

FOR SALE OR LEASE

4920 CARROLL CANYON ROAD, SAN DIEGO, CA 92121



FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

OVERVIEW

ADDRESS	4920 Carroll Canyon Road, San Diego, CA 92121
BUILDING SIZE	18,831 SF
LOCATION	Central Sorrento Mesa location with direct access via Carroll Canyon extension to Interstate 5 and highway 805. Walking distance to restaurants, shopping centers, banks and other service amenities.
PARKING	52 total parking spaces available. 32 parking spaces allotted to Suites 150 & 200.
YEAR BUILT	1986
FEATURES	High ceilings, skylights, floor to ceiling glass and showers on the 2nd floor.
ZONING	IL-2-1
LEASE RATE	\$1.25/SF - \$1.55/SF NNN (NNN's are approximately \$0.38/SF)
SALE PRICE	\$4,331,130.00 (\$230.00/PSF)



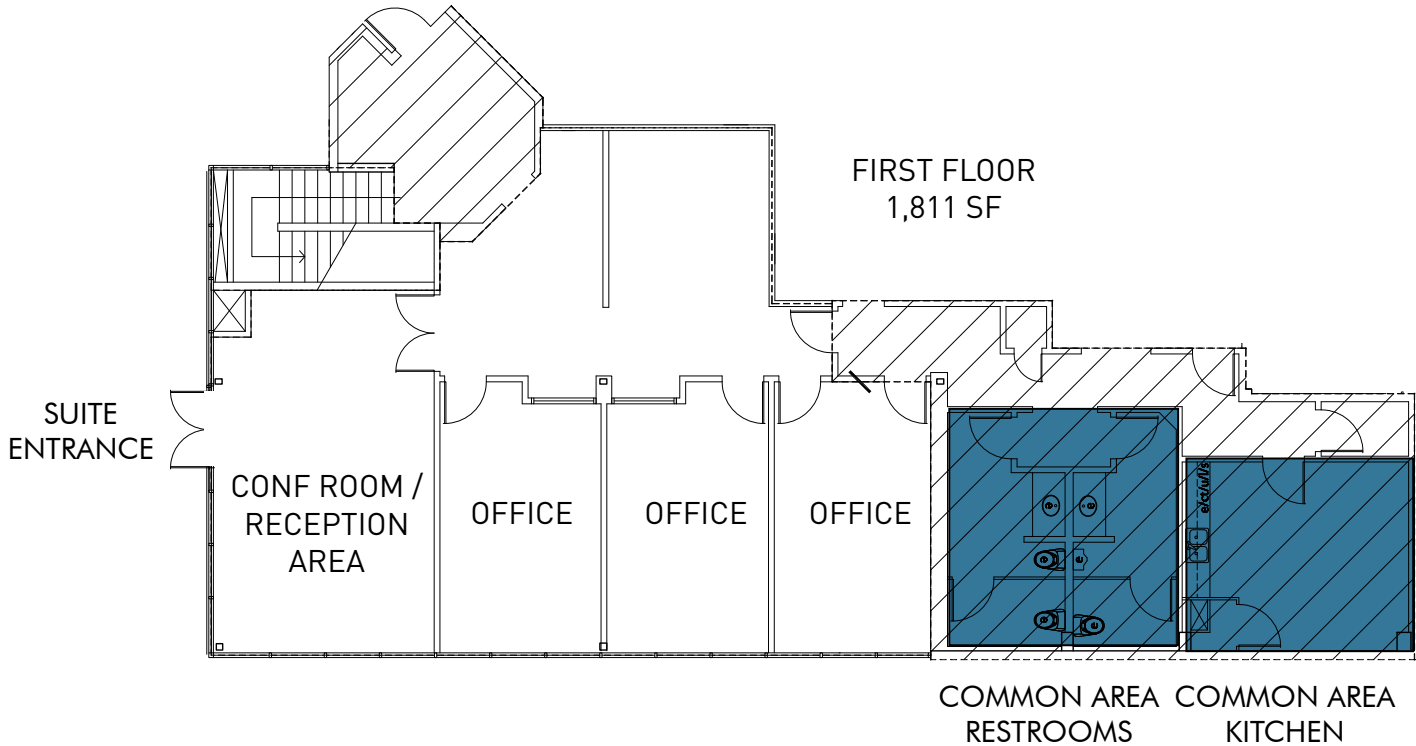
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AS BUILT PLAN

