

**5230**

CARROLL CANYON ROAD

SAN DIEGO

CALIFORNIA 92121



**CBRE**

FOR LEASE | SORRENTO MESA OFFICE PLAZA



COURTYARD





## BUILDING FEATURES/AMENITIES



DIRECT ACCESS TO THE I-805 VIA  
CARROLL CANYON EXTENSION

OPERABLE WINDOWS, SLIDING GLASS DOORS  
PRIVATE BALCONIES IN SELECT SUITES



COVERED PARKING AVAILABLE AND  
ABUNDANT STREET PARKING

## BUILDING FEATURES/AMENITIES



ATTRACTIVE COURTYARD WITH TROPICAL  
LANDSCAPING, WATER FEATURE & POND

NEWLY ADDED TILE ACCENTS TO THE  
EXTERIOR AND INTERIOR OF THE BUILDING





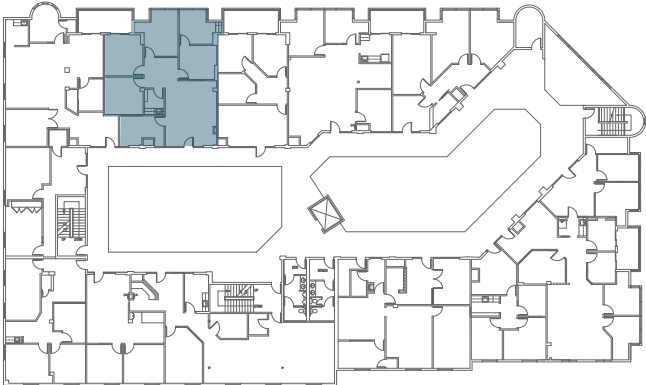
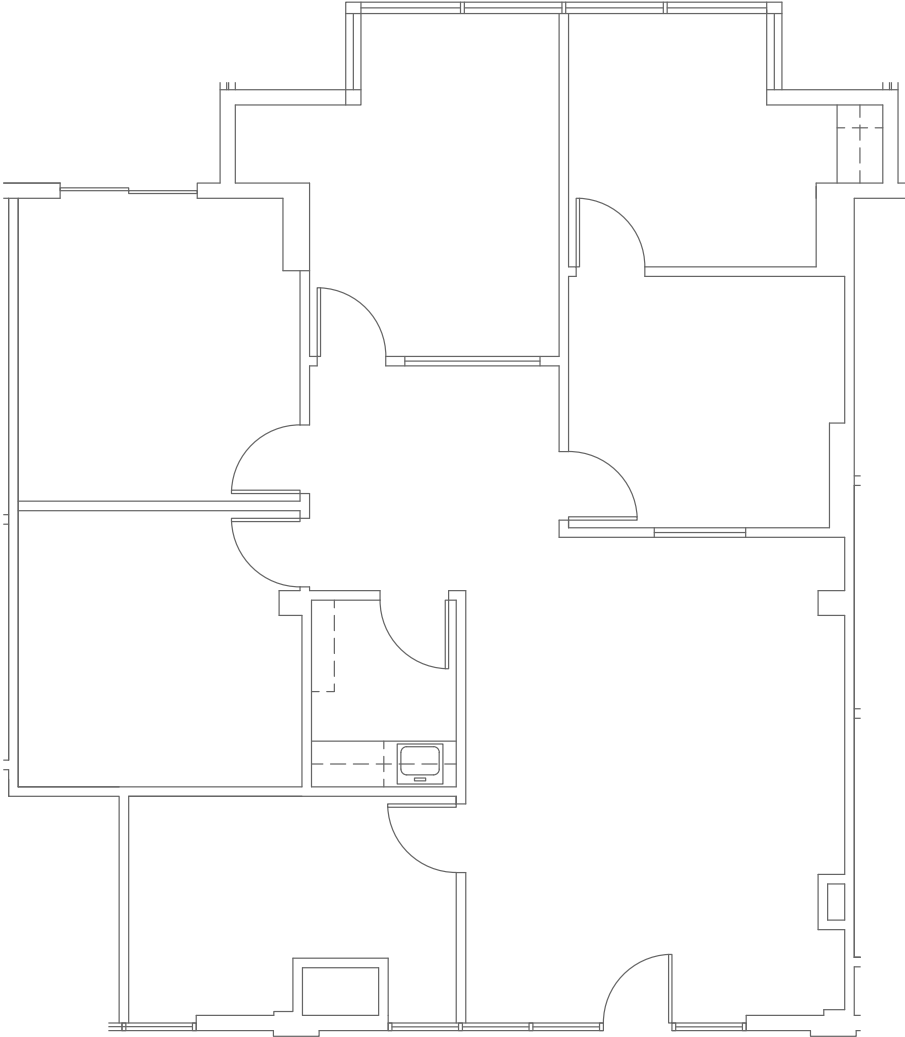
# AVAILABILITIES



