

FLEX/INDUSTRIAL SUITES FOR LEASE

CENTERPOINTE COMMERCE PARK

MIRAMAR, SAN DIEGO, CALIFORNIA 92121



CENTERPOINTE COMMERCE PARK

Make your own choices about the safety of your operations with features including:



Direct suite access without the need to share an elevator



Dedicated entrance allowing unrestricted accessibility



Private, in-suite restrooms



Separate HVAC systems with MERV-rated filters



Electronic signing and lease payment system



Vacant spaces thoroughly cleaned before move-in



Ample outdoor space allows for socially-distanced breaks



Parking in close proximity to building allows for easy pick-up and delivery

Control Your Own Work Environment • Eliminate Impact by Others

FLEX/INDUSTRIAL SUITES FOR LEASE

CENTERPOINTE COMMERCE PARK

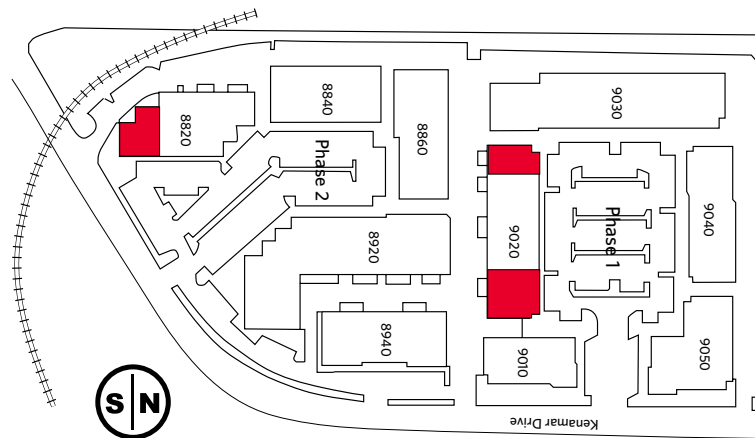
MIRAMAR, SAN DIEGO, CALIFORNIA 92121

PROPERTY FEATURES

- A 197,626 SF multi-tenant industrial park
- Approximately 18' warehouse clearance
- Natural gas in the project
- Skylights
- 3.5/1,000 parking ratio
- 1 block off Miramar Road behind Pyramid
- High image business park
- Deli on-site

AVAILABLE SPACES

ADDRESS	SF	RENT	COMMENTS
8820 Kenamar Drive Suite 501	3,635	\$1.95 IG	±70% office, balance warehouse. (1) grade level roll-up door. Available with 30 day notice.
9020 Kenamar Drive Suite 201-202	8,400	\$1.85 IG	±40% office, balance warehouse. (3) grade level roll-up doors. Available 12/15/2022.
9020 Kenamar Drive Suite 206	4,200	\$1.85 IG	±30% office, balance warehouse. (1) grade level roll-up door.

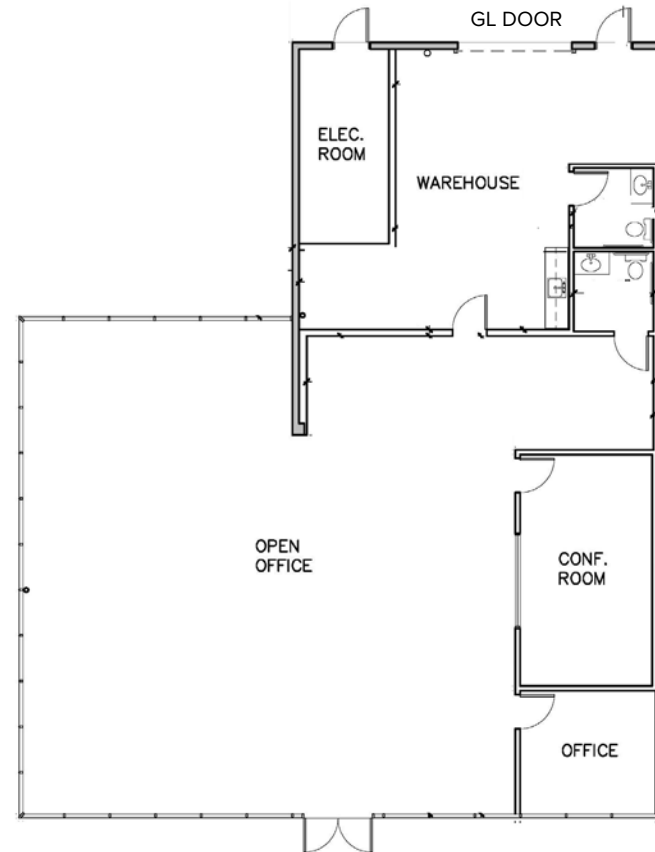
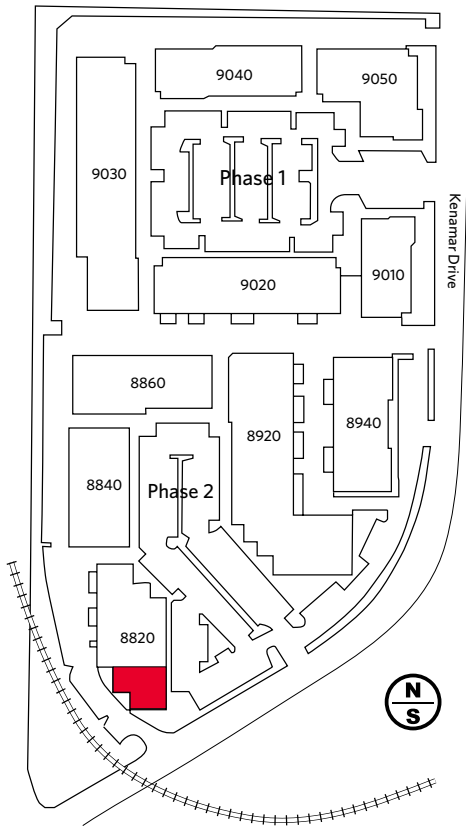


