

MIRAMAR METROPLEX



PROMOTIONAL LEASE RATE AVAILABLE!

7340 & 7480 MIRAMAR ROAD, SAN DIEGO, CA 92126
2,740 RSF - 39,737 RSF AVAILABLE FOR LEASE - OFFICE & RETAIL

JON BOLAND

Senior Vice President, Partner
858.458.3312
Lic. No. 00999843
jboland@voitco.com

SPENCER KERRIGAN

Vice President, Partner
858.458.3310
Lic. No. 01921490
skerrigan@voitco.com

CHRIS DURBIN

Office Specialist
858.458.3339
Lic. No. 02227661
cdurbin@voitco.com

Owned & Operated by Omninet

OMNINET[™]

Voit

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 - 39,737 RSF

Available Square Feet

ASKING RATE

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





203,547 RSF
Project Size



2,740 - 39,737 RSF
Available Suites



ELEVATOR
Served



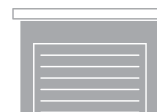
INTERNET CONNECTIVITY
Fiber optic connectivity available
- AT&T
- Spectrum
- Geolinks



50,000 ADT
Miramar Road + Carroll Road



3.40/1,000
Parking Ratio

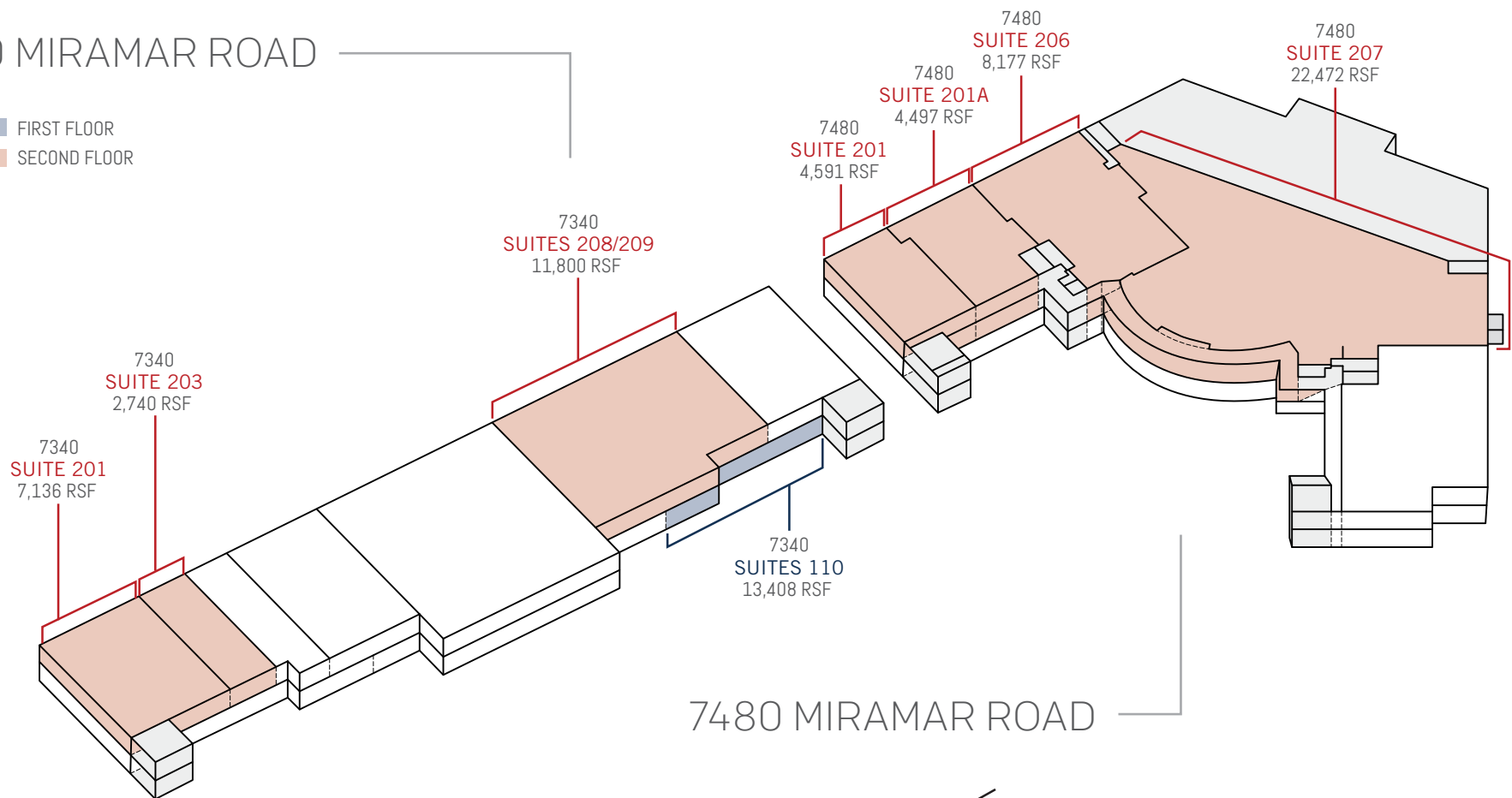


GRADE LEVEL
Roll-Up Doors



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

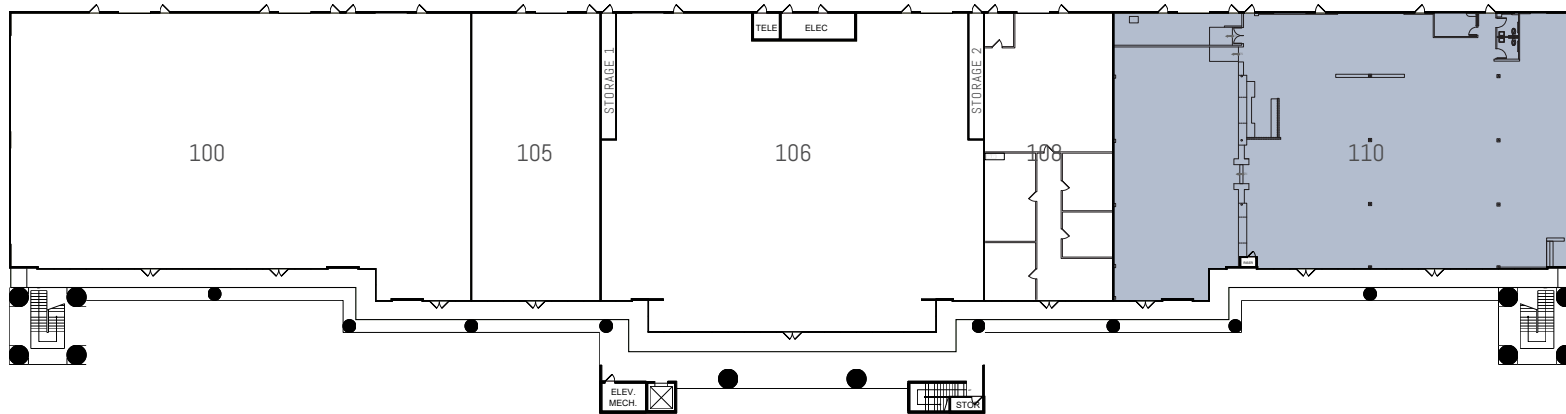
*Do not disturb tenant

SECOND FLOOR

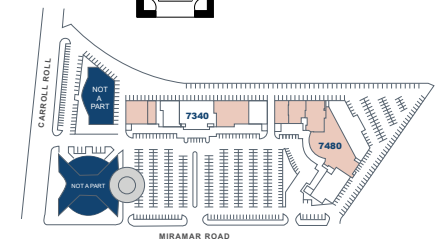
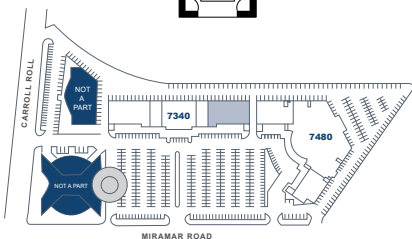
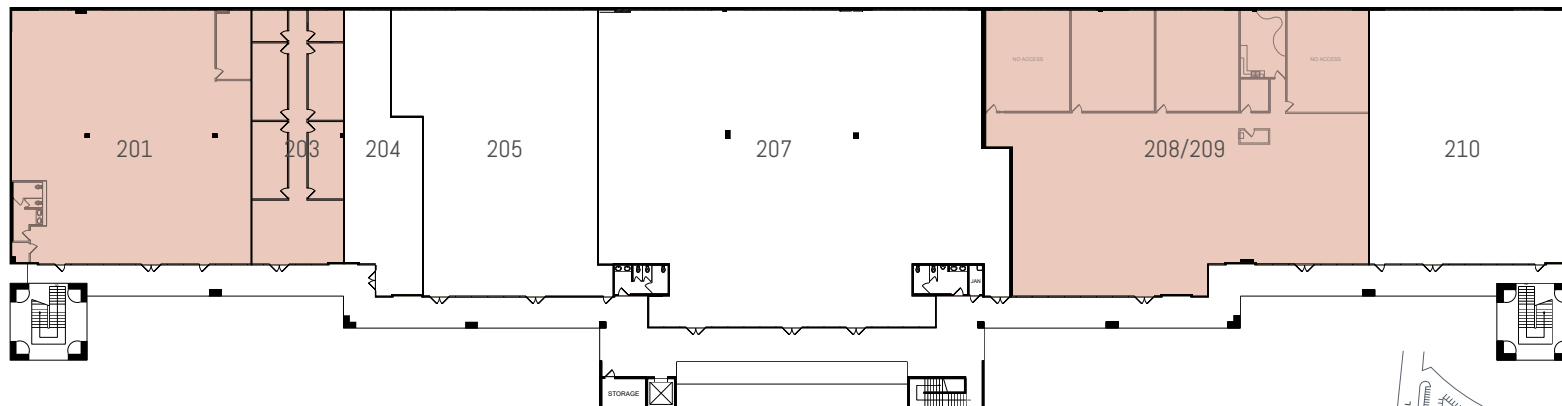
SUITE	SIZE	RATE PSF/MO.	COMMENTS
*201	7,136 SF	\$1.50/SF NNN	Previous office
*203	2,740 SF	\$1.50/SF NNN	Previous office
208/209	11,800 SF	\$1.50/SF NNN	Previous office; Divisible

