FOR SUBLEASE

9235 Activity Road, Suite 105

San Diego, CA 92126

- 8,091 SF Laboratory Flex Space
- *$1.65/SF + NNN*

CONTACT

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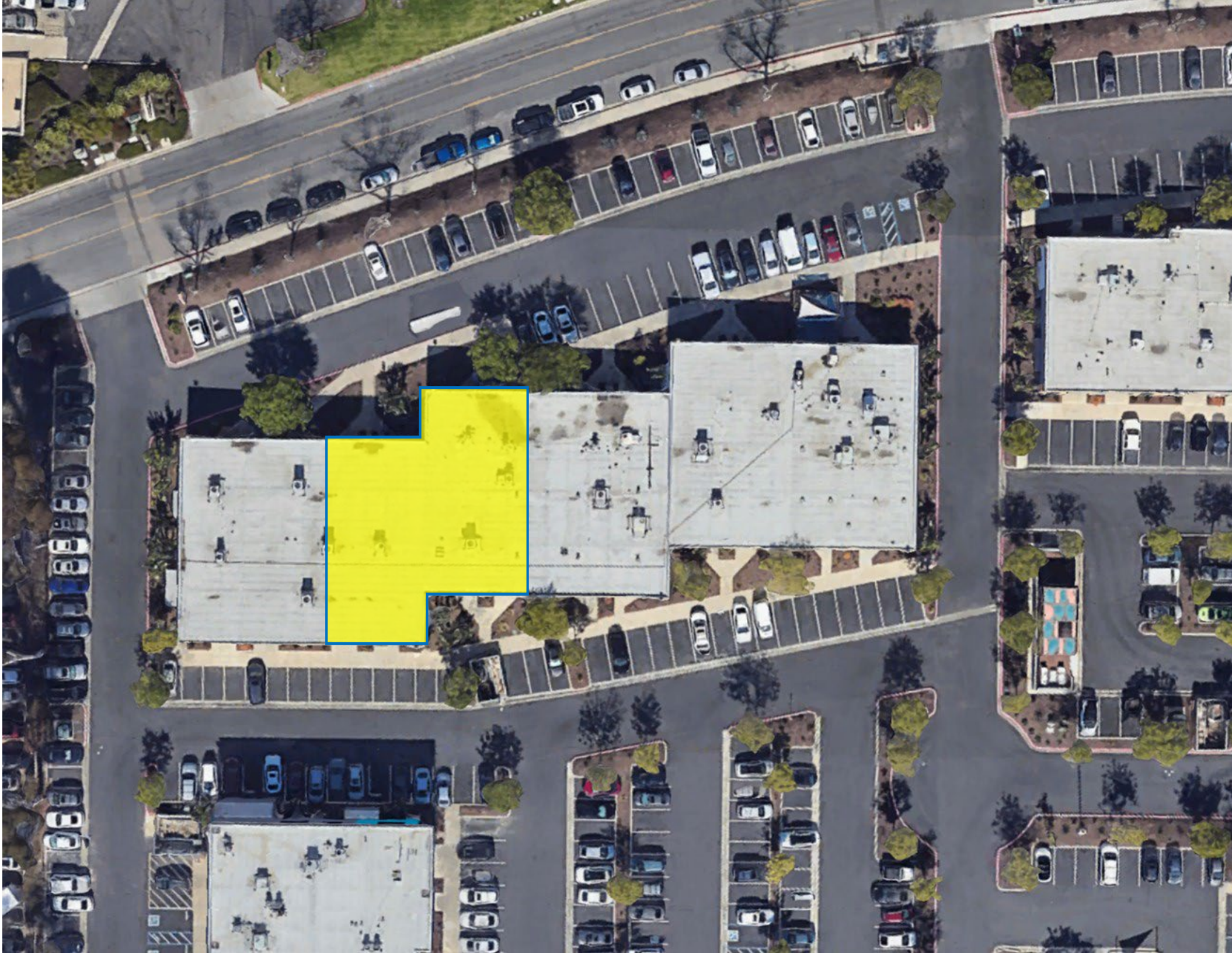


