

FOR  
LEASE

# 5890

## Pacific Center Boulevard

Sorrento Mesa | San Diego, CA 92121

### FEATURES

- Two story, elevator served office building totaling approximately 26,000 SF
- Up to 13,000 SF (divisible to 1,500 SF) available now
- Existing layout includes mix of perimeter private offices, open areas, conference rooms, and an executive board room with adjoining kitchenette with operable windows
- Entire second floor available – 13,000 SF including full kitchen/employee lounge with balcony
- Showers and lockers on ground floor
- Lease Rate: \$1.20 + Electricity & Janitorial



FOR MORE  
INFORMATION  
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CONTACT

### Ty Moffatt

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### SPECS

Building size: Approximately 26,000 square feet

Land area: 1.64 acres

Year built: 1989

Zoning: IL-2-1 (can accommodate both office and medical uses)

Parking ratio: 115 total spaces (4.4:1,000 RSF)

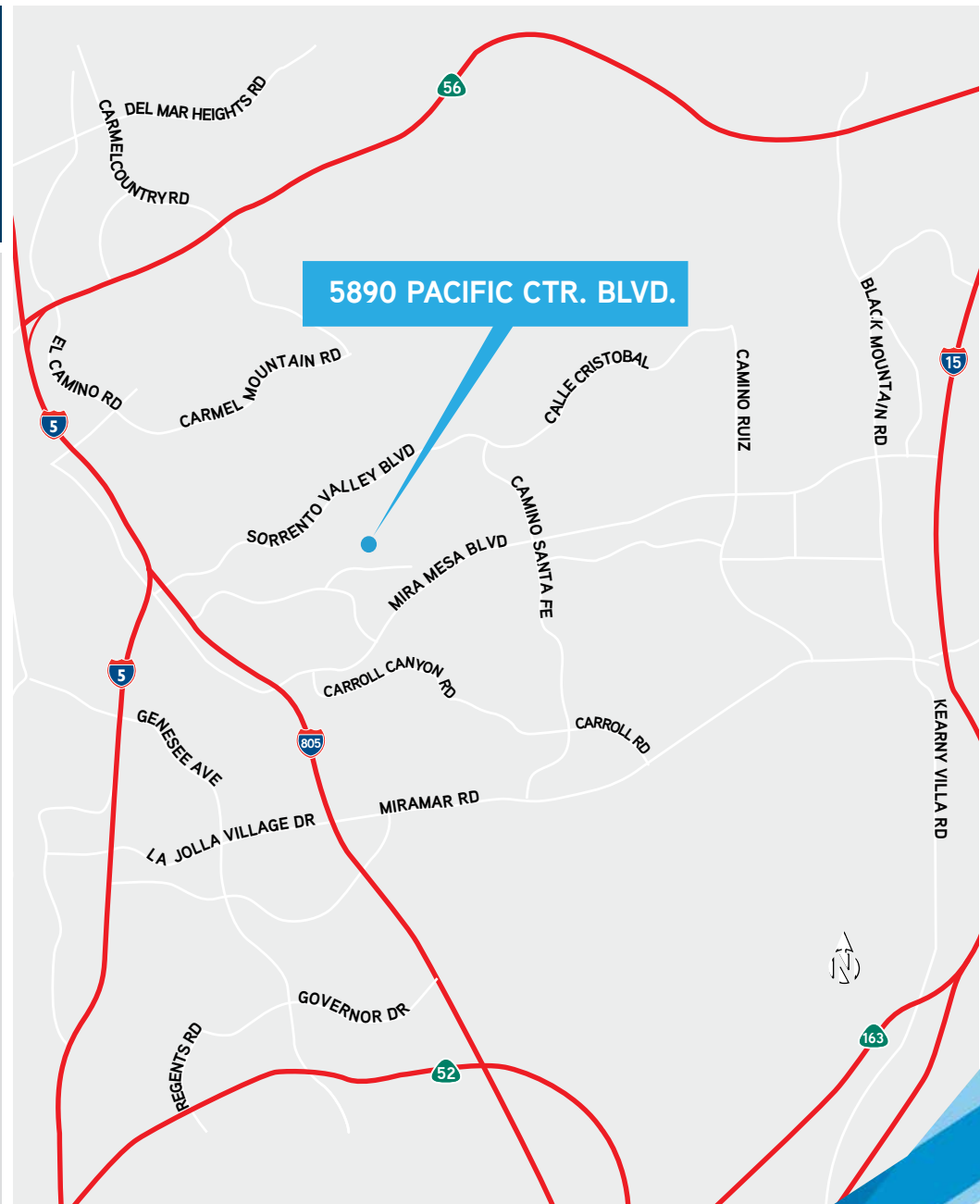
