

ALTA SORRENTO

9444 Waples Street
San Diego, CA 92121



M|I|G®



**CUSHMAN &
WAKEFIELD**

4747 Executive Drive, 9th Floor
San Diego, CA 92121
Ph. 858.546.5400
Fax 858.630.6320
cushmanwakefield.com

For more information, contact:

Bill Cavanagh
858.546.5460
bill.cavanagh@cushwake.com
CA Lic. 00905262

Brett Ward
858.546.5470
brett.ward@cushwake.com
CA Lic. 01426040

Mike Novkov
858.546.5412
mike.novkov@cushwake.com
CA Lic. 01890388

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.
K:\9444 Waples\Flyer\Alta Sorrento Flyer 2019



ALTA SORRENTO Recent Renovations



FOR LEASE

Four-story, 88,315 RSF
Class A office building

4.0/1,000 PARKING RATIO

9444 Waples Street
San Diego, CA 92121





Suites Available:

Suite #	Square Footage	Lease Rate	Available
140	4,337 SF	\$2.55/SF Full Service	Vacant
170	2,910 SF	\$2.55/SF Full Service	Vacant
280	9,768 SF	\$2.55/SF Full Service	Vacant
290	2,826 SF	\$2.55/SF Full Service	Vacant
310	2,649 SF	\$2.55/SF Full Service	Vacant
460	2,644 SF	\$2.55/SF Full Service	5/1/2020
470	4,752 SF	\$2.55/SF Full Service	5/1/2020



Property Highlights:

- Spaces available from 2,644 - 9,768 SF
- Fitness Center on-site with showers & lockers
- Private balconies in select suites
- Excellent building identity and visibility from Mira Mesa Blvd.
- Recently completed exterior renovations
- Upgraded lobbies and common areas
- Outdoor seating areas



