

SORRENTO HEIGHTS

9980 & 10020 HUENNEKENS STREET
SAN DIEGO, CA 92121



RENOVATED OUTDOOR SEATING & MEETING AREA



SORRENTO HEIGHTS

9980 & 10020 HUENNEKENS ST.
60,291 RSF & 32,540 RSF

PROJECT FEATURES



Ability to offer 5/1,000 USF
parking ratio



Renovated
restrooms

8.1%

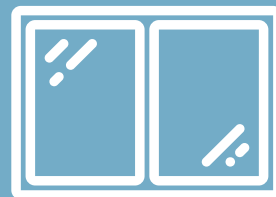
Low core factor



Building and
monument signage available



In the center of
San Diego's Tech Hub



Floor-to-ceiling
windowline



Updated Shower &
Locker Facilities



Excellent canyon views

**WHATEVER YOUR
STYLE, WE'LL HELP
YOU ACHIEVE IT.**



**NEW LOBBY &
MAIN ENTRANCE**



**NEW 2ND FLOOR LOBBY
& LOUNGE AREA**

ADDITIONAL PROJECT IMPROVEMENTS



**RENOVATED OUTDOOR
SEATING & MEETING AREA**



NEW SPEC SUITE



**UPGRADED RESTROOMS
WITH SHOWERS & LOCKERS**