Power: 120/280 volt, 3 phase, 4 wire

HVAC: Water source heat pump

Elevator: One 2,500 lb passenger

Back-up generator

Fiber optics to building



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INTERNATIONAL

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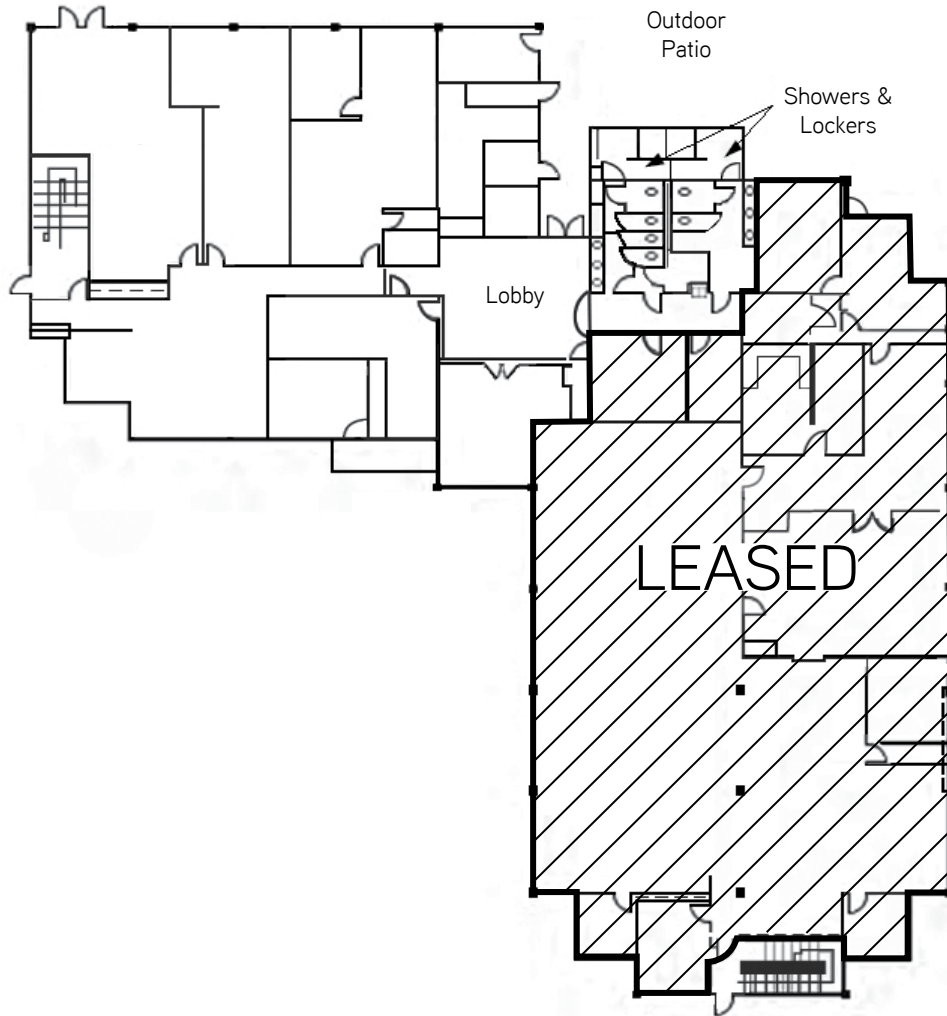
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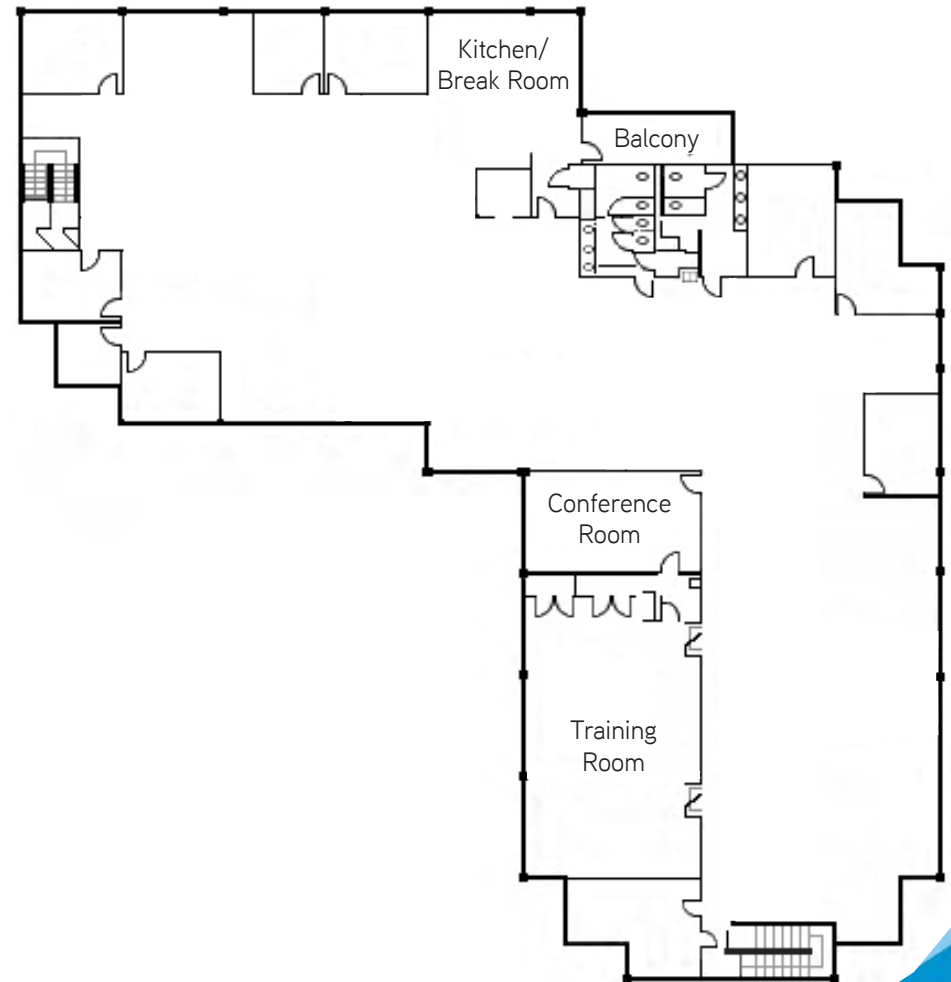
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# CURRENT BUILDOUT

