

±4,421 SF - ±12,816 SF OFFICE/LAB SPACE FOR SUBLEASE
8380 MIRAMAR MALL ROAD, SAN DIEGO, CA 92121



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Voit

REAL ESTATE SERVICES



AVAILABLE

SUITE 102: ±4,421 SF

SUITE 200: ±8,395 SF

TOTAL: ±12,816 SF

PROPERTY SPECIFICATIONS

BUILDING SIZE	±48,173 Square Feet
LOT SIZE	±4.0 Acres
YEAR BUILT	1979
PARKING RATIO	4.00/1,000 Square Feet
BUILDING HEIGHT	21'
STORIES	Two (2)
ZONING	IL-2-1
AVAILABLE SIZES	±4,421 SF - ±12,816 SF

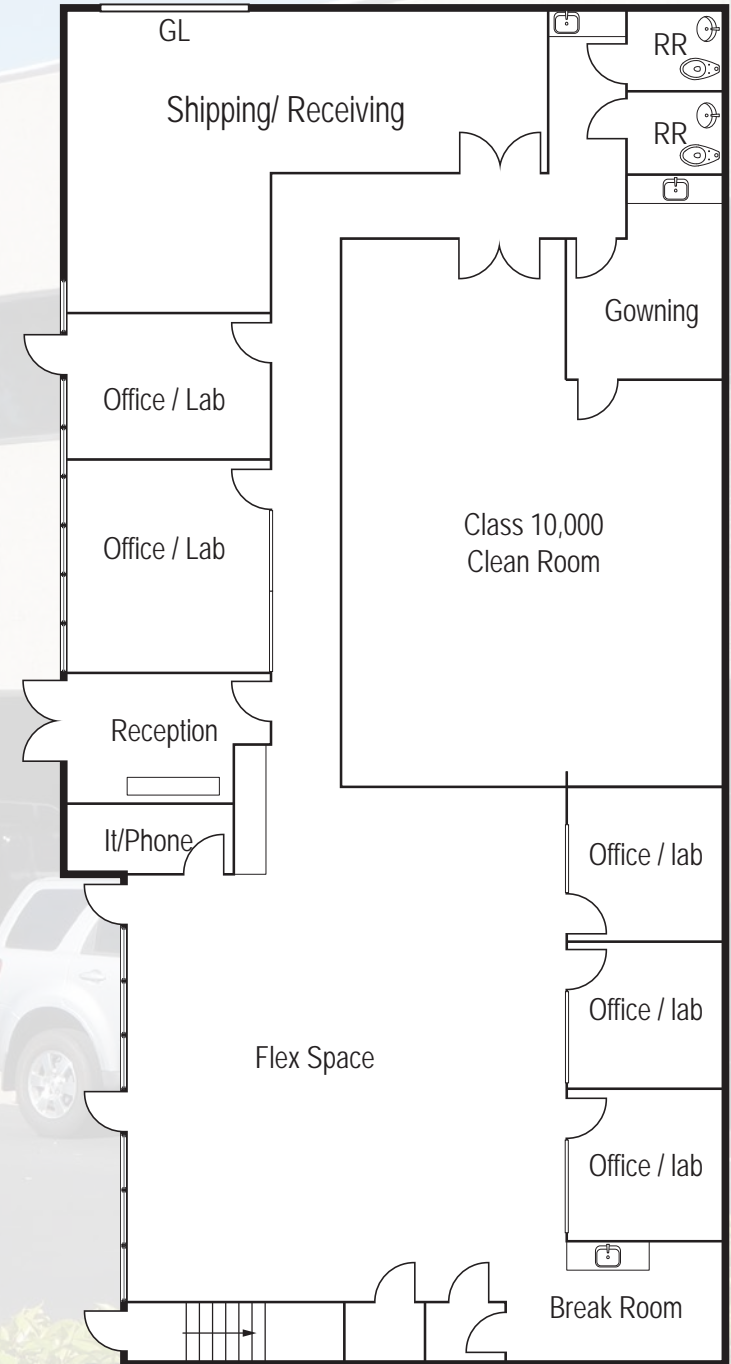
PROPERTY HIGHLIGHTS

- » Suites available separately or together for a total of ±12,816 SF
- » \$100,000+ in recent common area & suite renovations
- » Large common area conference room & fully equipped lunch room
- » Fire sprinklers
- » Elevator served
- » Private shower facilities
- » HVAC each suite separately metered
- » Close proximity to Interstate 805
- » **Sublease Rate: Contact Broker**



