

MIRAMAR METROPLEX



PROMOTIONAL LEASE RATE AVAILABLE!

7340 - 7480 MIRAMAR ROAD, SAN DIEGO, CA 92126

4,497 RSF - 20,000 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 floorplans, 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.

4,497 RSF - 20,000 RSF

Available Square Feet

ASKING RATE

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





203,547 RSF
Project Size



4,497 RSF - 20,000 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

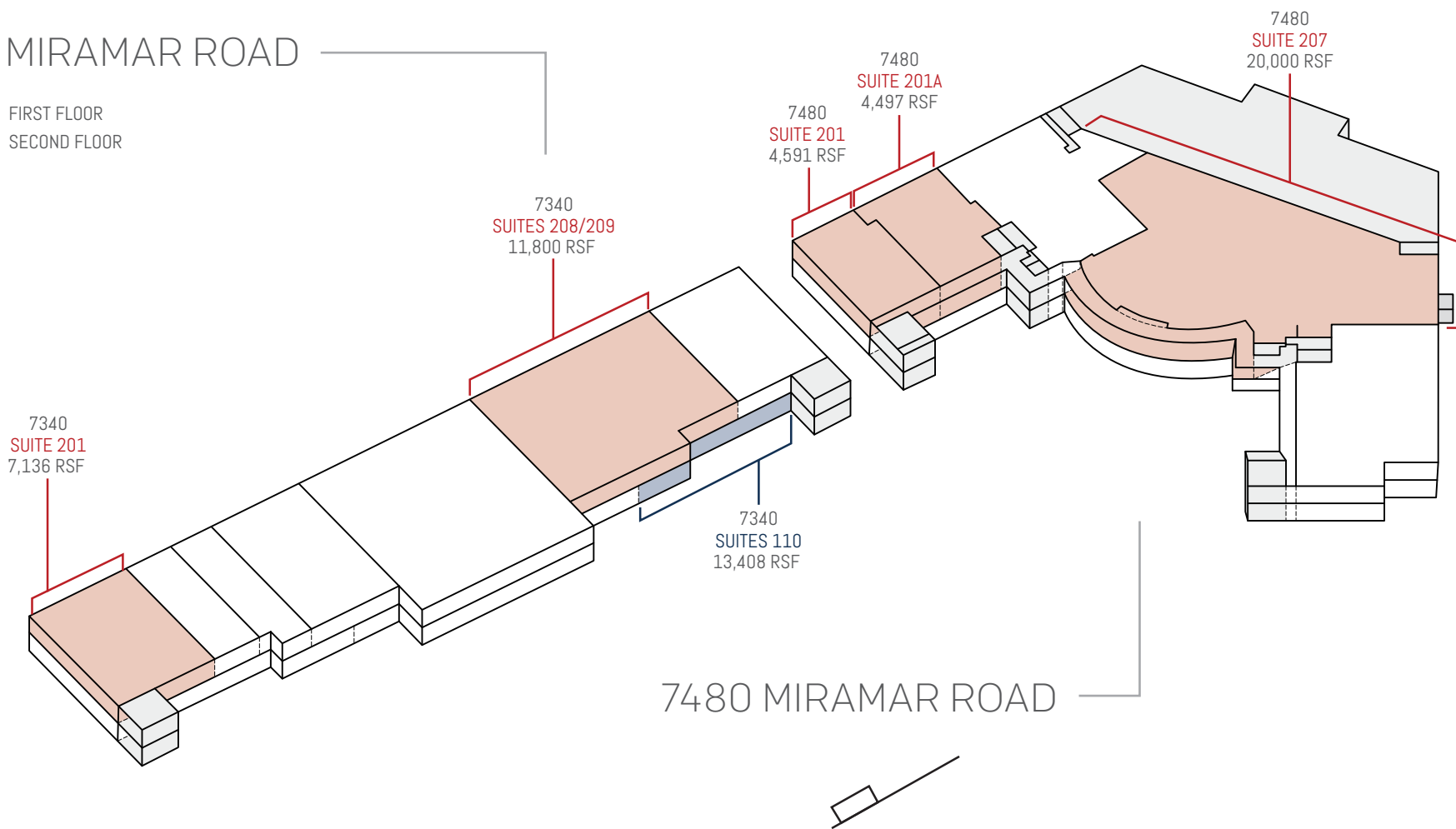


GRADE LEVEL
Roll-Up Doors



