

FOR SALE - 22,275 SF TOTAL
UP TO 12,900 SF CONTIGUOUS FOR LEASE

Sorrento Valley - Flex/R&D Building

10655 Roselle Street, San Diego, CA 92121

Voit

REAL ESTATE SERVICES

Real People. Real Solutions.®

TWO NEW LEASES SIGNED!



Great Owner / User Facility

Property Features

- Single building project totaling 22,275 SF
Suites available 5,000 SF and up to 12,900 SF approximately
- Great building signage potential
- 3.3/1,000 parking ratio
- Within walking distance to Coaster Station
- Great freeway access to I-5 & 805
- Office, Bio-Tech, and Medical allowed
- Flex / Office space for lease
- Located within one of San Diego's premier high-tech and bio-tech oriented submarkets
- Strong corporate neighbors including Acadia, Ambit, NuVasive, and Qualcomm
- Diverse product design provides for a multitude of suite sizes and provides flexibility for future expansion
- Up to 15,000 SF of contiguous space on the first and second floor (see floor plans)

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Sale Price

- **\$2,950,000 (\$132.43/psf)**

Lease Rate

- **\$0.95 Gross**

FOR SALE OR LEASE

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Property Highlights

Building Size:	22,275 Square Feet
Lot Size:	39,204 Square Feet
Number of Floors:	2
Largest Contiguous Size Available:	12,900 SF
Parcel Number:	340-150-30-00
Year Built:	1985
Zoning:	IL-3-1
Loading:	1 grade-level (potential for 2 doors)
Construction:	Concrete tilt-up
Power:	1000 Amps, 120/208v
Meters:	7 electrical meters
Parking:	3.3 / 1,000- can possibly add more parking



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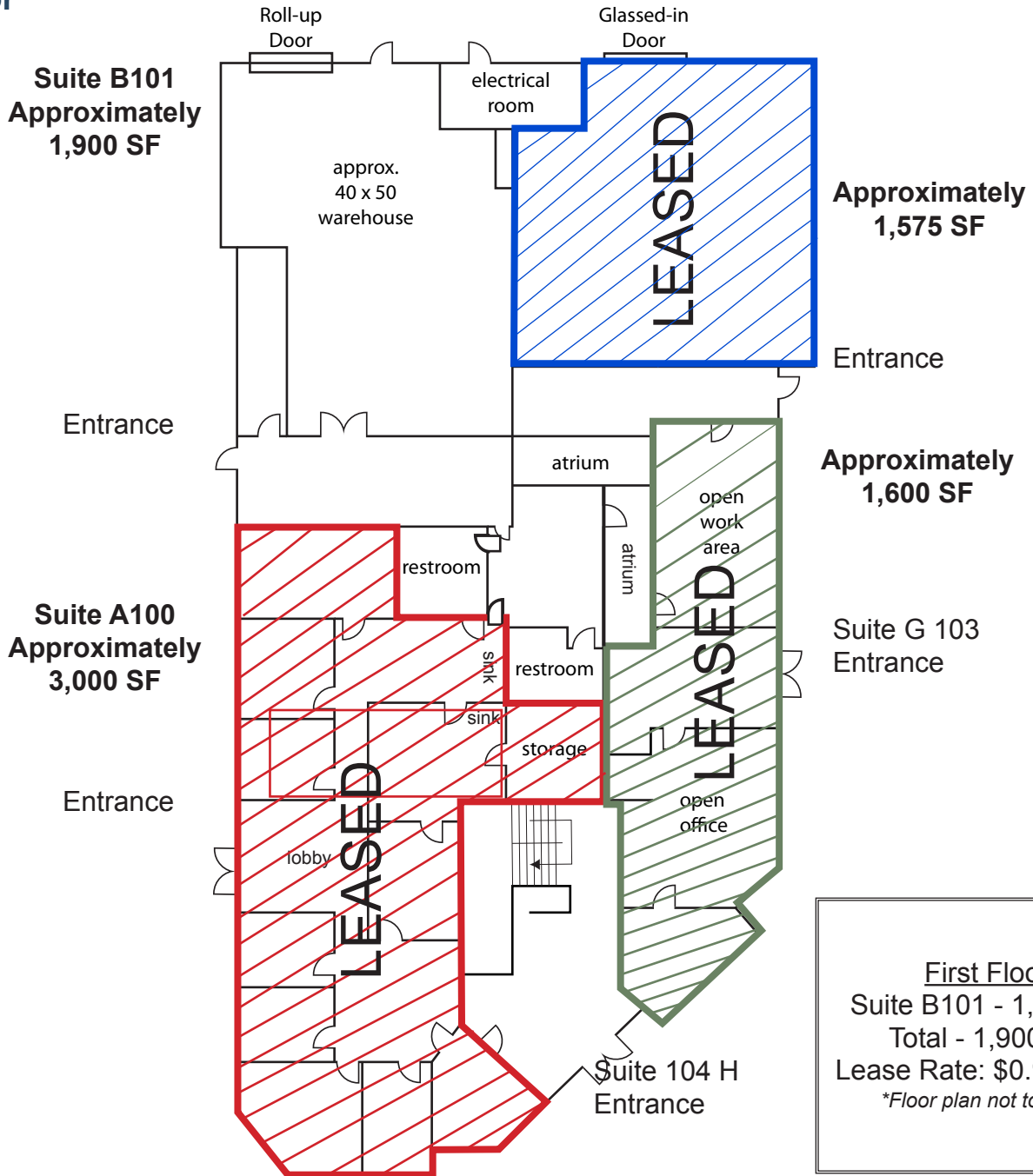
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First Floor