SUITE / SIZE	Suite 150 - 1,811 RSF
LEASE RATE	\$1.55/SF NNN (NNN's are approximately \$0.38/SF) \$1.00/RSF Broker Bonus for a 3 year lease & \$2.00/RSF Broker Bonus for a 5 year lease
AVAILABILITY	Vacant
LAYOUT	Suite features reception, 3 offices, conference room and small open area with access to common area restrooms and kitchen.



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AS BUILT PLAN

SUITE / SIZE Suite 200 - 9,800 RSF

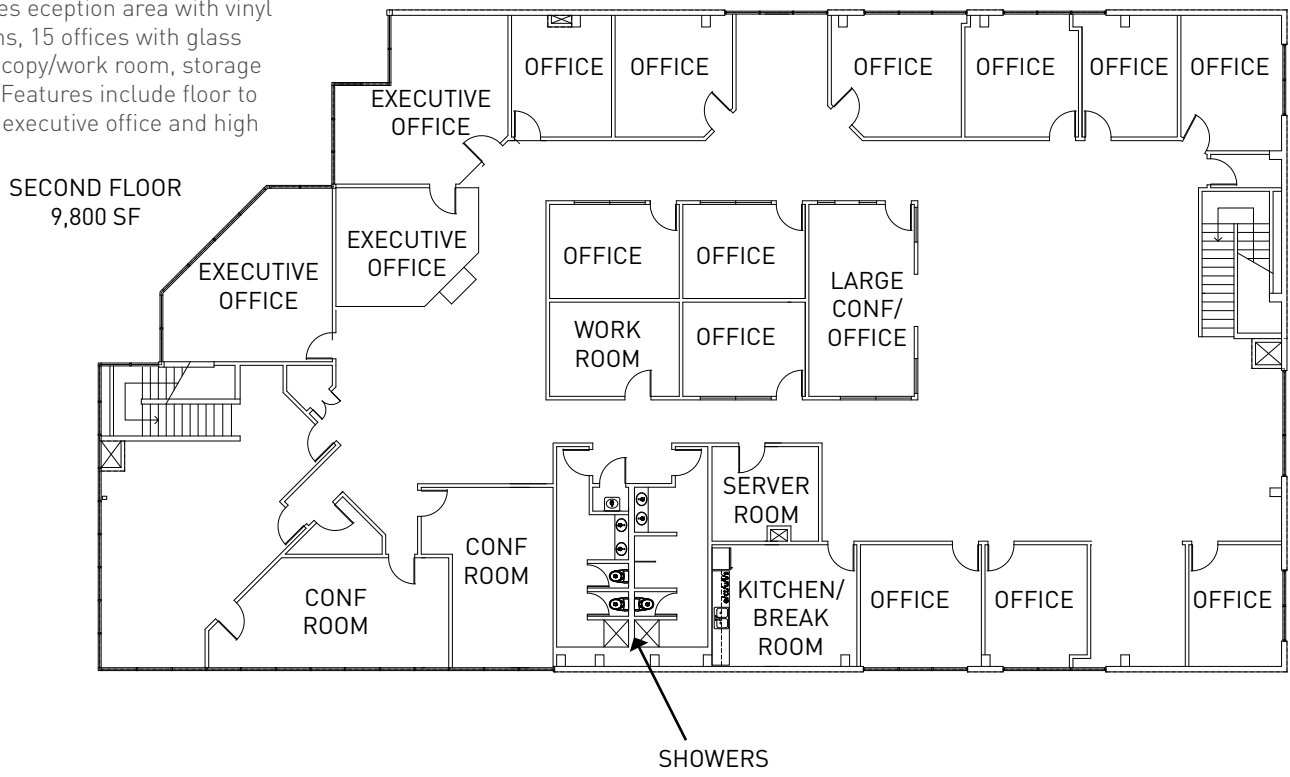
LEASE RATE \$1.25/SF NNN (NNN's are approximately \$0.38/SF)

