

8525 ARJONS DRIVE

SAN DIEGO, CA 92126

Available for
Sublease

FLEX SUITE
1,820-7,669 SF

**ARCHSTONE
BUSINESS PARK**

BRET MORRISS

(619) 308-6787
bret.morriss@cast-cap.com
CA License #02037074

CARRIE DUDA

(619) 489-5373
carrie.duda@cast-cap.com
CA License #02199169

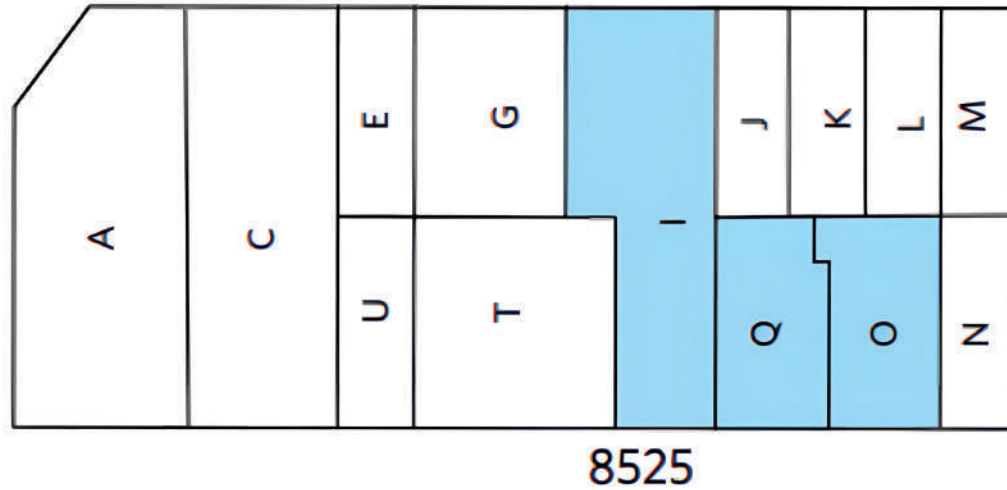
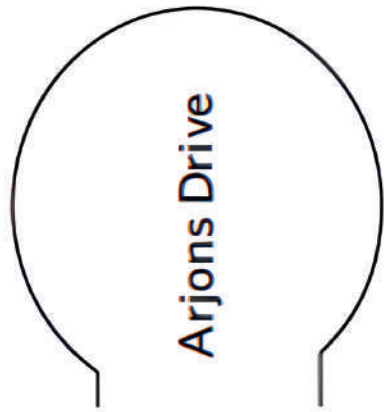
CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

- Located in the heart of Archstone Business Park
- Easy freeway access via Miramar Road
- On-site deli, breakfast and lunch available
- Abundant parking (3.00:1,000 SF)
- 14' warehouse clear height with grade-level truck doors
- HVAC installed in office
- Prominent signage overhead
- Cable internet available throughout the building



AVAILABLE SPACE



GROUND FLOOR OFFICE FLEX/INDUSTRIAL SUITE

SUITES	I, Q, and O
SIZE	Divisible from 1,820-7,669 SF
Price	\$1.40/SF NNN + Opex (Opex = \$0.36/SF)
Sublease term	Through 5/31/27
Available	2/1/2026

SUITES I, Q, AND O

(Total 7,669 SF, contiguous)

- Suite I (4,021 SF): 5 private offices, 2 private bathrooms, GL roll-up door, sink/washroom area, balance warehouse
- Suite Q (1,828 SF): 1 private office, 1 private bathroom, GL roll-up door, kitchenette/breakroom, balance warehouse.
- Suite O (1,820 SF): 2 private offices, 1 private bathroom, GL roll-up door, storage room, balance warehouse.



Front of Suite I

CAST
CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

BRET MORRISS
(619) 308-6787
bret.morriss@cast-cap.com
CA License #02037074

CARRIE DUDA
(619) 489-5373
carrie.duda@cast-cap.com
CA License #02199169

Copyright ©2025 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.