FIRST FLOOR: 13,000 SF



SECOND FLOOR: 13,000 SF



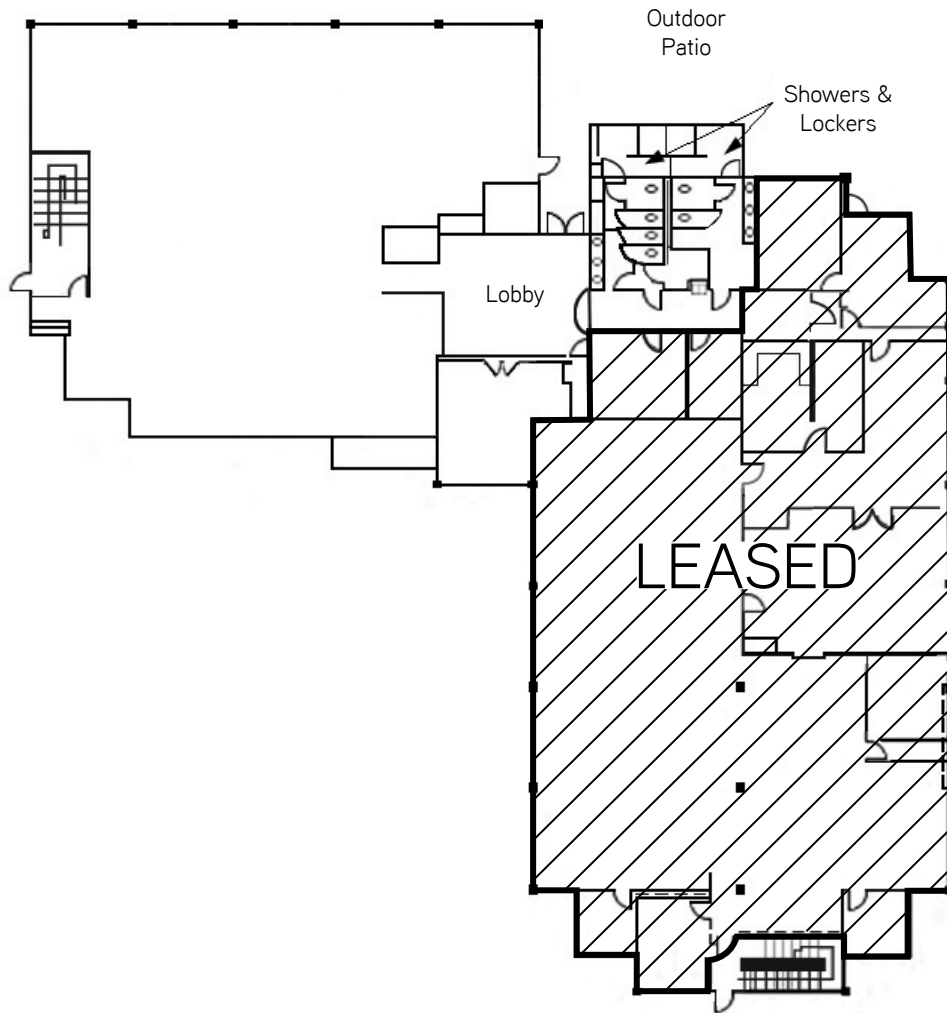
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