* Promotion rate of \$1.25 is on an as-is basis and minimum term of 5 years is required.

\$1.00/RSF Broker Bonus for a 3 year lease & \$2.00/RSF Broker Bonus for a 5 year lease

AVAILABILITY Vacant

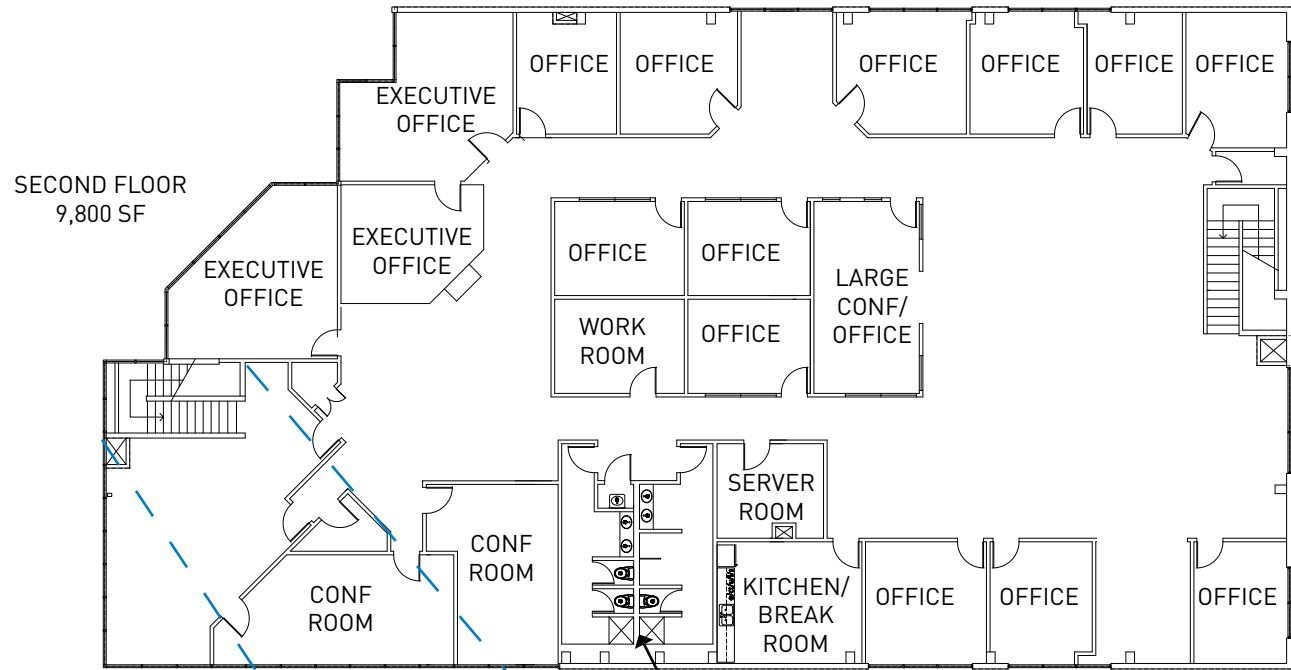
LAYOUT Progressive office suite. Suite features eception area with vinyl laminate flooring, 3 conference rooms, 15 offices with glass doors, large open area, server room, copy/work room, storage room and restrooms with a shower. Features include floor to ceiling glass, 6 skylights, fireplace in executive office and high ceilings



