

SIGNIFICANTLY REDUCED RENT STRUCTURE!!!

- \$1.50 + Utilities & Janitorial
- 1 year half-rent
- \$2.00/sf broker bonus



SORRENTO MESA OFFICE/R&D SPACE FOR LEASE



14,686 S.F. AVAILABLE

SORRENTO HEIGHTS

9980 HUENNEKENS STREET

9980 HUENNEKENS STREET Approximately 14,686 s.f. available



PROPERTY FEATURES

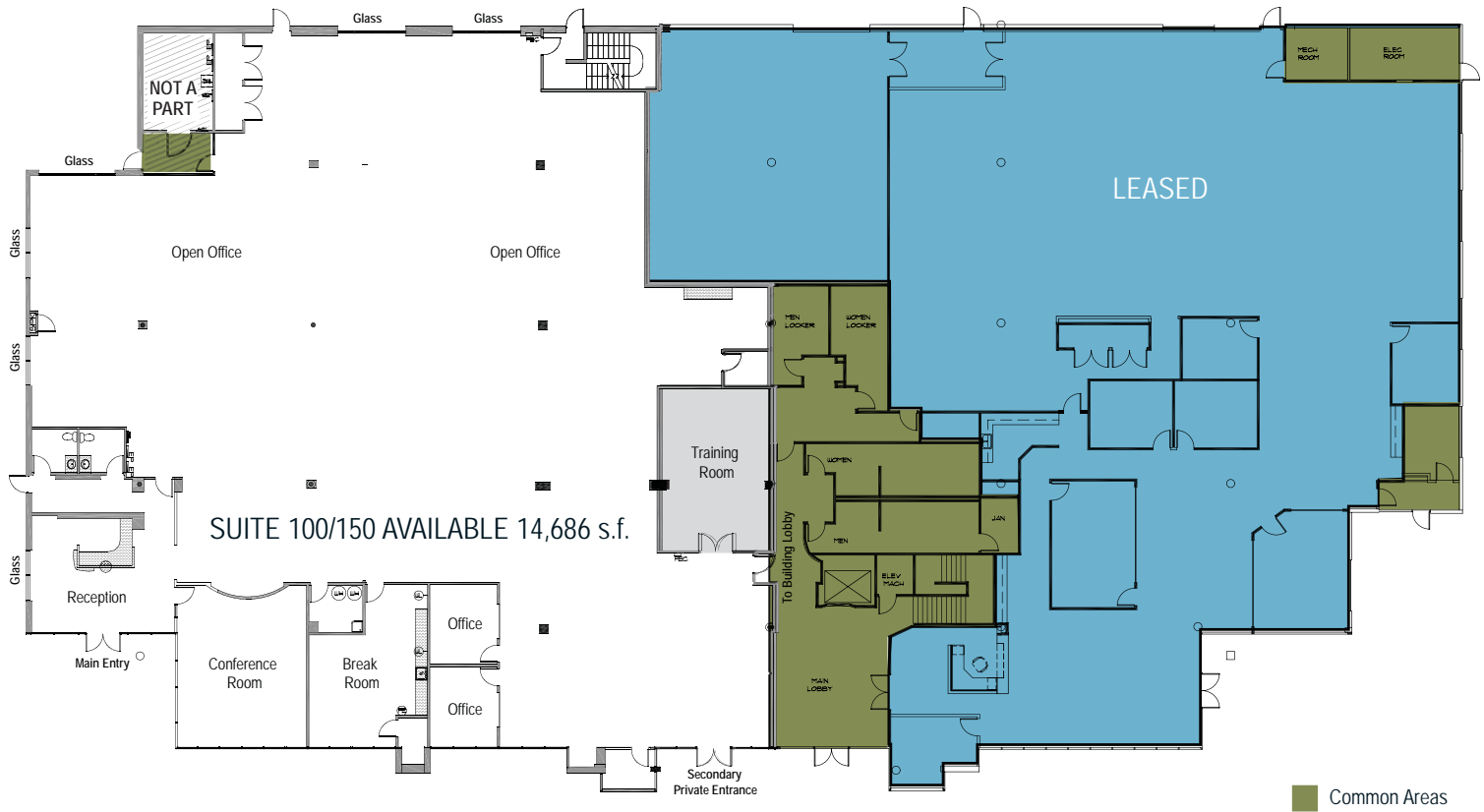
- All brand new improvements
- Campus environment - This 14,686 s.f. space can be combined with the adjacent 29,928 s.f. freestanding building for a total of 44,614 s.f.
- Parking ratio up to 7.0/1,000 s.f. leased
- Approximately 14,686 s.f. of ground floor office/flex space available for lease.
- End unit features abundant glass line on all 3 sides of the space.
- Private, high-image entry with built-in reception desk, signage wall and a large board room.
- In addition to common area restrooms, two private restrooms are located within the space

Lease rate: \$1.50 + utilities & janitorial



Real value in a changing world

GROUND FLOOR | APPROXIMATELY 14,686 S.F.



