



SORRENTO CANYON TECHNOLOGY CENTER

5451 OBERLIN & 4940 CARROLL CANYON ROAD
5501 OBERLIN & 4980 CARROLL CANYON ROAD



JONES LANG
LASALLE®

Real value in a changing world

SORRENTO MESA LABORATORY,
OFFICE AND R&D SPACE

FOR LEASE



PROPERTY FEATURES

- Rental Rate: \$1.25 - \$2.45 NNN
- Facility can accommodate multiple uses including laboratory, R&D, office or combinations thereof
- Existing laboratory improvements available including fume Hoods, freezers, bench-top work stations, double containment areas and more
- Grade-level loading door(s)
- Approximately 2.83/1,000 parking ratio with abundant on street parking
- Building top and monument signage available
- Outstanding access via I-5, I-805 and highways 52 & 56
- High image facility in strategic Sorrento Mesa location
- Multiple fiber providers available in the immediate area



Real value in a changing world

For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove
+ 1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Grant Schoneman
+1 858 410 1252
grant.schoneman@am.jll.com
License no. 01516695

SORRENTO MESA LABORATORY,
OFFICE AND R&D SPACE

FOR LEASE

PROJECT OVERVIEW

	Building A	Building B	Building C	Building D
Building Address	5451 Oberlin Drive	4940 Carroll Canyon Rd.	5501 Oberlin Drive	4980 Carroll Canyon Rd.
Construction Type	Concrete tilt-up	Concrete tilt-up	Concrete tilt-up	Concrete tilt-up
Size (s.f.)	27,292	22,089	23,219	26,387
Existing Build-Out	65% Lab / 35% Office	43% Lab / 57% Office	100% Office	60% Lab / 40% Office
Clear Height	13.75 Ft.	13.75 Ft.	13.75 Ft.	13.75 Ft.
Roll-up Doors	1	4	1	0
Power	2,000 Amp 277/480	1,200 Amp 120/208	800 Amp 120/208	3,200 Amp 120/208

SITE MAP



MECHANICAL DETAIL

Heating & Cooling: 80 individual units (exhaust fans, heat pumps, air handlers, chillers) are located in ground floor utility yards or on the roofs – ranging in size from 1.5 to 90 tons.

Plumbing System: Domestic water for each building is delivered to each tenant via street pressure to the on-site 1.5 inch and 2 inch copper services lines and pressure reducer valves. Hot water provided to the restrooms wash basins and other locations via electric operated in-line heaters or nearby water heaters (gas & electric).

Fire Protection / Life Safety:

The buildings are fully sprinklered and have heat detectors.

Utilities:

All normal utilities are available and connected to the property. Service is provided by the following utility companies:

Water:

City of San Diego

Electricity:

SDG&E

Gas:

SDG&E



Real value in a changing world

For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove
+ 1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Grant Schoneman
+1 858 410 1252
grant.schoneman@am.jll.com
License no. 01516695