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

1ST FLOOR



2ND FLOOR



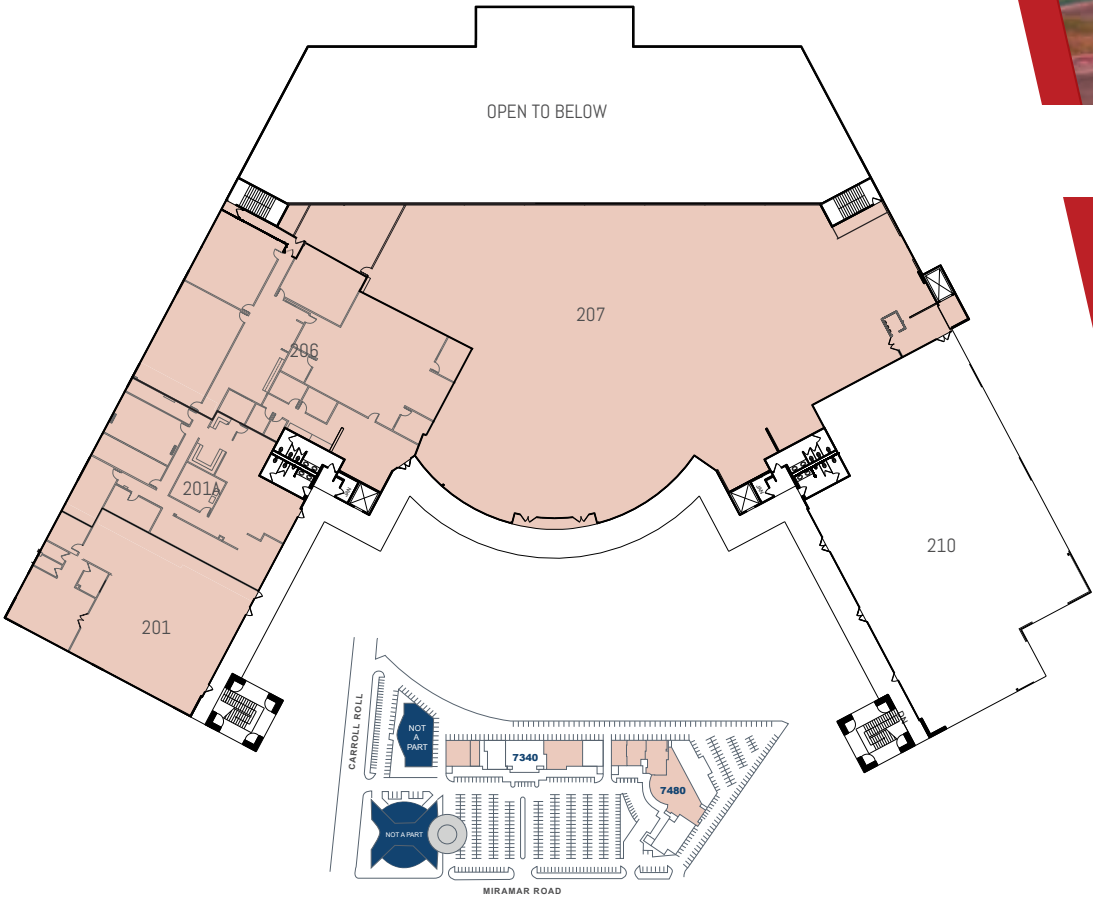
7480 MIRAMAR ROAD

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 school space
206	8,177 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 ±39,737 RSF*





JON BOLAND

Senior Vice President, Partner
 858.458.3312
 Lic. No. 00999843
 jboland@voitco.com

SPENCER KERRIGAN

Vice President, Partner
 858.458.3310
 Lic. No. 01921490
 skerrigan@voitco.com

CHRIS DURBIN

Office Specialist
 858.458.3339
 Lic. No. 02227661
 cdurbin@voitco.com

Owned & Operated by Omninet

OMNINET™

Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 | www.voitco.com

Licensed as a Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc.