

SORRENTO VIEW

B U S I N E S S P A R K

VIEW PROPERTY
VIDEO



FOR
LEASE

±139,340 SF
MULTI-TENANT BUSINESS PARK

Evan McDonald, SIOR
Lic No 01813359
+1 858 677 5339
evan.mcdonald@colliers.com

Taylor DeBerry
Lic No 02014580
+1 858 677 5350
taylor.deberry@colliers.com

PROJECT OVERVIEW

Sorrento View Business Park is a seven building, multi-tenant business park that consists of a mix of office, industrial and R&D with a total square footage of approximately 139,340 square feet.

Sorrento Mesa, located in central San Diego, is home to many high tech, biotech, and IT companies. This is a highly attractive location with easy access to employees, suppliers, and customers, and immediate freeway access to I-805, I-5, and I-15.



PROPERTY HIGHLIGHTS



Total Bldg:

139,340 SF Class A
Multi-Tenant Business Park



of Bldgs:

Seven (7) R&D, Industrial
& Office Buildings



Zoning:

IL-2-1
(City of San Diego)



Grade-Level Loading:

Forty Three
(43) doors



Stories:

All single-story suites



Year Built:

1988



Clear Height:

14'-16' clear height
in warehouse



Parking:

3.5/1,000



Layout:

Variety sized suites to
accommodate expansion



Access:

Only minutes to I-5, I-805,
and I-15 Freeways



Amenities:

Deli and coffee bar
on site



Management:

