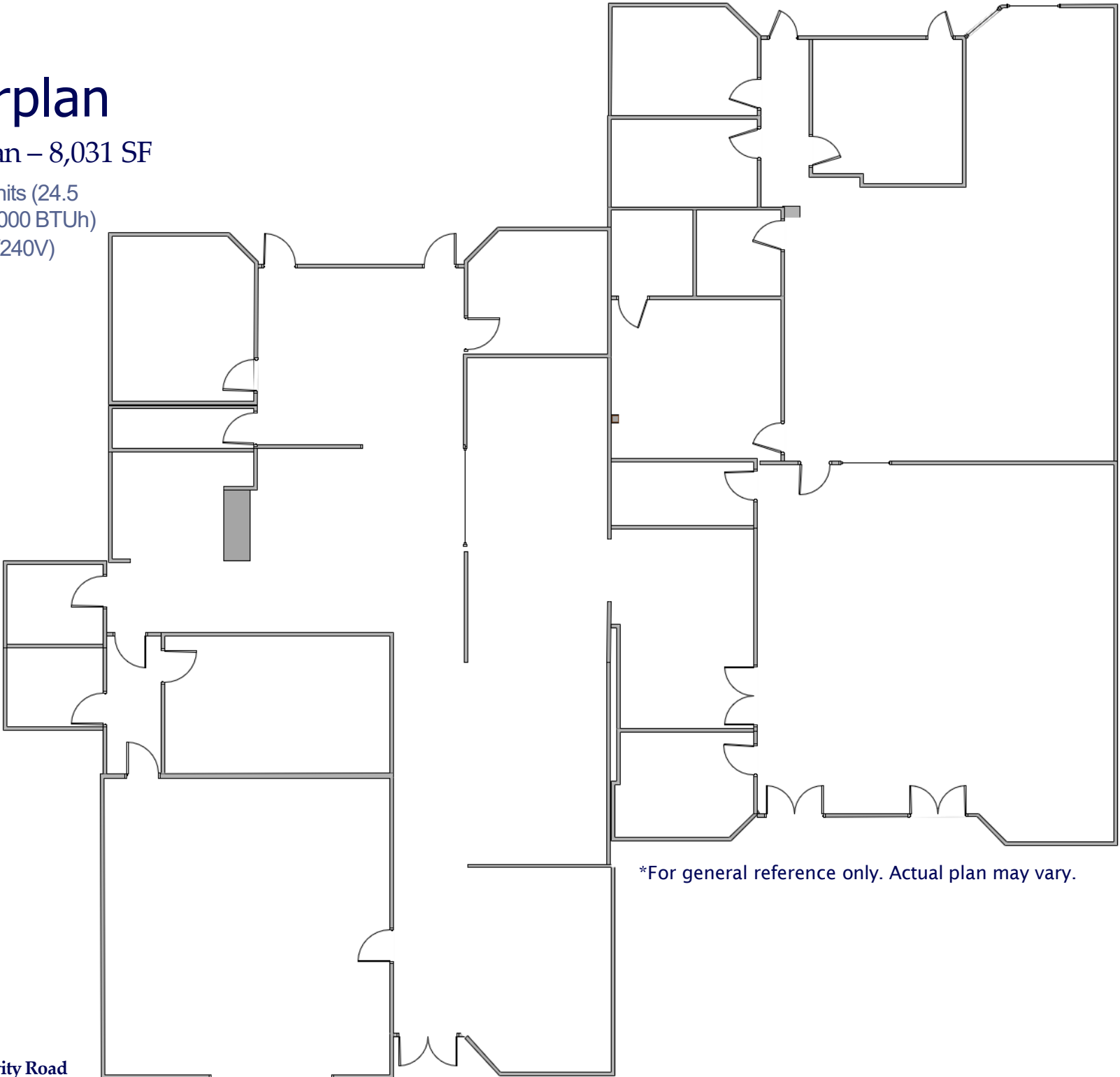


9235 Activity Road

Floorplan

Floor Plan – 8,031 SF

- 7 HVAC Units (24.5 Tons/ 294,000 BTUh)
- 700A (120/240V)

