

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE COMMERCE PARK



CUSHMAN & WAKEFIELD

Cushman & Wakefield
12830 El Camino Real
Suite 100
San Diego, CA 92130
www.cushmanwakefield.com

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

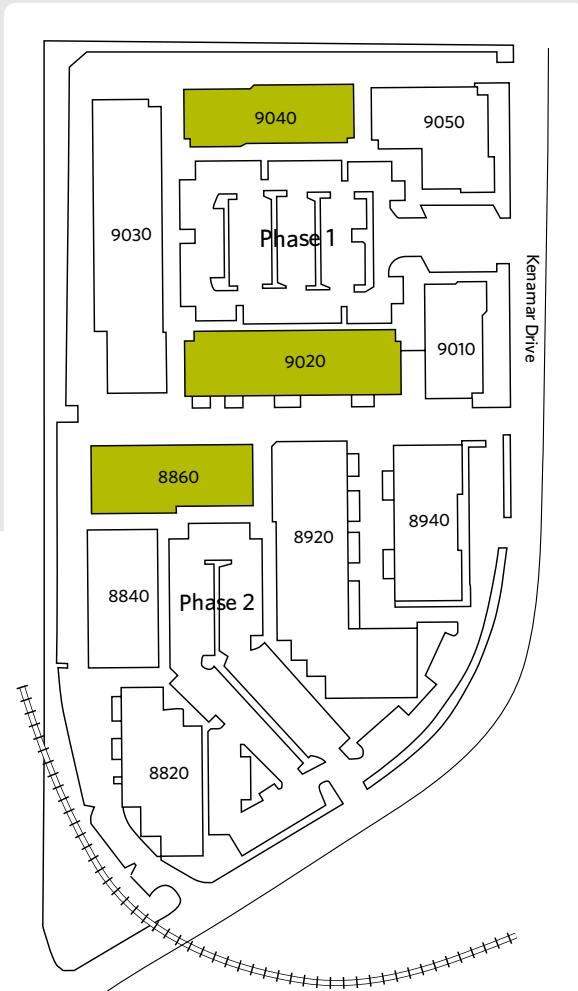
TRINITY CARSON
619.928.6034
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

COMMERCE PARK



PROPERTY FEATURES

- A 197,626 SF Multi-Tenant Industrial Park
- Approximately 18' Warehouse Clearance
- Natural Gas in the Project
- Skylights
- 3.1/1,000 parking ratio
- 1 block off Miramar Road behind Pyramid
- High Image Business Park
- Deli on-site

AVAILABLE SPACE

| ADDRESS | SUITE | SIZE | RENT | AVAILABLE |
|------------------|-------|----------|-------------------------|--------------------------------|
| 8860 Kenamar Dr. | 309 | 1,698 SF | \$1.70 NNN per SF/Month | Available 7/8/2026 |
| 9020 Kenamar Dr. | 203 | 4,200 SF | \$1.70 NNN per SF/Month | Available with 30 days' notice |
| 9020 Kenamar Dr. | 204 | 4,200 SF | \$1.70 NNN per SF/Month | Available Now |
| 9040 Kenamar Dr. | 403 | 2,884 SF | \$1.70 NNN per SF/Month | Available 8/1/2026 |



RYAN DOWNING, SIOR
 858.546.5416
ryan.downing@cushwake.com
 CA LIC. 01955032

TRINITY CARSON
 619.928.6034
trinity.carson@cushwake.com
 CA LIC. 02343245

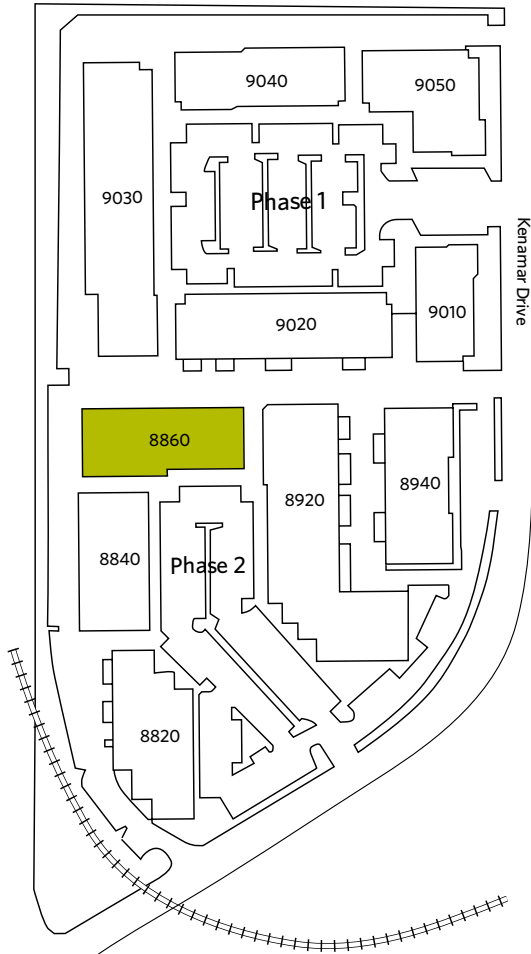
BRANT ABERG, SIOR
 858.546.5464
brant.aberg@cushwake.com
 CA LIC. 01773573

