



NEWLY RENOVATED!

- New modern interior design with open layout
- Lobby entrance updated with new color scheme

SORRENTO MESA OFFICE/CORPORATE HEADQUARTERS FOR LEASE

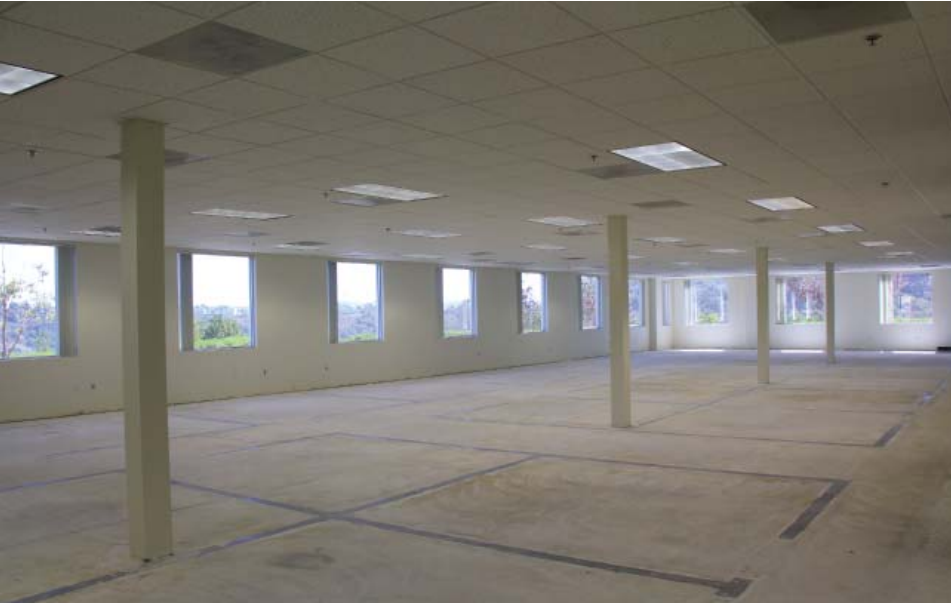


40,755 S.F. AVAILABLE

9860 MESA RIM ROAD

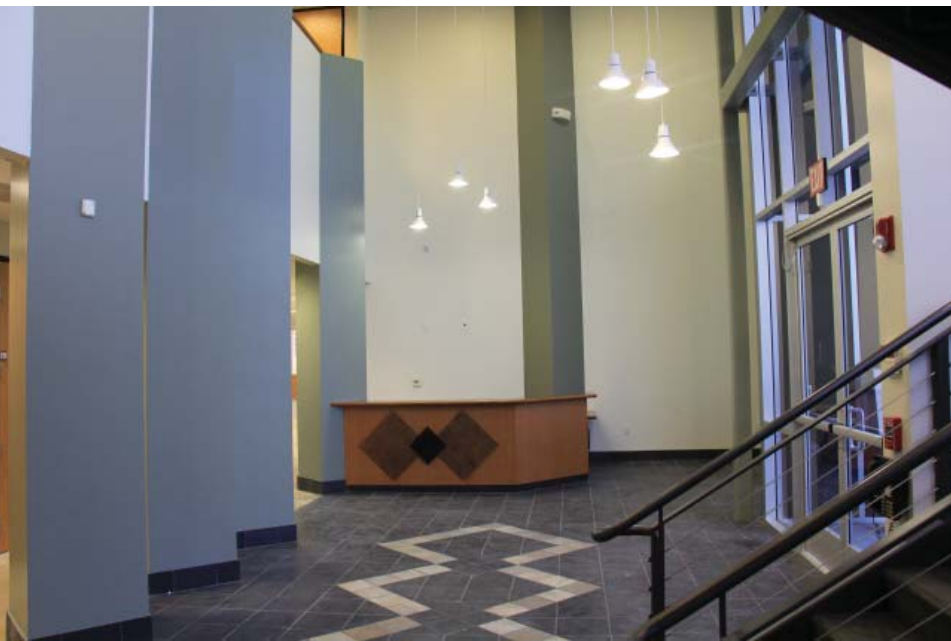
FREESTANDING BUILDING AVAILABILITY

9860 MESA RIM ROAD 40,755 s.f. available



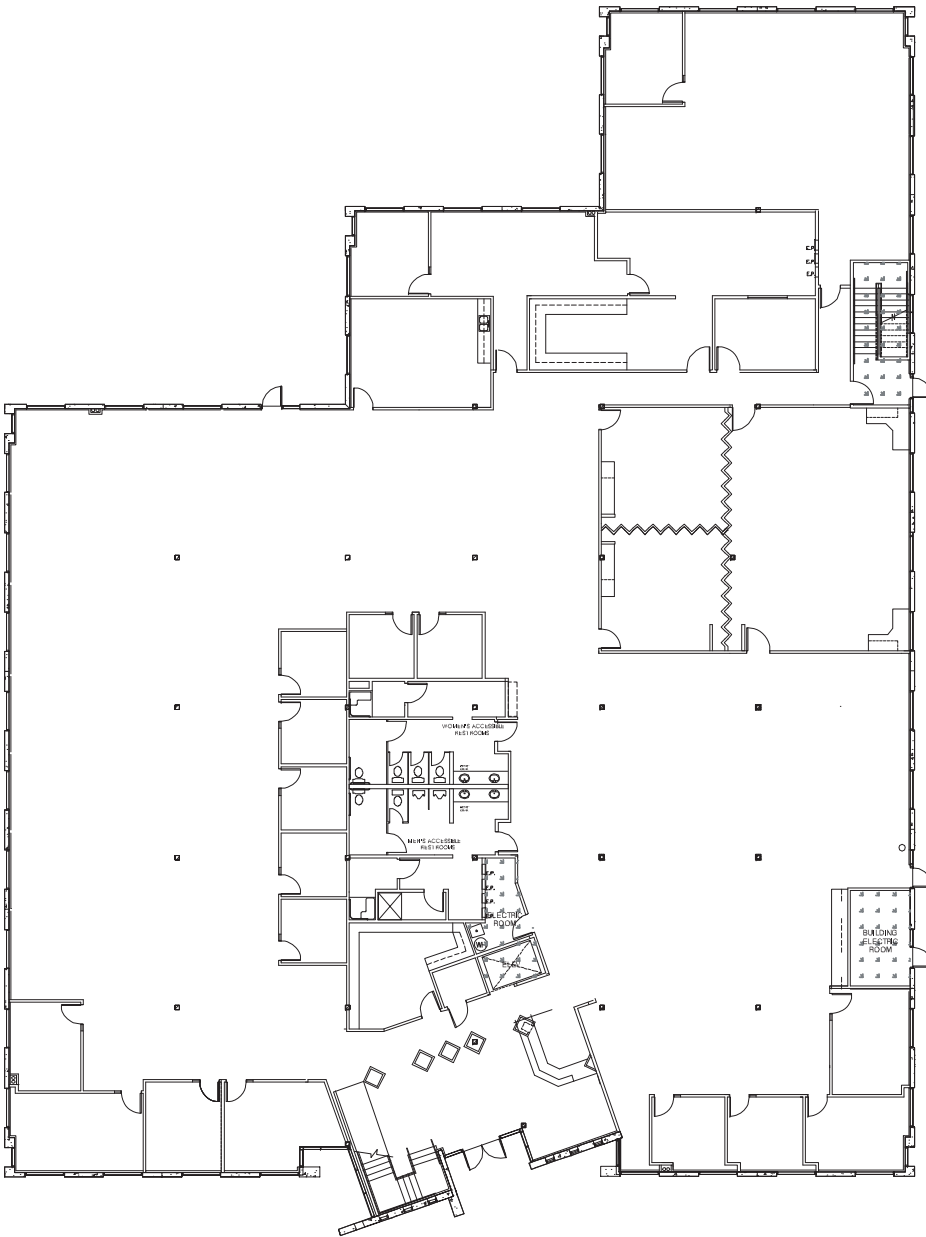
PROPERTY FEATURES

- Office/Corporate Headquarters facility
- 40,755 square foot freestanding building
- Two-story high image lobby
- Centrally located in Sorrento Mesa among diverse mix of corporate headquarters and emerging growth companies
- Secure facility located in cul de sac with perimeter Southeast facing canyon views
- On site shower and locker facilities
- Elevator and restroom access on both floors
- Outdoor patio areas with sweeping views of Carroll Canyon
- 4/1,000 per r.s.f. parking ratio
- Convenient access to I-805 and I-5
- IL-2-1 zoning
- Signage opportunities available