9235 Activity Road Unit 105

San Diego, CA 92126

8,091 SF Corporate Building For 9235 Activity Road Unit 105

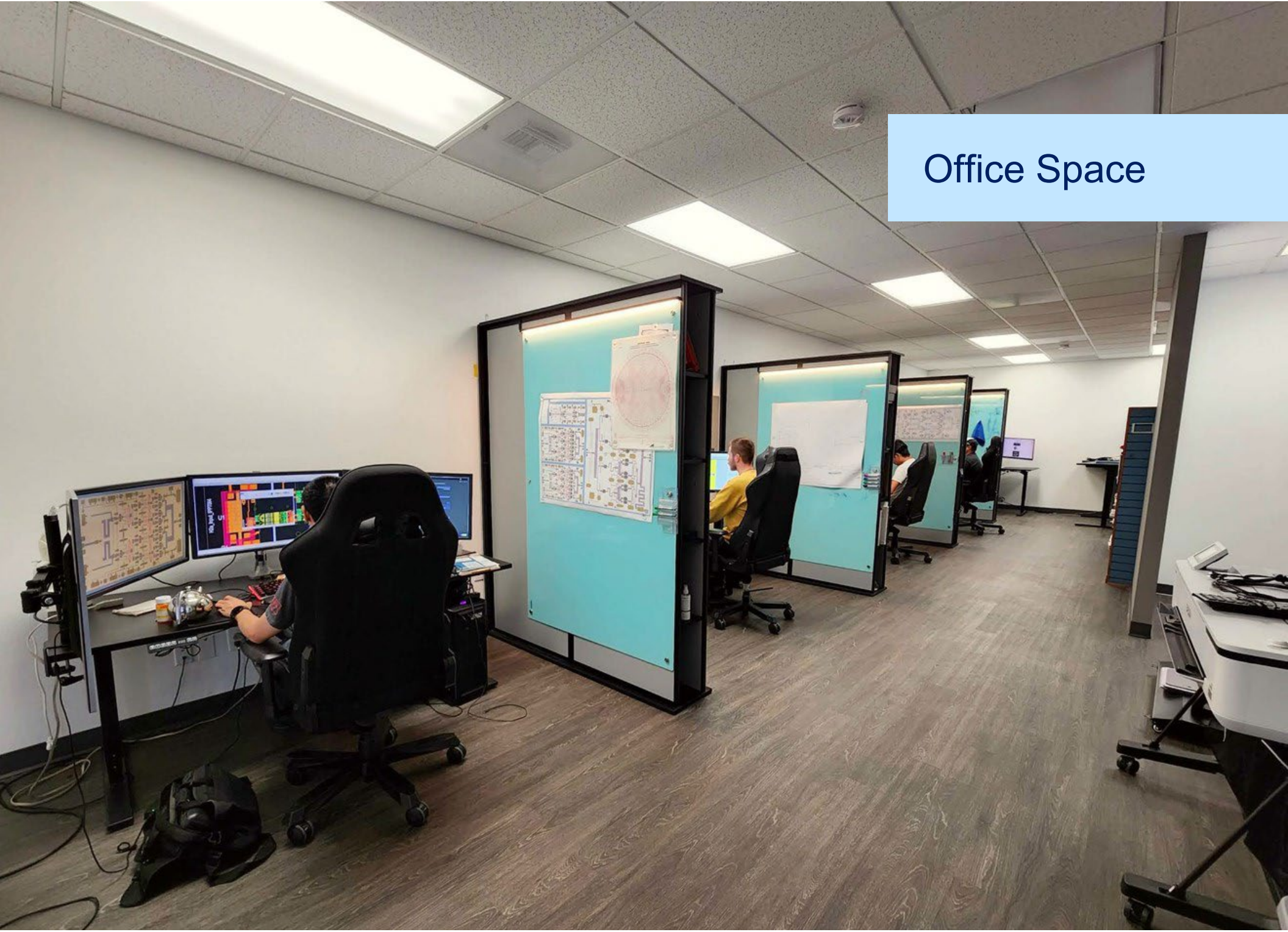
$1.65/SF – 9235 Activity Road | Modern Office, Lab & Industrial Flex

Offered at **$1.65/SF**, this **8,091 SF** space features a **modern, flexible layout** ideal for **office use, electronics manufacturing, biotech, or R&D**. The configuration includes **dedicated office, lab, and production areas**, easily adaptable to a wide range of operational needs. With **multiple HVAC units**, **700+ amps of power**, and **improved loading access**, the space supports both technical and professional environments. Located near San Diego's **I-15 corridor**, with a lease in place through **December 2026** and **extension options available**.