Cushman & Wakefield
 12830 El Camino Real
 Suite 100
 San Diego, CA 92130
www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

COMMERCE PARK



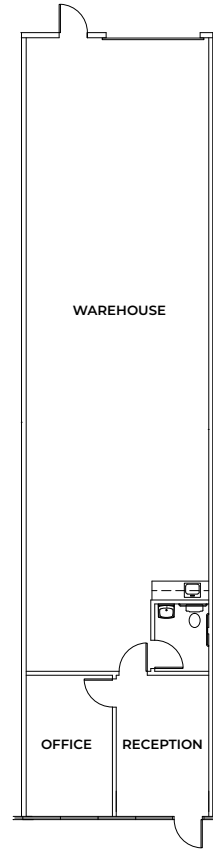
AVAILABLE SPACE

| ADDRESS | SUITE | SIZE | RENT | AVAILABLE |
|-----------------|-------|------|------|-----------|
| COMMENTS | | | | |

| ADDRESS | SUITE | SIZE | RENT | AVAILABLE |
|--------------------|-------|----------|-------------------------|--------------------|
| 8860 Kenamar Drive | 309 | 1,698 SF | \$1.70 NNN per SF/Month | Available 7/8/2026 |

COMMENTS

Reception/open office, (1) private office, (1) restroom, balance warehouse. (1) grade level door.
 NNN's = \$0.41.



RYAN DOWNING, SIOR
 858.546.5416
 ryan.downing@cushwake.com
 CA LIC. 01955032

TRINITY CARSON
 619.928.6034
 trinity.carson@cushwake.com
 CA LIC. 02343245

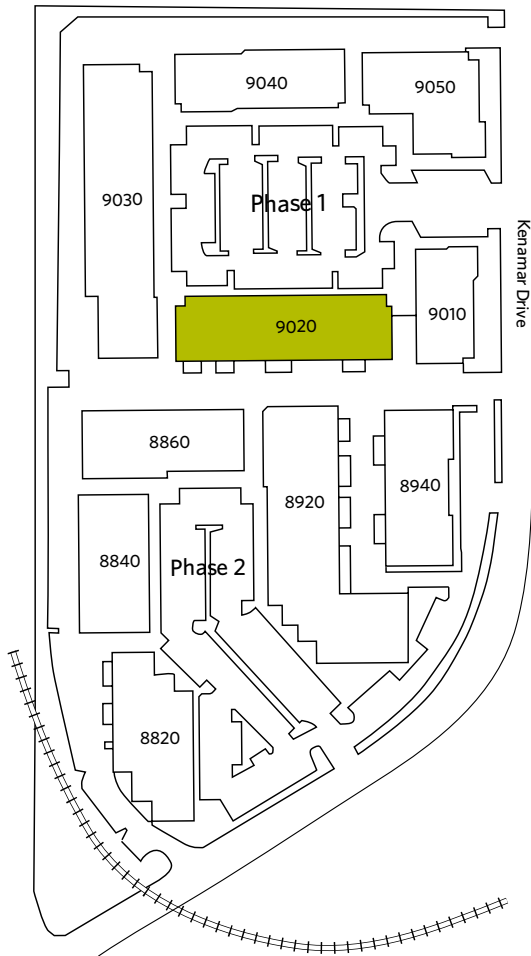
BRANT ABERG, SIOR
 858.546.5464
 brant.aberg@cushwake.com
 CA LIC. 01773573