7340 MIRAMAR ROAD

- FIRST FLOOR
- SECOND FLOOR



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

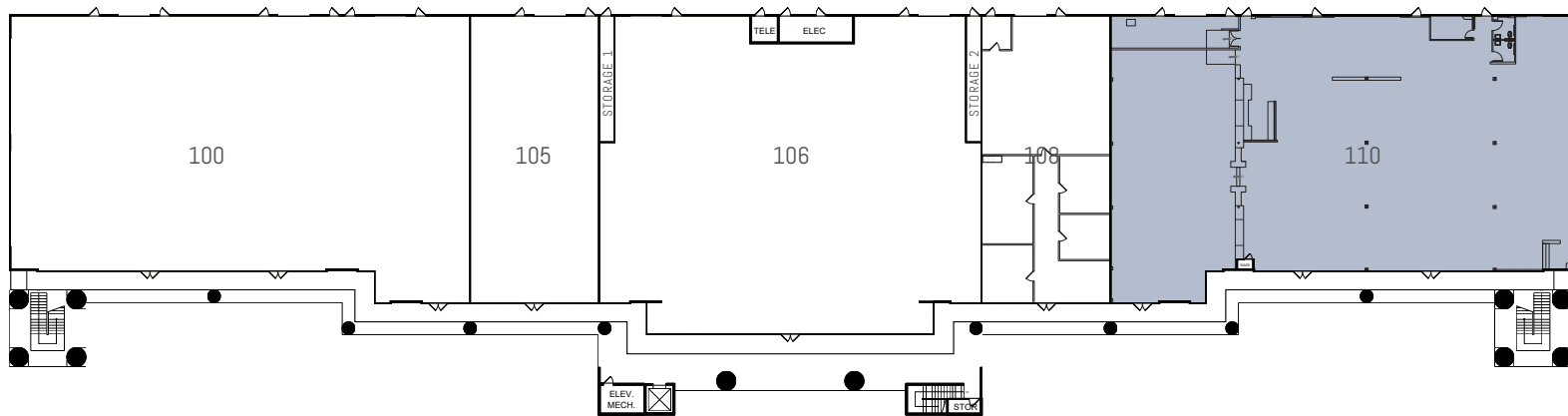
SUITE	SIZE	RATE PSF/MO.	COMMENTS
110	13,408 SF	\$2.15/SF NNN	Previous showroom; Available June 1, 2026

SECOND FLOOR

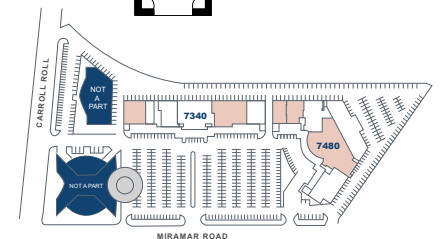
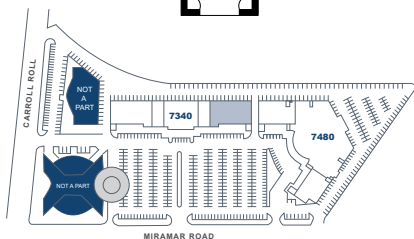
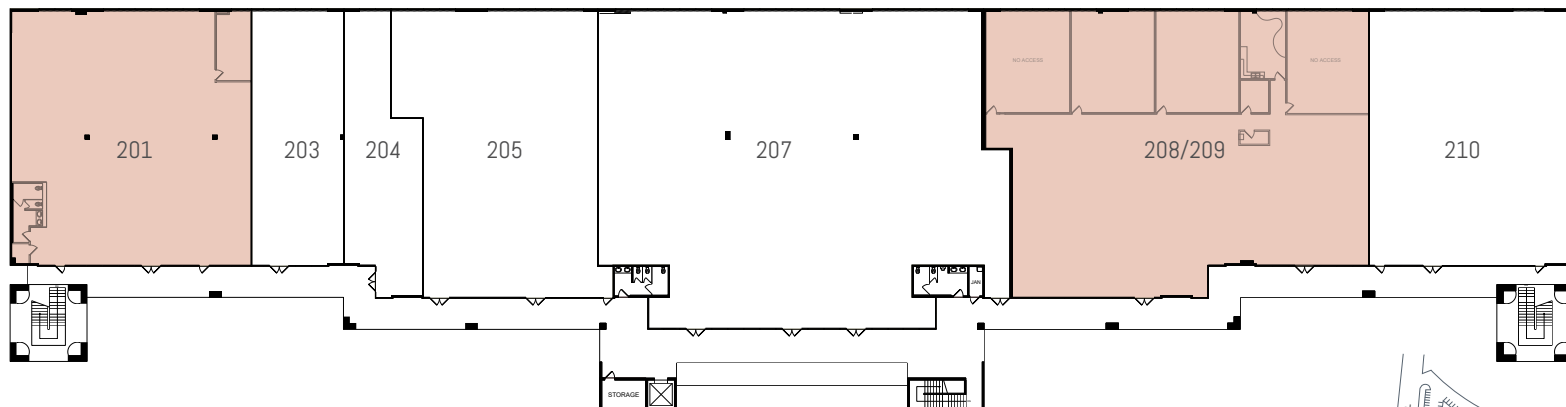
SUITE	SIZE	RATE PSF/MO.	COMMENTS
201	7,136 SF	\$1.50/SF NNN	Previous office
208/209	11,800 SF	\$1.50/SF NNN	Previous office; Divisible