Responsive and local
ownership & management

PROJECT OVERVIEW

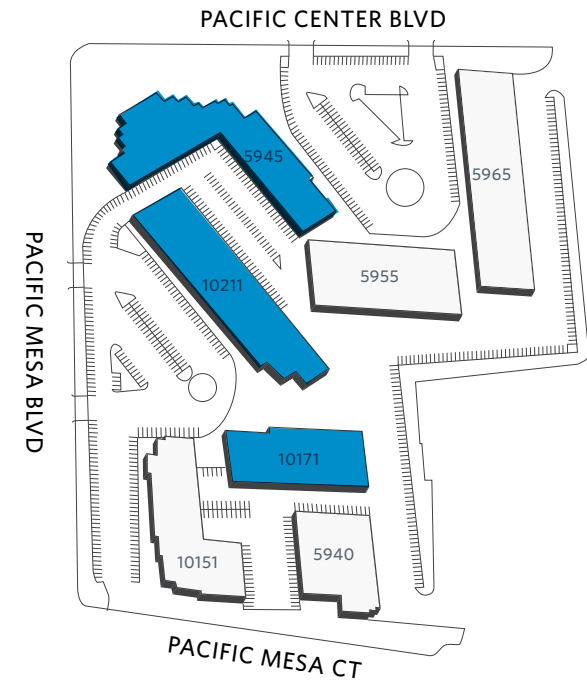
P/03

PROPERTY AVAILABILITY

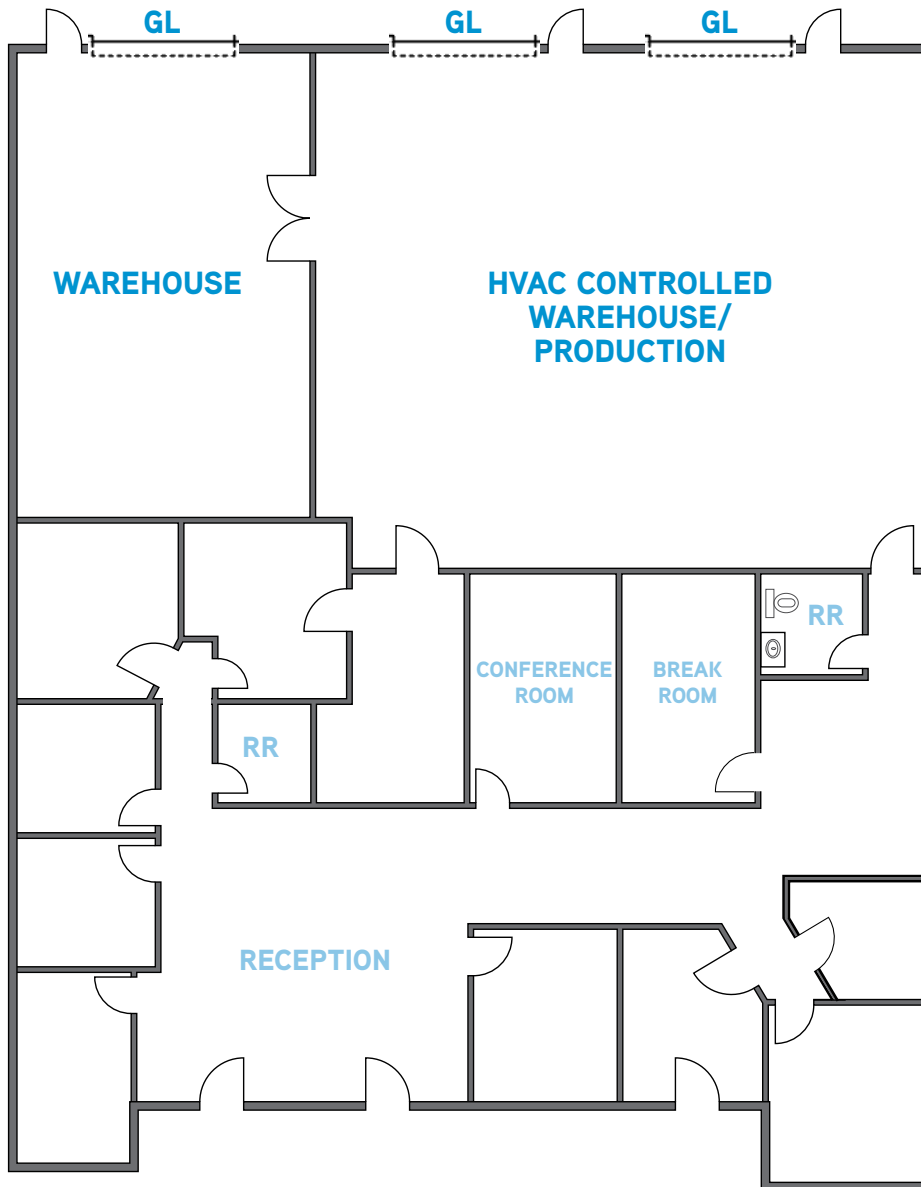


AVAILABLE SPACES

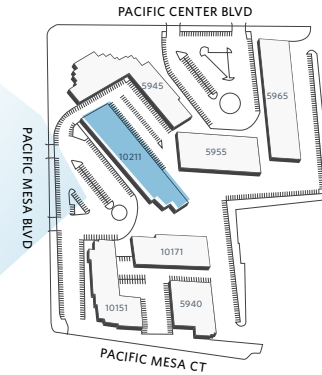
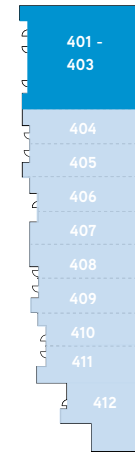
SIZE	ADDRESS/SUITE #
6,162 SF	10211 Pacific Mesa Blvd, Suite 401-403
2,500 SF	10211 Pacific Mesa Blvd, Suite 411
2,127 SF	10171 Pacific Mesa Blvd, Suite 303
2,946 SF	5945 Pacific Center Blvd, Suite 501-502
4,614 SF	5945 Pacific Center Blvd, Suite 510