Cushman & Wakefield
 12830 El Camino Real
 Suite 100
 San Diego, CA 92130
 www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

COMMERCE PARK

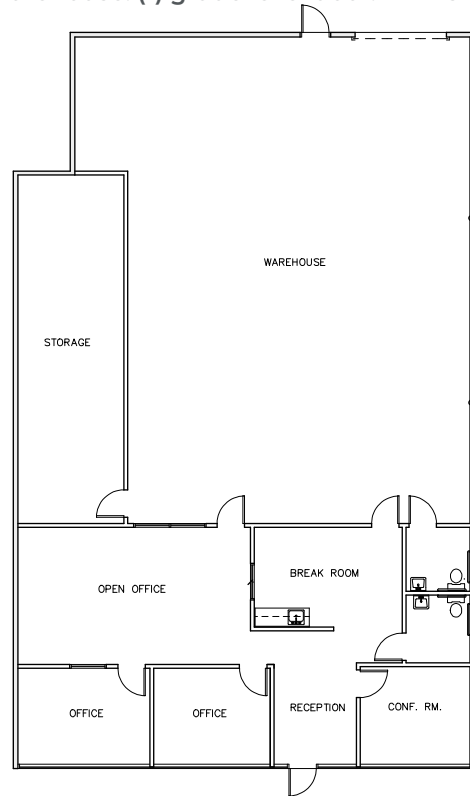


AVAILABLE SPACE

| ADDRESS | SUITE | SIZE | RENT | AVAILABLE |
|--------------------|-------|----------|-------------------------|--------------------------------|
| 9020 Kenamar Drive | 203 | 4,200 SF | \$1.70 NNN per SF/Month | Available with 30 days' notice |

COMMENTS

Reception/open office, (2) private offices, conference room, break room, (2) restrooms, storage room, balance warehouse. (1) grade level door. NNN's = \$0.41. *Can be combined with Suite 204 for 8,400 SF.



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
619.928.6034
trinity.carson@cushwake.com
CA LIC. 02343245

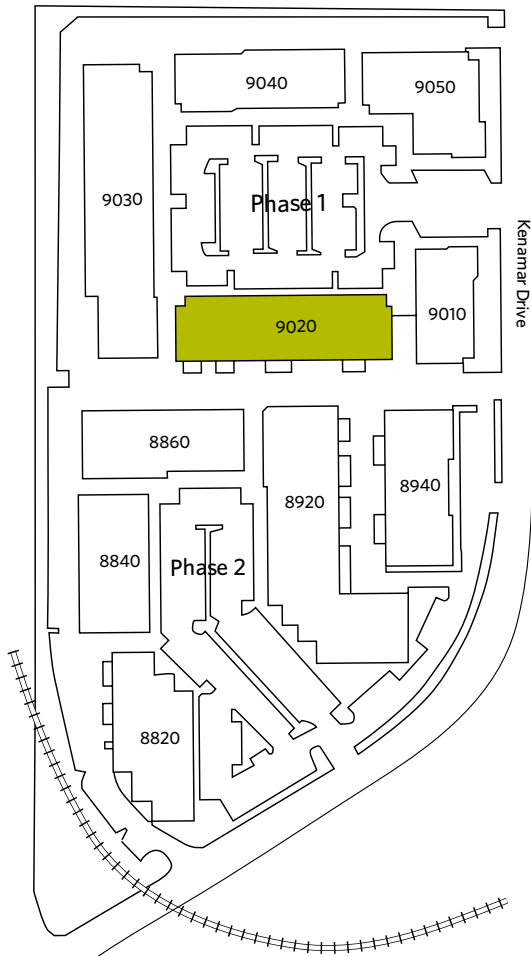
BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

Cushman & Wakefield
12830 El Camino Real
Suite 100
San Diego, CA 92130
www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