WILL ENTERTAIN SHORT TERM DEALS FROM 6 MONTHS TO 2+ YEARS

SUITE 100 - 15,659 RSF

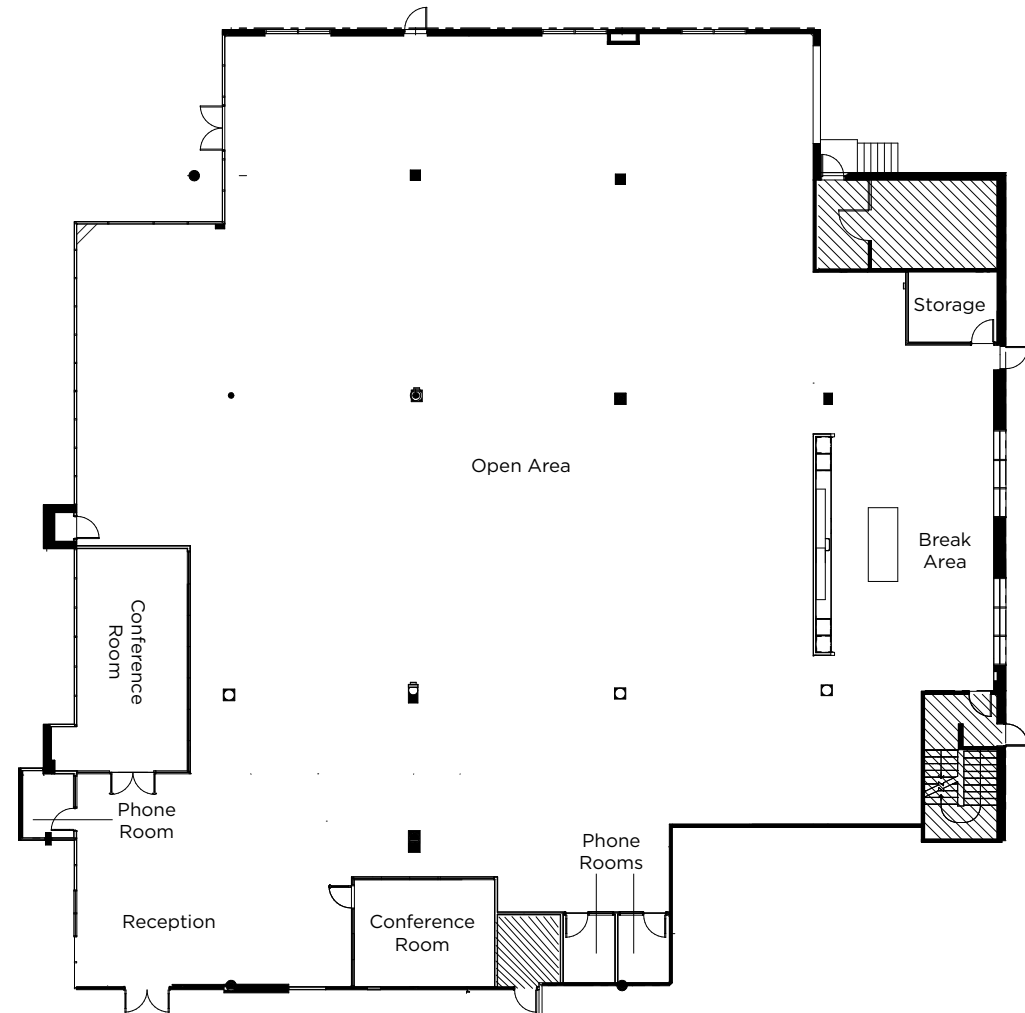
Available: Now

Lease Rate: \$2.35 +E

Comments:

- » **Spec Suite!**
- » Large Open Area
- » Conference Room
- » Reception
- » Break Area
- » Phone Rooms
- » Storage
- » IT
- » Floor-to-Ceiling Windowline
- » 5/1,000 USF Parking
- » Contiguous with Suite 250 for 30,755 RSF (Call Broker for Details)

BRAND NEW CREATIVE OFFICE SPEC SUITE



[CLICK HERE FOR A VIRTUAL TOUR](#)



SUITE 250 - 15,096 RSF

Available: Now
Lease Rate: \$2.35 + E
Comments:

- » Floor is Currently in Shell Condition
- » Large Efficient Floor Plate
- » 5/1,000 USF Parking
- » Floor-to-Ceiling Windowline
- » Building Signage Available
- » Contiguous with Suite 100 for 30,755 RSF (Call Broker for Details)