SORRENTO MESA LABORATORY,
OFFICE AND R&D SPACE

FOR LEASE

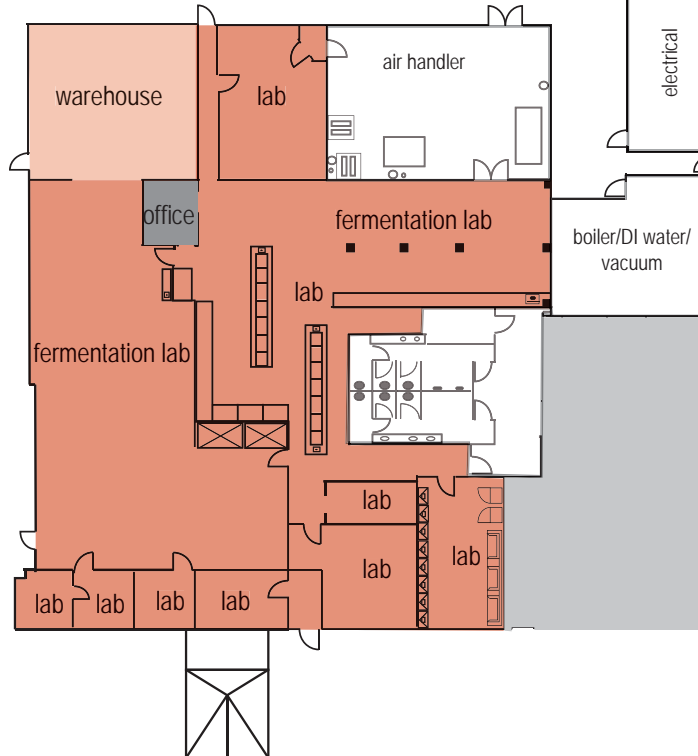
5451 OBERLIN DRIVE - BUILDING A

9,726 s.f. available

- Existing infrastructure ideally suited for pilot plant type uses
- Open lab layout
- Diesel generator providing backup power
- Large conference room
- Warehouse with roll-up door, ideal for shipping/receiving needs



- Lab
- Warehouse
- Office
- Common area



JONES LANG
LASALLE®

Real value in a changing world

For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove
+ 1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Grant Schoneman
+1 858 410 1252
grant.schoneman@am.jll.com
License no. 01516695

SORRENTO MESA LABORATORY,
OFFICE AND R&D SPACE

FOR LEASE

**4940 CARROLL CANYON ROAD -
BUILDING B**

5,521 s.f. available

- 1,147 s.f. warehouse area
- 4,374 s.f. warehouse area ideally suited for fermentation tanks or freezer storage
- Diesel generator providing backup power



- Warehouse
- Lab
- Office



Real value in a changing world

For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove
+ 1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Grant Schoneman
+1 858 410 1252
grant.schoneman@am.jll.com
License no. 01516695

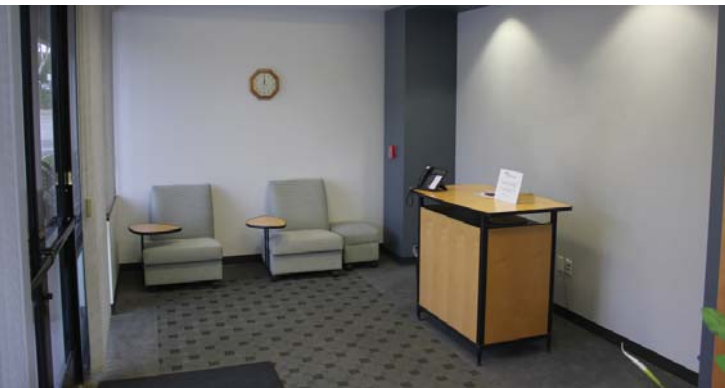
SORRENTO MESA LABORATORY,
OFFICE AND R&D SPACE

FOR LEASE

5501 OBERLIN DRIVE - BUILDING C

4,768 s.f. available

- Mix of private and open office
- Separately metered
- Separated IT



Real value in a changing world

For more information, please contact:

Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove
+ 1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Grant Schoneman
+1 858 410 1252
grant.schoneman@am.jll.com
License no. 01516695