FOR LEASE
9444 Waples Street
San Diego, CA 92121

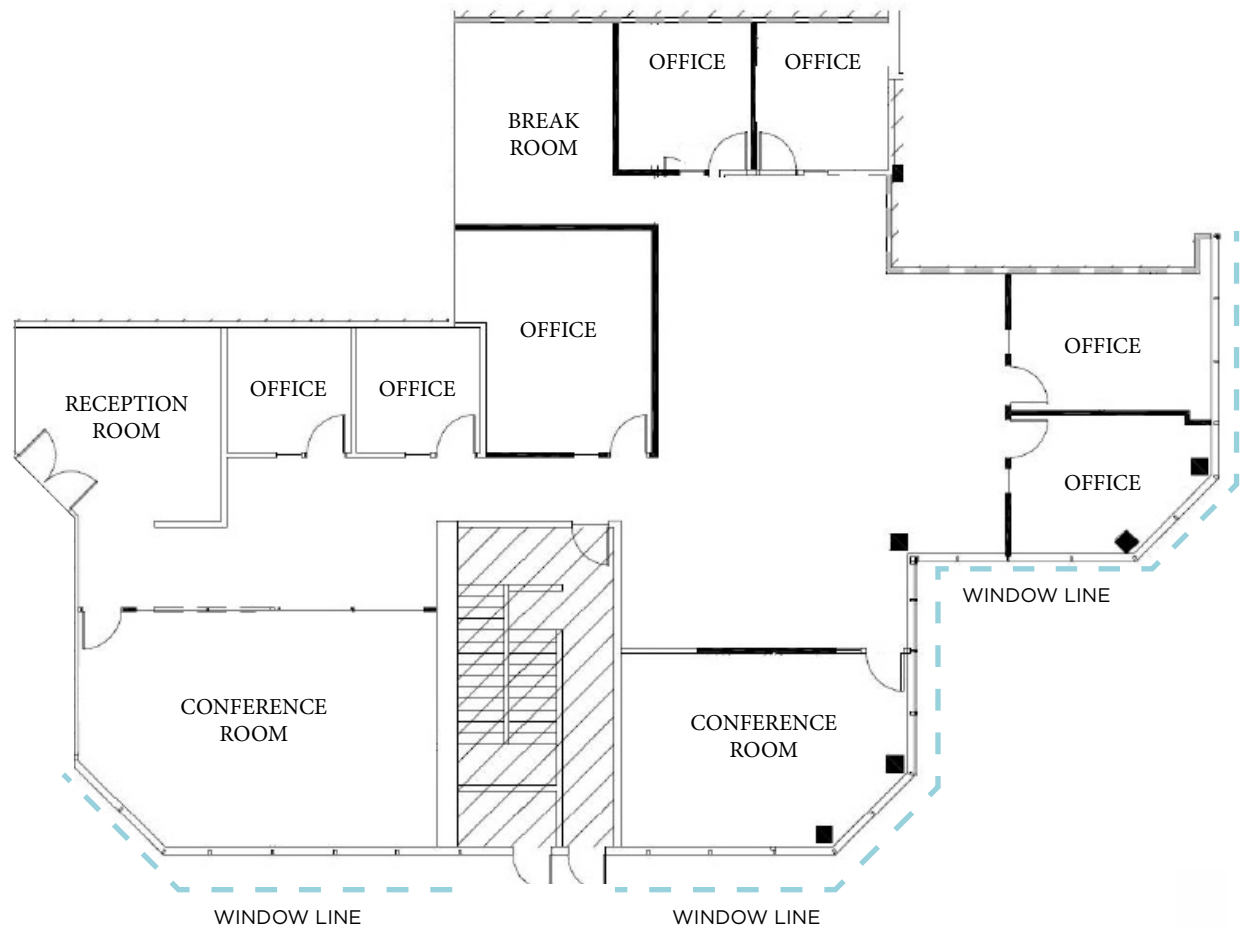
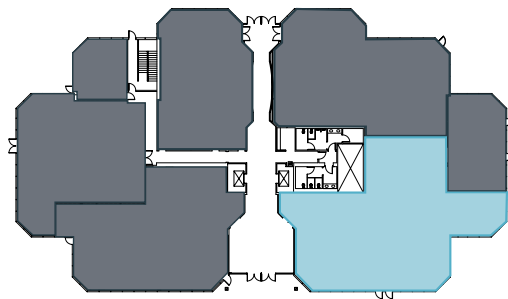


Suite 140

SF	Lease Rate	Available
4,337 SF	\$2.55/SF + FS	Now

Suite Comments

Located on first floor lobby featuring glass double-door entry.