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AS BUILT PLAN



SUITE / SIZE Suites 150 & 200 - 11,611 RSF

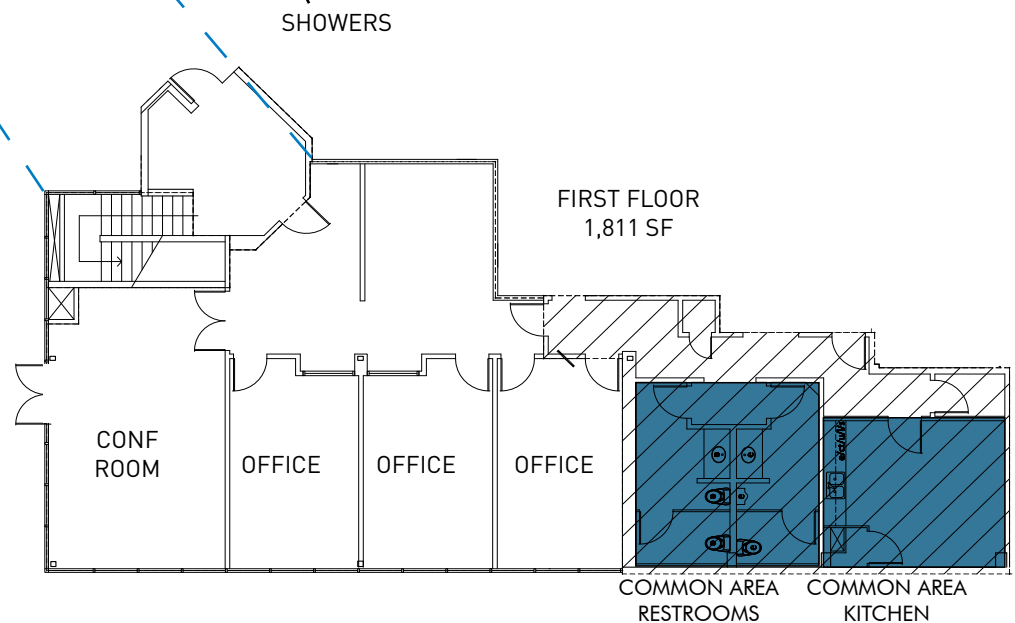
LEASE RATE \$1.25/SF NNN (NNN's are approximately \$0.38/SF)

* Promotion rate of \$1.25 is for Suites 150 & 200 combined or for Suite 200 only on an as-is basis. Minimum term of 5 years required.

\$1.00/RSF Broker Bonus for a 3 year lease & \$2.00/RSF Broker Bonus for a 5 year lease

AVAILABILITY Vacant

LAYOUT Progressive office suite. Suites are connected via an internal stairwell. Second Floor: Reception area with vinyl laminate flooring, 3 conference rooms, 15 offices with glass doors, large open area, server room, copy/work room, storage room and restrooms with a shower. Features include floor to ceiling glass, 6 skylights, fireplace in executive office and high ceilings First Floor: 3 offices, conference room and small open area with access to common area restrooms and kitchen.



