

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



R&D/INDUSTRIAL & CREATIVE OFFICE SPACE



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

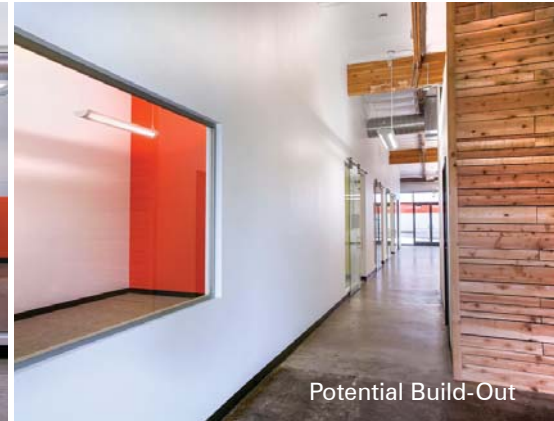
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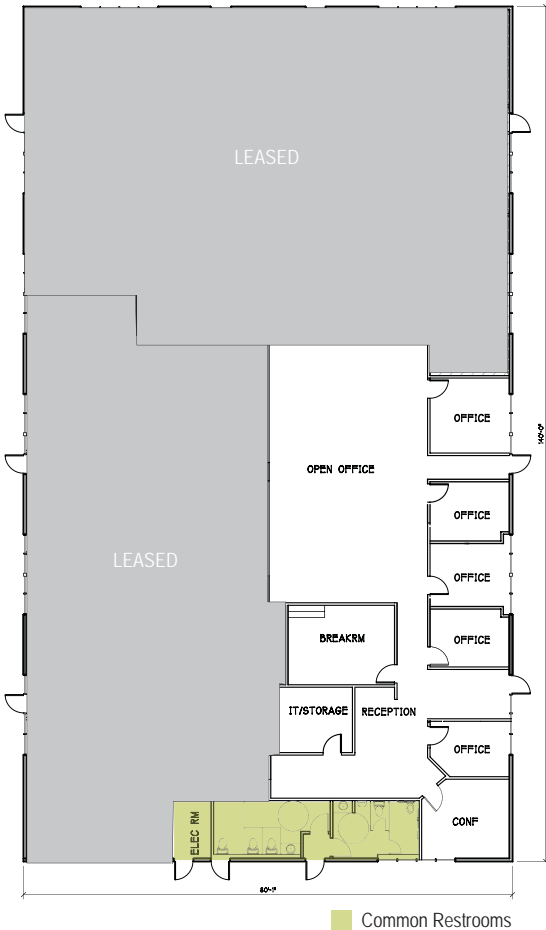
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3978 Sorrento Valley Blvd, Suite 200
 3,456 rsf
 \$1.65 NNN
 Potential creative office build-out. Wood-truss ceiling and nice window line.

3950 Sorrento Valley Blvd, Suite 400/500
 3,382 rsf
 \$1.65 NNN
 Biotech build-out including 3 separate lab areas, tissue culture room, glass was, break room and 3 private offices.



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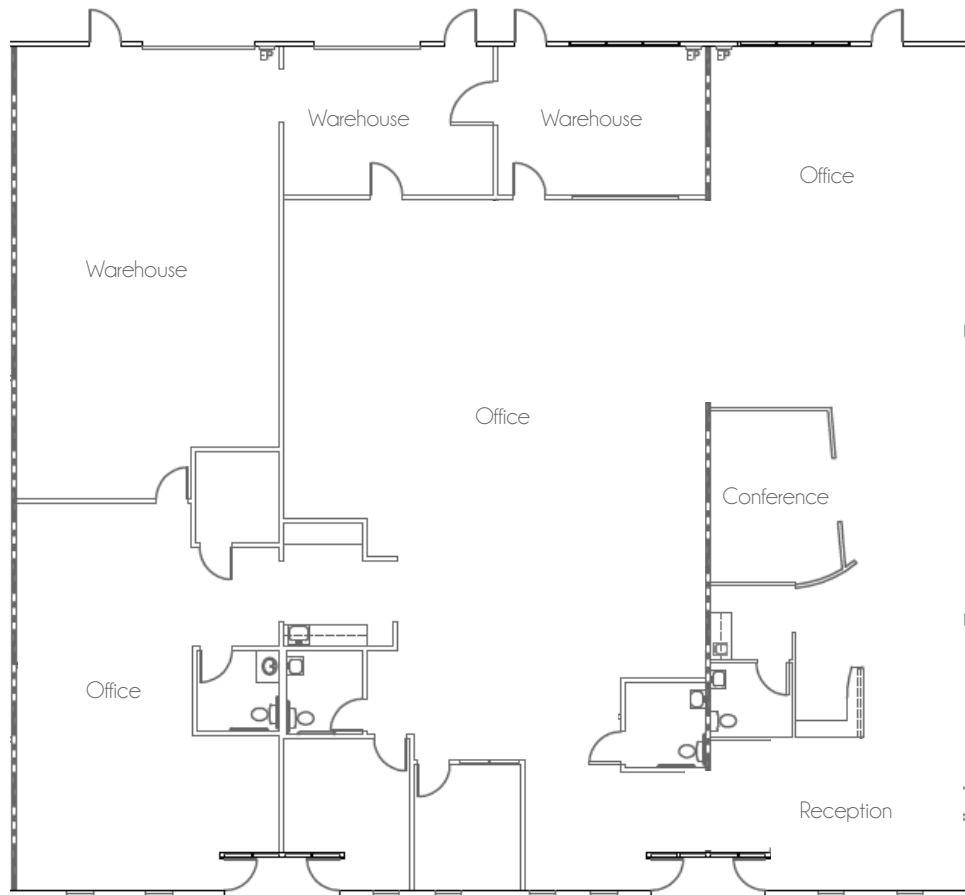
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3970 Sorrento Valley Blvd, Suite 500/800
7,252 rsf
\$1.65 NNN

Potential for creative office space. Currently built-out with 70% creative office and 30% warehouse.



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Tim Olson
License # 01364117
+1 858 410 1253
t.olson@am.jll.com