| SUITE | SIZE (RSF) | RATE         | AVAILABLE | COMMENTS  | VIRTUAL TOUR      |
|-------|------------|--------------|-----------|---|-------------------|
| 208   | 1,670      | \$1.85/SF +E | NOW       | Reception, 3 offices, conference room, and storage room.  | <a href="#">▶</a> |
| 228   | 1,695      | \$1.85/SF +E | NOW       | Reception, 4 offices, conference room, break room and storage room.                                       | <a href="#">▶</a> |
| 310   | 1,595      | \$1.85/SF +E | NOW       | Reception, conference room, 3 private offices, break room and open area.                                  | <a href="#">▶</a> |
| 320   | 2,134      | \$1.85/SF +E | NOW       | Reception, 1 private office and open area. In warm shell condition, ready for custom tenant improvements. | <a href="#">▶</a> |

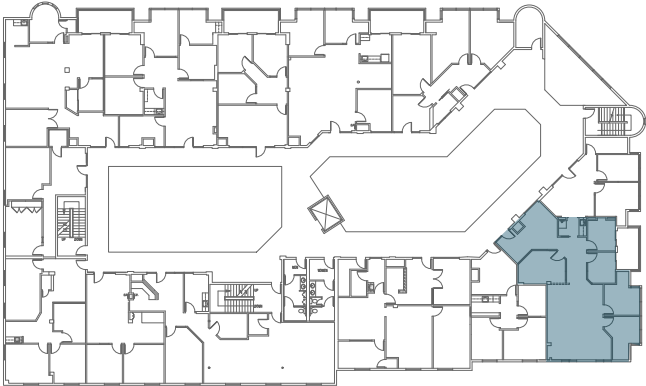
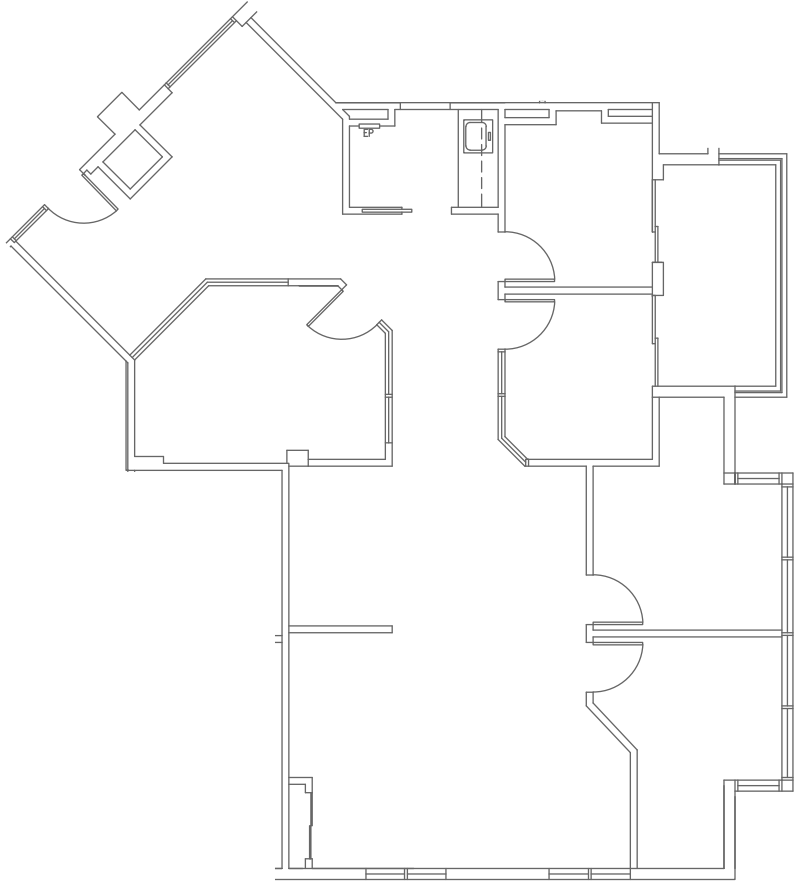
# SUITE 208 | 1,670 RSF

| SUITE | SIZE (RSF) | RATE         | AVAILABLE | COMMENTS   |
|-------|------------|--------------|-----------|--|
| 208   | 1,670      | \$1.85/SF +E | NOW       | Reception, 3 offices, conference room, and storage room. |