FLOOR PLAN



*Not To Scale



PROJECT AVAILABILITY

P/04

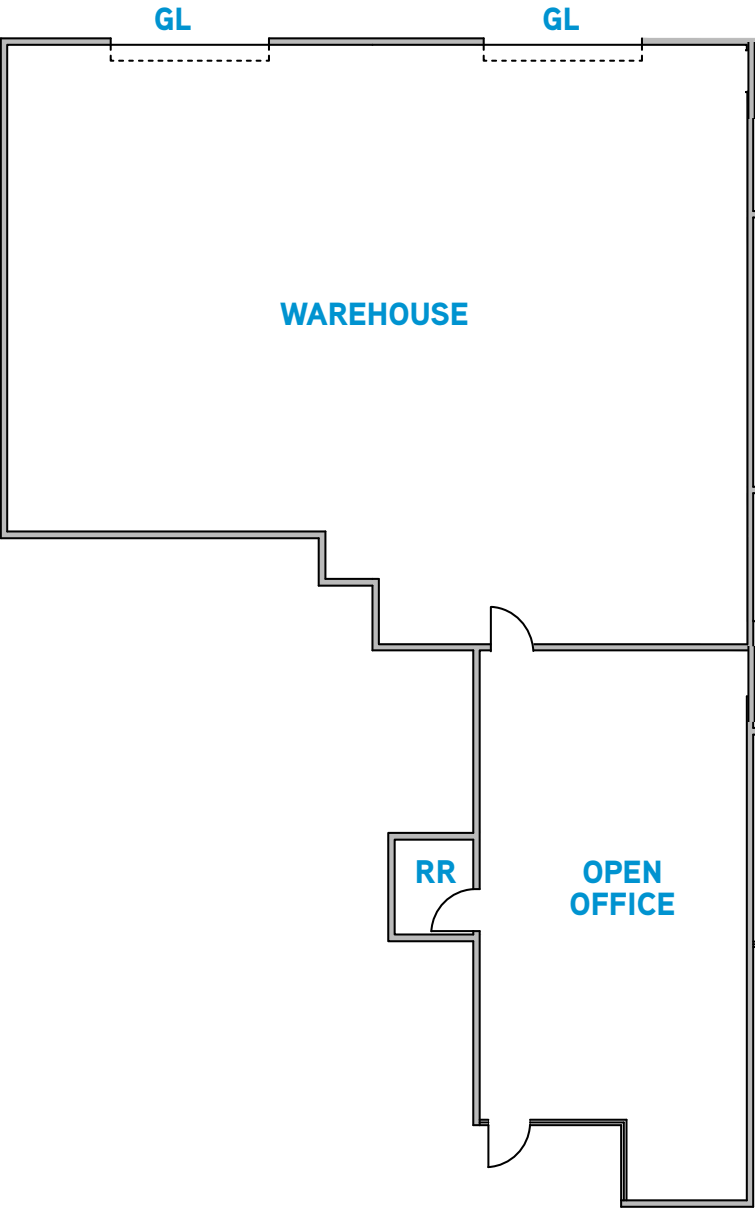


VIEW 360 TOUR

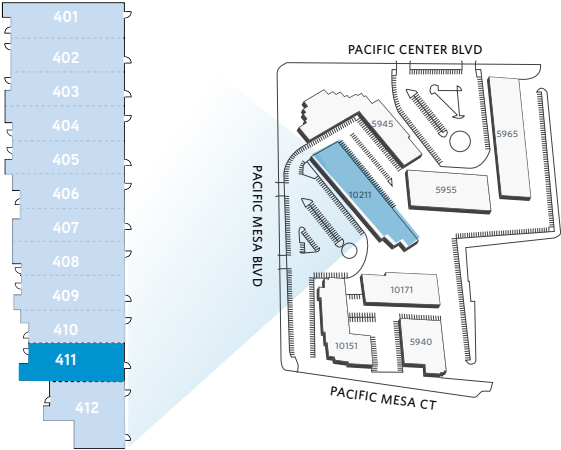
10211 PACIFIC MESA BLVD SUITE 401-403

SQUARE FEET	6,162 SF
BUILD-OUT	60% office, 40% warehouse/production
RATE	\$1.60/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none"> • High-image office space • High ceiling production space w/ roll-up door access • Mix of private and open office area w/ conference room • Grade-level loading doors
AVAILABLE	Immediately
TO SHOW	KAB-1