COMMERCE PARK

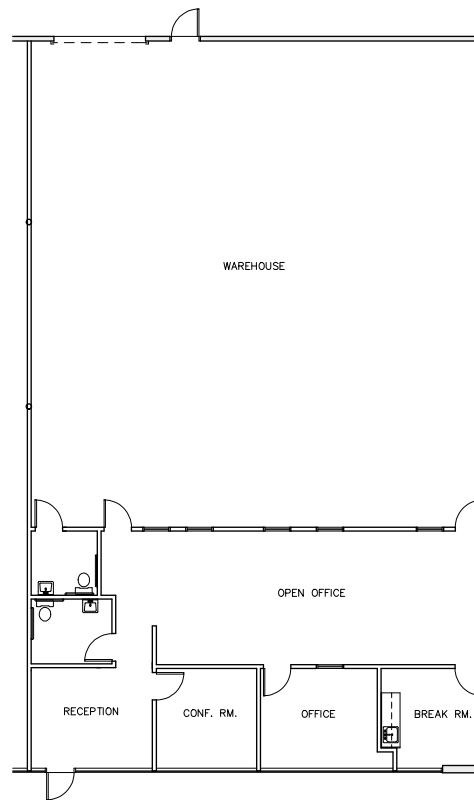


AVAILABLE SPACE

| ADDRESS | SUITE | SIZE | RENT | AVAILABLE |
|--------------------|-------|----------|-------------------------|---------------|
| 9020 Kenamar Drive | 204 | 4,200 SF | \$1.70 NNN per SF/Month | Available Now |

COMMENTS

Reception/open office, (1) private office, conference room, break room, (2) restrooms, balance warehouse. (1) grade level door. NNN's = \$0.41. *Can be combined with Suite 203 for 8,400 SF.



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
619.928.6034
trinity.carson@cushwake.com
CA LIC. 02343245

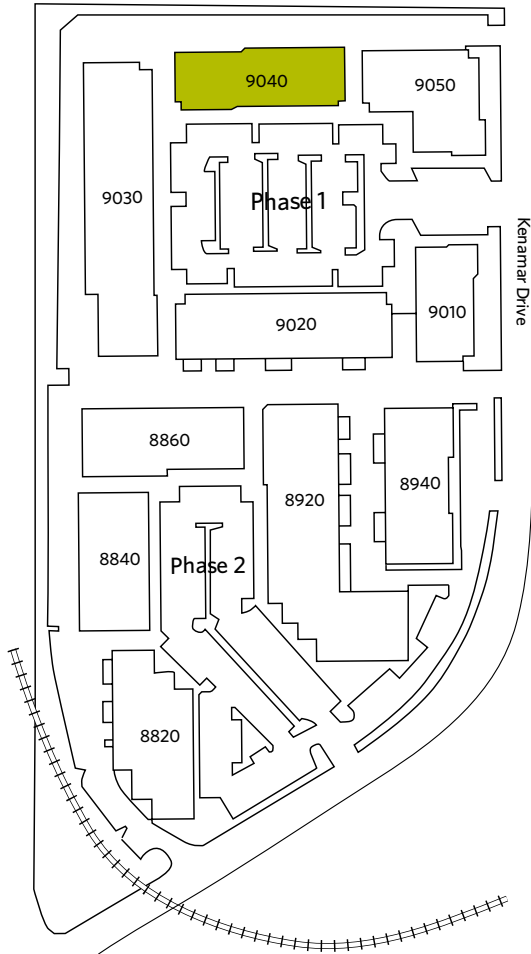
BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

Cushman & Wakefield
12830 El Camino Real
Suite 100
San Diego, CA 92130
www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE

COMMERCE PARK

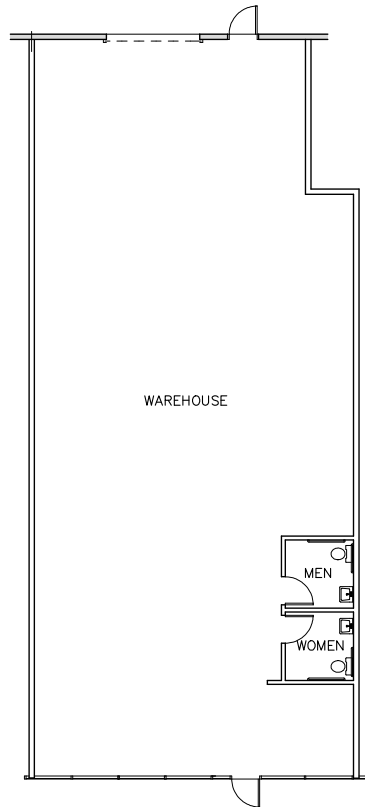


AVAILABLE SPACE

| ADDRESS | SUITE | SIZE | RENT | AVAILABLE |
|-----------------|-------|------|------|-----------|
| COMMENTS | | | | |

| | | | | |
|--------------------|-----|----------|-------------------------|--------------------|
| 9040 Kenamar Drive | 403 | 2,884 SF | \$1.70 NNN per SF/Month | Available 8/1/2026 |
|--------------------|-----|----------|-------------------------|--------------------|

100% Warehouse, (2) restrooms, (1) grade level door. NNN's = \$0.41.