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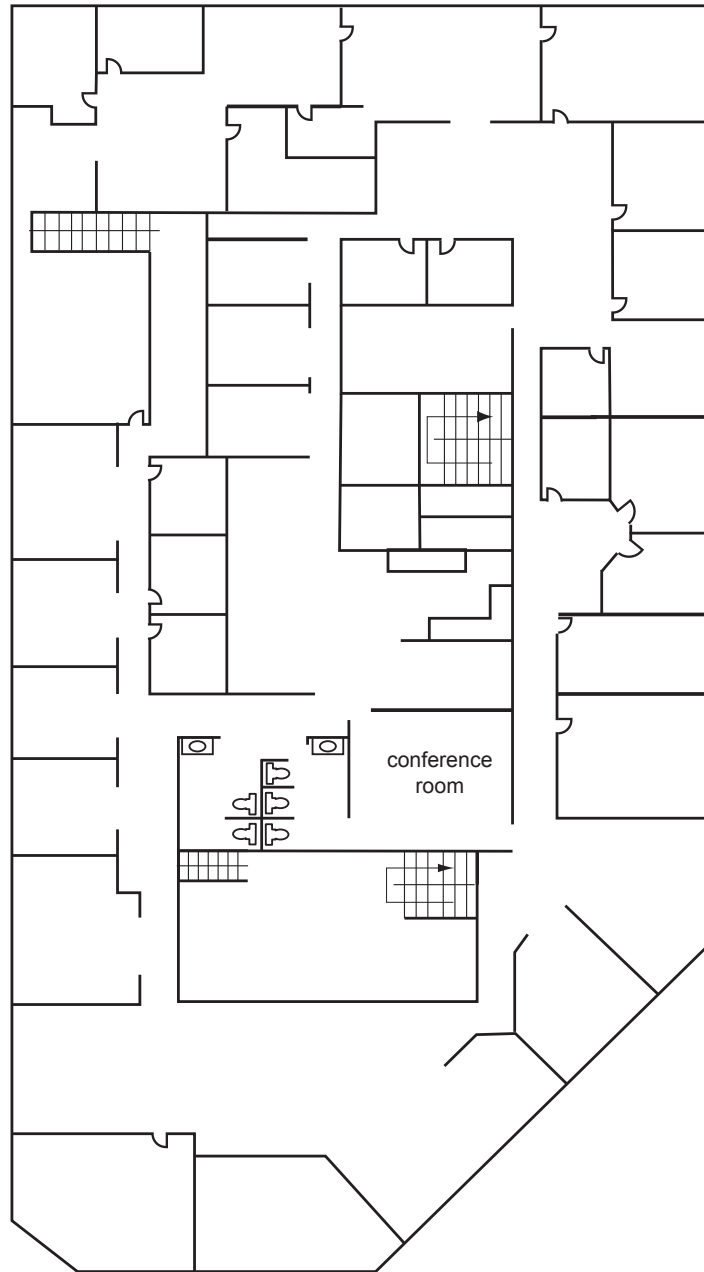
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Second Floor