FLOOR PLAN



*Not To Scale

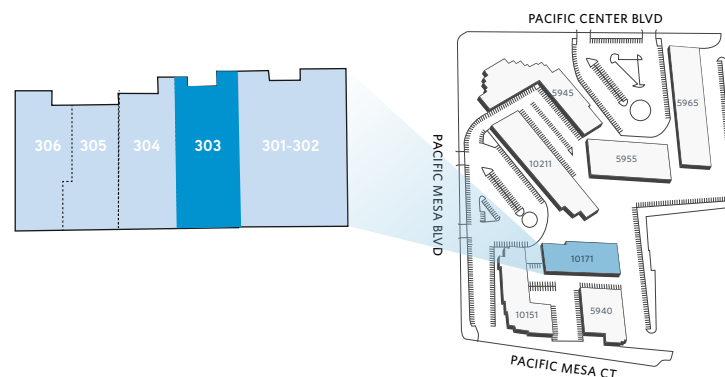
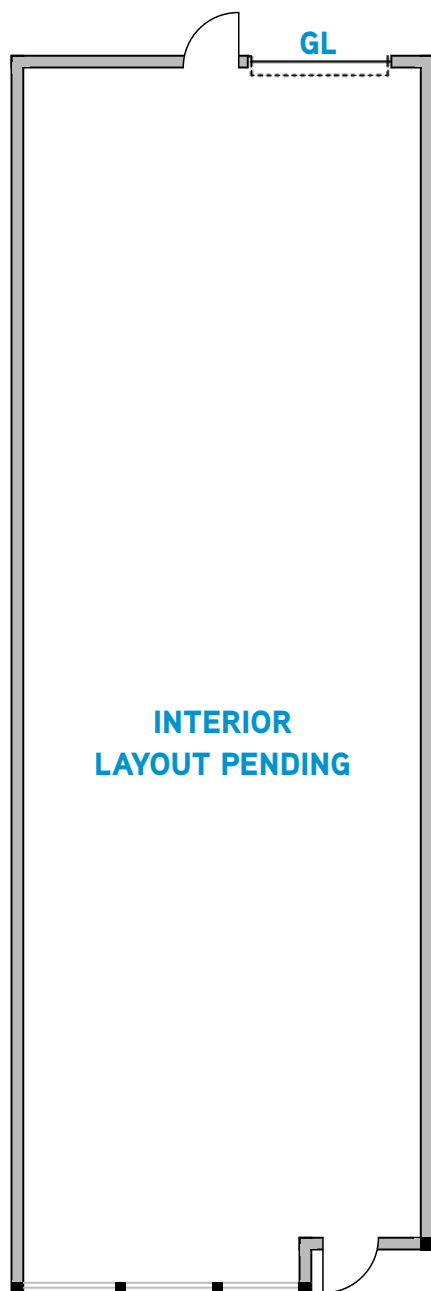


PROJECT AVAILABILITY

P/05

10211 PACIFIC MESA BLVD SUITE 411

SQUARE FEET	2,500 SF
BUILD-OUT	30% Office, 70% Warehouse
RATE	\$1.60/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none">• New Spec Improvements• Two grade-level doors
AVAILABLE	Immediately
TO SHOW	KAB-1