RYAN DOWNING, SIOR
 858.546.5416
 ryan.downing@cushwake.com
 CA LIC. 01955032

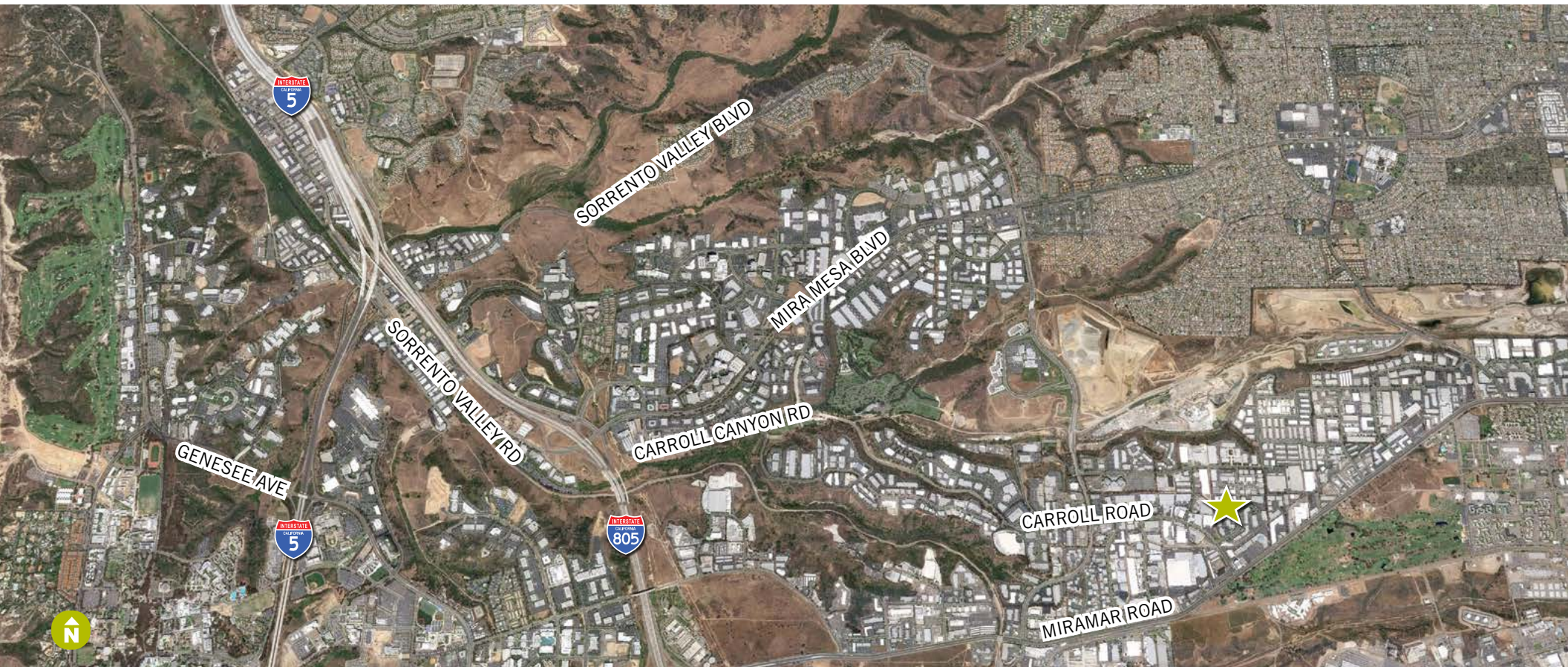
TRINITY CARSON
 619.928.6034
 trinity.carson@cushwake.com
 CA LIC. 02343245

BRANT ABERG, SIOR
 858.546.5464
 brant.aberg@cushwake.com
 CA LIC. 01773573

Cushman & Wakefield
 12830 El Camino Real
 Suite 100
 San Diego, CA 92130
 www.cushmanwakefield.com

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE COMMERCE PARK



©Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
619.928.6034
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



Cushman & Wakefield
12830 El Camino Real
Suite 100
San Diego, CA 92130
www.cushmanwakefield.com