

**FOR SALE**

SORRENTO MESA  
OFFICE BUILDING

MESA RIDGE  
CORPORATE  
CENTER

10052 MESA RIDGE COURT

43,306 SF OFFICE BUILDING FOR SALE - OWNER/USER INVESTMENT OPPORTUNITY

***Voit***

REAL ESTATE SERVICES

# EXECUTIVE SUMMARY



**VOIT REAL ESTATE SERVICES IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE MESA RIDGE CORPORATE CENTER, A 43,306 SF TWO-STORY OFFICE BUILDING LOCATED AT 10052 MESA RIDGE COURT. THE PROPERTY IS LOCATED IN SORRENTO MESA, ONE OF THE MOST IN DEMAND SUBMARKETS IN SAN DIEGO.**

This opportunity offers an owner/user the ability to immediately occupy 8,393 square feet of ground floor space in this quality two story office building. The Buyer would receive an income stream from the existing tenants to reduce their occupancy costs.

**TOTAL SF**  
43,306 SF

**AVAILABLE FOR USER**  
8,393 SF

**TOTAL ACRES**  
7.82

**PARCEL NUMBER**  
341-341-17

**PARKING RATIO**  
4.0/1,000

**YEAR**  
1987

**ZONING**  
II-2-1

# PROPERTY HIGHLIGHTS

## UNIQUE OWNER/USER INVESTMENT OPPORTUNITY WITH POTENTIAL EXPANSION OPPORTUNITY

Two-story Class B office building totaling 43,306 RSF with 8,393 square feet of ground floor space available for immediate occupancy. Buyer has ability to expand in February 2020.

## HIGHLY IMPROVED AMENITIES

Newly remodeled amenities including the main lobby and restrooms, including ground floor shower and locker facilities.

## HIGHLY DESIRABLE SORRENTO MESA LOCATION

Mesa Ridge Corporate Center is centrally located with excellent access to I-805, I-5, I-15 and SR-56.

## PROFESSIONAL CORPORATE OFFICE SETTING

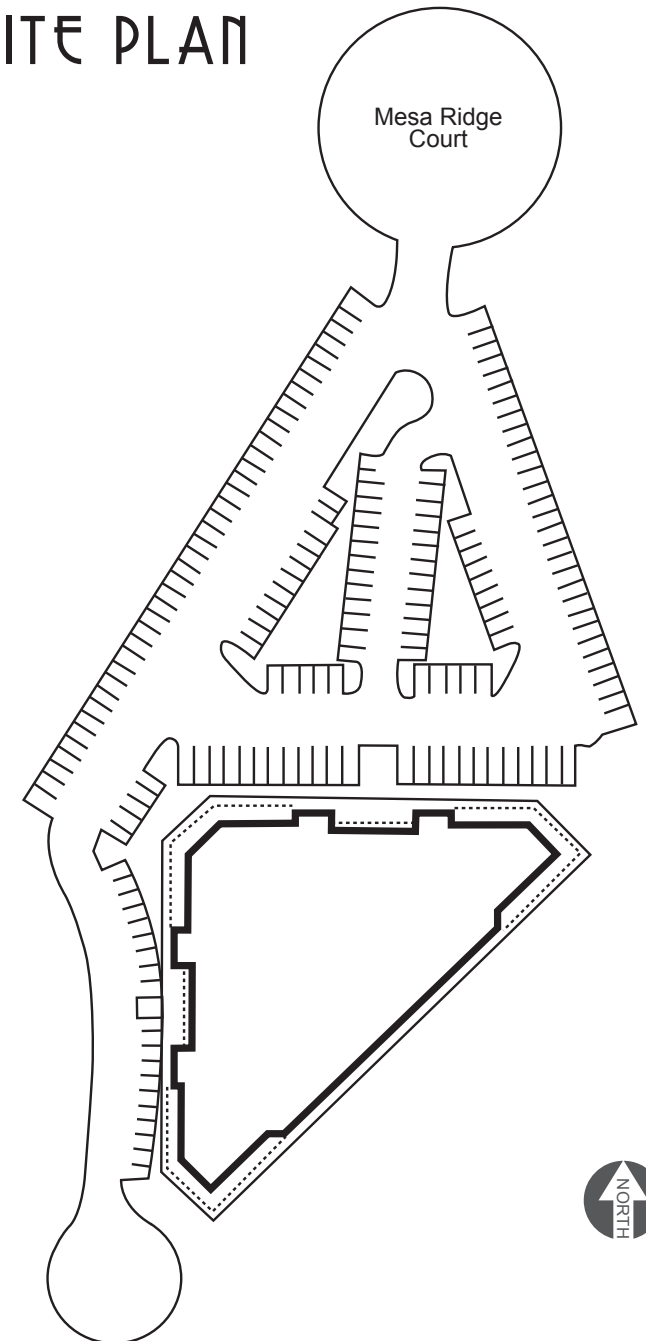
Predominantly open floor plans with great window lines and views. There is a private exterior entry and an outdoor patio area with a tranquil canyon setting and tremendous views.