10171 PACIFIC MESA BLVD, SUITE 303

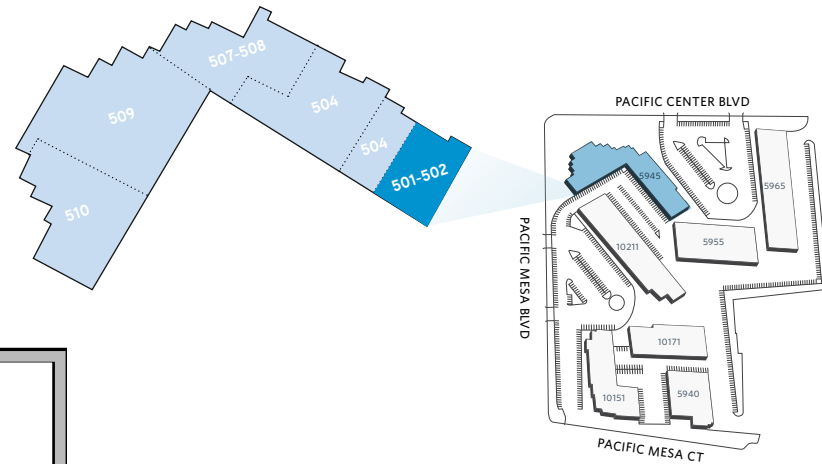
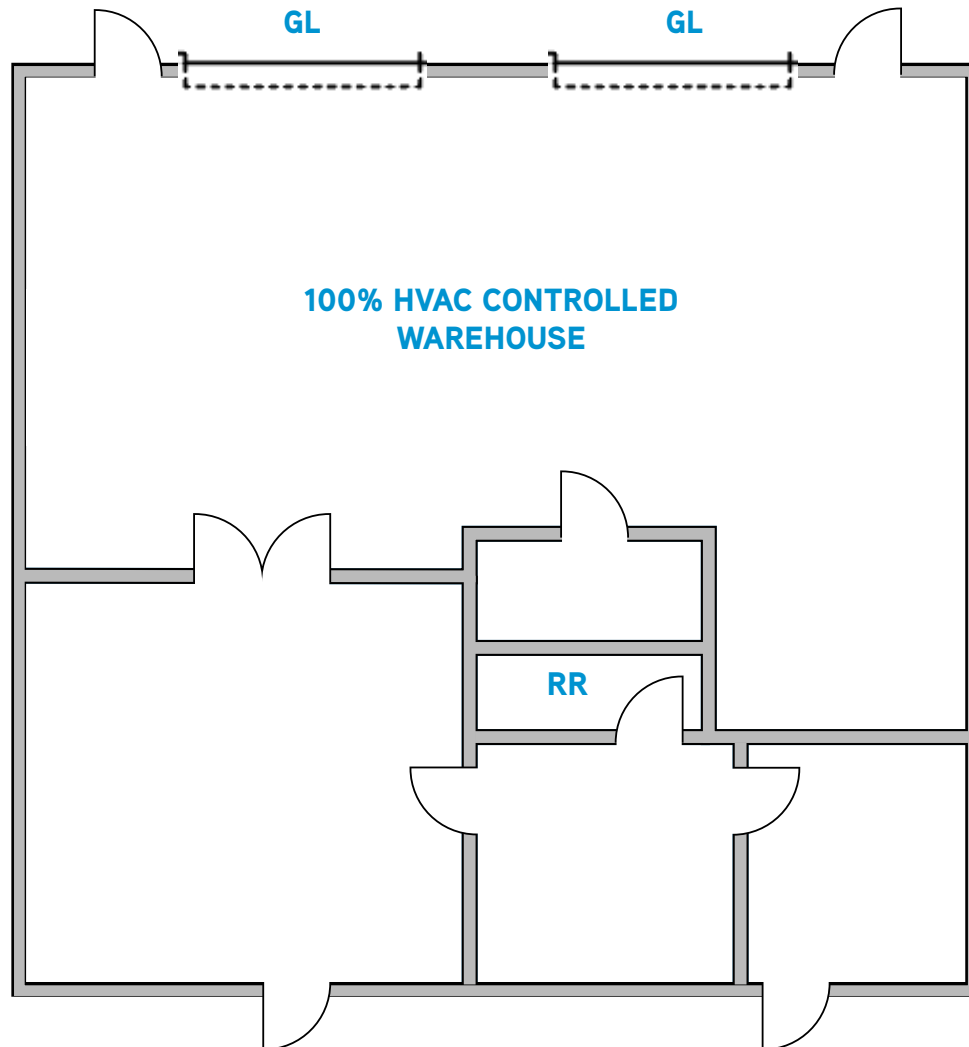
SQUARE FEET	2,127 SF
BUILD-OUT	15% Office, 85% Warehouse
RATE	\$1.60/SF NNN (nets=\$0.39/SF)

NOTES	<ul style="list-style-type: none"> Currently shell warehouse. Landlord to convert to 15% office with 1 restroom. 1 Grade-level roll up door
-------	---

