

SORRENTO VIEW

BUSINESS PARK

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FOR LEASE SORRENTO MESA

±139,340 SF MULTI-TENANT BUSINESS PARK

PROJECT OVERVIEW
PROPERTY PHOTOS



PROJECT OVERVIEW

PROPERTY LAYOUT



Sorrento View Business Park is a seven building, multi-tenant park that consists of a mix of office, industrial and R&D with a total square footage of approximately 139,340 square feet.



PROJECT OVERVIEW

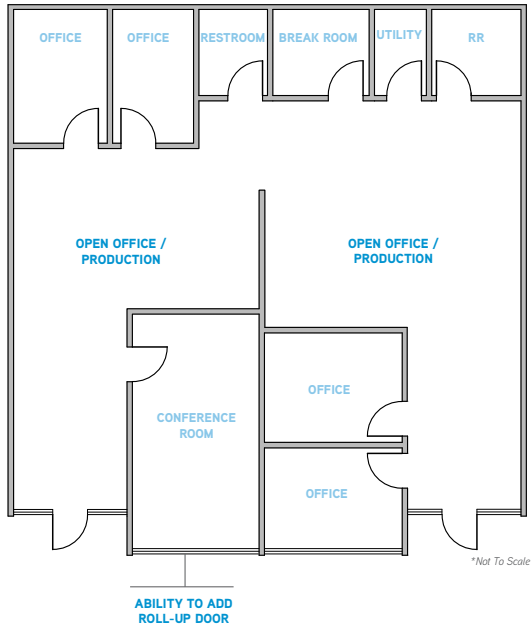
PROPERTY FEATURES

TOTAL BUILDING:	±139,340 SF Class A Multi-Tenant Business Park
ADDRESS:	5945-65 Pacific Center Blvd 10151-10211 Pacific Mesa Blvd 5940 Pacific Mesa Court
YEAR BUILT:	1988
# OF BUILDINGS:	Seven (7) R&D, industrial & office buildings
GRADE LEVEL LOADING:	Forty Three (43) doors
STORIES:	All single-story suites
ZONING:	IL-2-1 (City of San Diego)
CLEAR HEIGHT:	14'-16' clear height in warehouse
PARKING:	3.5/1,000
HIGHLIGHTS:	Variety sized suites to accommodate expansion Sorrento Mesa Central San Diego location Only minutes to I-5, I-805, and I-15 Freeways Deli and coffee bar on-site Responsive and local ownership & management