FOR LEASE

9444 Waples Street

San Diego, CA 92121

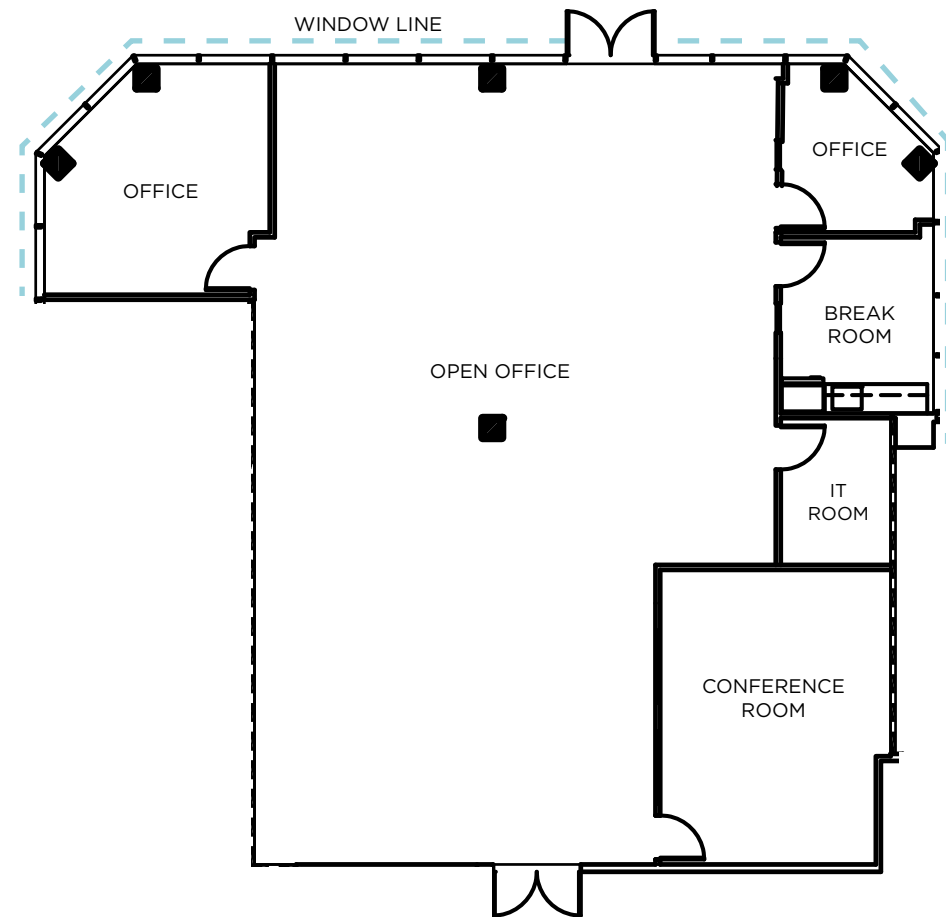
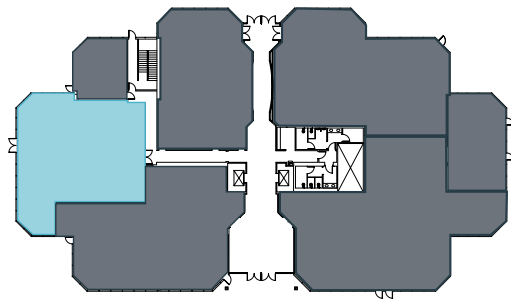


Suite 170

SF	Lease Rate	Available
2,910 SF	\$2.55/SF + FS	Now

Suite Comments

First floor suite with optional external entry. Two (2) private offices, IT/Storage room, conference room, break room and open office area.



FOR LEASE
9444 Waples Street
San Diego, CA 92121

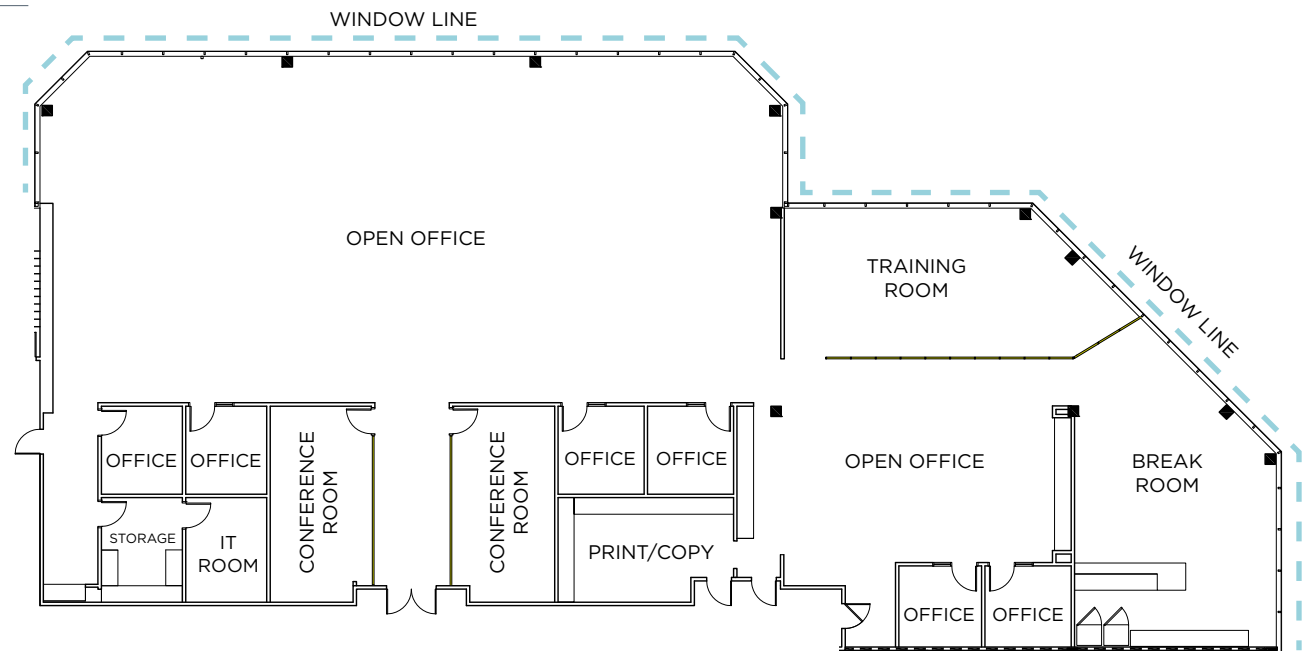
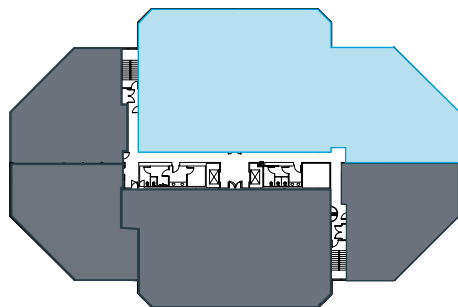