FLEX/INDUSTRIAL SUITES FOR LEASE

CENTERPOINTE COMMERCE PARK

MIRAMAR, SAN DIEGO, CALIFORNIA 92121

ADDRESS	SF	RENT	COMMENTS
8820 Kenamar Drive Suite 501	3,635	\$1.95 IG	±70% office, balance warehouse. (1) grade level roll-up door. Available with 30 day notice.



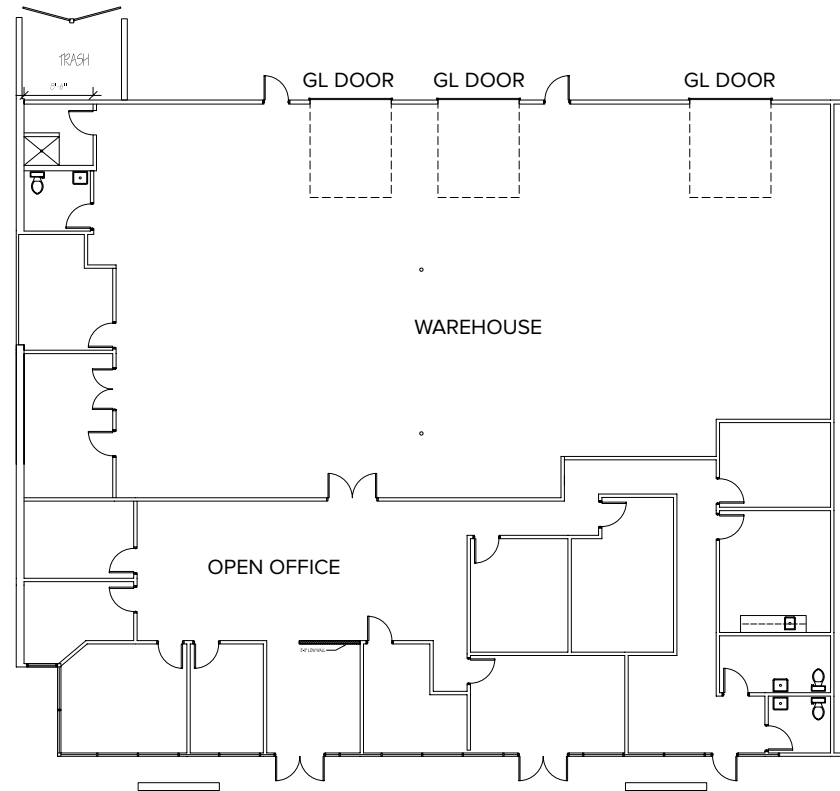
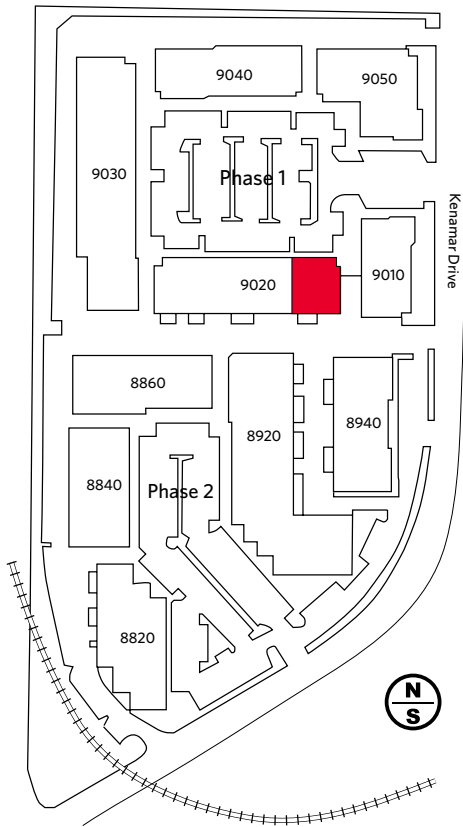
**Floor Plan to be Verified by Prospective Tenant*

FLEX/INDUSTRIAL SUITES FOR LEASE

CENTERPOINTE COMMERCE PARK

MIRAMAR, SAN DIEGO, CALIFORNIA 92121

ADDRESS	SF	RENT	COMMENTS
9020 Kenamar Drive Suite 201-202	8,400	\$1.85 IG	±40% office, balance warehouse. (3) grade level roll-up doors. Available 12/15/2022.



