

5160 Carroll Canyon Road

FOR LEASE



SAN DIEGO, CA
13,591 SF OFFICE BUILDING

CBRE

BUILDING FEATURES



BUILDING SIZE
13,591 SF



LEASE RATE
\$2.10 + Electricity



ZONING
IL-2-1



LOCATION
Sorrento Mesa location with excellent freeway access to Interstate 5 and 805



SHOWERS ON-SITE



AMENITIES
Elevator served
Building signage available
Electric vehicle charging stations



AVAILABILITY

SUITE

SIZE

AVAILABLE

100

6,850 RSF

Vacant

SUITE NOTES:

Entire first floor with building signage available facing Carroll Canyon. Suite features brand new improvements to include an existing card key access system, prominent double door entry off of lobby, reception area, interior and exterior private offices with glass, kitchen with LVT flooring, conference rooms with glass and a server room. The property has on-site showers and electric vehicle charging stations in the parking lot.



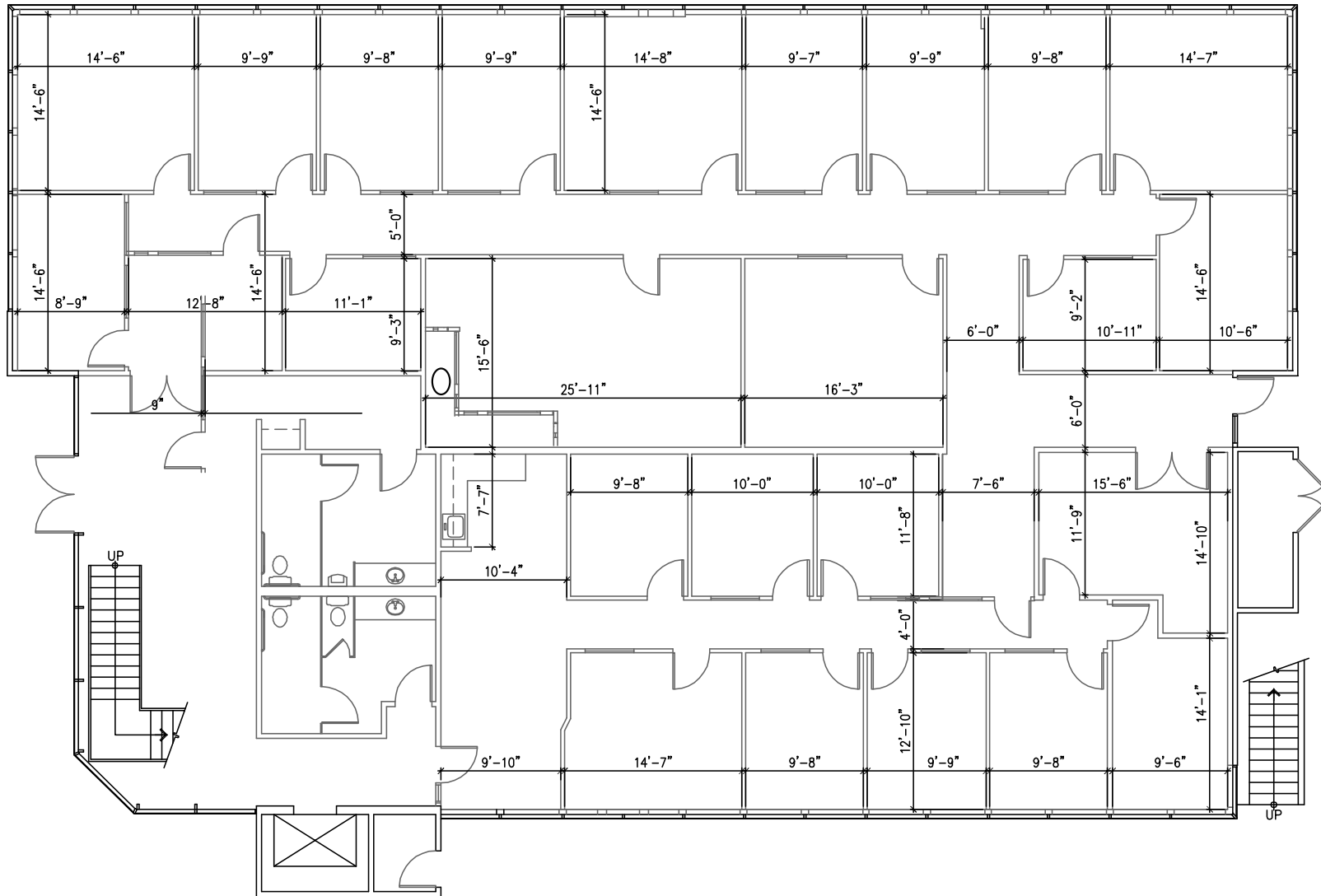


AS-BUILT FLOOR PLAN

SUITE 100 - 6,850 SF

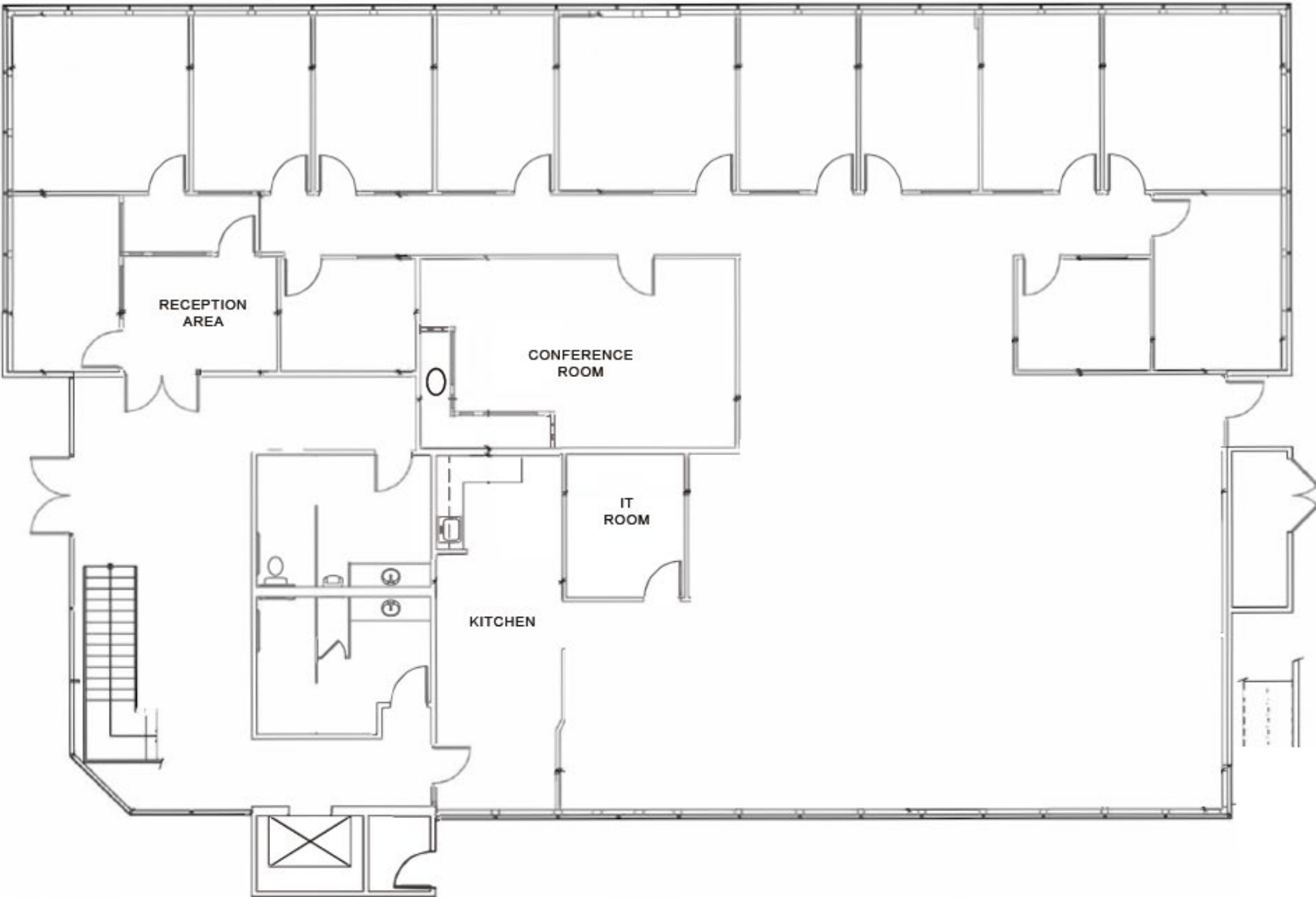


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PROPOSED FLOOR PLAN

SUITE 100 - 6,850 SF



AMENITIES & CORPORATE NEIGHBORS

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

- 1 Courtyard By Marriott
- 2 Homestead Village
- 3 Residence Inn By Marriott
- 4 Hyatt Summerfield Suites
- 5 Wyndham Garden Hotel

