

# TORREY PINES BUSINESS PARK



Potential Build-Out

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VISTA SORRENTO PARKWAY | SORRENTO VALLEY BOULEVARD • SORRENTO VALLEY

## R&D/INDUSTRIAL & CREATIVE OFFICE SPACE FOR LEASE



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## LOCATION

Immediately adjacent to I-5/805 Interchange  
Excellent access to Torrey Hills  
Walking distance to Coaster Station

## PROJECT

Beautiful park setting  
Office/flex/warehouse space available  
Flexible and efficient floorplans  
Clear heights range from 11'-16'  
On-site Post Office  
Sand volleyball courts  
Tennis courts  
Outdoor basketball court  
Shower/changing rooms  
Freeway visible  
Institutional ownership



■ Available

# FOR LEASE | AVAILABILITY

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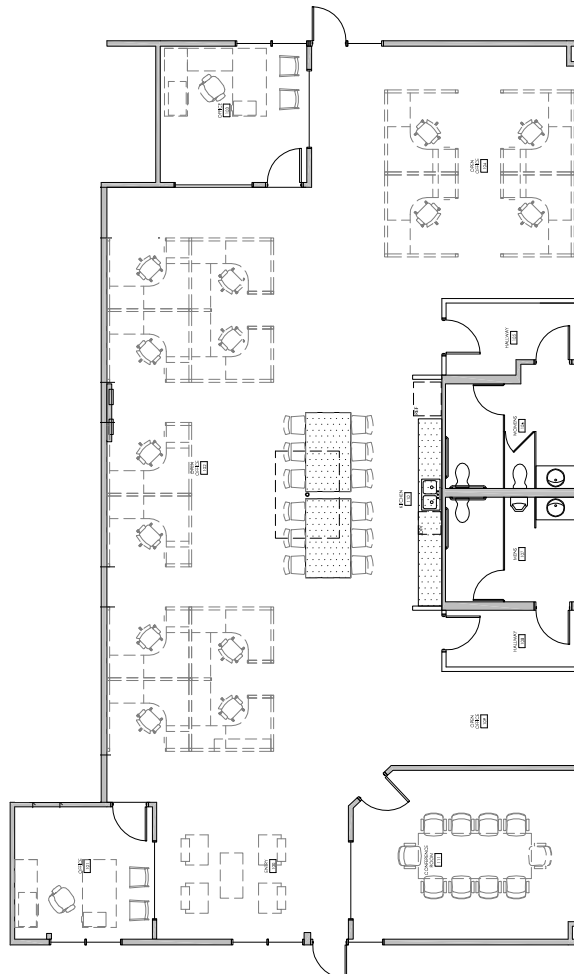
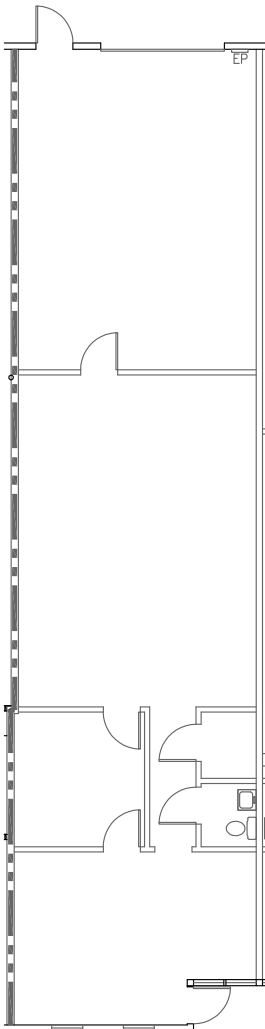


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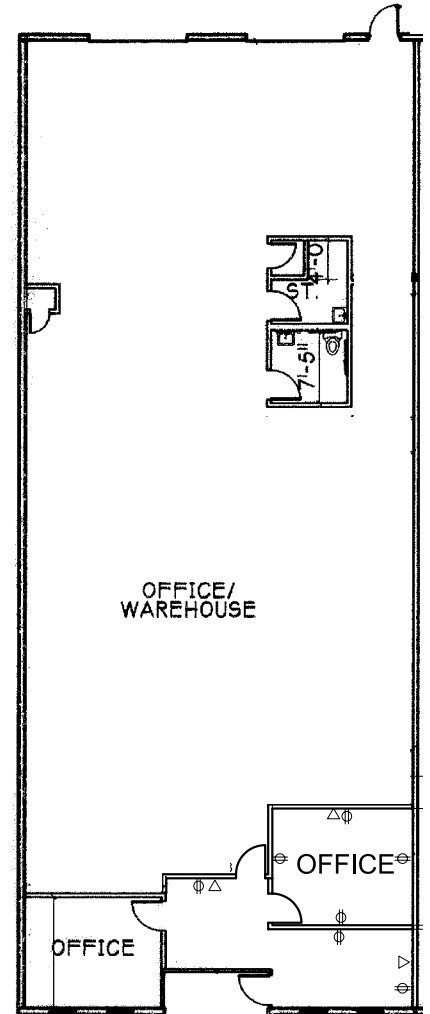
3970 Sorrento Valley Blvd, Suite 300  
1,600 rsf  
\$1.75 NNN  
Small office, dry lab, warehouse & one roll-up door.

3950 Sorrento Valley Blvd, Suite 400/500  
3,382 rsf  
\$1.75 NNN  
Creative office space in the works. Exposed wood ceiling, skylights, glass on three sides, reception, two offices, restrooms and breakroom.

3962 Sorrento Valley Blvd, Suite 100  
4,000 rsf  
\$1.75 NNN  
Potential creative office space. 20% office/80% warehouse, 2 grade level doors, end cap space.



Sorrento Valley Blvd.



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