

10455 Pacific Center Court

Sorrento Mesa, San Diego



FOR LEASE

49,152 SF Corporate HQ/Office/R&D Space Centrally
Located in the High-Tech Sorrento Mesa Market

EXCLUSIVELY
REPRESENTED BY

Mickey Morera
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FEATURES

49,152 SF available for lease:

1st floor – 26,574 SF

2nd floor – 22,578 SF

.....
Total building size of 92,477 SF
.....

90% improved with office and R&D areas
.....

10% high bay production/warehouse with 100% HVAC, 25'
minimum clear height and three grade level loading doors
.....

Outstanding window line with canyon views and easy access
to Los Peñasquitos Canyon Preserve with hiking, biking and
equestrian trails
.....

±3/1,000 USF parking ratio
.....

Elevator served mezzanine
.....

3,000 amps of 480/277 volt electrical power
.....

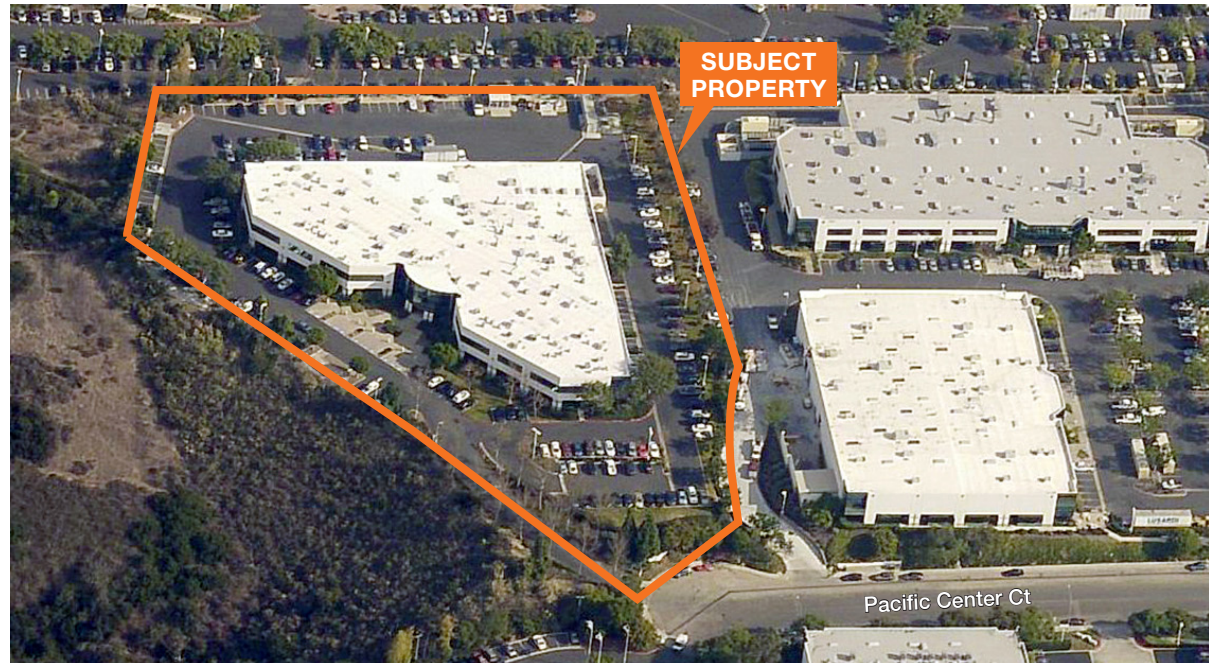
Two fiber optics providers
.....

Property amenities include showers, lockers and an outdoor
lunch patio
.....

Fully sprinklered (0.33/2,000 GPM)
.....

Zoned IL2-1
.....

Rental rate: Negotiable
.....



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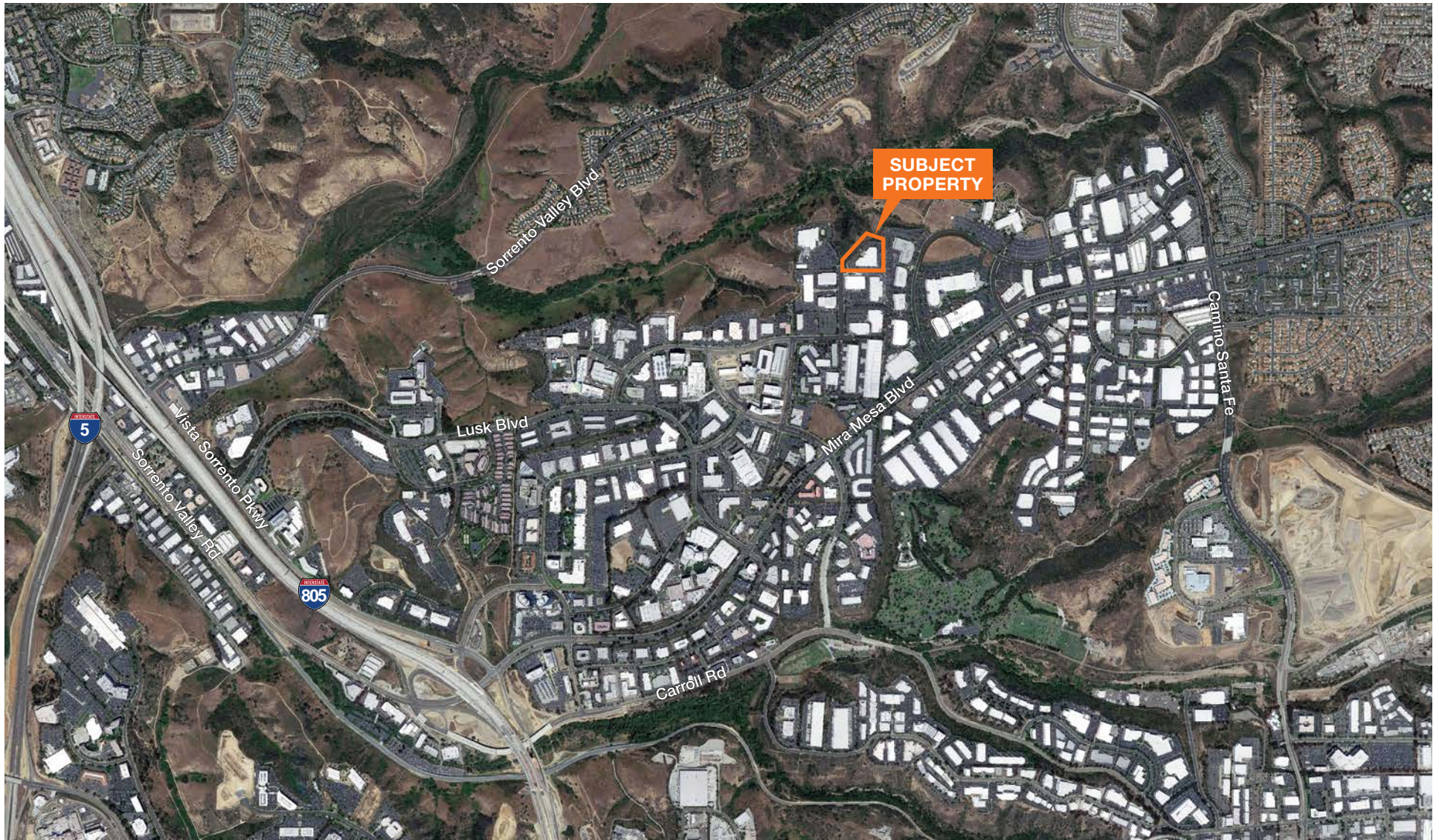
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Floor Plans

SECOND FLOOR



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Site Plan



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