SUITE 102: ±4,421 SF (LAB BUILDOUT)

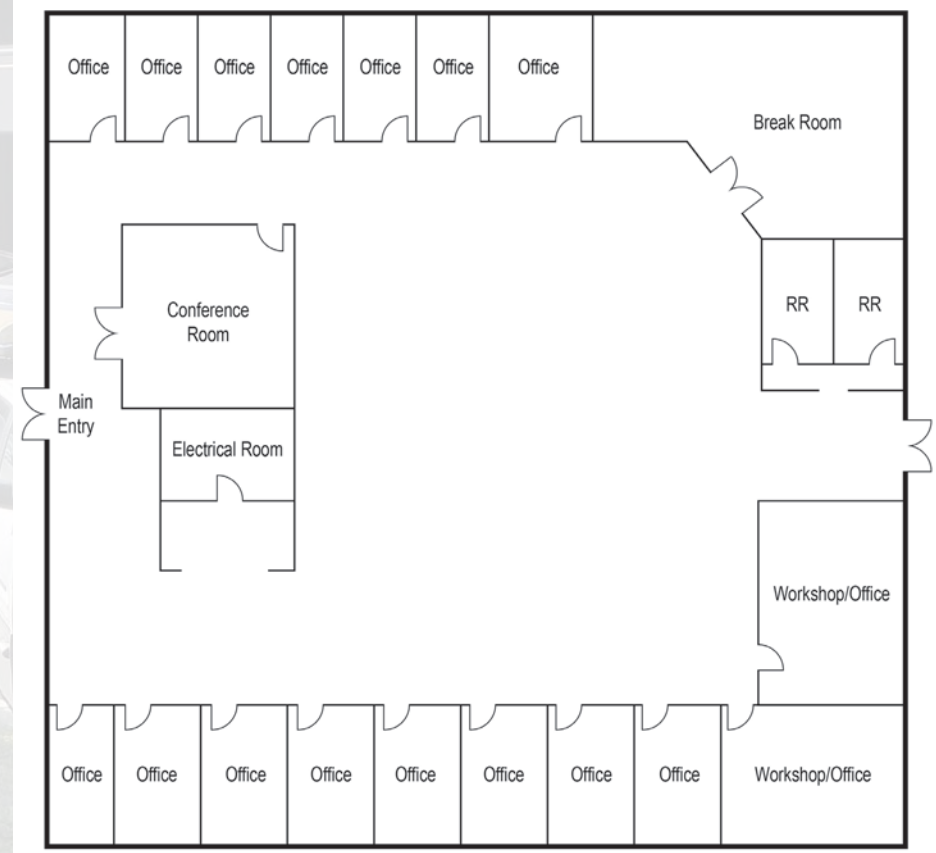
- » 1 clean room
- » 7 small labs
- » 1 large open lab space
- » Shipping/receiving
- » FF&E Negotiable
- » Existing security system and key card access
- » 2 restrooms
- » **Sublease Rate: Contact Broker**





SUITE 200: ±8,395 SF (2ND FLOOR OFFICE)

- » Large open office area
- » 18 private offices
- » 1 break room
- » Large conference room
- » Elevator served
- » 2 restrooms
- » **Sublease Rate: Contact Broker**