For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Chaneng Joe
+1 858 410 1249
chaneng.joe@am.jll.com
License no. 01871616



For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Chaneng Joe
+1 858 410 1249
chaneng.joe@am.jll.com
License no. 01871616

9980 HUENNEKENS STREET Approximately 14,686 s.f. available



JONES LANG
LASALLE®

Real value in a changing world

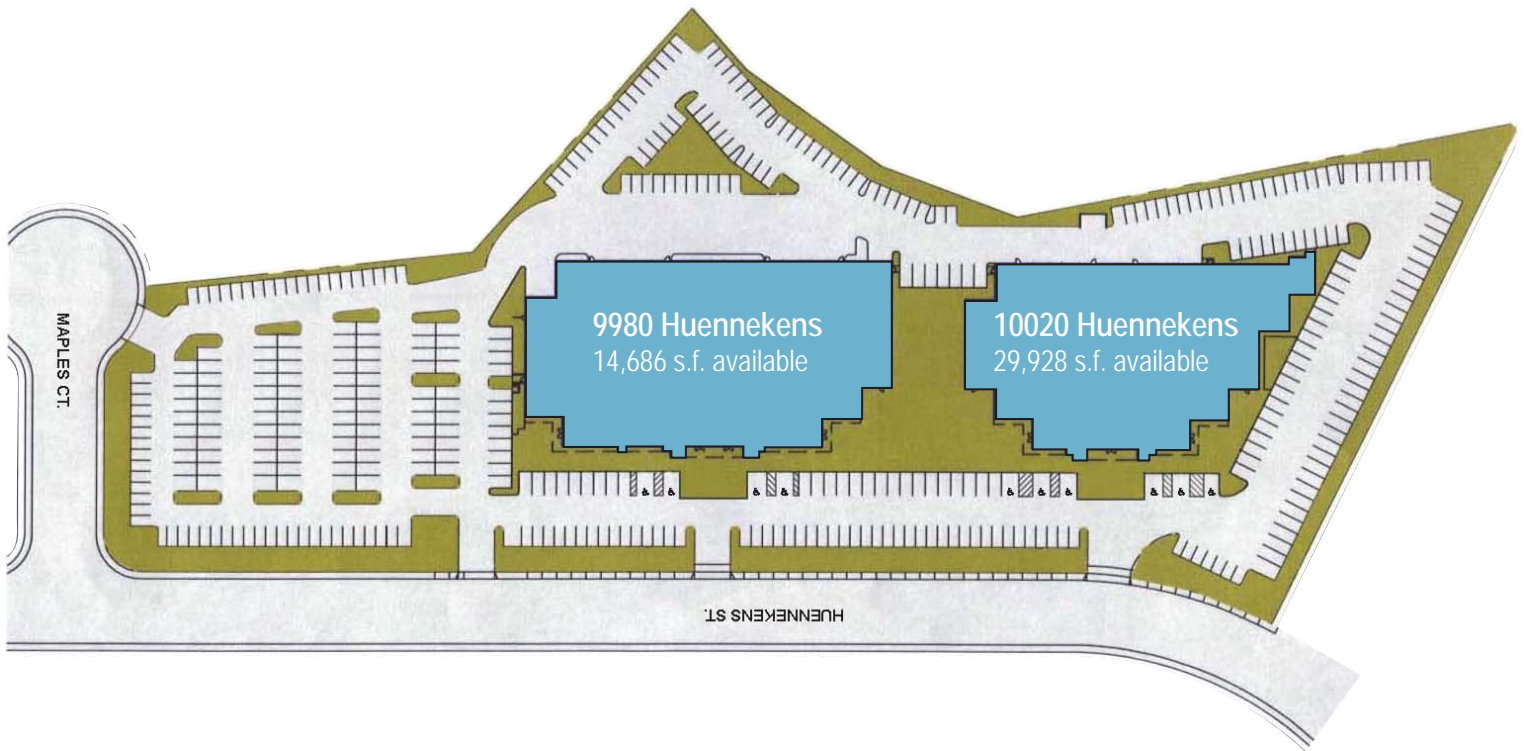
For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Chaneng Joe
+1 858 410 1249
chaneng.joe@am.jll.com
License no. 01871616

SITE PLAN



AMENITIES

San Diego's finest shopping centers, restaurants, hotels and recreational opportunities, including beautiful white sand beaches, golf courses, theaters and art galleries, are within easy reach.

A variety of residential developments, ranging from exclusive neighborhoods to moderately priced family communities, are only minutes away.

- 1 Sorrento Plaza**
- Croutons Restaurant
 - Subway
 - 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 Café
 - McDonald's
 - Chicks Natural
 - Thai Chada
 - Salad Farm
 - Flame Broiler
 - Sitar Indian Cuisine
 - Delicacy Chinese
 - Pascucci Italian
 - Fiesta Mexican Grille
 - Kabul House of Kabobs

- Pho Station Vietnamese
- Moose's BBQ and Philly
- Cheesesteak
- Orchids Nails & Spa
- Sorrento Wine and Spirits

- 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**

- Oasis Grill

- 10 Sorrento Mesa Crossroads**

- Nico's Taco Shop
- Submarina
- The Grill and Market
- Hanaya Sushi
- Sunrise Café
- Kings Garden Chinese
- Florist

- Day Care
- 805 Segue Body Wraps

- 11 Homestead Suites**

- 12 Residence Inn**

- 13 Dominic's Deli**

- 14 The Wineseller & 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

9980 Huennekens Street



Scan this QR code to take an amazing virtual tour of the property

For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Chaneng Joe
+1 858 410 1249
chaneng.joe@am.jll.com
License no. 01871616

LOCATION

Sorrento Heights is the ideal property for office and R&D 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 one block 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.