TENANT HYPOTHETICAL PLAN - 15,096 RSF



SORRENTO HEIGHTS

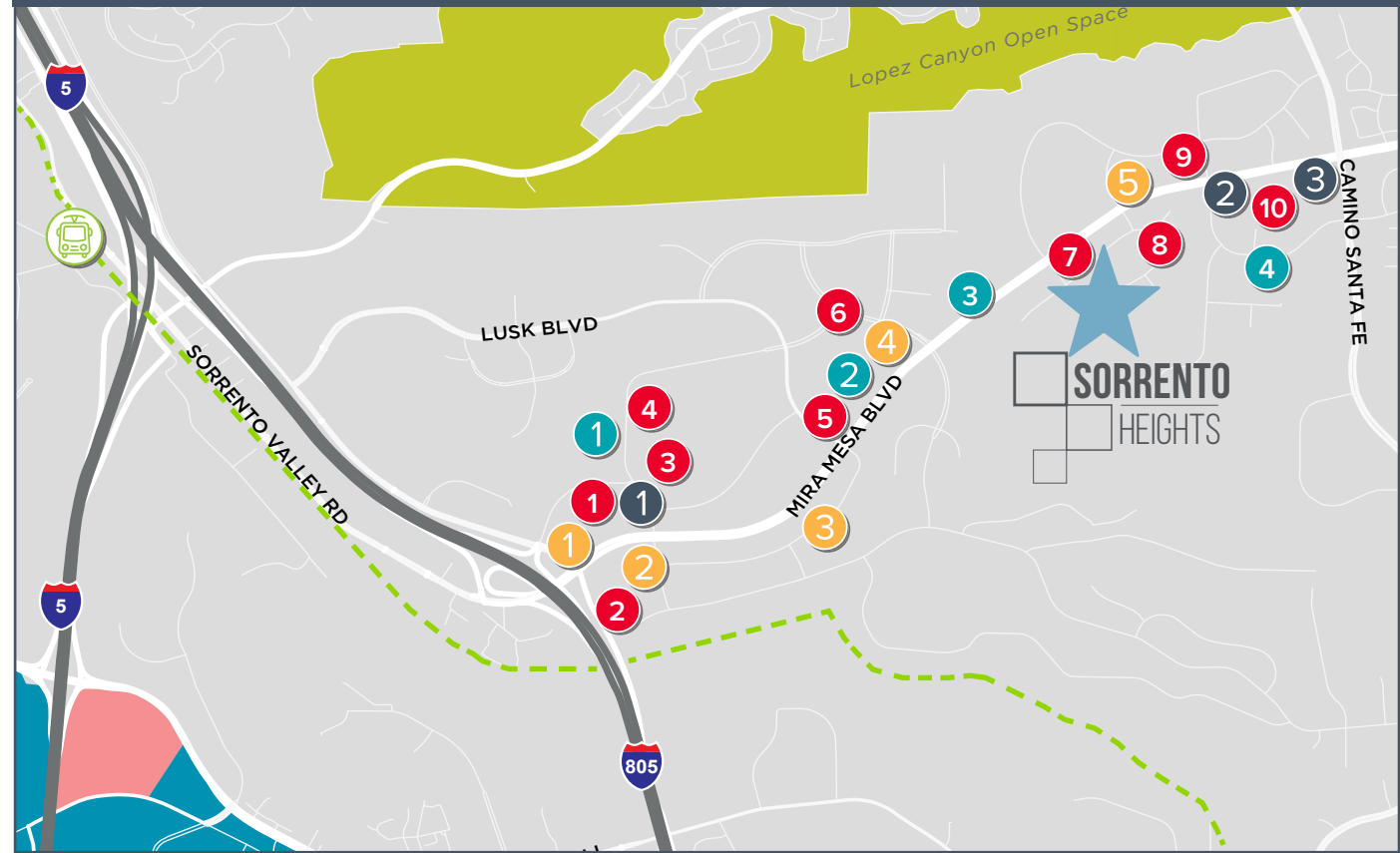
ABOVE STANDARD
PARKING RATIO
5/1000 USF



RESTAURANTS

- 1 Which Wich, Flame Broiler, Jamba Juice, Chicks Natural, Starbuck, Greek Cafe, McDonald's, Kabul West
- 2 Rubio's, Subway, Croutons, On A Roll Cafe, Opera Patisserie, Sher-E-Punjab, Shallot
- 3 Punjabi Tandoor
- 4 Karl Strauss Brewing
- 5 Chili's Grill & Bar
- 6 Armando's Taco Shop, Grill & Market, Maxi's Luncheonette, Mr. Holy Gao, Naseems Bakery & Kabob
- 7 The WineSeller & Brasserie
- 8 Mamma Lina's
- 9 Green Flash Brewing Co.
- 10 Burger King, KFC, Starbucks, Donut Touch, Indian Tandoor, Knockout Pizza, Subway, Marketplace Grille, Urbane Cafe, Habaneros Mexican, Spices Thai Cafe

SURROUNDING AMENITIES



BANKS + SERVICES

- | | |
|-------------------------|---------------------|
| 1 Bank of America/Chase | 4 SDCCU |
| 2 Wells Fargo | 5 Sharp Rees-Stealy |
| 3 Mission Federal | |

GAS

- | | |
|-------------|-----------|
| 1 Americana | 3 Chevron |
| 2 Shell | |

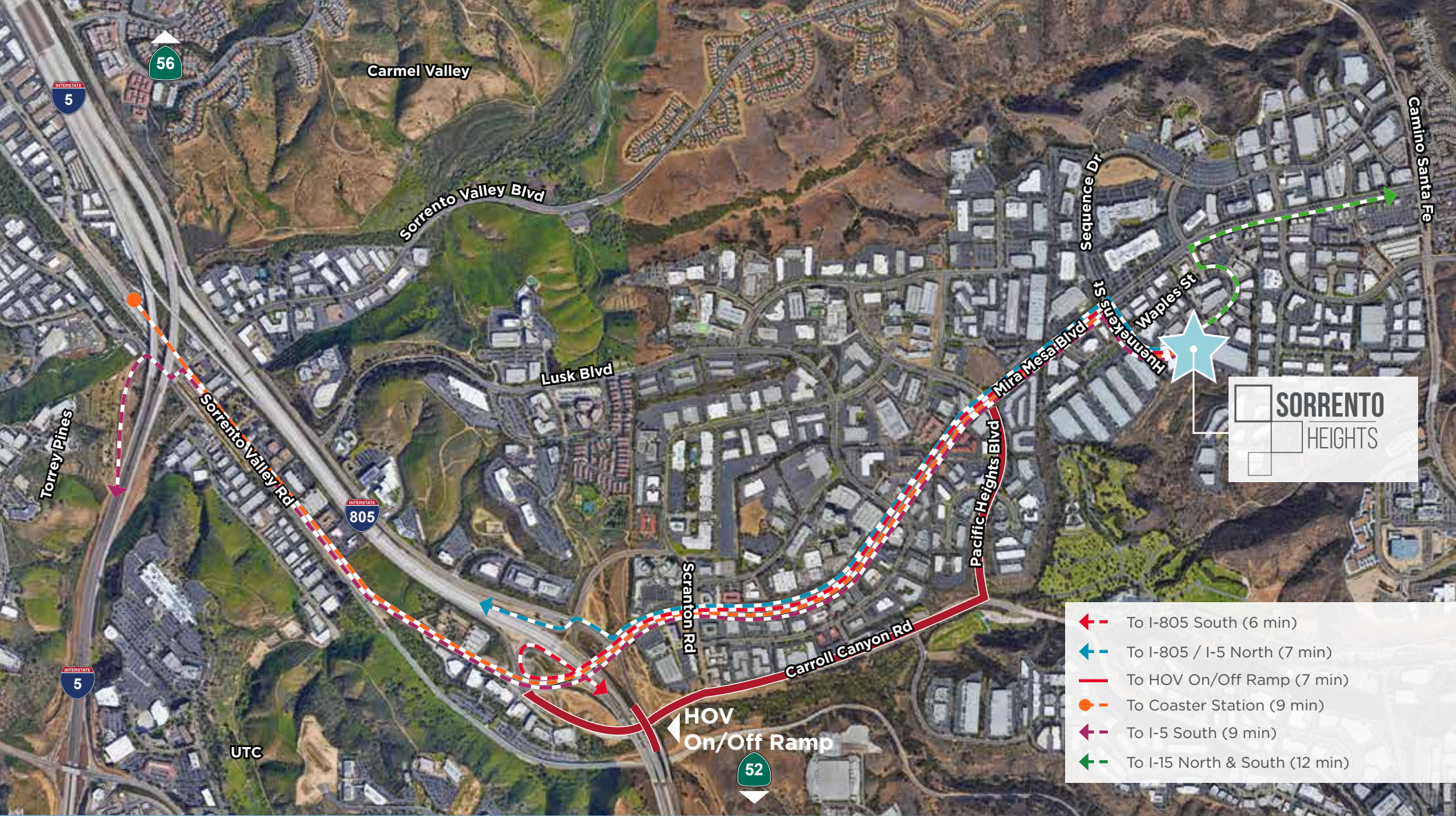
LODGING

- | | |
|-----------------|---------------------|
| 1 Courtyard | 3 Hyatt House |
| 2 Residence Inn | 4 Staybridge Suites |

PUBLIC TRANSPORTATION



--- Sorrento Mesa Coaster / Pacific Surfliner Station



SORRENTO
HEIGHTS

- To I-805 South (6 min)
- To I-805 / I-5 North (7 min)
- To HOV On/Off Ramp (7 min)
- To Coaster Station (9 min)
- To I-5 South (9 min)
- To I-15 North & South (12 min)

For more information, please contact:

Derek Hulse
+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

Mike Novkov
+1 858 546 5412
mike.novkov@cushwake.com
CA Lic. 01890388

[View Site Specific COVID-19 Prevention Plan](#)



4747 Executive Drive, Suite 900
San Diego, CA 92121
main +1 858 452 6500
fax +1 858 452 3206
www.cushmanwakefield.com