Suite 280

SF	Lease Rate	Available
9,768 SF	\$2.55/SF + FS	Now

Suite Comments

Open office area for cubes, training room, break room, conference rooms, IT closet, and private offices.



FOR LEASE
9444 Waples Street
 San Diego, CA 92121

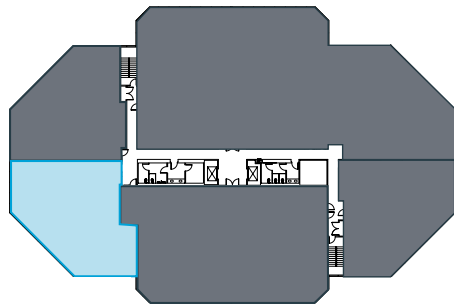


Suite 290

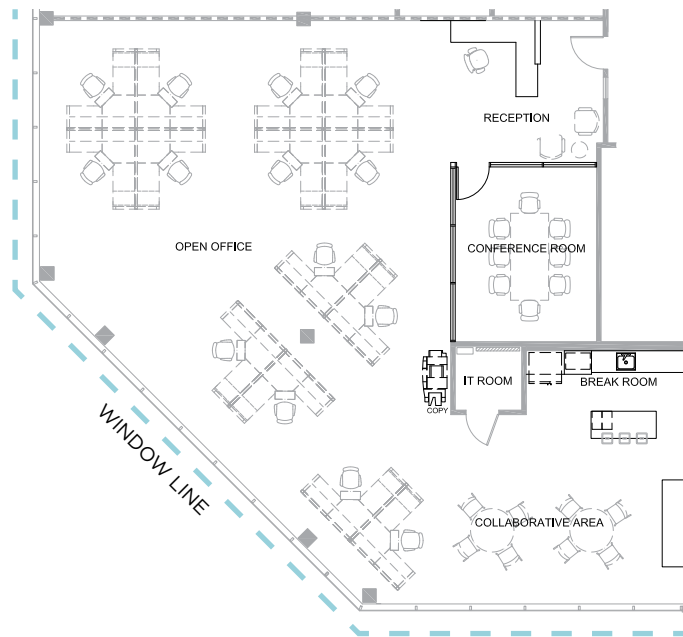
SF	Lease Rate	Available
2,826 SF	\$2.55/SF + FS	Now

