

OBERLIN

T E C H



OBERLIN TECH

5555, 5601, 5626 & 5627 Oberlin Drive

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Four one-story office/R&D buildings totaling in excess of 105,000 square feet.

Exterior renovations recently completed.

Located in the epicenter of San Diego's telecommunications and life science hub, with a multitude of walkable amenities and easy access to interstate 805.

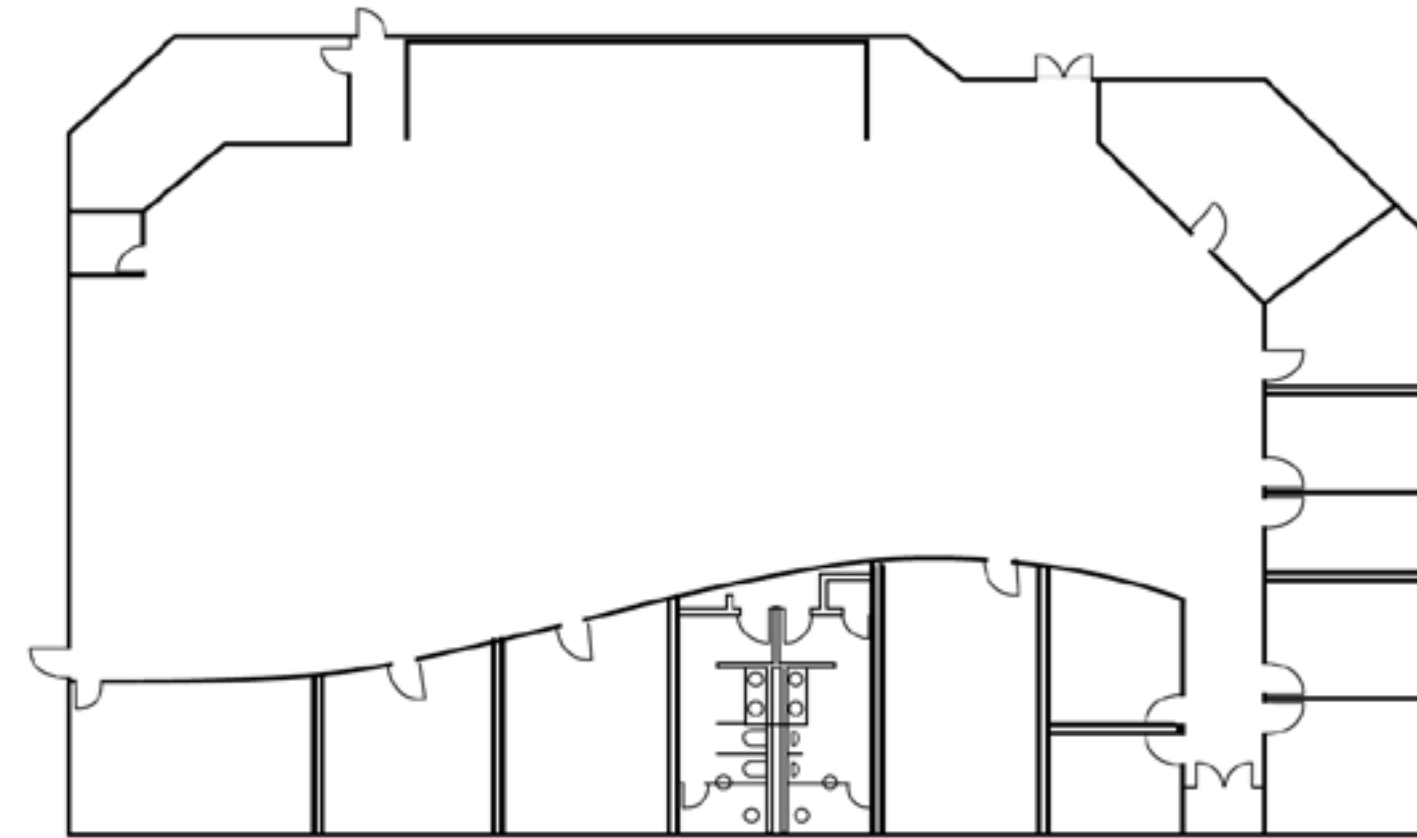
AVAILABILITIES

BUILDING	SUITE	SIZE	AVAILABLE	COMMENTS
5626 Oberlin Drive	110	11,057 SF	Now	\$2.10 NNN Creative Office Space
5555 Oberlin Drive	100	23,807	Now	Rate Negotiable
5601 Oberlin Drive	100	23,260 SF	5/1/2017	Rate Negotiable Flex R&D Space