## ABOVE STANDARD PARKING

180 free surface parking spaces with a ratio of 4 spaces per 1,000 RSF.

**SALES PRICE: NEGOTIABLE**

## SITE PLAN

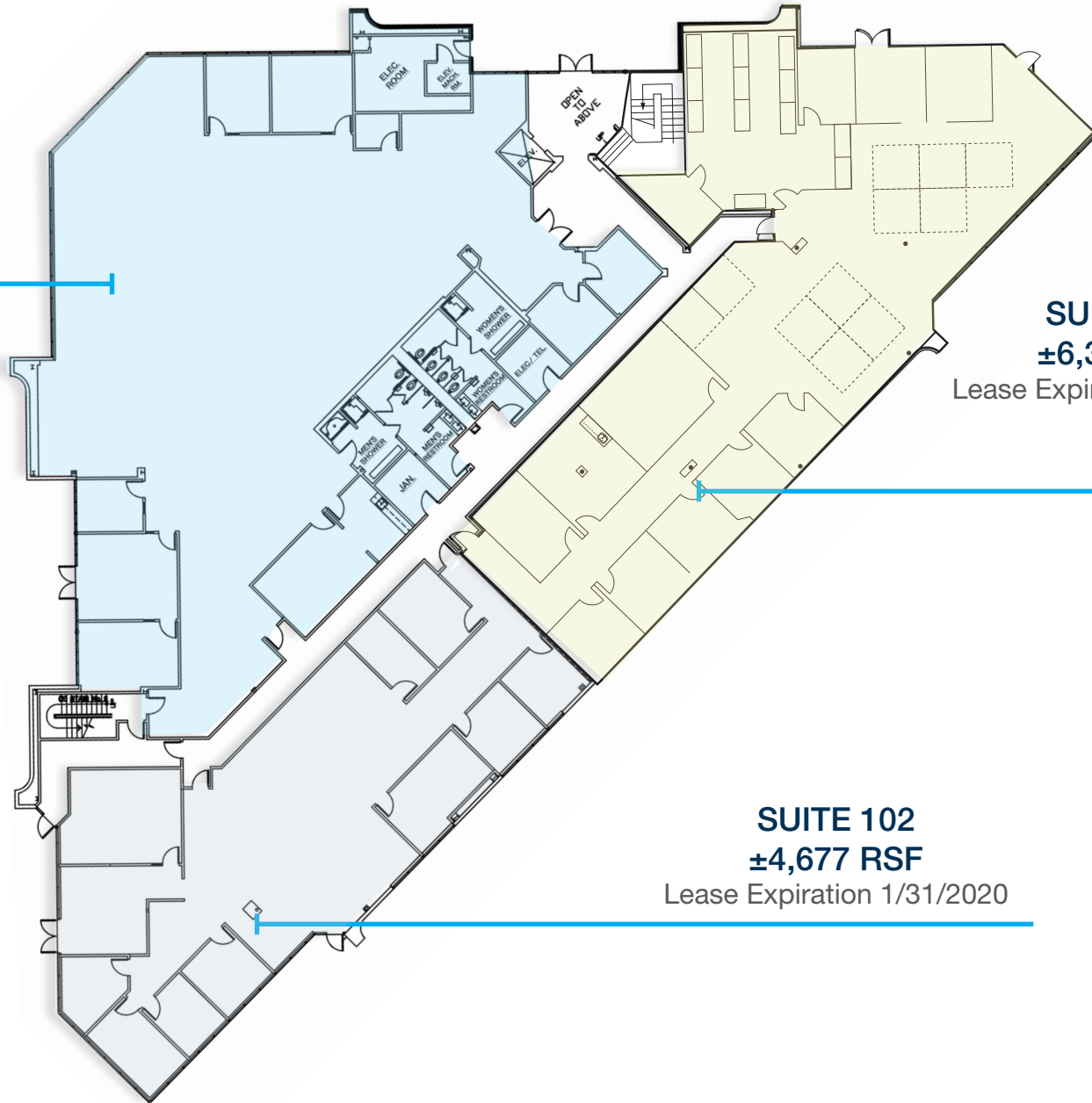




SUITE 101:  
±8,393 RSF  
AVAILABLE FOR  
OWNER/USER  
OCCUPANCY

# FLOOR PLANS

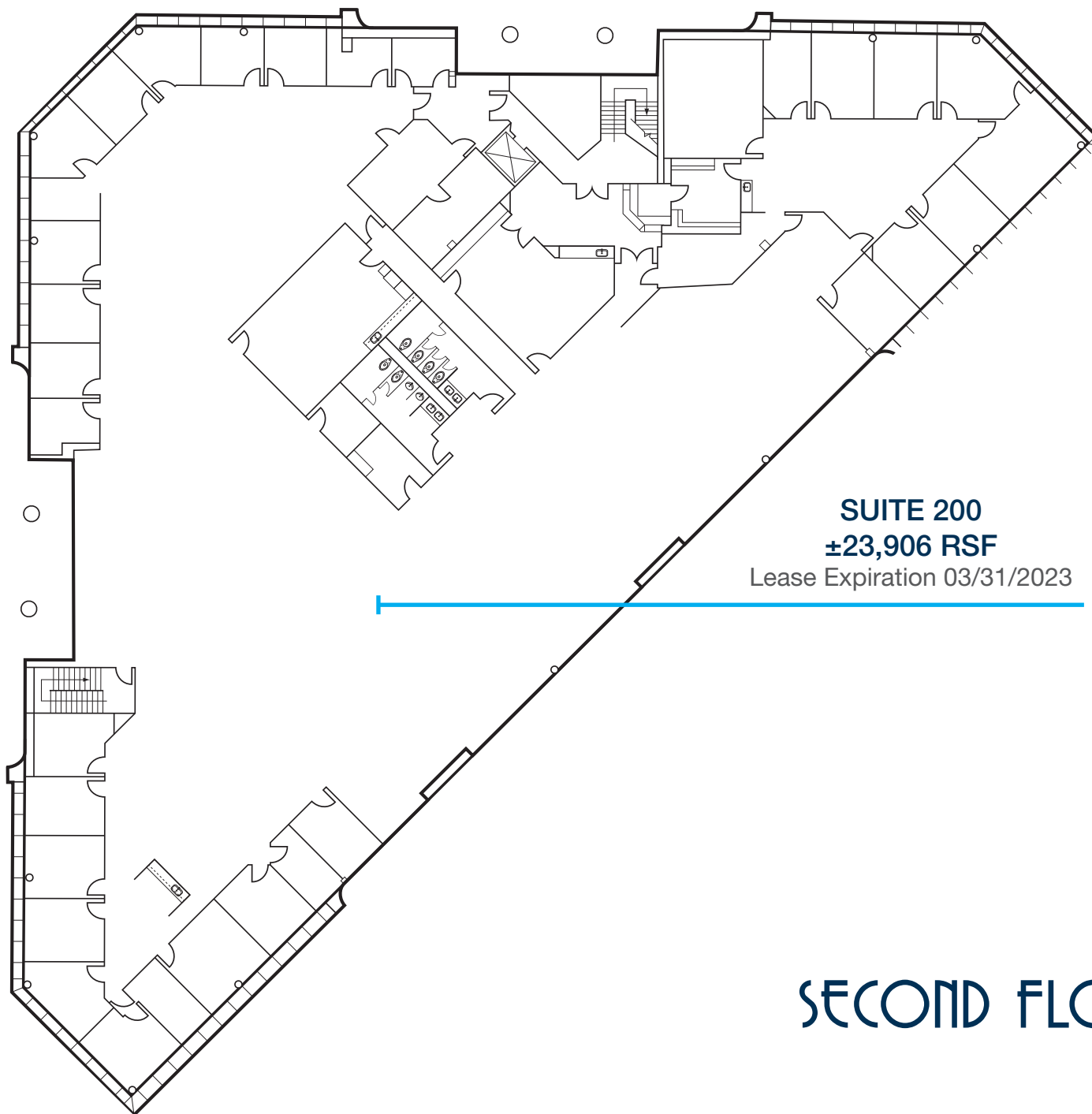
**SUITE 101**  
**±8,393 RSF**  
Available for Owner/User



**SUITE 100**  
**±6,330 RSF**  
Lease Expiration 1/31/2024

**SUITE 102**  
**±4,677 RSF**  
Lease Expiration 1/31/2020

## FIRST FLOOR



**SUITE 200**  
**±23,906 RSF**  
Lease Expiration 03/31/2023

## SECOND FLOOR

# LOCATION - SORRENTO MESA



10025  
**MESA**  
RIDGE



# MESA RIDGE CORPORATE CENTER

## **JON BOLAND**

Senior Vice President  
Lic #00999843  
858.458.3312  
jboland@voitco.com

## **RANDY LACHANCE, SIOR**

Senior Vice President  
Lic #00969674  
858.458.3374  
rlachance@voitco.com

## **GARRETT FENA**

Vice President  
Lic #01909122  
858.458.3318  
gfena@voitco.com

4747 Executive Drive, Suite 800, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • [www.voitco.com](http://www.voitco.com)

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