

FOR SALE

SORRENTO MESA
BUSINESS PLAZA



±12,569 SF (DIVISIBLE) HIGH IMAGE LAB/OFFICE GROUND FLOOR CONDO FOR SALE IN SORRENTO MESA

5820

OBERLIN DRIVE

CHRIS DUNCAN, Senior Associate

858.458.3307 | cduncan@voitco.com | Lic. #01324067

RANDY LACHANCE, Senior Vice President

858.458.3374 | rlachance@voitco.com | Lic. #00969674

Voit

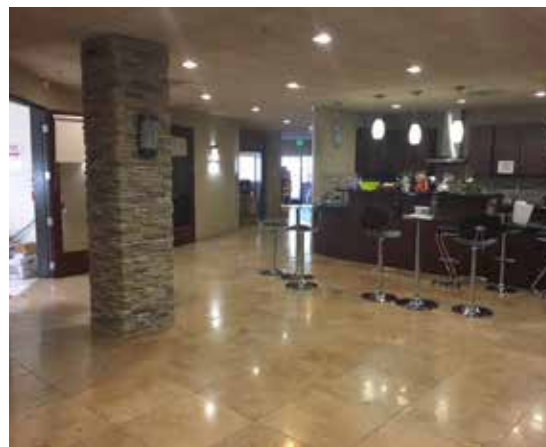
REAL ESTATE SERVICES

PROPERTY FEATURES

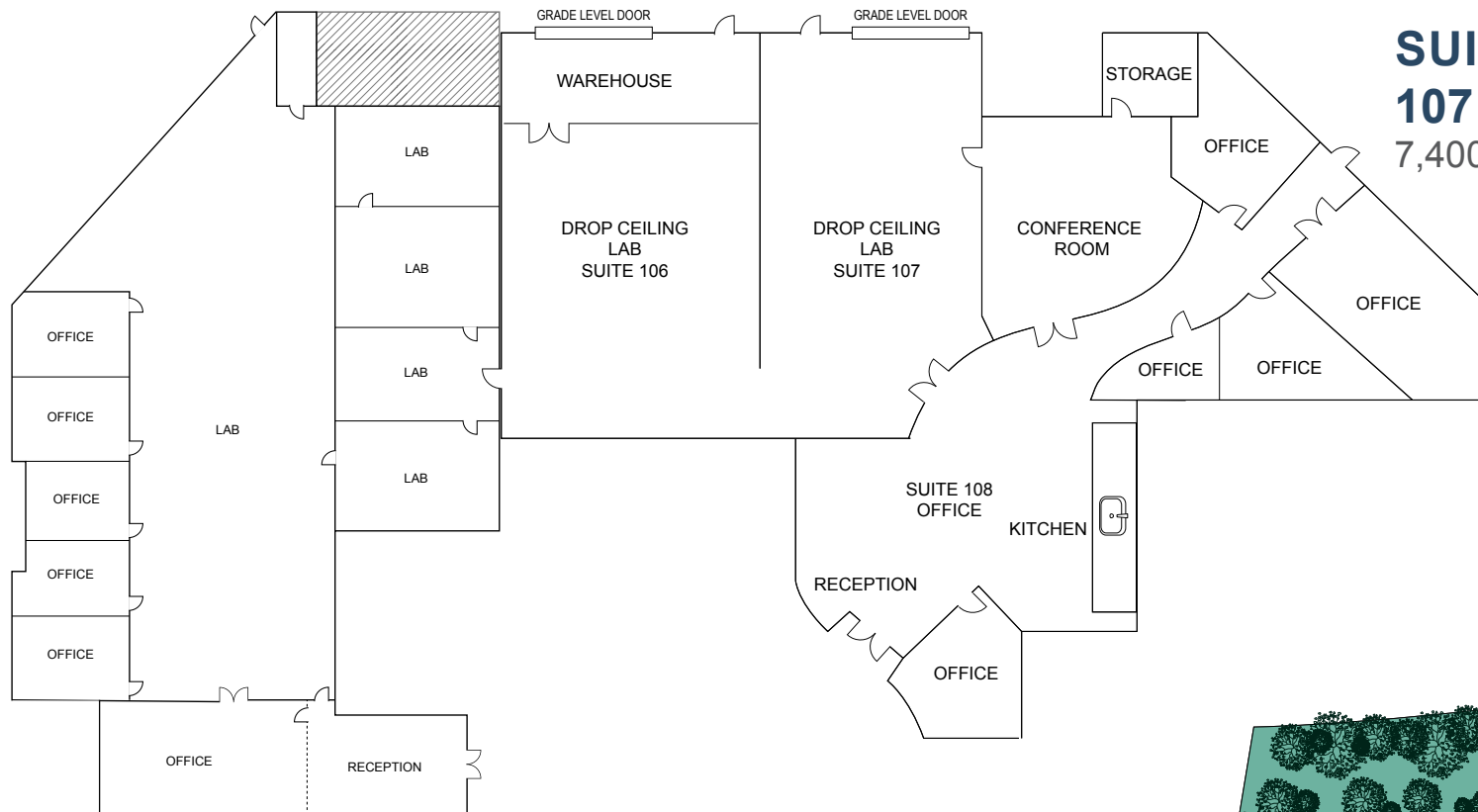
- $\pm 12,569$ (divisible) saleable SF high image ground floor lab/office condo
 - » Unit 104: $\pm 5,169$ SF
 - » Unit 106, 107 & 108: $\pm 7,400$ SF
- 95% office, 5% warehouse (ability to create additional warehouse)
- Divisible for multiple tenants
- High quality lab/office improvements
- Common area lobby & restrooms
- Two grade level doors (can add glass inserts)
- 18'-20' clear height in warehouse
- Lab benching, fume hoods with ventilation & ducting in place can remain or be converted back to office
- Located in the heart of Sorrento Mesa with great Freeway access to I-5 and I-805
- 34 total parking spaces
- Part of Sorrento Business Plaza Condo Association (Association dues $\pm \$0.325/\text{SF}$)

SALE PRICES:

- All Units (12,569 SF): \$3,995,000
- Unit 104 (5,169 SF): \$1,655,000
- Units 106, 107 & 108 (7,400 SF): \$2,515,000



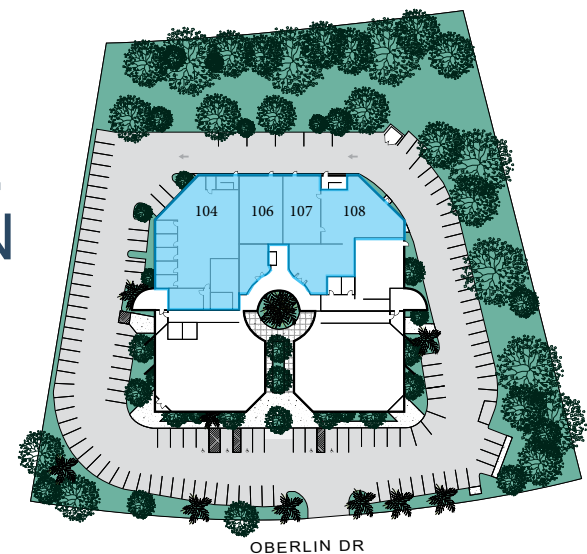
FLOOR PLANS (FIRST FLOOR)



SUITE 104
5,169 SF

**SUITES 106,
107 & 108**
7,400 SF

SITE PLAN



5820

OBERLIN DRIVE



CHRIS DUNCAN, Senior Associate

858.458.3307 | cduncan@voitco.com | Lic. #01324067

4180 L Jolla Village Drive, Suite 100, L Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

RANDY LACHANCE, Senior Vice President

858.458.3374 | rlachance@voitco.com | Lic. #00969674

Voit

REAL ESTATE SERVICES

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2018 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.