5626 OBERLIN DRIVE
SUITE 110

11,057 SF
CREATIVE OFFICE

- PERIMETER OFFICES
- OPEN AREA
- LARGE CONFERENCE ROOMS
- HUDDLE ROOMS
- KITCHEN
- RESTROOMS

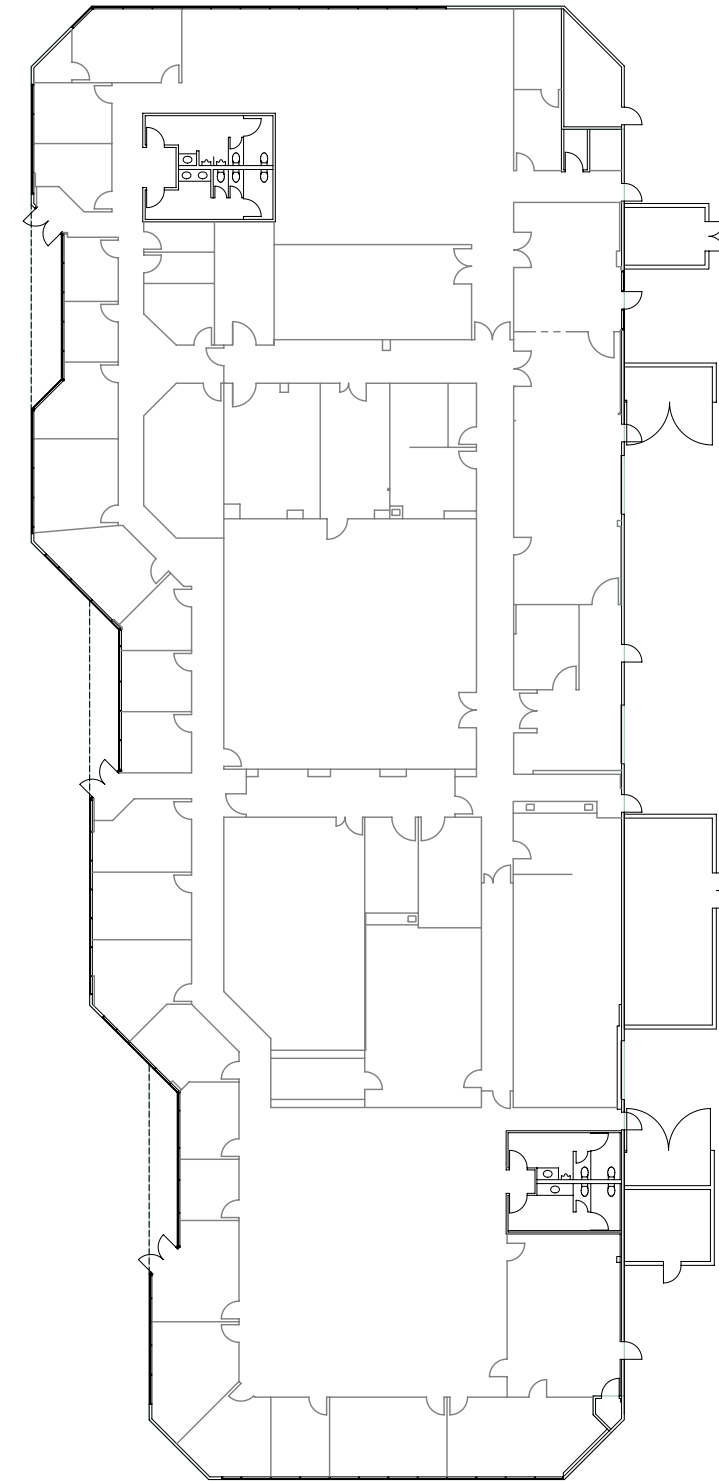


CREATIVE OFFICE

5555 OBERLIN DRIVE
SUITE 100

23,807 SF
LAB/OFFICE SPACE

- PERIMETER OFFICES
- CONFERENCE ROOMS
- MULTIPLE LABS
- RESTROOMS
- KITCHEN WITH SINK



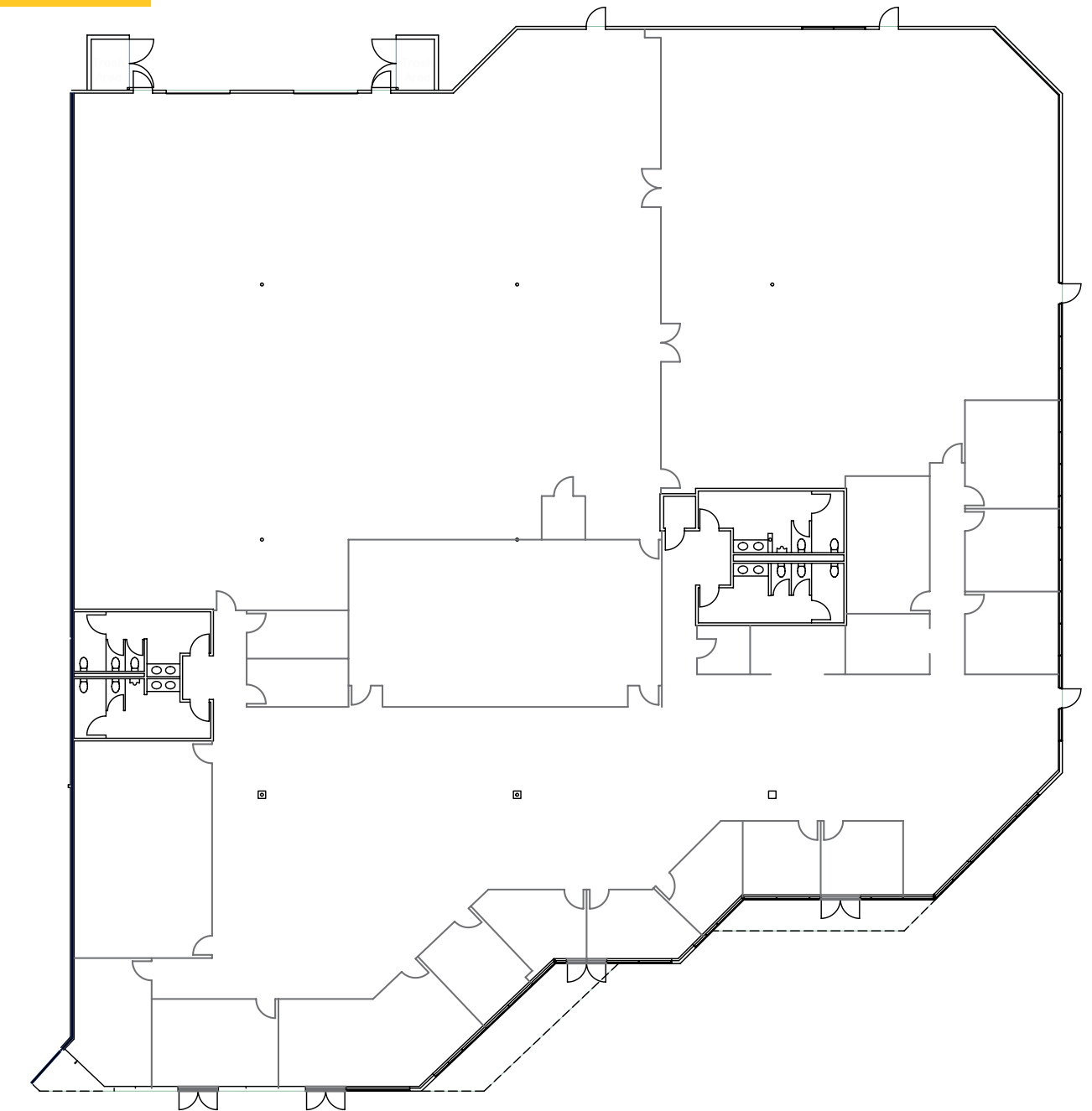
RECENT RENOVATIONS



5601 OBERLIN DRIVE
SUITE 100

23,260 SF
FLEX R&D/OFFICE
SPACE

- PERIMETER OFFICES
- CONFERENCE ROOMS
- MULTIPLE LABS
- RESTROOMS
- 18' CLEAR HEIGHT
- HEAVY POWER



OUTDOOR AREAS



SORRENTO CROSSROADS
 SUNRISE CAFE KING'S GARFEN
 GRILL & MARKET FAIRLINE CLEANERS
 COME-ON IN CAFE HANAYA SUSHI

RESIDENCE
INN

HYATT
HOUSE

EXTENDED
STAY

CHILI'S

KARL
STRAUSS

MARRIOTT
COURTYARD

OBERLIN
TECH

SORRENTO COURT
 FOOD COURT STARBUCKS
 STAPLES JAMBA JUICE
 McDONALDS BANK OF AMERICA
 CAR WASH CHASE BANK

WELLS
FARGO

SORRENTO CANYON
GOLF & DRIVING RANGE

SORRENTO SOUTH RETAIL
 SUBWAY RUBIO'S
 CROUTONS OPERA CAFÉ

LOCATION.

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.