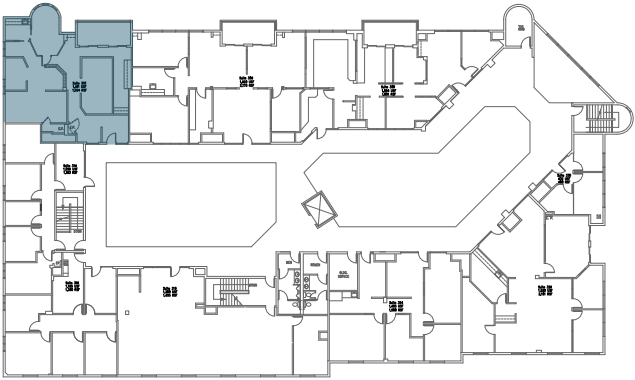
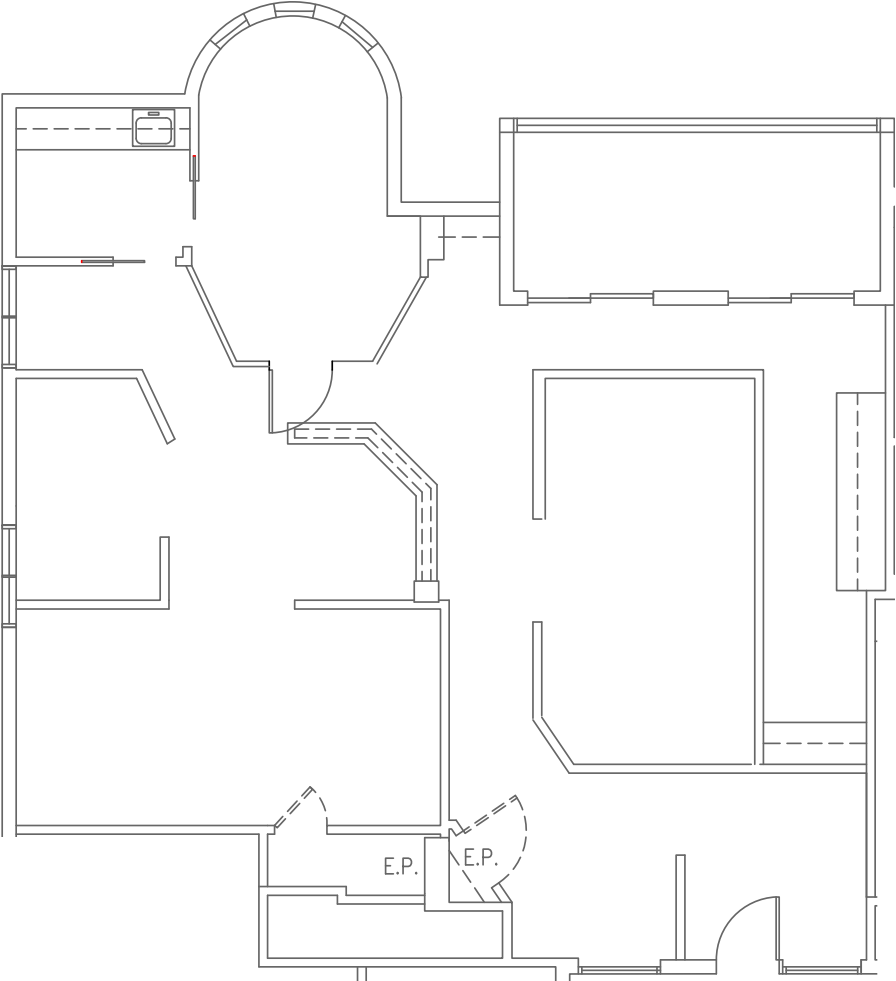
# SUITE 228 | 1,695 RSF

| SUITE | SIZE (RSF) | RATE         | AVAILABLE | COMMENTS   |
|-------|------------|--------------|-----------|--|
| 228   | 1,695      | \$1.85/SF +E | NOW       | Reception, 4 offices, conference room, kitchen and storage room. |