AVAILABLE	December 1, 2020
-----------	------------------

TO SHOW	Call Broker
---------	-------------

*Not To Scale

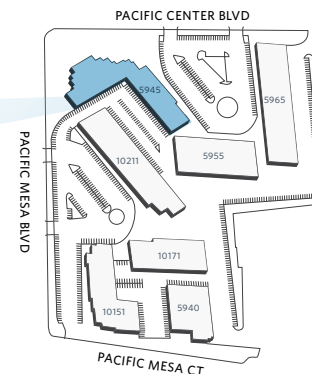
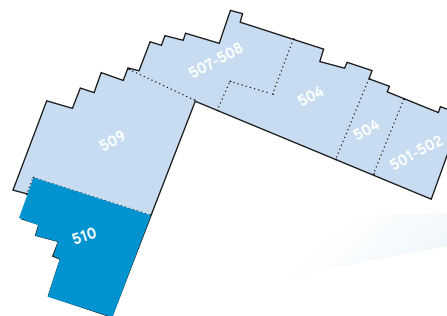
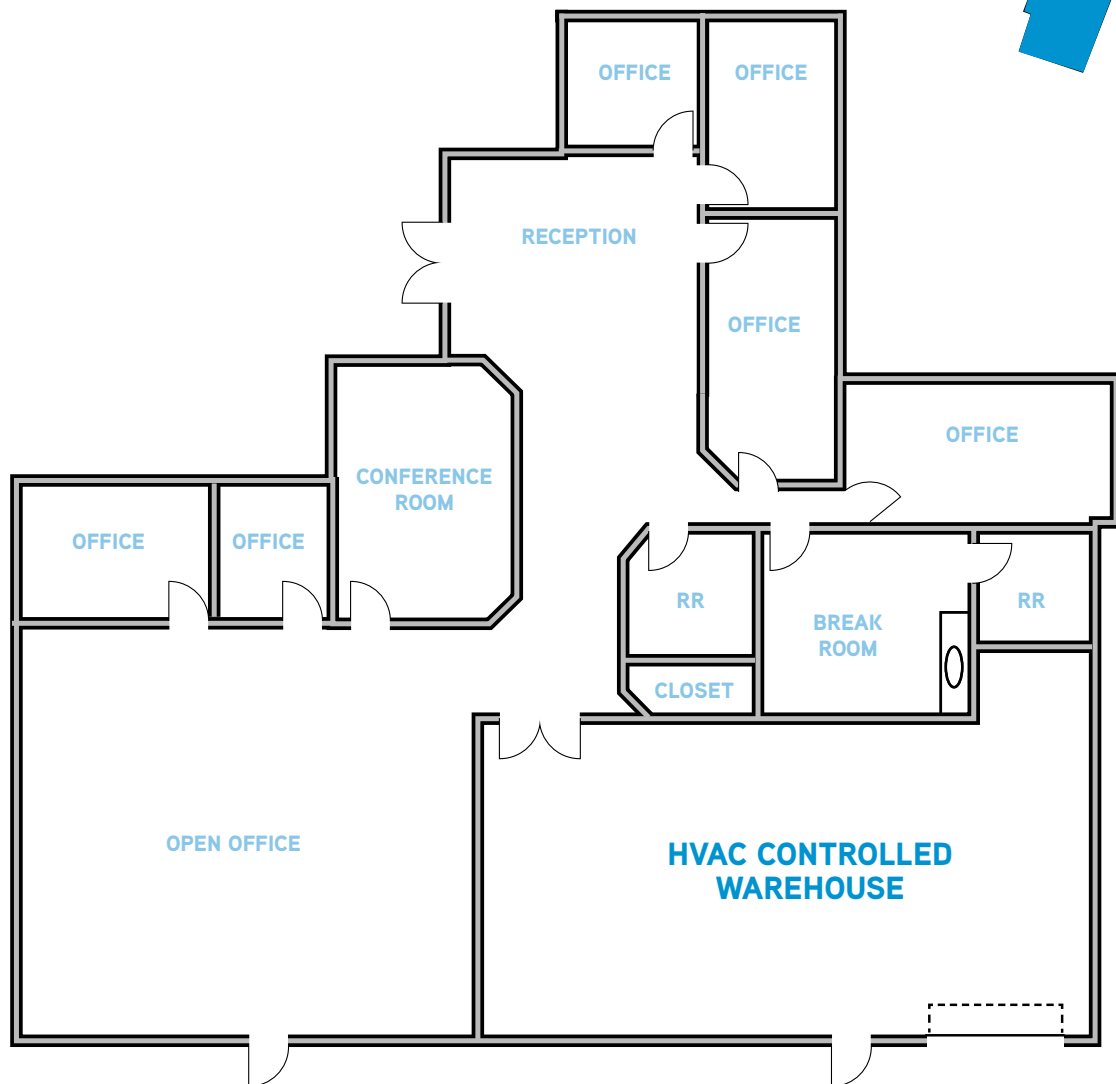


5945 PACIFIC CENTER BLVD, SUITE 501-502

SQUARE FEET	2,946 SF
BUILD-OUT	40% Office, 60% Warehouse
RATE	\$1.60/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none"> HVAC controlled warehouse 1 Restroom 2 Grade-level doors
AVAILABLE	Immediately
TO SHOW	KAB-1



*Not To Scale



5945 PACIFIC CENTER BLVD, SUITE 510

SQUARE FEET	4,614 SF
BUILD-OUT	80% Office, 20% Warehouse
RATE	\$1.60/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none"> • 1 grade level door • 6 private offices, open bullpen, break room, conference room • 100% climate controlled and insulated warehouse • End unit with great glass-line
AVAILABLE	February 1, 2021
TO SHOW	Call Broker



*Not To Scale



SORRENTO VIEW

BUSINESS PARK

4350 La Jolla Village Dr., Ste. 500 San Diego, CA 92122
MAIN +1 858 455 1515 colliers.com/sandiego



FOR LEASE

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

Evan McDonald, SIOR
Lic No 01813359
+1 858 677 5339
evan.mcdonald@colliers.com

Taylor DeBerry
Lic No 02014580
+1 858 677 5350
taylor.deberry@colliers.com