Suite Comments

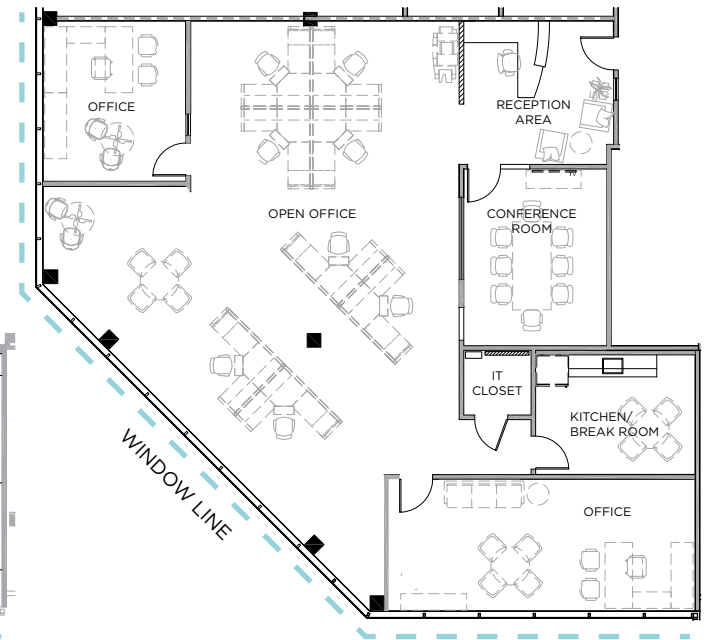
Mix of private window-line offices, open office area for cubes, break room, conference room, IT closet, and reception area. Great window-line with canyon views.



Planned Spec Suite



As-built



FOR LEASE
9444 Waples Street
 San Diego, CA 92121

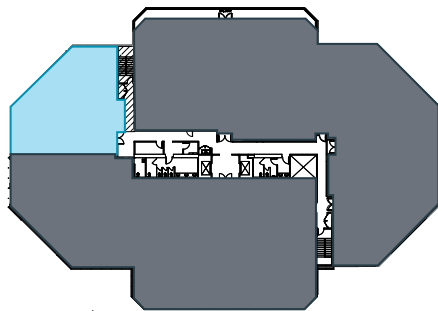


Suite 310

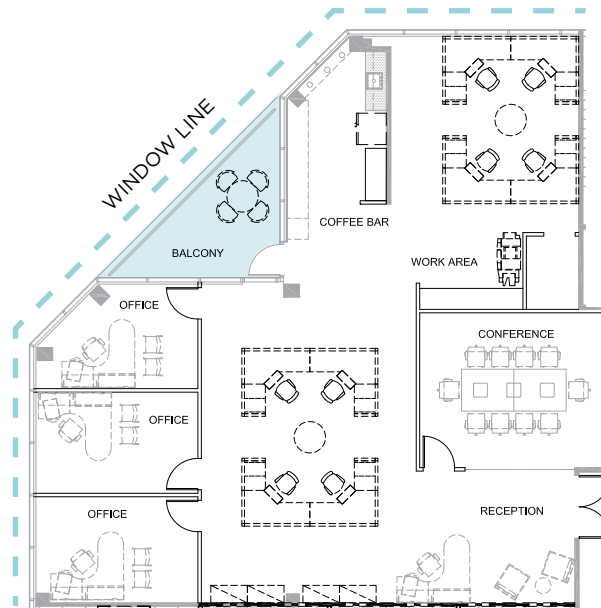
SF	Lease Rate	Available
2,649 SF	\$2.55/SF + FS	Now

Suite Comments

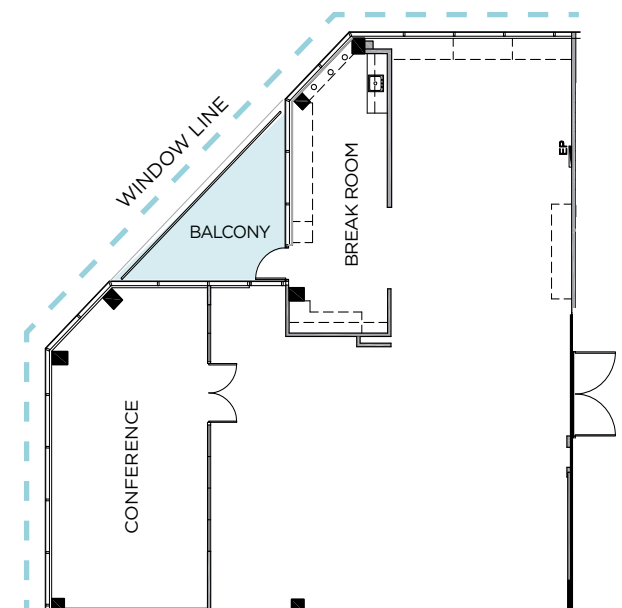
Mix of private offices, open office area for cubes, break room, conference room, IT closet, and reception area. Great window-line with canyon views.