- 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)



Sorrento Valley Station

ON/OFF RAMP
Mira Sorrento Place

ON/OFF RAMP
Mira Mesa Blvd

ON/OFF RAMP
Carroll Canyon Road

5160
Carroll Canyon Road

5160 Carroll Canyon Road

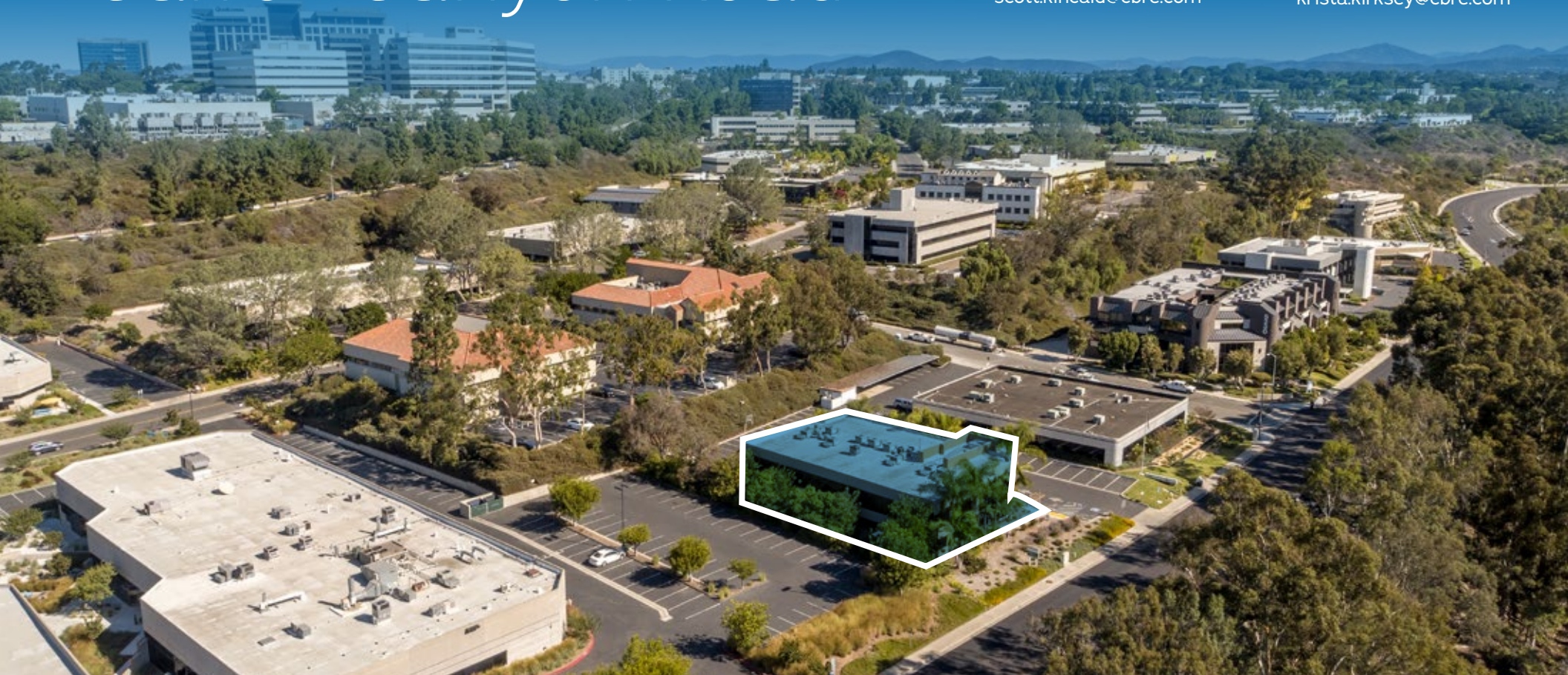
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