Submarket	Miramar, San Diego
Size	Approximately 8,091 SF
Parking	Approximately 28 spaces
Improved Area	5,010 SF total *(ESD Flooring, Electrical, HVAC Upgrades)*
Power	700A, 120/240V
Loading	1 Grade-Level Loading Door
Features	· Electrical upgrades to support laboratory and manufacturing equipment: 700A Distributed · HVAC upgrades: 7 Units (24.5 Tons / 294,000 BTUh)
Lease End Date	December 31, 2026 – Option to Renew Beyond this Date
For Sublease	**$1.65/SF Net of Operating Expenses**

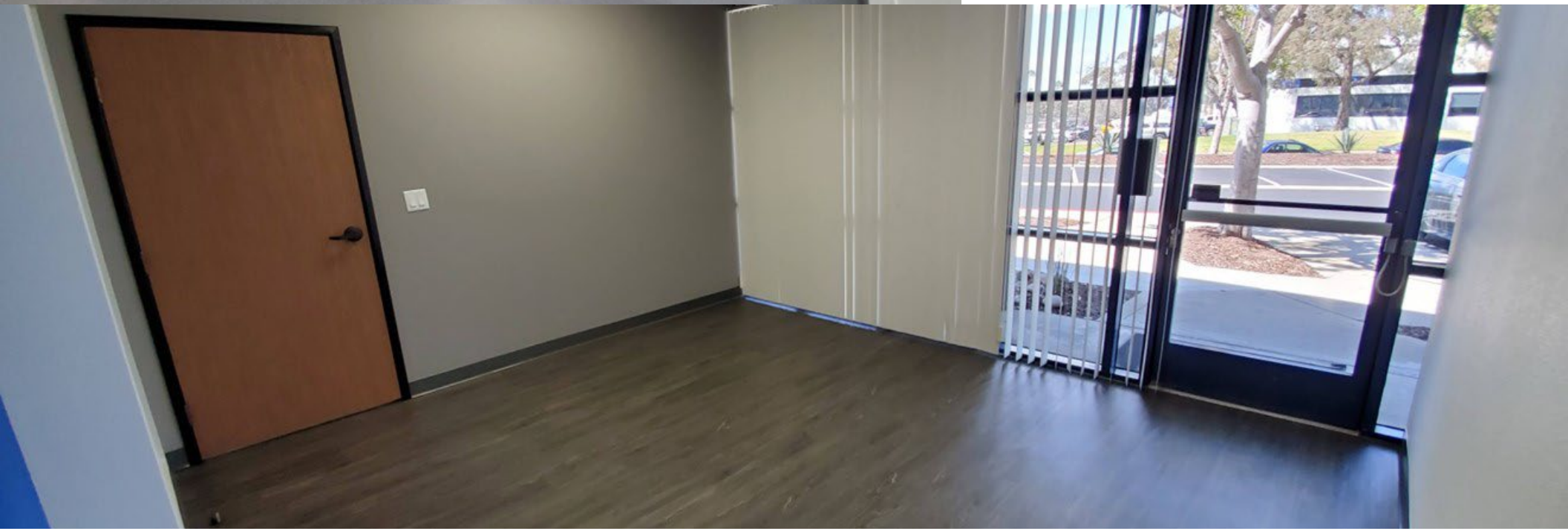
Lobby Area

Office Space


Office Space

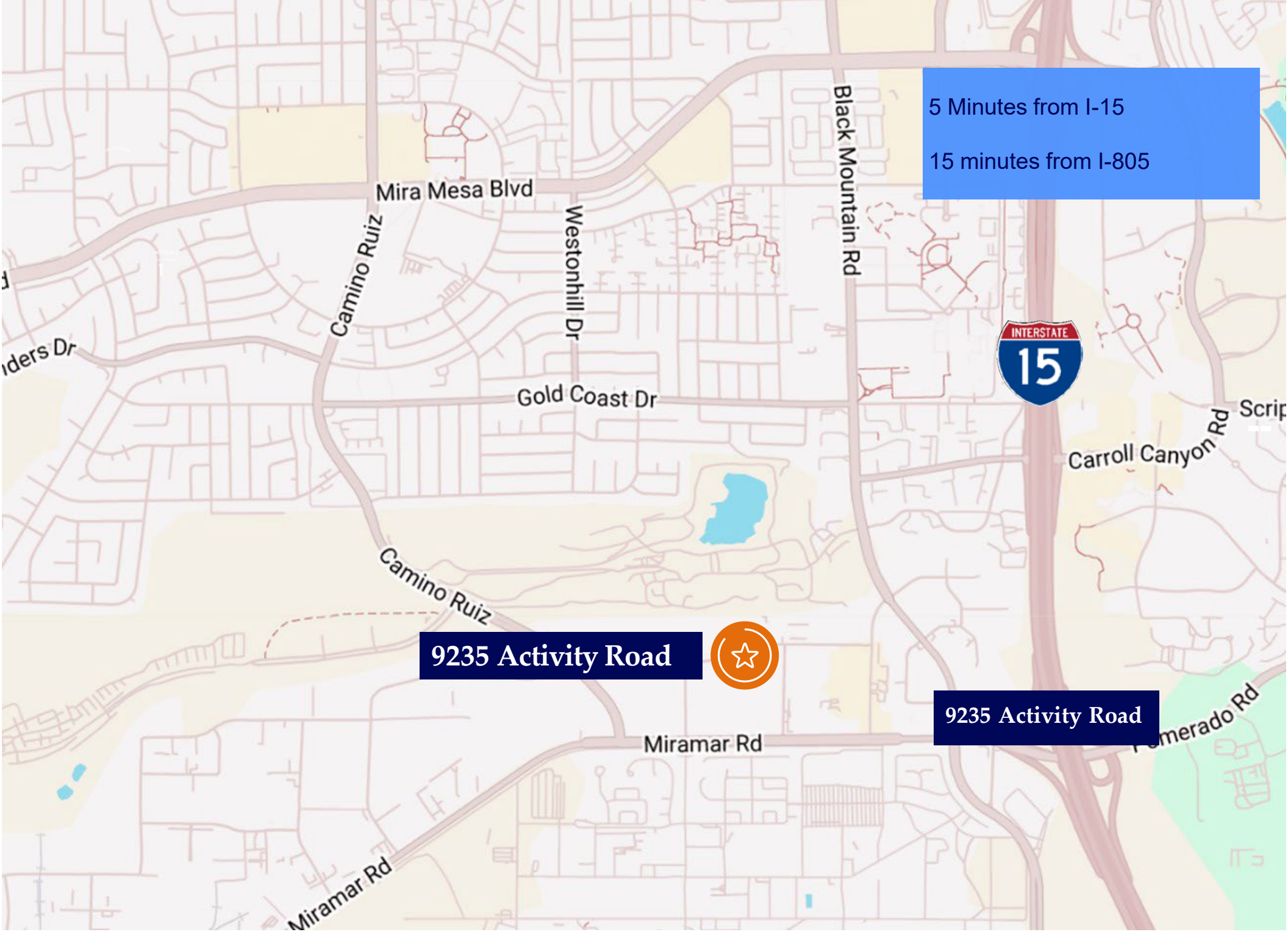
Building Amenities

- Modern flooring
- Modern kitchen, lounge, restrooms and conference spaces



Loading

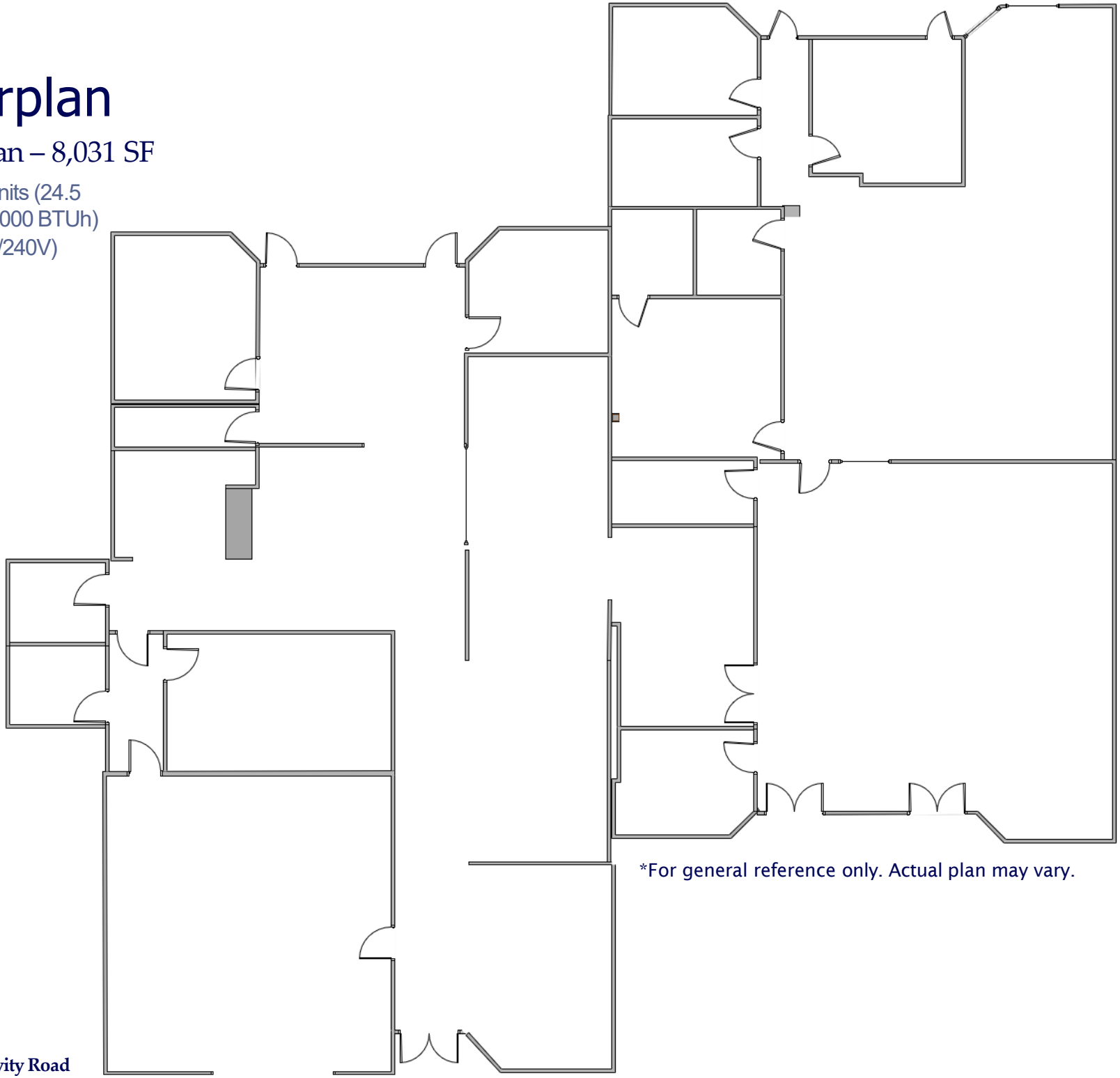
- Roll-Up Warehouse Door
- Reinforced Concrete
- Clearance


5 Minutes from I-15
15 minutes from I-805
Mira Mesa Blvd
Camino Ruiz
Westonhill Dr
Black Mountain Rd
INTERSTATE
15
Gold Coast Dr
Carroll Canyon Rd
Camino Ruiz
9235 Activity Road
9235 Activity Road
Miramar Rd
Miramar Rd

Floorplan

Floor Plan – 8,031 SF

- 7 HVAC Units (24.5 Tons/ 294,000 BTUh)
- 700A (120/240V)



*For general reference only. Actual plan may vary.