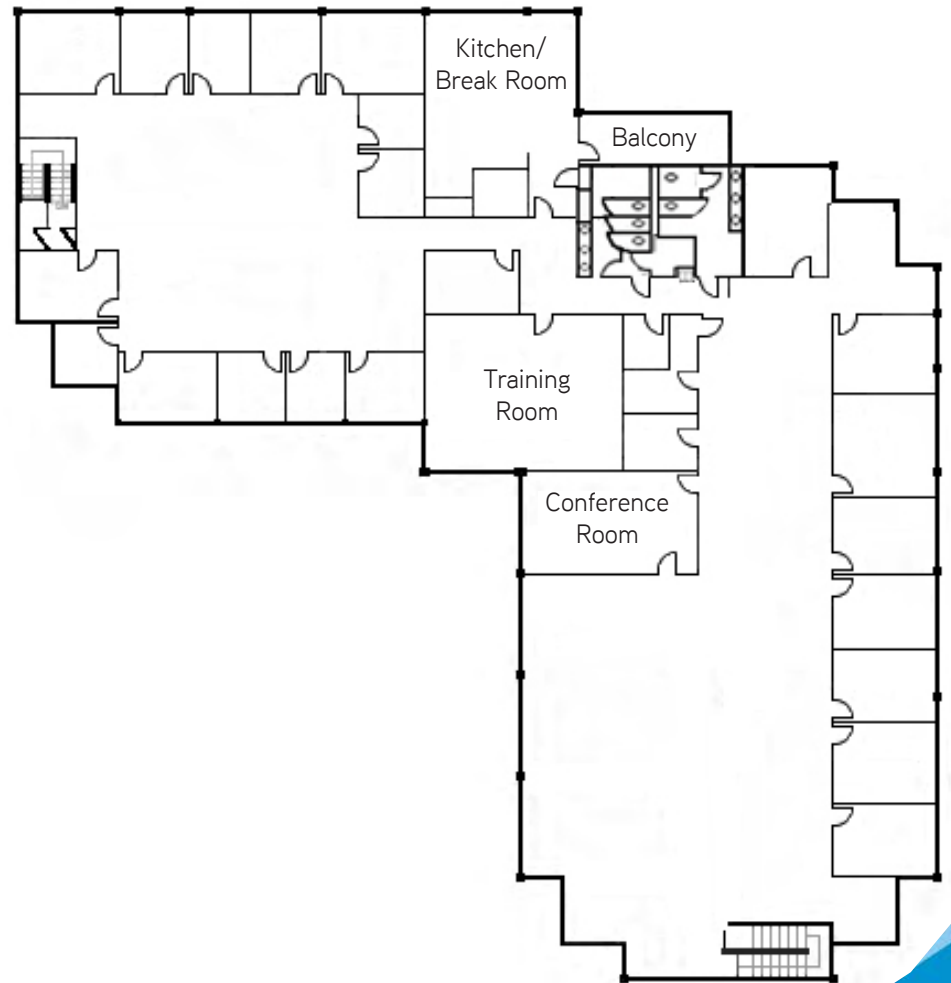
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# HYPOTHETICAL FLOOR PLAN