Real value in a changing world

FIRST FLOOR - as-built

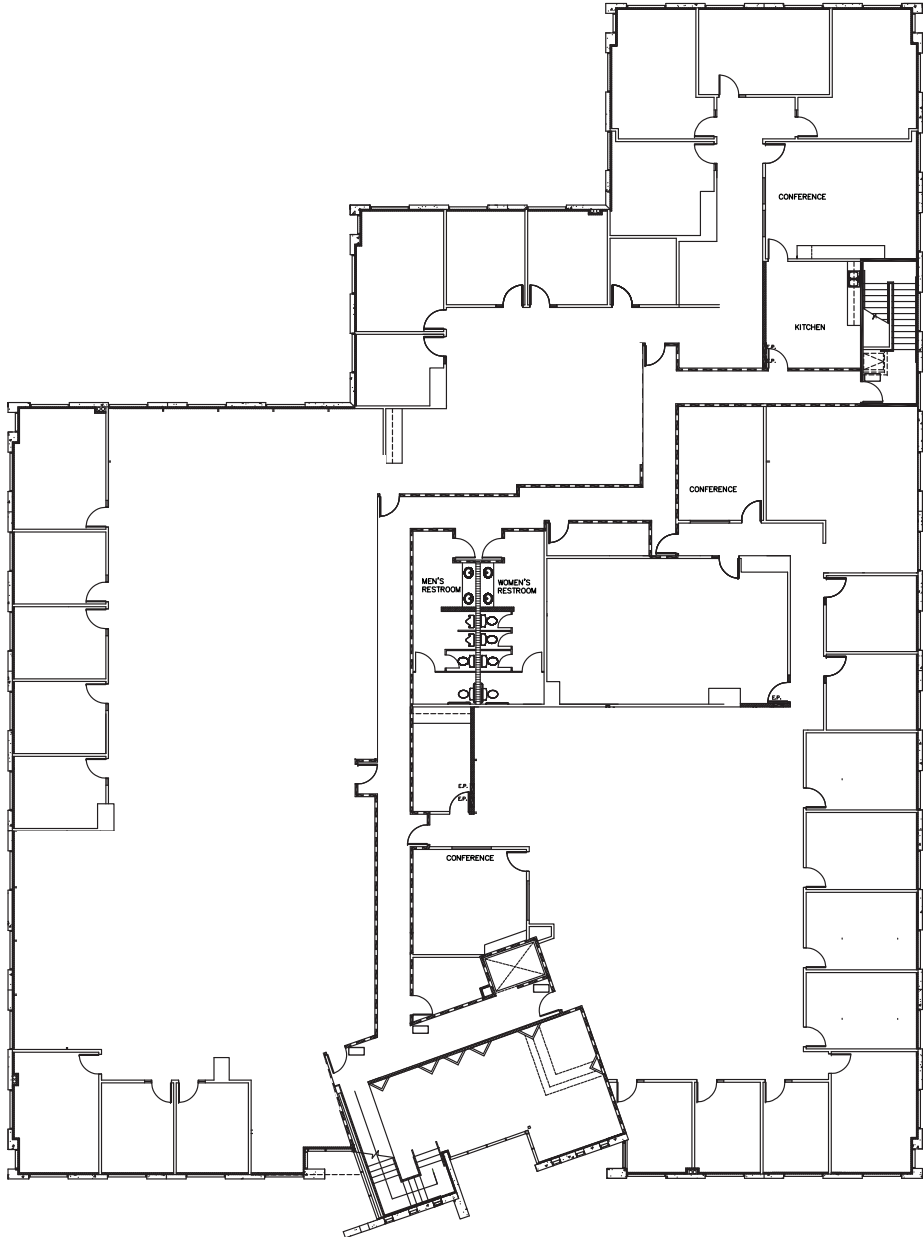


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SECOND FLOOR - as-built



JONES LANG
