

MIRAMAR METROPLEX



PROMOTIONAL LEASE RATE AVAILABLE!

7340 & 7480 MIRAMAR ROAD, SAN DIEGO, CA 92126
2,740 RSF - 37,746 RSF AVAILABLE FOR LEASE - OFFICE & RETAIL

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REAL ESTATE SERVICES

MIRAMAR METROPLEX

Miramar Metroplex offers retail, traditional office and creative office workspace environment. Architecture features including open floor plans, high ceilings, exposed central heating and air-conditioned ducting with extensive natural light throughout. The innovative design allows for companies to collaborate in a positive working atmosphere while increasing facility efficiencies. Elements such as glass grade-level doors provide for open air settings.

Metroplex is ideally situated in Western Miramar, which provides easy access to Interstates 805 & 15 and is in close proximity to numerous fast casual and sit-down dining options. It is ideal location; central to employees, customers and suppliers.

2,740 RSF - 37,746 RSF

Available Square Feet

ASKING RATE

\$1.50 TO \$2.15 PSF/MO. NNN (NNN=\$0.34)





203,547 RSF
Project Size



2,740 - 37,746 RSF
Available Suites



ELEVATOR
Served



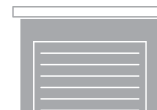
INTERNET CONNECTIVITY
Fiber optic connectivity available
- AT&T
- Spectrum
- Geolinks



50,000 ADT
Miramar Road + Carroll Road



3.40/1,000
Parking Ratio

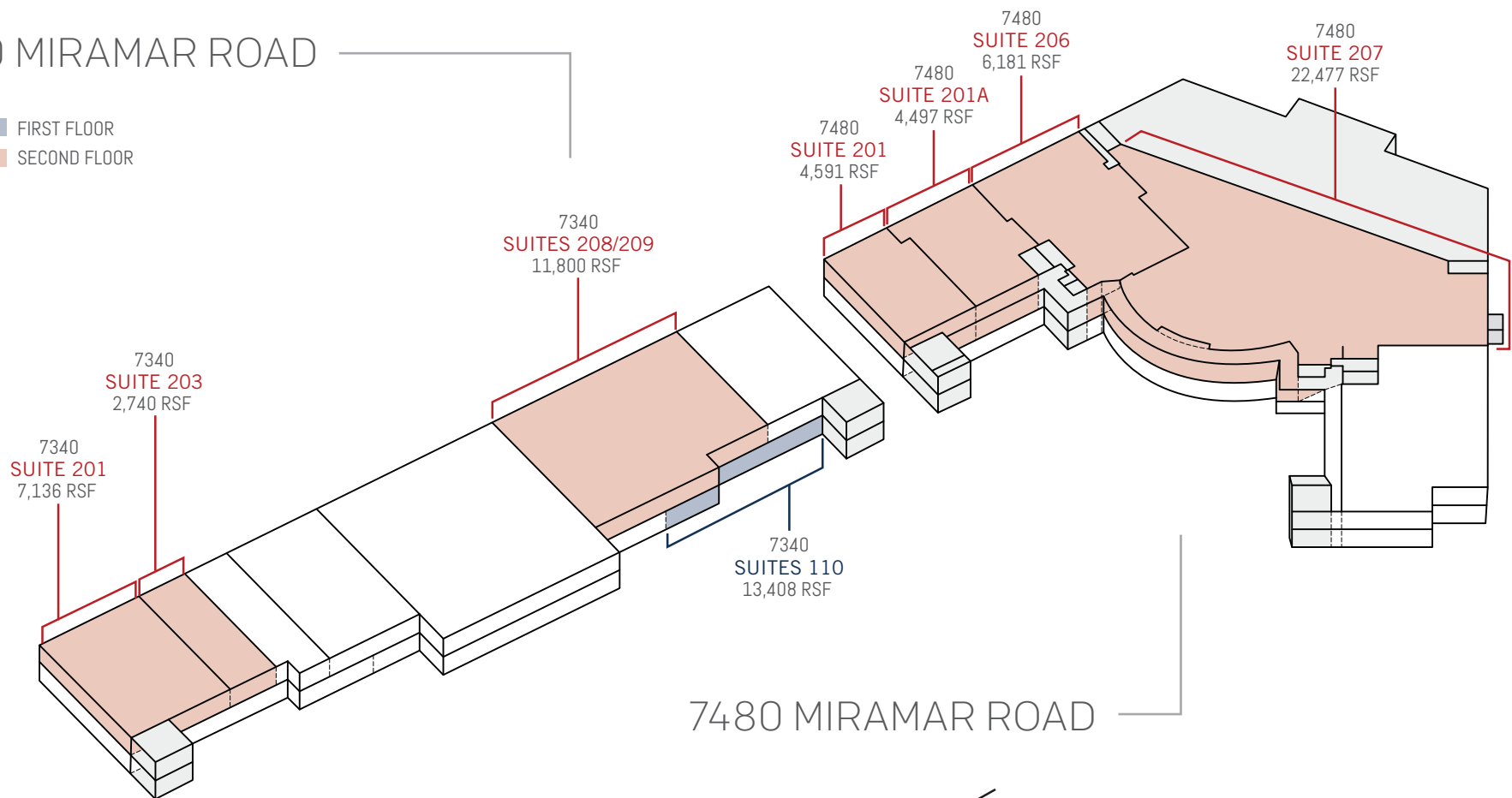


GRADE LEVEL
Roll-Up Doors



7340 MIRAMAR ROAD

- FIRST FLOOR
- SECOND FLOOR



7480 MIRAMAR ROAD



7340 MIRAMAR ROAD

Availability

SUITE 201 PROMO RATE!