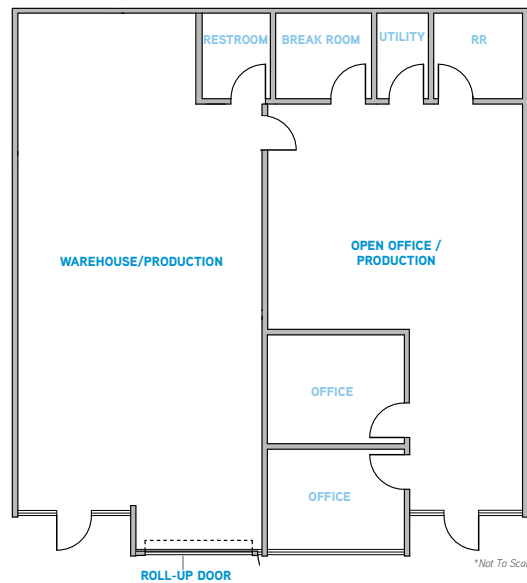


PROJECT AVAILABILITY
FLOOR PLAN

Current Floor Plan

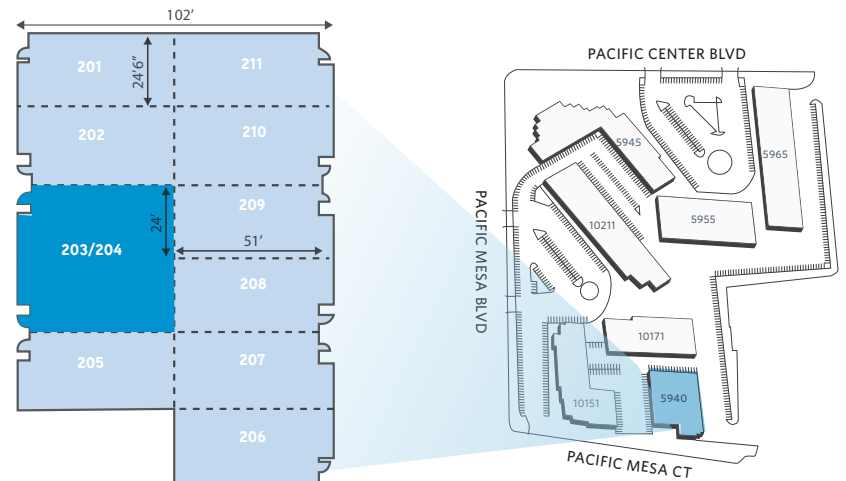


Potential Floor Plan

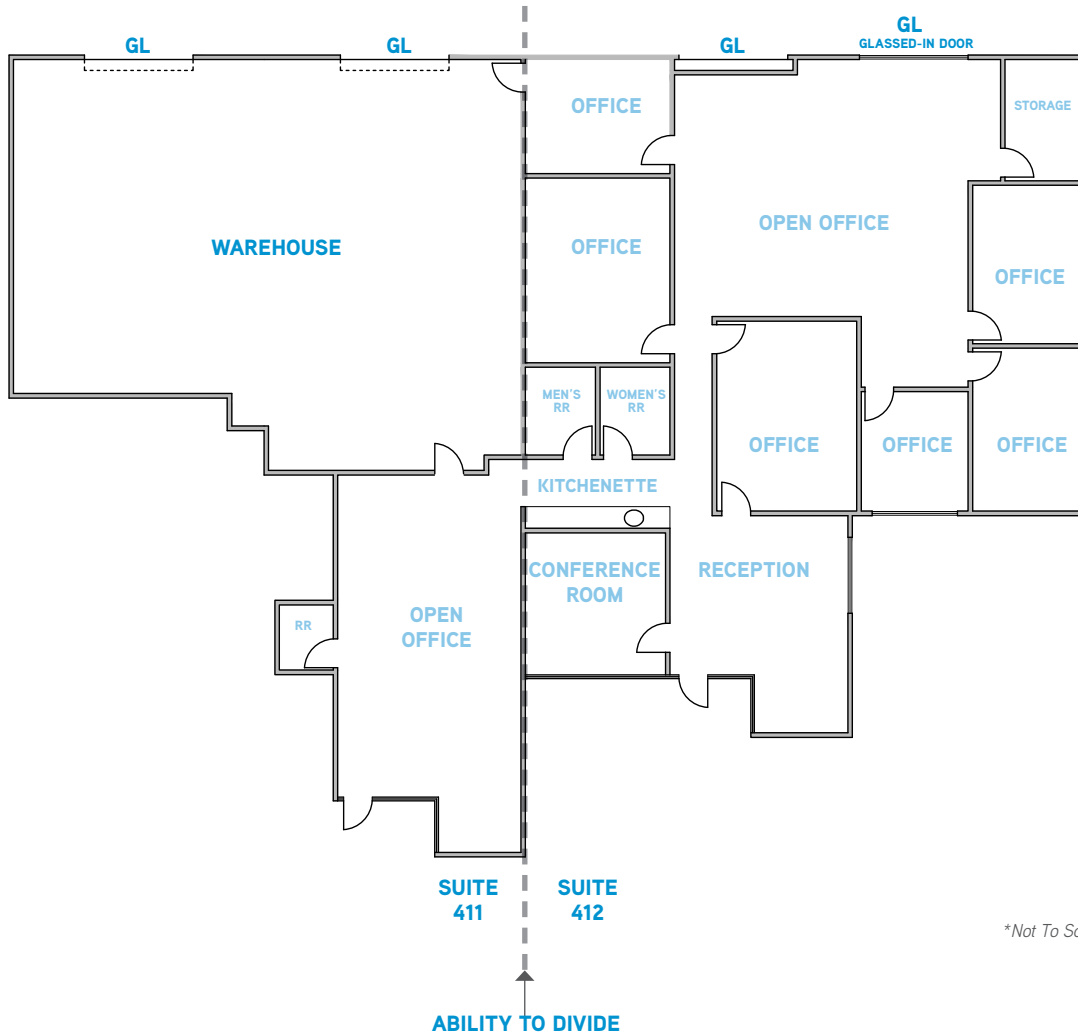


5940 PACIFIC MESA COURT SUITE 203/204

SQUARE FEET	±2,478 SF
BUILDOUT	100% Office/Production; Potential 50% Office / 50% Warehouse
RATE	\$1.55/SF + NNN (nets=\$0.34/SF)
NOTES	Ability to add roll-up door
AVAILABLE	Immediately

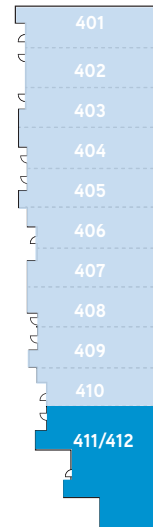


PROJECT AVAILABILITY FLOOR PLAN

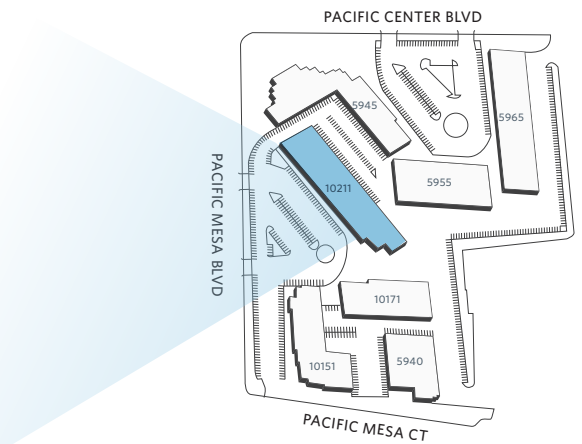


10211 PACIFIC MESA BLVD SUITE 411/412

SQUARE FEET	5,276 SF
BUILD-OUT	60% Office, 40% Warehouse
RATE	\$1.55/SF NNN (nets=\$0.34/SF)
NOTES	<ul style="list-style-type: none"> Divisible: Suite 411 - 2,500 SF Suite 412 - 2,776 SF Four Grade-Level Doors
AVAILABLE	Immediately



*Not To Scale

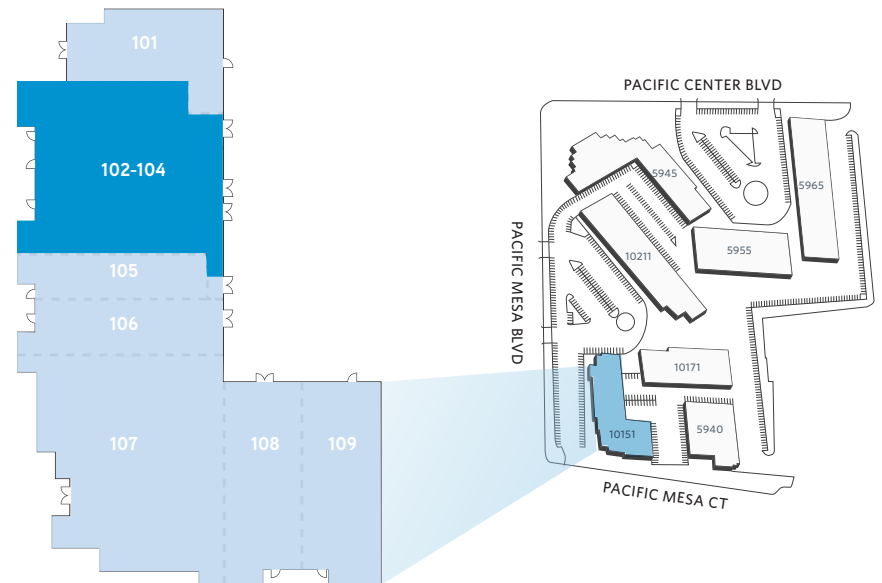


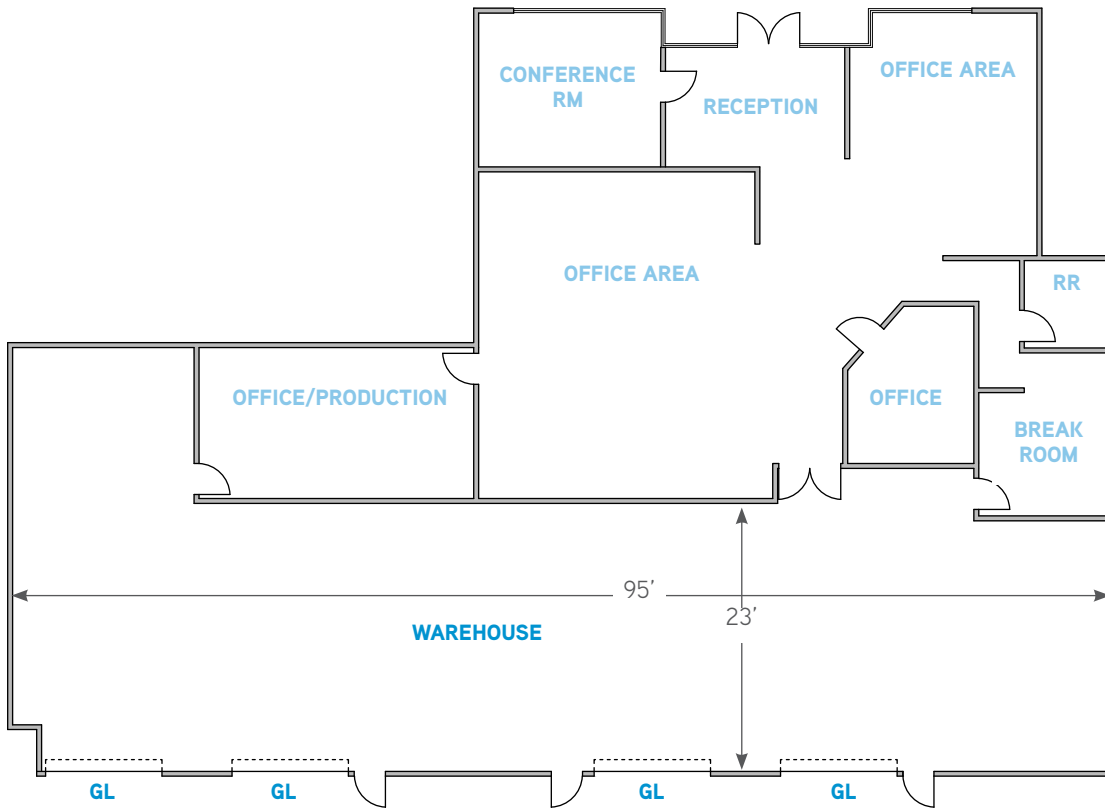


*Not To Scale

10151 PACIFIC MESA BLVD SUITE 102/104

SQUARE FEET	3,500 SF
BUILD-OUT	100% Office/Lab/Production
RATE	\$1.65/SF NNN (nets=\$0.34/SF)
NOTES	Available 9/1/2018

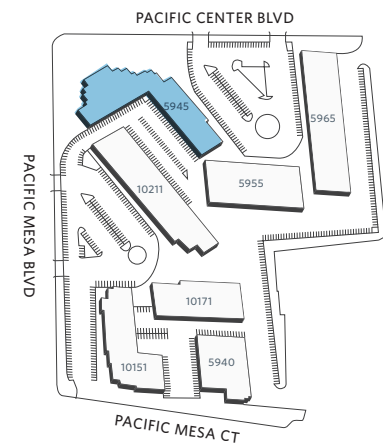




*Not To Scale

5945 PACIFIC CENTER BLVD SUITE 504

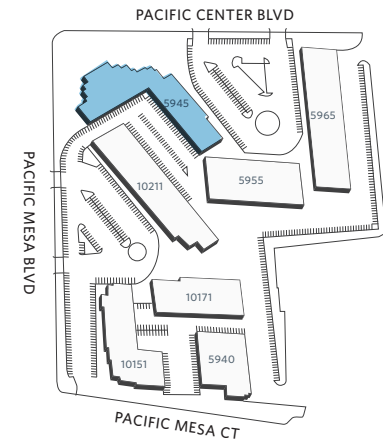
SQUARE FEET	4,670 SF
BUILD-OUT	50% Office, 50% Warehouse
RATE	\$1.55/SF + NNN (nets=\$0.34/SF)
NOTES	High-end office build-out, Four grade-level doors
AVAILABLE	Immediately





5945 PACIFIC CENTER BLVD SUITE 509

SQUARE FEET	7,658 SF
% OFFICE/WAREHOUSE	60% Office, 40% Warehouse
RATE	\$1.50/SF + NNN (nets=\$0.34/SF)
NOTES	Window lined offices, open bullpen, balance warehouse, one grade-level door, signage, HVAC warehouse
AVAILABLE	Immediately



PROJECT LOCATION
 AREA OVERVIEW

8 MINUTES
 TO UNIVERSITY TOWN CENTER

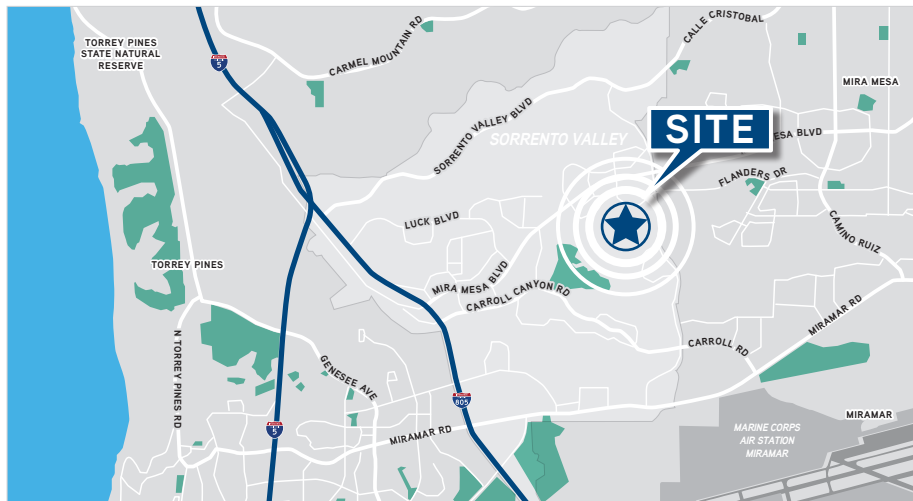
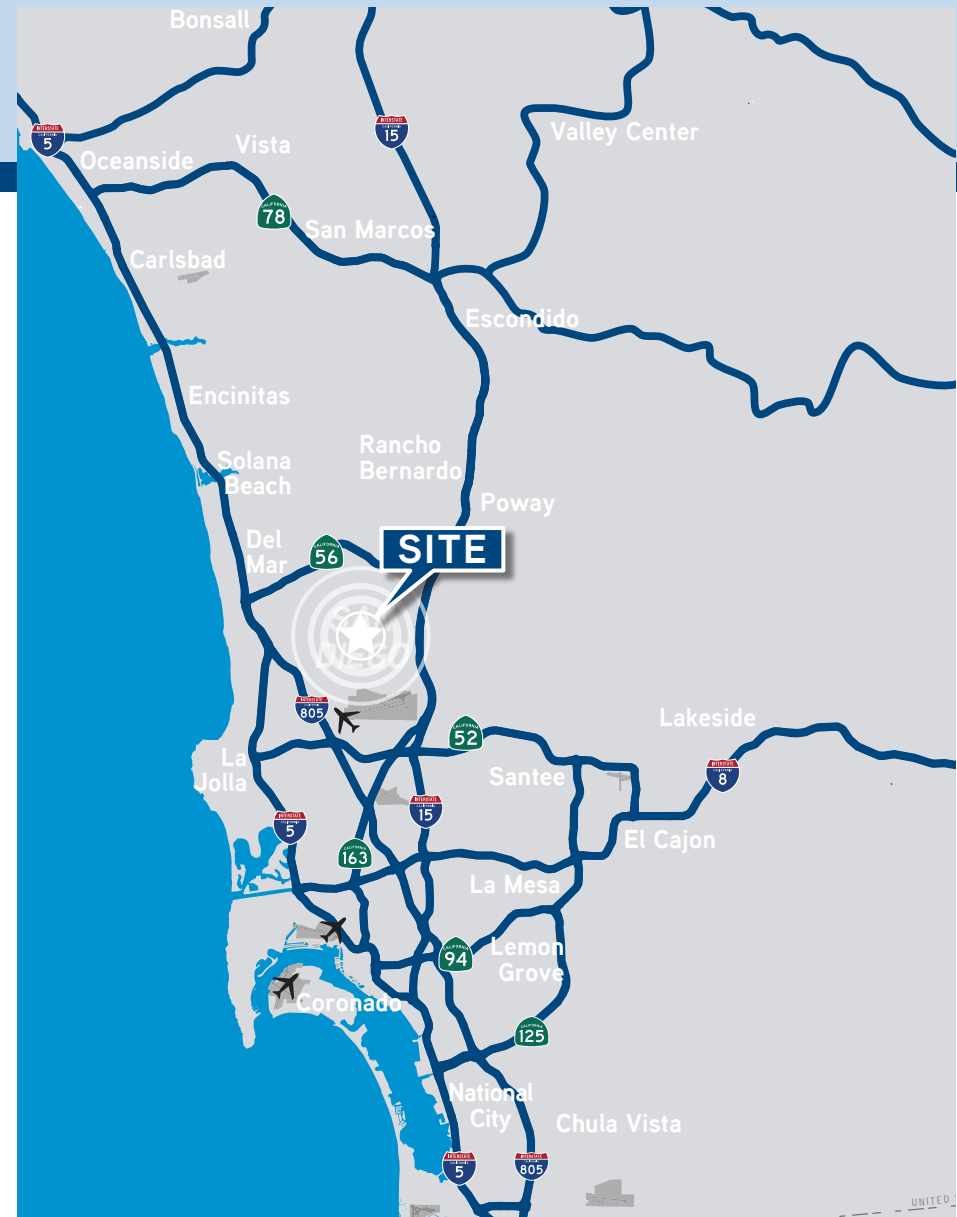
37 MINUTES
 TO U.S. - MEXICO BORDER

20 MINUTES
 TO DOWNTOWN SAN DIEGO

80 MINUTES
 TO ORANGE COUNTY

25 MINUTES
 TO EAST COUNTY

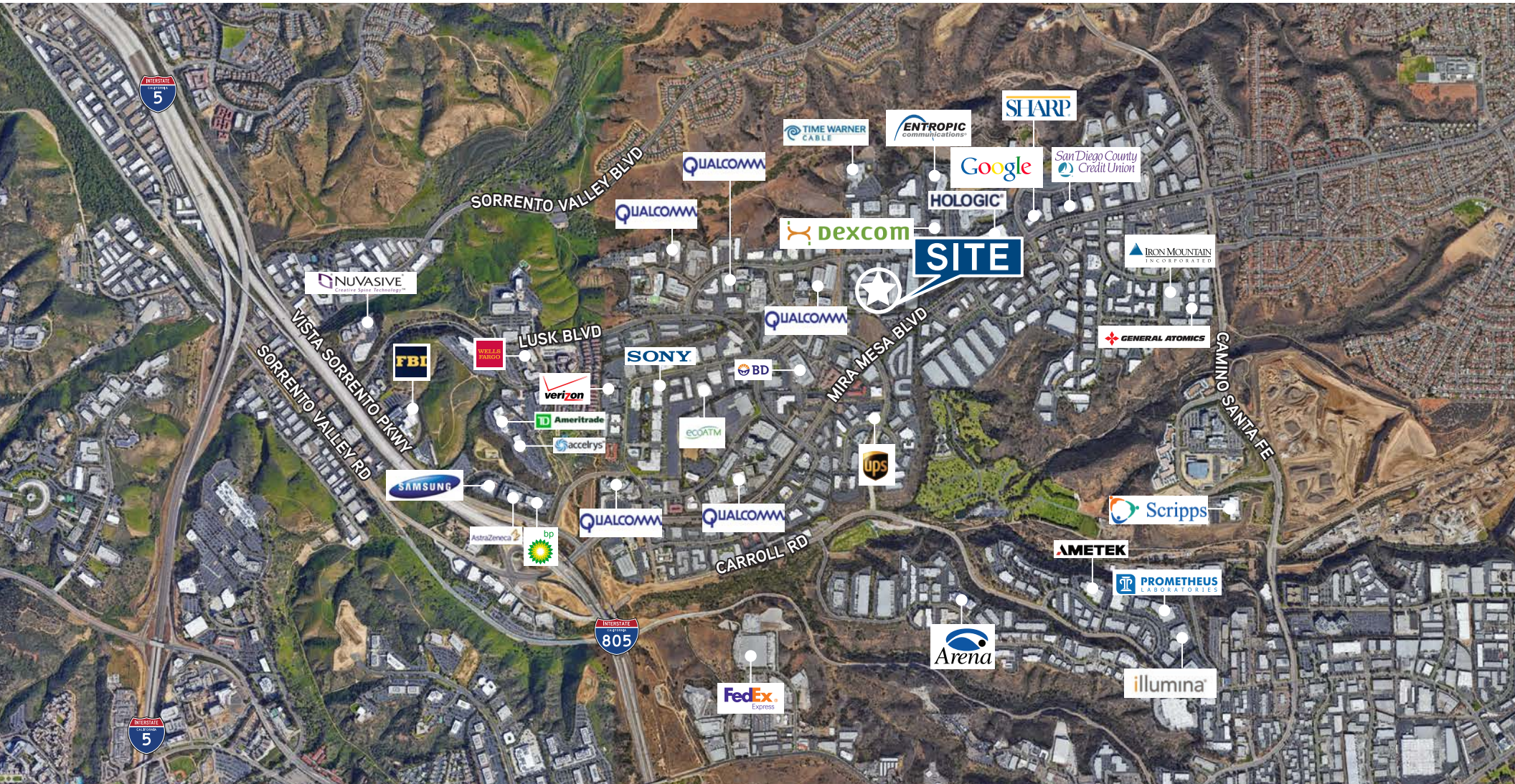
110 MINUTES
 TO LOS ANGELES



PROJECT LOCATION

CORPORATE NEIGHBORS

Sorrento Mesa is home to many high tech, biotech, and IT companies. Highly flexible location with easy access to employees, suppliers, and customers, with immediate freeway access to I-805, I-5, and I-15.



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