# SUITE 310 | 1,595 RSF

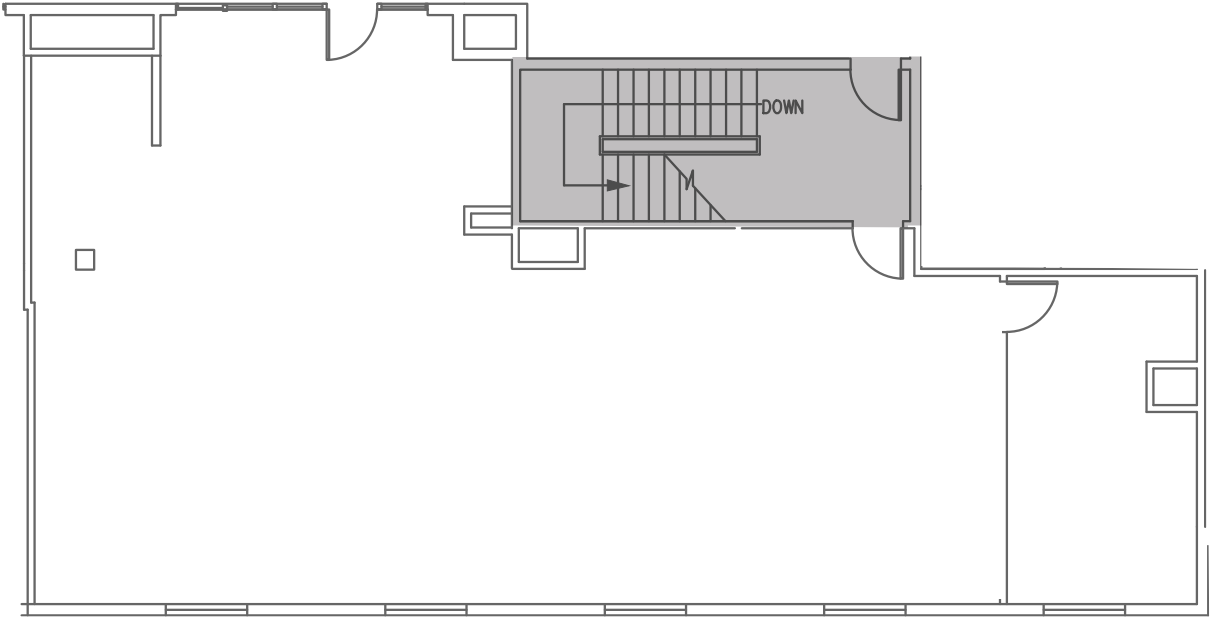
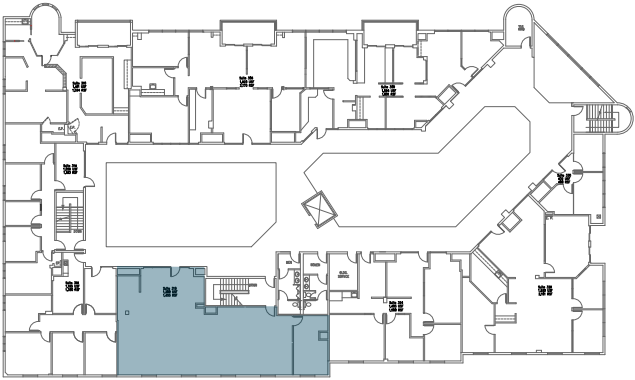
| SUITE | SIZE (RSF) | RATE         | AVAILABLE | COMMENTS   |
|-------|------------|--------------|-----------|--|
| 310   | 1,595      | \$1.85/SF +E | NOW       | Reception, conference room, 3 private offices, break room and open area. |





# SUITE 320 | 2,223 RSF

| SUITE | SIZE (RSF) | RATE         | AVAILABLE | COMMENTS  |
|-------|------------|--------------|-----------|---|
| 320   | 2,134      | \$1.85/SF +E | NOW       | Reception, 1 private office and open area. In warm shell condition, ready for custom tenant improvements. |



# 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
- 4 Logos
- 5 Mail Boxes Etc.
- 6 Micro City
- 7 Minuteman Press

- 8 Pacbell Purchase Store
- 9 Self Storage
- 10 Self Storage

## 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)



**5230**  
CARROLL CANYON ROAD

Sorrento Valley Station

5

805

ON/OFF RAMP  
Mira Sorrento Place

ON/OFF RAMP  
Mira Mesa Blvd

ON/OFF RAMP  
Carroll Canyon Road



# 5230

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## CONTACTS

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