

SORRENTO HEIGHTS CORPORATE CENTER

10509 VISTA SORRENTO PARKWAY



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BUILDING INFORMATION

- Four-story, 78,000 RSF, well-located, west Sorrento Mesa office building
- Atrium style design offering extensive glass line with abundant natural light
- Various suites have access to large, usable private balconies
- Panoramic views
- Courtyard setting with comfortable collaborative seating areas, lush landscaping and WiFi
- Immediate access to I-805 and I-5, direct access via Vista Sorrento Parkway to Del Mar Heights and SR-56
- EV charging stations on-site
- On-site ownership and property management
- Monument signage potentially available



AVAILABILITY

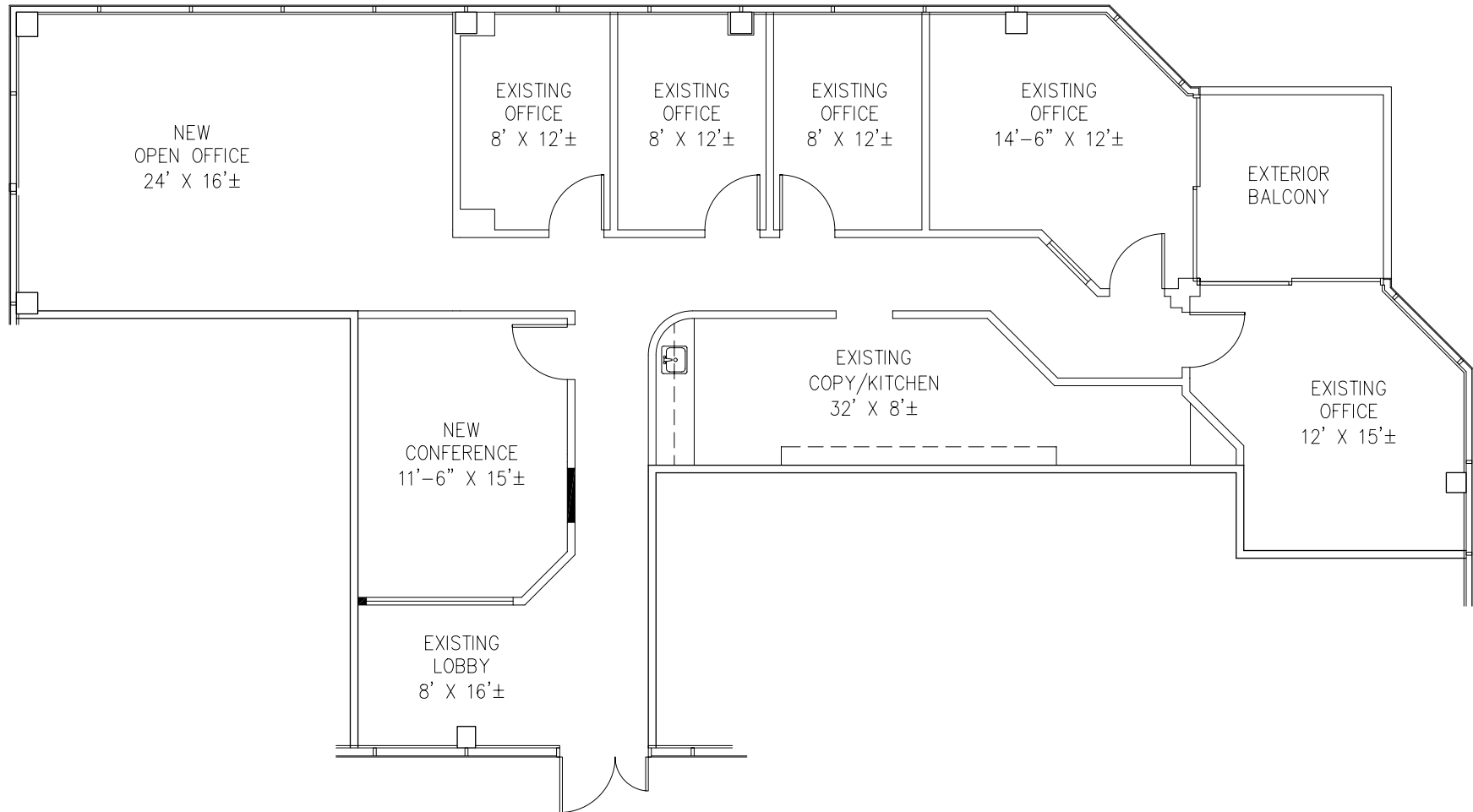
SUITE	SIZE	LEASE RATE	AVAILABLE	NOTES
102	2,175 RSF	\$2.35/SF + E	January 2020	Reception, 5 private offices, conference room, open work area, breakroom, copy area and private exterior balcony.
106	2,489 RSF	\$2.35/SF + E	Vacant	Mostly open office space with kitchen, storage and 2 private offices.