*Do not disturb tenant

1ST FLOOR



2ND FLOOR



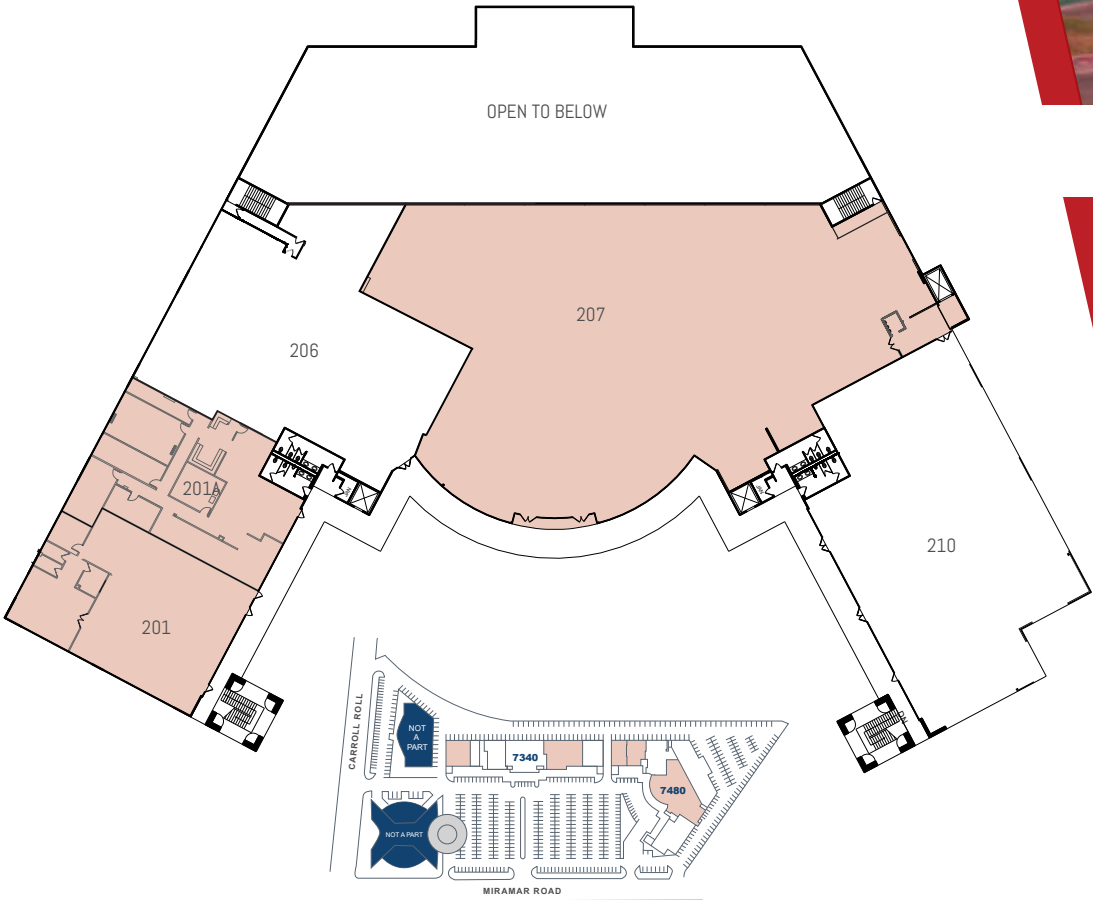
7480 MIRAMAR ROAD

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 school space
207	20,000 SF	\$1.50/SF NNN	Open Area with one office; Freight elevator served

**Suites 201 & 201A are contiguous for a total of ±9,088 RSF*







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