FIRST FLOOR: 13,000 SF



SECOND FLOOR: 13,000 SF



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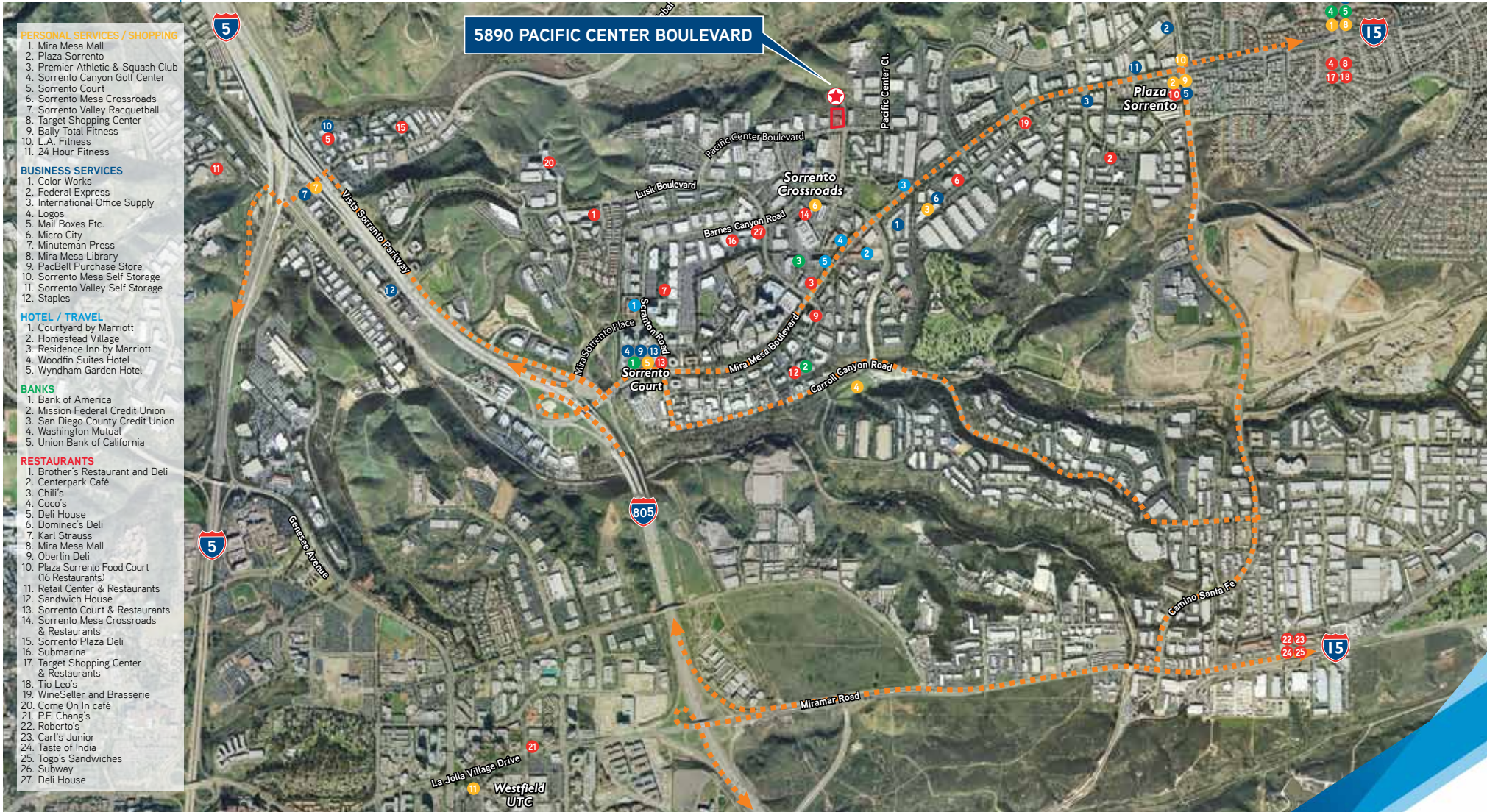
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#### PERSONAL SERVICES / SHOPPING

1. Mira Mesa Mall
2. Plaza Sorrento
3. Premier Athletic & Squash Club
4. Sorrento Canyon Golf Center
5. Sorrento Court
6. Sorrento Mesa Crossroads
7. Sorrento Valley Racquetball
8. Target Shopping Center
9. Bally Total Fitness
10. L.A. Fitness
11. 24 Hour Fitness

#### BUSINESS SERVICES

1. Color Works
2. Federal Express
3. International Office Supply
4. Logos
5. Mail Boxes Etc.
6. Micro City
7. Minuteman Press
8. Mira Mesa Library
9. PacBell Purchase Store
10. Sorrento Mesa Self Storage
11. Sorrento Valley Self Storage
12. Staples

#### HOTEL / TRAVEL

1. Courtyard by Marriott
2. Homestead Village
3. Residence Inn by Marriott
4. Woodfin Suites Hotel
5. Wyndham Garden Hotel

#### BANKS

1. Bank of America
2. Mission Federal Credit Union
3. San Diego County Credit Union
4. Washington Mutual
5. Union Bank of California

#### RESTAURANTS

1. Brother's Restaurant and Deli
2. Centerpark Café
3. Chili's
4. Coco's
5. Deli House
6. Dominec's Deli
7. Karl Strauss
8. Mira Mesa Mall
9. Oberlin Deli
10. Plaza Sorrento Food Court (16 Restaurants)
11. Retail Center & Restaurants
12. Sandwich House
13. Sorrento Court & Restaurants
14. Sorrento Mesa Crossroads & Restaurants
15. Sorrento Plaza Deli
16. Submarina
17. Target Shopping Center & Restaurants
18. Tio Leo's
19. WineSeller and Brasserie
20. Come On In café
21. P.F. Chang's
22. Roberto's
23. Carl's Junior
24. Taste of India
25. Togo's Sandwiches
26. Subway
27. Deli House



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