YR.1: \$0.99 /SF/MO.+NNN / YR.2: \$1.50 /SF/MO.+NNN

* MINIMUM THREE (3) YEAR TERM • EXPIRES 06/30/26

FIRST FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
110	13,408 SF	\$2.15/SF NNN	Previous showroom; Available June 1, 2026

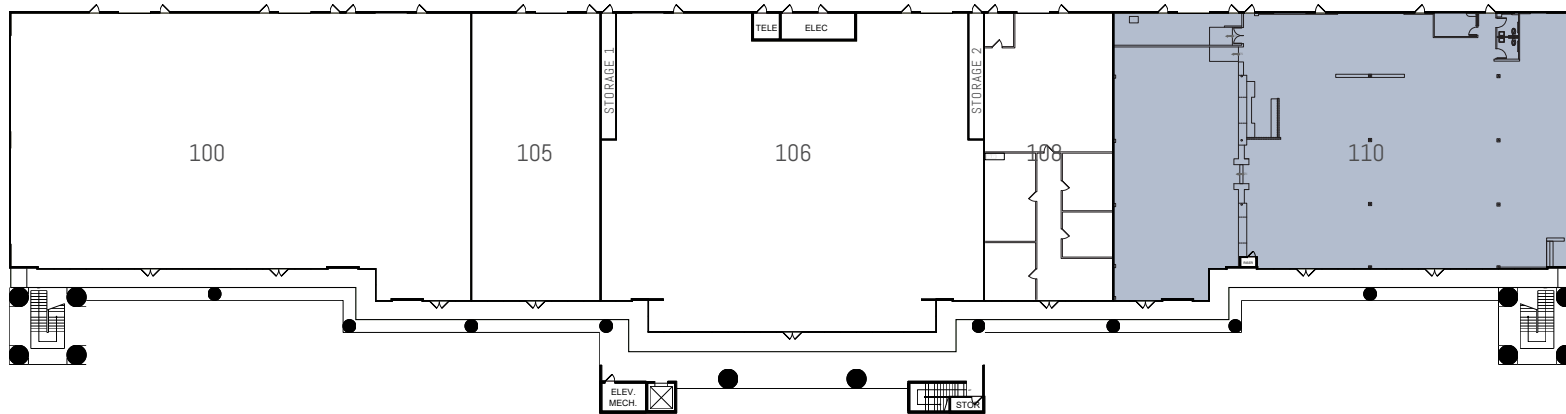
*Do not disturb tenant

SECOND FLOOR

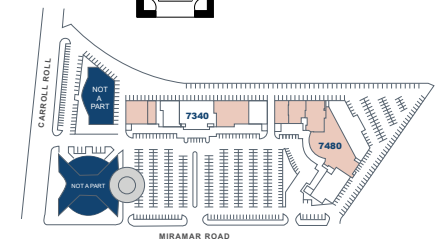
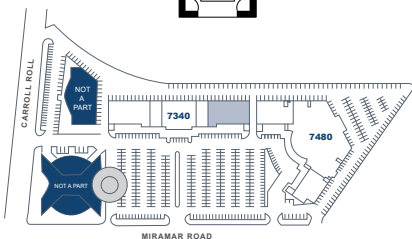
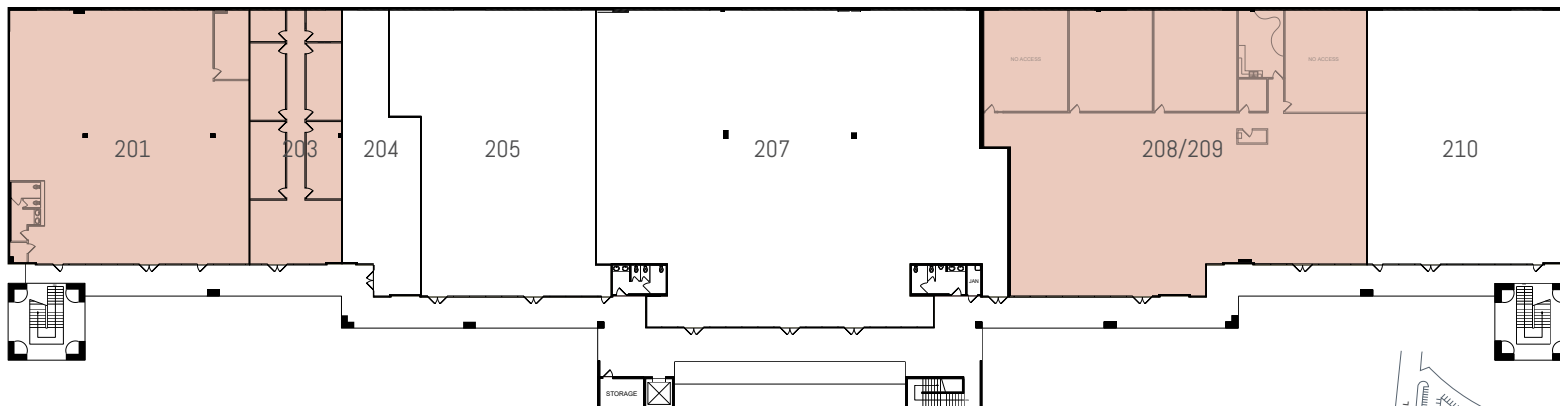
SUITE	SIZE	RATE PSF/MO.	COMMENTS
*201	7,136 SF	\$1.50/SF NNN	Previous office
*203	2,740 SF	\$1.50/SF NNN	Previous office
208/209	11,800 SF	\$1.50/SF NNN	Previous office; Divisible