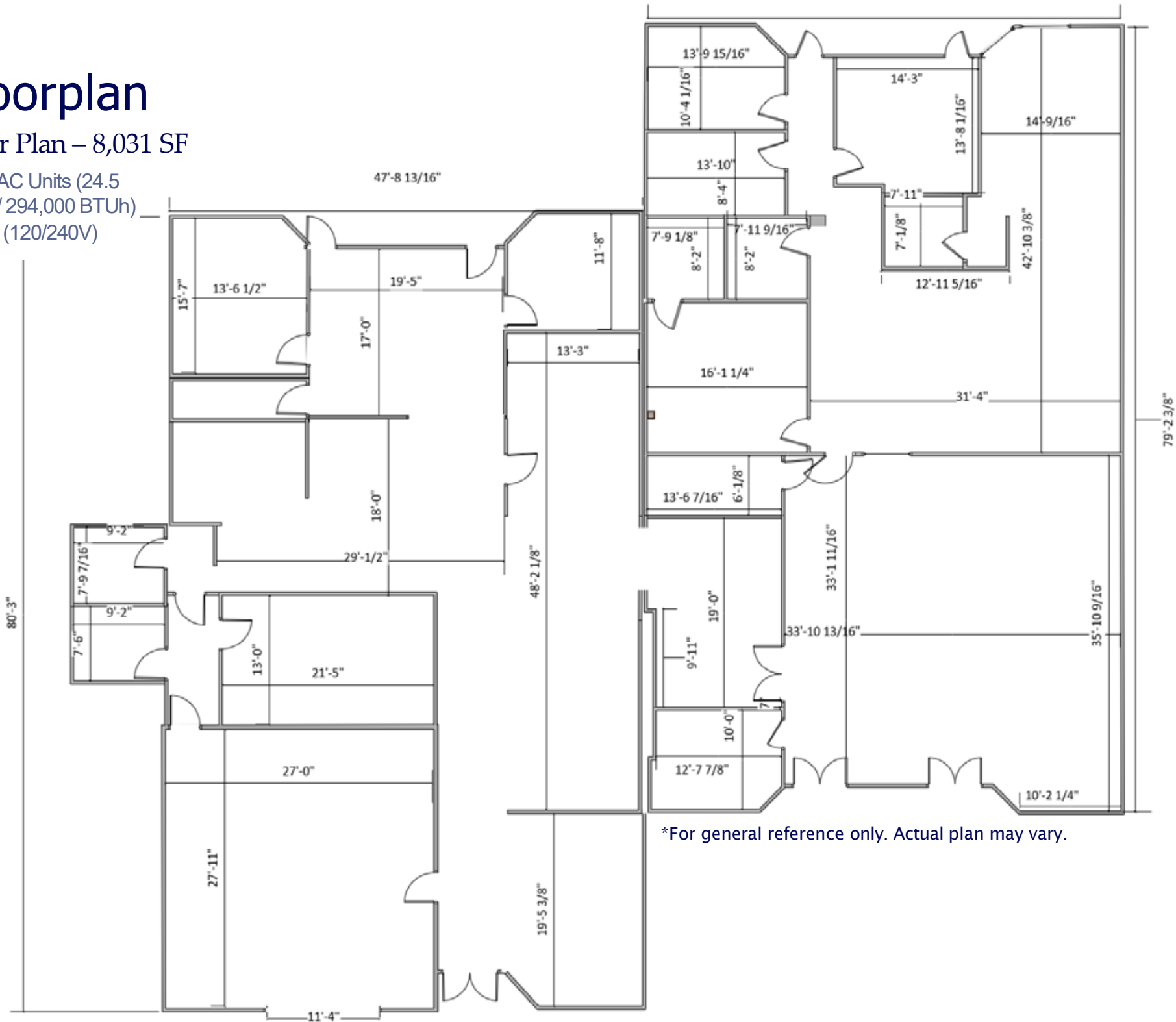


*For general reference only. Actual plan may vary.

Floorplan

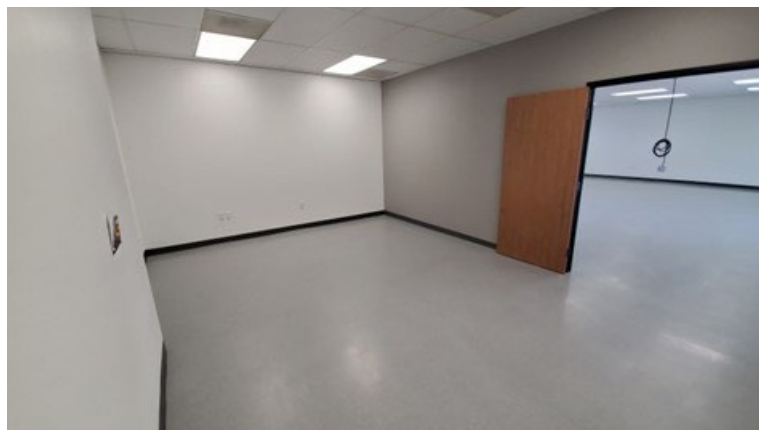
Floor Plan – 8,031 SF

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Space previously used by high-technology tenant:

- Retrofitted with ESD flooring
- Electrical drops
- Laboratory & Manufacturing Areas



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