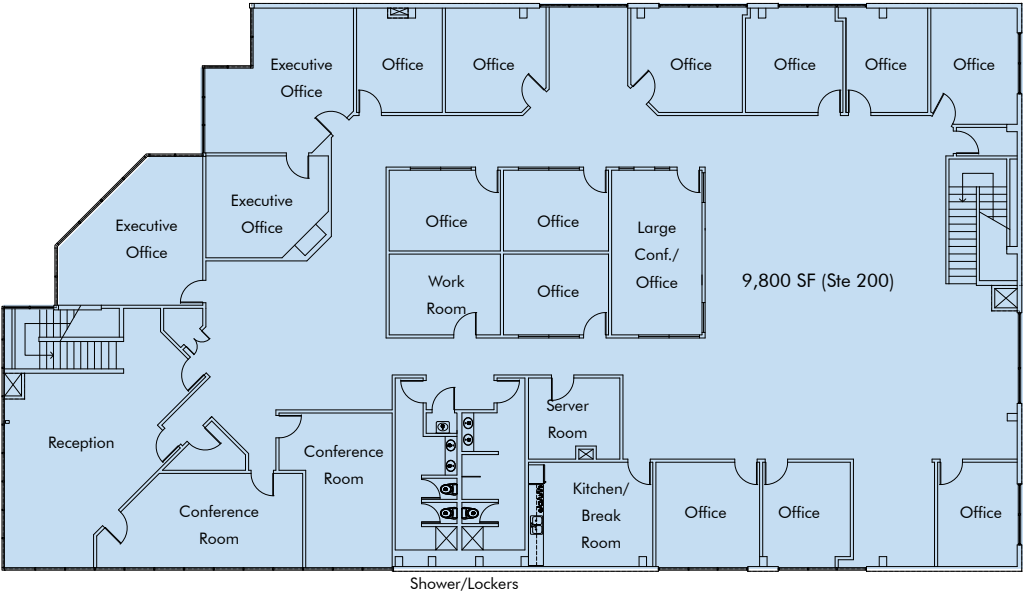
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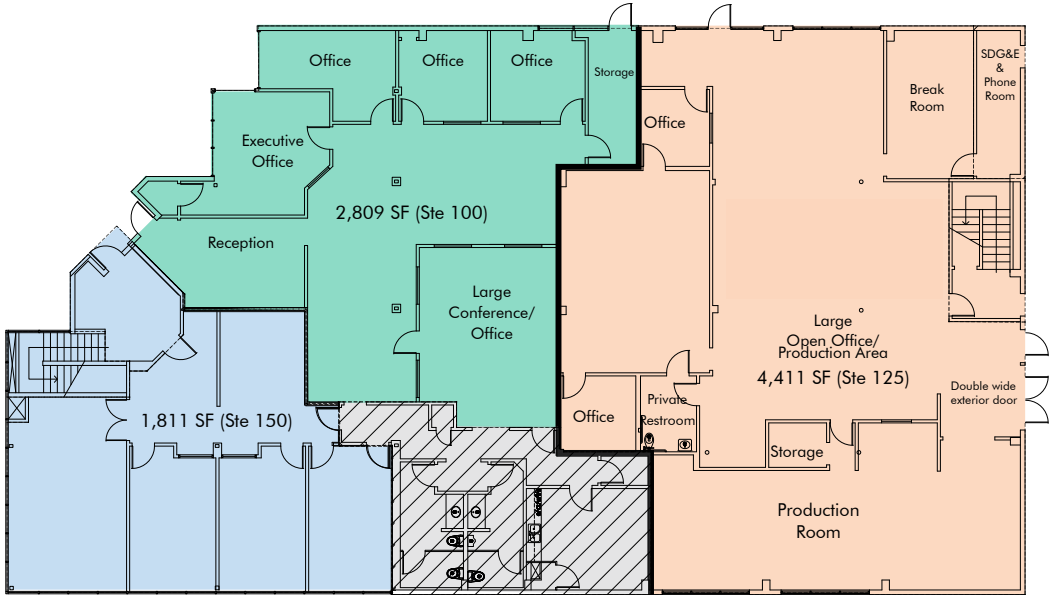
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STACKING PLAN

- Expires 12/31/18
- VACANT
- Expires 4/14/20
- COMMON AREAS



SECOND FLOOR



FIRST FLOOR

*Please do not rely on for complete accuracy.