LASALLE®

Real value in a changing world

SURROUNDED BY GREATNESS



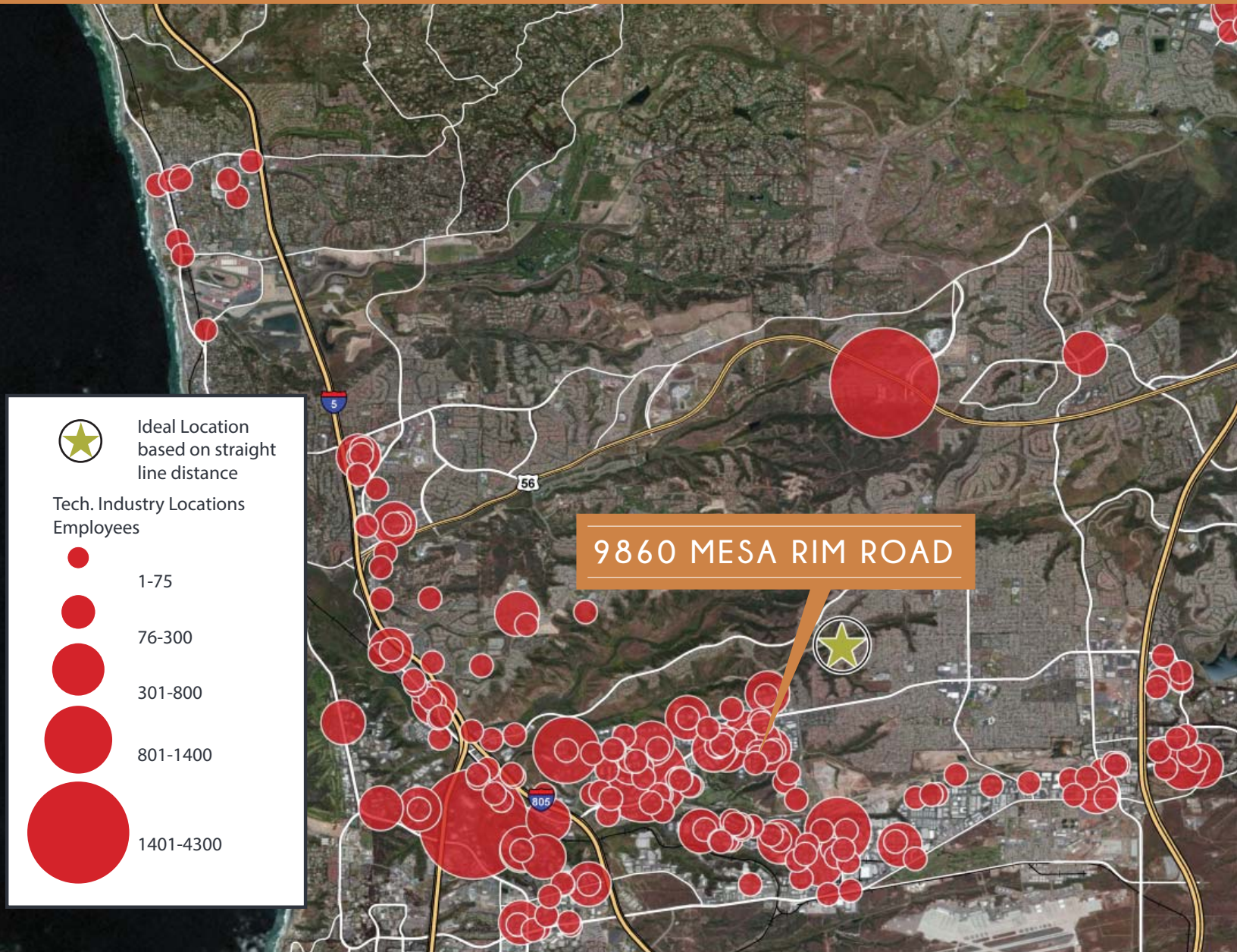
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TECHNOLOGY HUB