Hypothetical



As-built



FOR LEASE

9444 Waples Street

San Diego, CA 92121

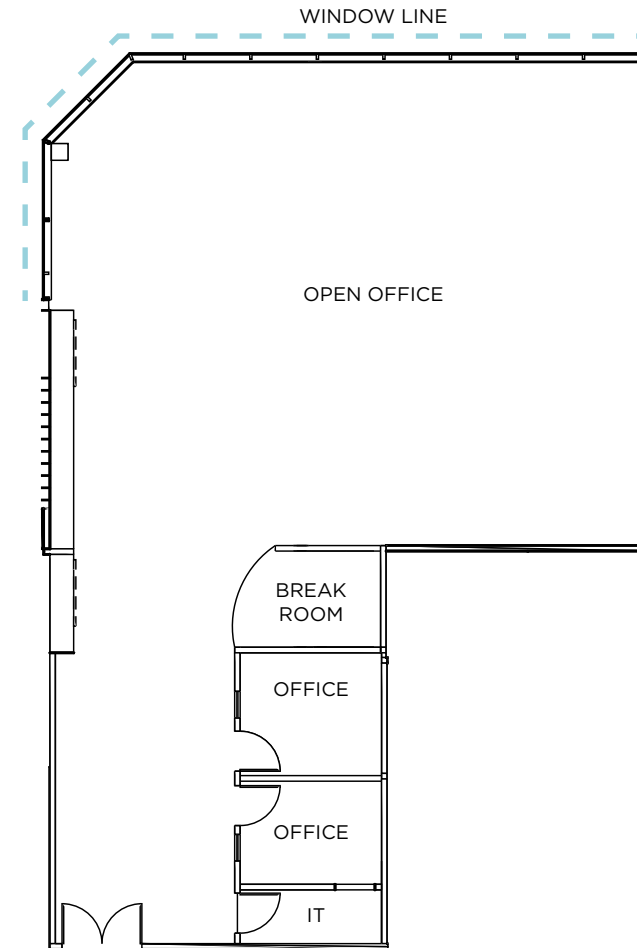
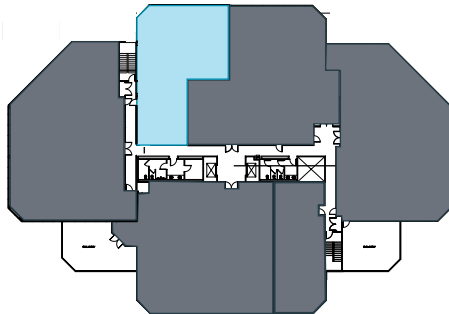


Suite 460

SF	Lease Rate	Available
2,644 SF	\$2.55/SF + FS	5/1/20

Suite Comments

2 private offices, break room, IT room and open office area for cubes. Great window-line with canyon views.