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

- 4 Logos
- 5 Mail Boxes Etc.
- 6 Micro City
- 7 Minuteman Press
- 8 Pacbell Purchase Store
- 9 Self Storage
- 10 Self Storage

- 6 Holiday Inn Express - Sorrento Valley
- 7 Staybridge Suites By Holiday Inn

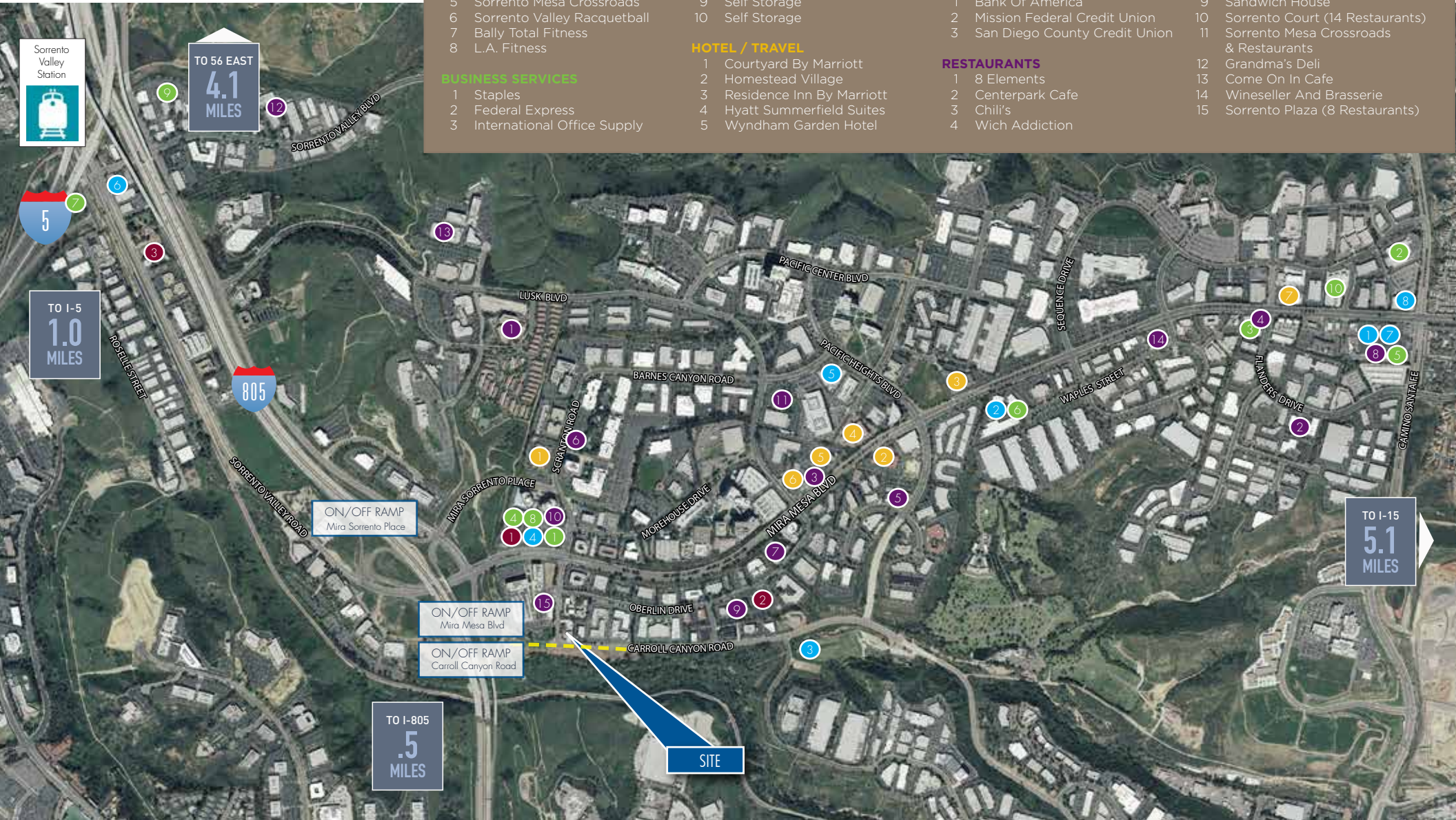
BANKS

- 1 Bank Of America
- 2 Mission Federal Credit Union
- 3 San Diego County Credit Union