Approximately

11,000 SF



Second Floor
Up to 11,000 SF
100% improved office space
Lease Rate: \$0.95 gross
**Floor plan not to scale*

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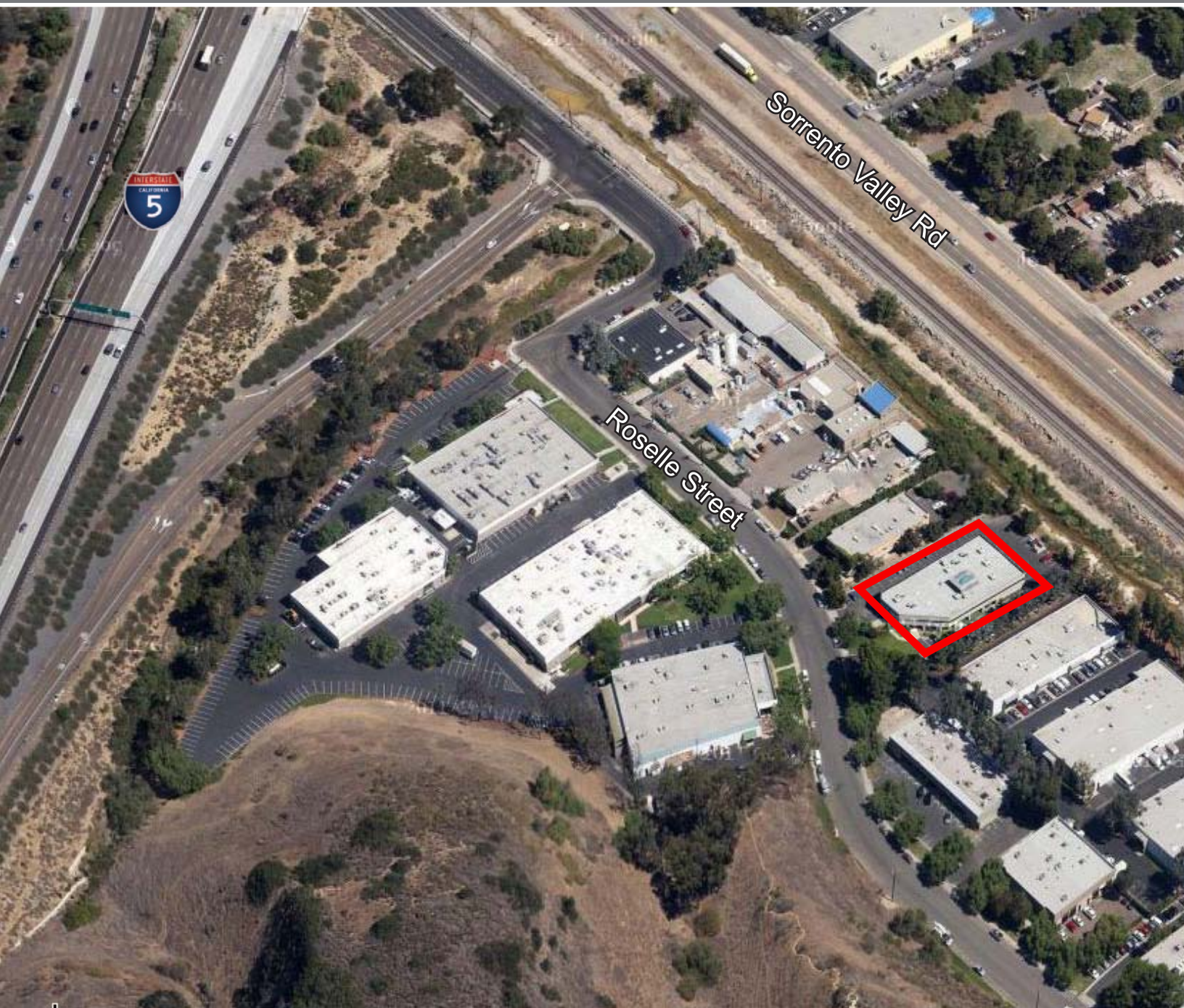


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