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10509 VISTA SORRENTO PARKWAY
SUITE 102: 2,175 RSF

AS-BUILT



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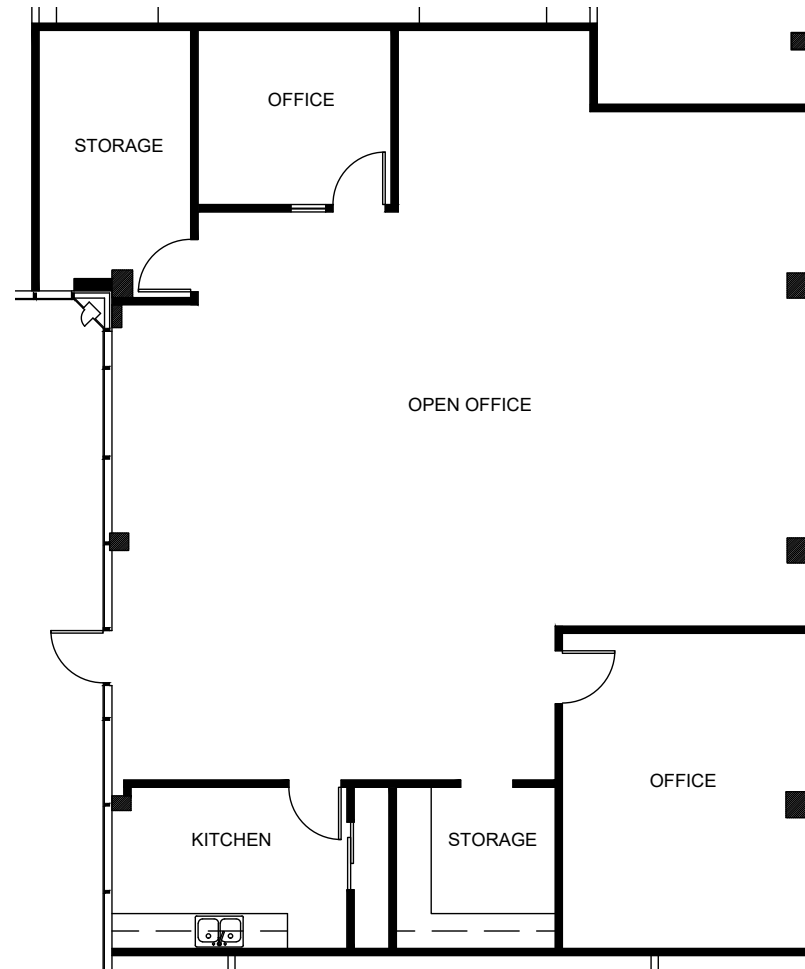
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SUITE 106: 2,489 RSF

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AREA AMENITIES

- PERSONAL SERVICES/ SHOPPING**
- 1 Plaza Sorrento
- 2 Premier Athletic & Squash Club
- 3 Sorrento Canyon Golf Center
- 4 Sorrento Court
- 5 Sorrento Mesa Crossroads
- 6 Sorrento Valley Racquetball
- 7 Bally Total Fitness
- 8 L.A. Fitness
- BUSINESS SERVICES**
- 1 Staples
- 2 Federal Express
- 3 International Office Supply
- HOTEL / TRAVEL**
- 1 Courtyard By Marriott
- 2 Homestead Village
- 3 Residence Inn By Marriott
- 4 Hyatt Summerfield Suites
- 5 Wyndham Garden Hotel
- 6 Holiday Inn Express - Sorrento Valley
- 7 Staybridge Suites By Holiday Inn
- BANKS**
- 1 Bank Of America
- 2 Mission Federal Credit Union
- 3 San Diego County Credit Union
- RESTAURANTS**
- 1 Eddy M's Deli
- 2 Centerpark Cafe
- 3 Chili's
- 4 Deli House
- 5 Dominec's Deli
- 6 Karl Strauss
- 7 Oberlin Deli
- 8 Plaza Sorrento Food Court (16 Restaurants)
- 9 Sandwich House
- 10 Sorrento Court (14 Restaurants)
- 11 Sorrento Mesa Crossroads & Restaurants
- 12 Sorrento Plaza Deli
- 13 Come On In Cafe
- 14 Wineseller And Brasserie
- 15 Sorrento Plaza (8 Restaurants)

SORRENTO HEIGHTS CORPORATE CENTER

TO HWY-56

I-5 NORTH
1 Exit
1 Entrance
I-5 SOUTH
1 Exit
1 Entrance

I-5 NORTH
1 Exit
I-5 SOUTH
1 Entrance

I-805 NORTH
2 Exits
1 Entrance
I-805 SOUTH
1 Exit
1 Entrance

TO I-15