FOR LEASE

9444 Waples Street

San Diego, CA 92121

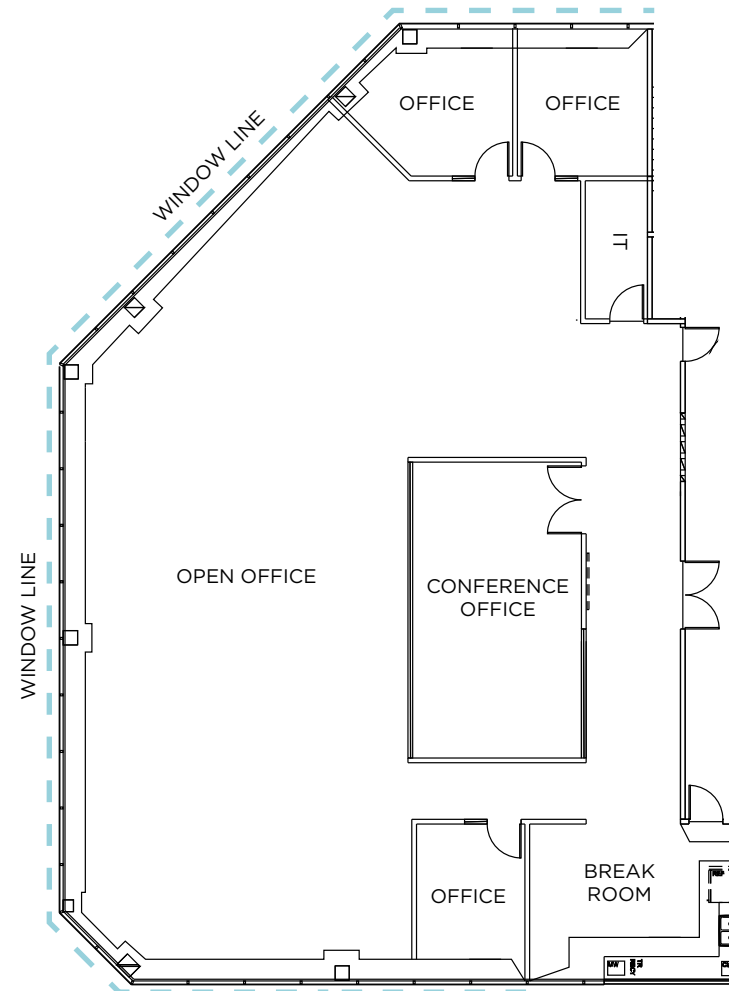
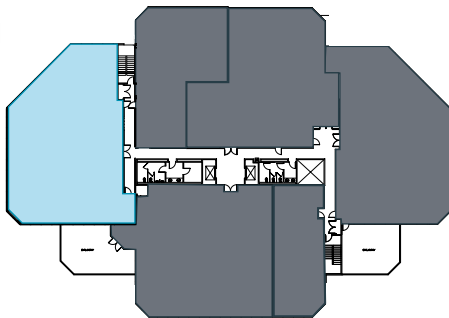


Suite 470

SF	Lease Rate	Available
4,752 SF	\$2.55/SF + FS	5/1/20

Suite Comments

3 private offices, open office area for cubes, break room, conference room and IT closet. Great window-line with canyon views.



ALTA SORRENTO

● RESTAURANTS

1. Han's Kitchen
2. Barwarchi Express
3. Armando's Taco Shop
4. Naseems Bakery & Kabob
5. Grill & Market
6. Hanaya Sushi
7. Maxi's Luncheonette
8. Oasis Bar & Grill
9. Coffee Time Deli
10. Gravity Heights
11. The WineSellar & Brasserie
12. Greenflash Brewing Co.
13. Which Addiction
14. Tee Party

● HOTEL

15. Hyatt House San Diego
16. Extended Stay America
17. Residence Inn San Diego

● BANK

18. SDCCU
19. SDCCU - ATM

● FITNESS

20. Fitness & Motion
21. Core One Pilates
22. Art of Living Center for Yoga & Meditation
23. Zfitness & Dance

● DAYCARE

24. La Jolla Children's Learning





**CUSHMAN &
WAKEFIELD**

4747 Executive Drive, 9th Floor
San Diego, CA 92121
Ph. 858.546.5400
Fax 858.630.6320
cushmanwakefield.com

For more information, contact:

Bill Cavanagh
858.546.5460
bill.cavanagh@cushwake.com
CA Lic. 00905262

Brett Ward
858.546.5470
brett.ward@cushwake.com
CA Lic. 01426040

Mike Novkov
858.546.5412
mike.novkov@cushwake.com
CA Lic. 01890388