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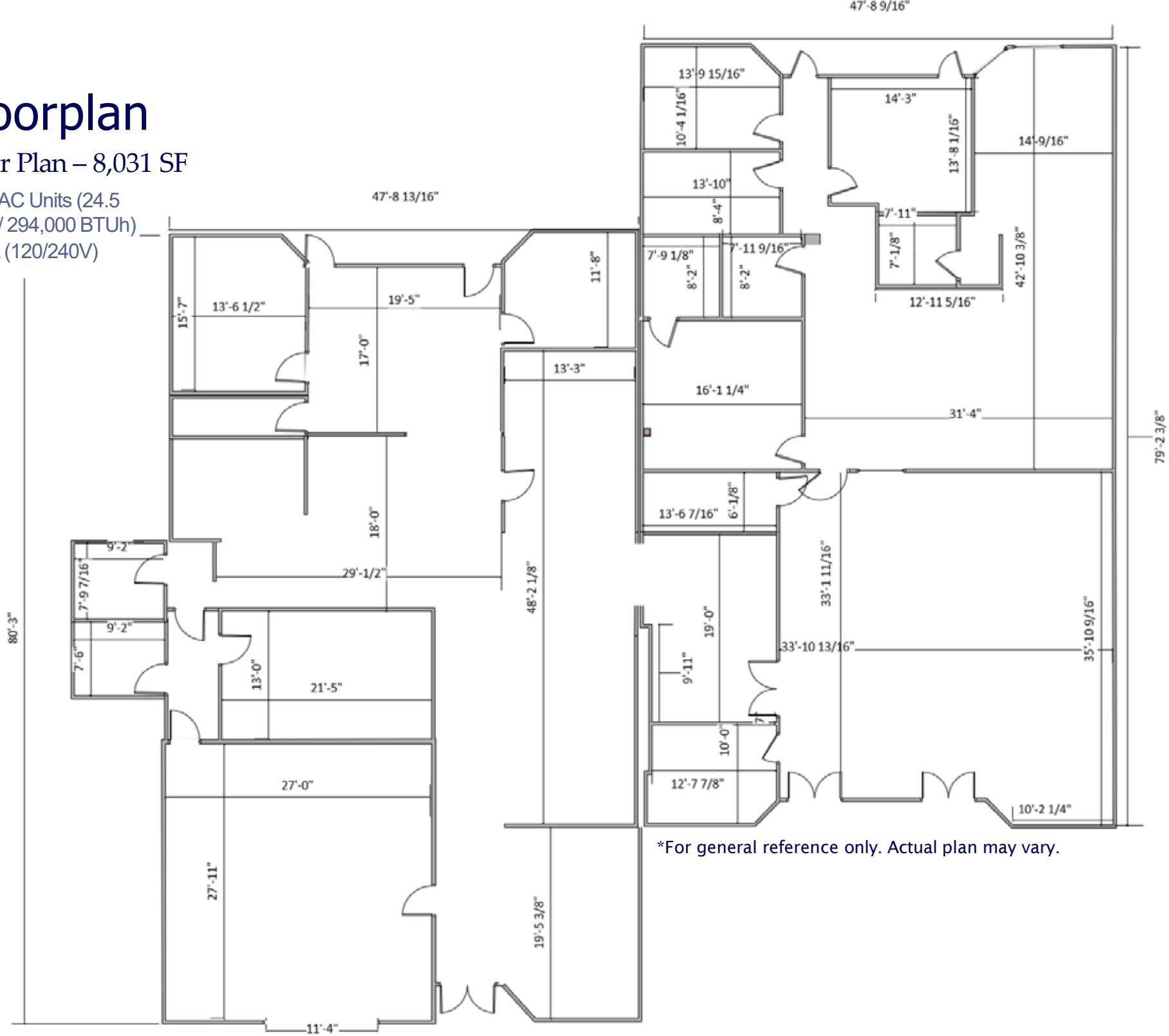