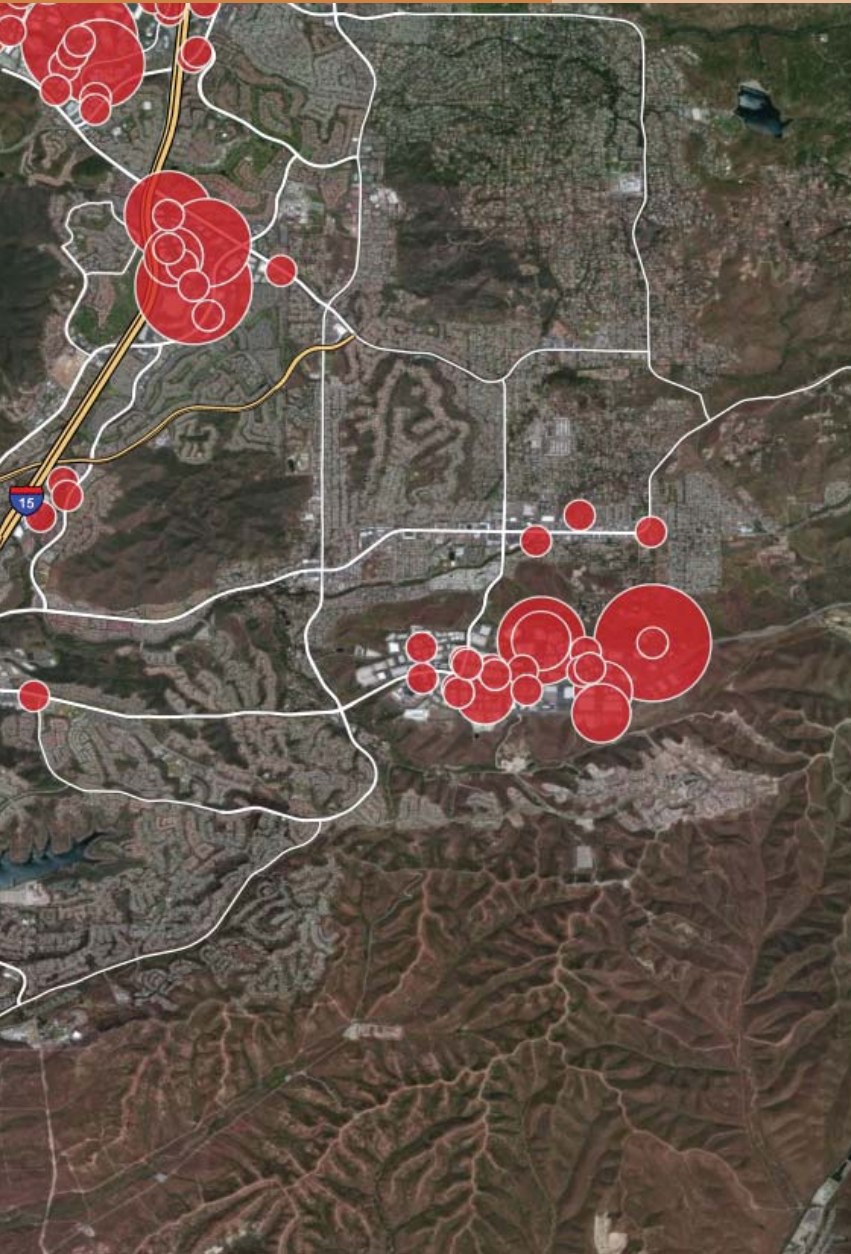
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Central Location to 2 major technology employment centers

- I-5/I-805 Corridor cluster includes 27,893 employees – of which 59% are in technology related industries
- I-15 Corridor cluster includes 24,176 employees – of which 78% are in technology related industries

Access to high quality employee base

- The surrounding residential communities have the highest concentration of technology employees in San Diego County



- 1 Sorrento Plaza**
- Croutons Restaurant
 - Rubio's Fresh Mexican Grill
 - Sher Punjab Indian
 - Skewers
 - Opera Café and Patisserie

- 2 Sorrento Court**
- Starbucks Coffee
 - Quiznos
 - Jamba Juice
 - Banks
 - Dry Cleaner
 - Car Wash and Gas Station
 - Dentist
 - Optometrist
 - Precision Fitness
 - The Greek Cafe
 - McDonald's
 - Chicks Natural
 - Thai Chada
 - Salad Farm
 - Flame Broiler
 - Sitar Indian Cuisine
 - Delicacy Chinese
 - Pascucci Italian
 - Fiesta Mexican Grille
 - Kabul House of Kabobs

- 3 Courtyard by Marriott**
- 4 Karl Strauss**
- 5 Chili's**
- 6 Come on In! Deli**
- 7 Holiday Inn Express**
- 8 Country Inn & Suites**
- 9 Hyatt House**
- 10 Sorrento Mesa Crossroads**

- Pho Station Vietnamese
 - Moose's BBQ and Philly
 - Cheesesteak
 - Orchids Nails & Spa
 - Sorrento Wine and Spirits
- Oasis Grill
 - Nico's Taco Shop
 - Submarina
 - The Grill and Market
 - Hanaya Sushi
 - Sunrise Café
 - Kings Garden Chinese
 - Florist

- 11 Homestead Suites**
- 12 Residence Inn**
- 13 Dominic's Deli**
- 14 The Winesellar & Brasserie**
- 15 Centerpark Café**
- 16 Staybridge Suites**
- 17 Plaza Sorrento**
- Burger King
 - Golden Bagel
 - Subway
 - Spices Thai Café
 - BevMo
 - Fresh & Easy
 - Shell gas station
 - Viper Car Wash



9860 Mesa Rim Road

LOCATION

9860 Mesa Rim Road is the ideal property for office and Corporate Headquarter companies seeking corporate identity, unparalleled location and superb freeway access. Located in Sorrento Mesa, San Diego's technology hub, the property is centrally located just south of Mira Mesa Boulevard and less than one-half mile east of Interstate 805. The site is approximately 20 minutes north of downtown San Diego and San Diego's international airport, Lindbergh Field.

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