POPULATION



77,045

3 MILE

252,360

5 MILE

879,544

10 MILE

HOUSEHOLDS



31,039

3 MILE

90,581

5 MILE

350,912

10 MILE

HOME VALUE



\$735,691

3 MILE

\$751,337

5 MILE

\$784,100

10 MILE

INCOME



\$93,356

3 MILE

\$103,143

5 MILE

\$98,479

10 MILE

YEAR BUILT



1985

3 MILE

1980

5 MILE

1977

10 MILE

AGE



36.3

3 MILE

37.3

5 MILE

38.5

10 MILE

TRAFFIC COUNTS



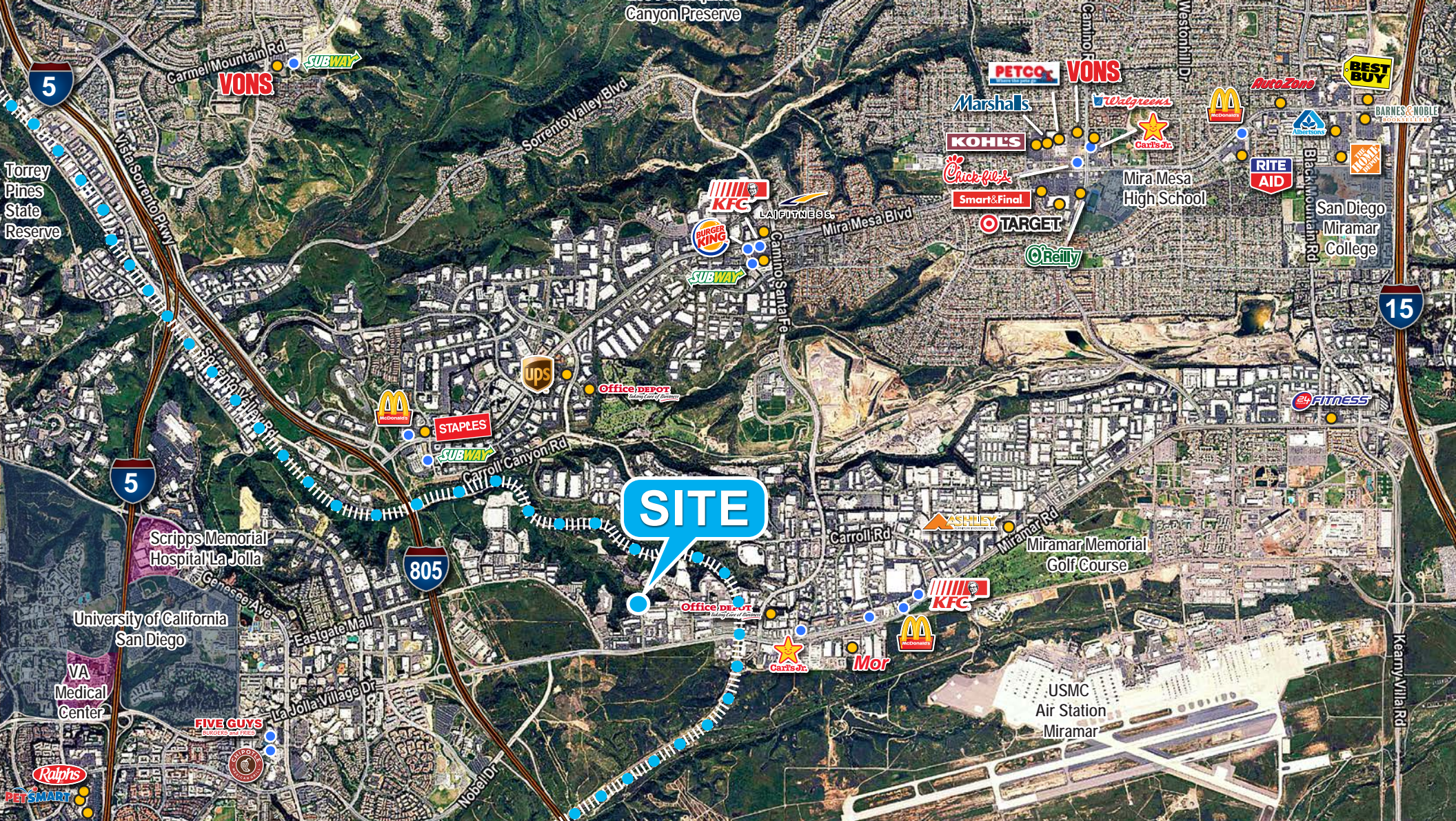
MIRAMAR ROAD + MIRAMAR PLACE.....**62,073**

EASTGATE MALL + EASTGATE COURT.....**14,367**

MIRAMAR ROAD + FROST-MAR PLACE.....**53,633**

MIRAMAR ROAD + NOBEL DRIVE.....**47,474**





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