RESTAURANTS

- 1 8 Elements
- 2 Centerpark Cafe
- 3 Chili's
- 4 Wich Addiction

- 5 Cornerstone Cafe
- 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 Grandma's Deli
- 13 Come On In Cafe
- 14 Wineseller And Brasserie
- 15 Sorrento Plaza (8 Restaurants)

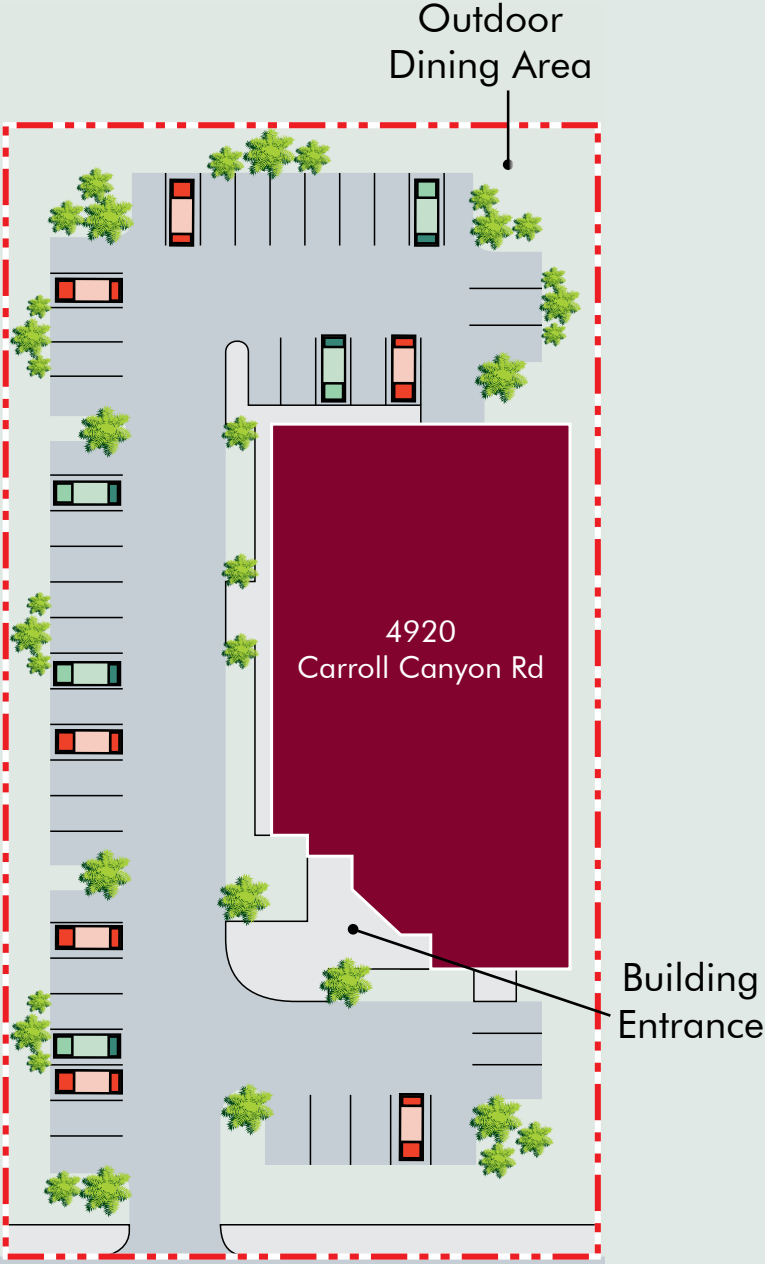


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SITE PLAN



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