*Suites 201 & 203 contiguous for a total of ±9,876 SF

1ST FLOOR



2ND FLOOR



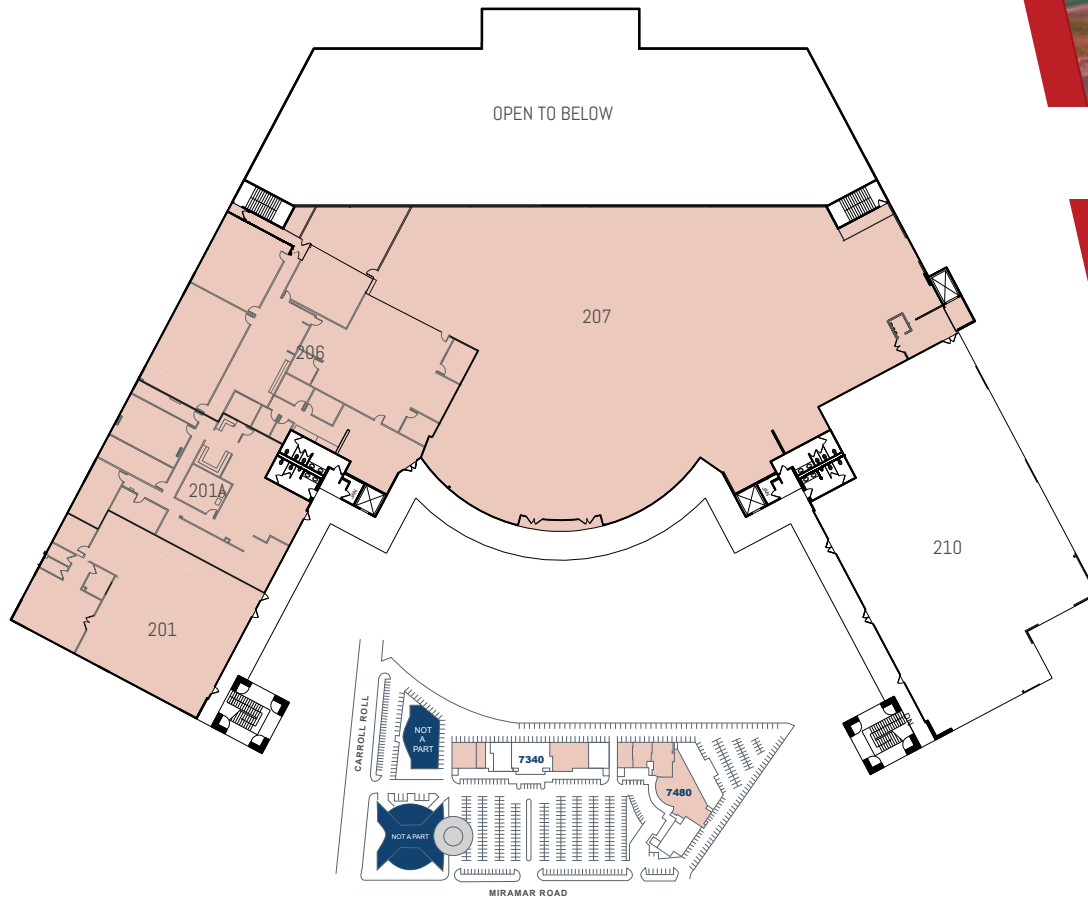
7480 MIRAMAR ROAD

Availability

SECOND FLOOR

SUITE	SIZE	RATE PSF/MO.	COMMENTS
201	4,591 SF	\$1.50/SF NNN	Previous dance studio
201A	4,497 SF	\$1.50/SF NNN	Previous office space
206	6,181 SF	\$1.50/SF NNN	Previous office space
207	22,472 SF	\$1.50/SF NNN	Open Area with one office; Freight elevator served

**Available suites are contiguous for a total of ±37,731 RSF*





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