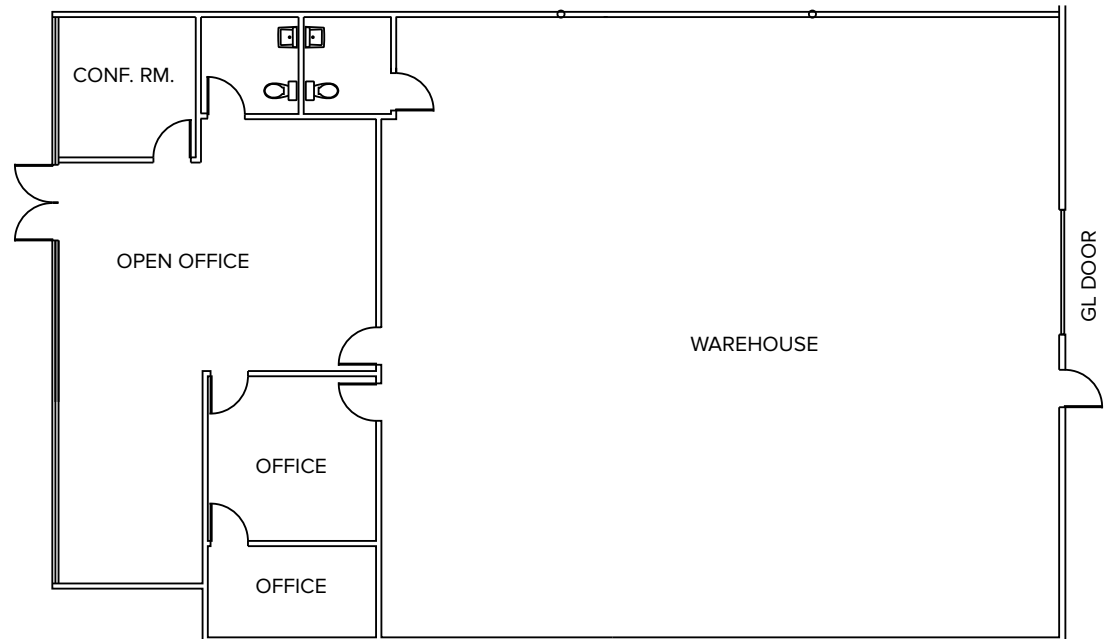
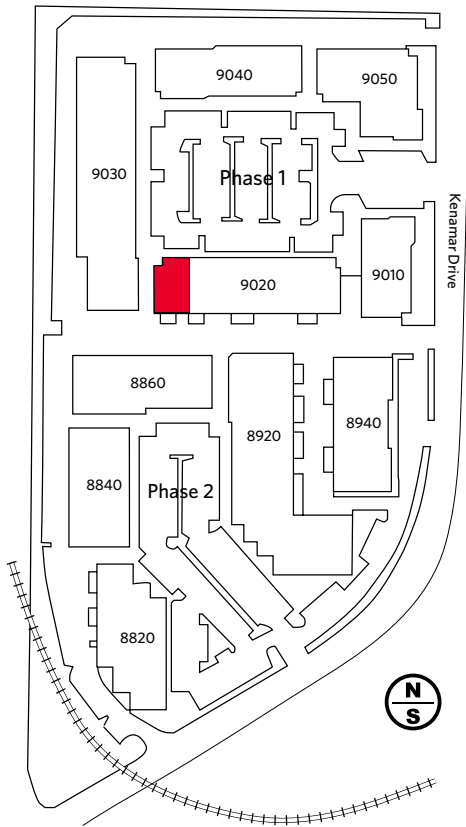
**Floor Plan to be Verified by Prosepective Tenant*

FLEX/INDUSTRIAL SUITES FOR LEASE

CENTERPOINTE COMMERCE PARK

MIRAMAR, SAN DIEGO, CALIFORNIA 92121

ADDRESS	SF	RENT	COMMENTS
9020 Kenamar Drive Suite 206	4,200	\$1.85 IG	±30% office, balance warehouse. (1) grade level roll-up door.



**Floor Plan to be Verified by Prospective Tenant*

FLEX/INDUSTRIAL SUITES FOR LEASE

CENTERPOINTE COMMERCE PARK

MIRAMAR, SAN DIEGO, CALIFORNIA 92121