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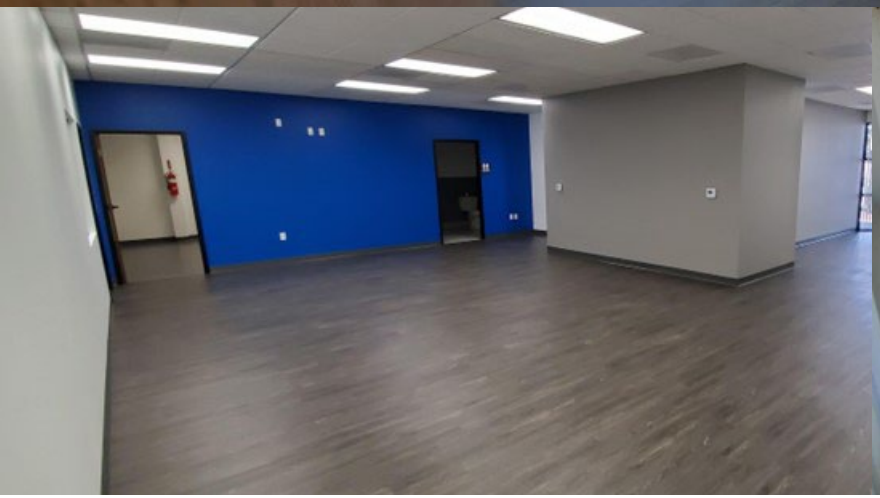

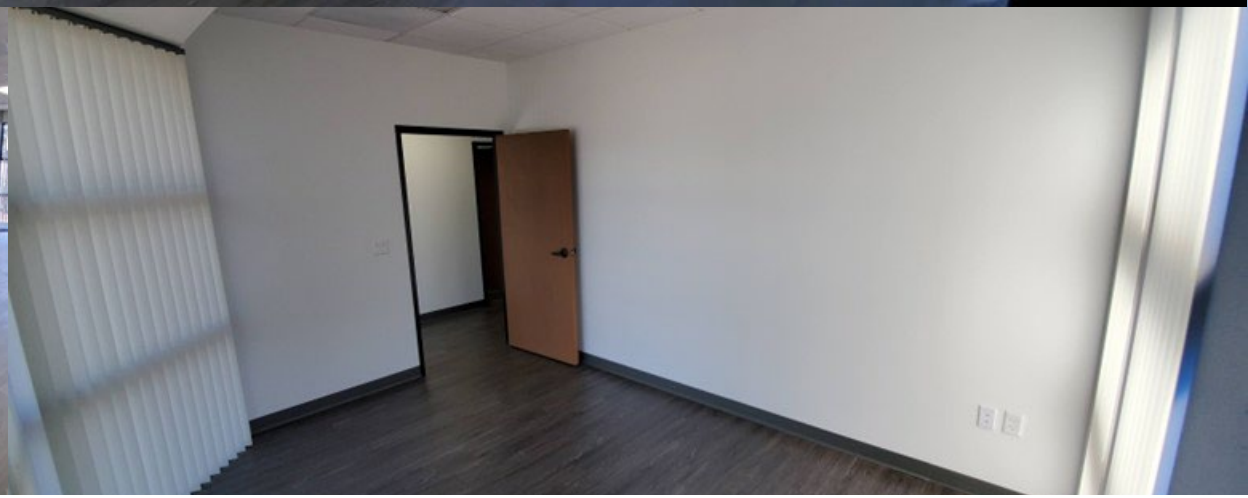

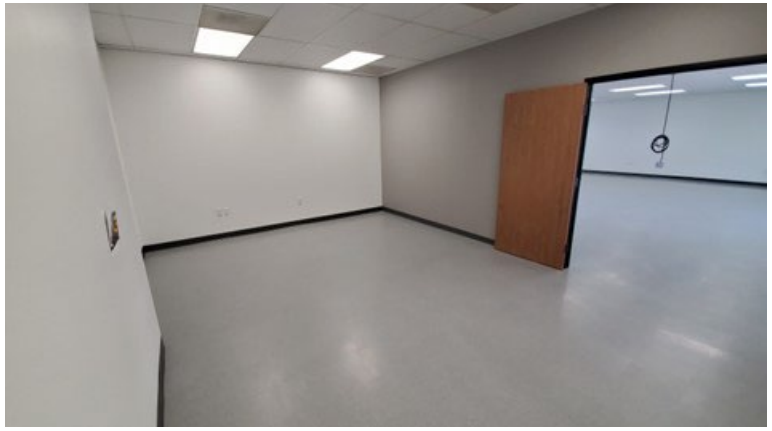

Space previously used by high-technology tenant:

- Retrofitted with ESD flooring
- Electrical drops
- Laboratory & Manufacturing Areas

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