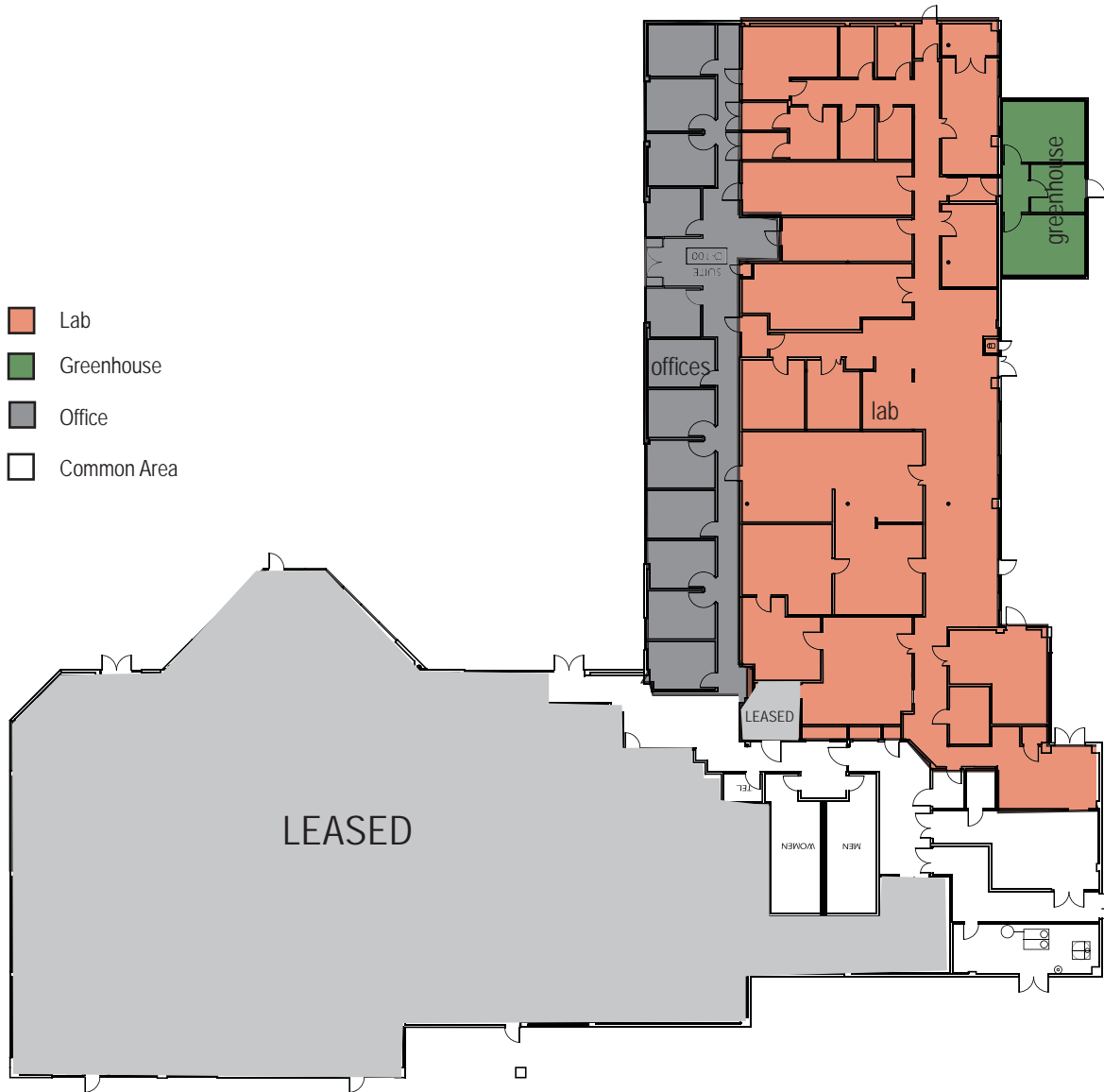
SORRENTO MESA LABORATORY,
OFFICE AND R&D SPACE

FOR LEASE

**4980 CARROLL CANYON ROAD -
BUILDING D**

12,621 s.f. available

- Existing glasswash and autoclave
- Central plant
- DI water, compressed air, vacuum, gas
- Diesel generator providing backup power



Real value in a changing world

For more information, please contact:

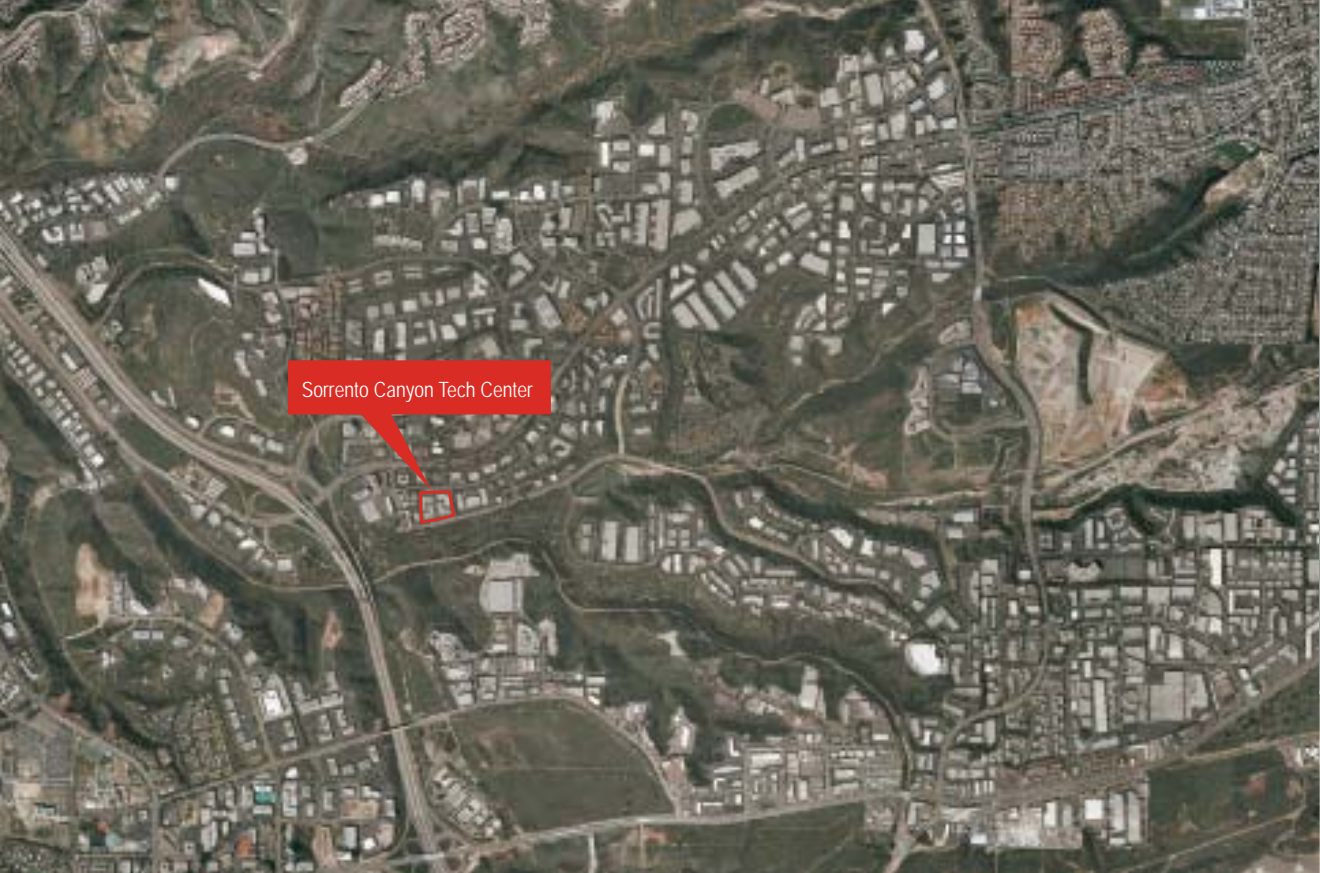
Chad Urie
+1 858 410 1187
chad.urie@am.jll.com
License no. 01261962

Ryan Grove
+ 1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Grant Schoneman
+1 858 410 1252
grant.schoneman@am.jll.com
License no. 01516695

SORRENTO MESA LABORATORY,
OFFICE AND R&D SPACE

FOR LEASE



Sorrento Canyon Tech Center

LOCATION

Located less than a mile from the I-805 freeway, Sorrento Canyon Technology Center is ideally situated within Sorrento Mesa – providing close proximity to a number of San Diego’s most prominent corporations. The four-building lab, R&D and office campus is one block south of Mira Mesa Boulevard and approximately 20 minutes north of downtown San Diego and San Diego’s international airport, Lindbergh Field.

SITE PLAN



AMENITIES

Located within walking distance are a number of restaurants that include:

- Rubio’s
- Crouton’s
- Starbucks
- Jamba Juice
- Quizons Subs

The Sorrento Towers Shopping Center is located one block away on Mira Mesa Boulevard and includes the following stores/services:

- Bank of America
- Washington Mutual
- Staples
- Cosmo Cleaners
- Americana Car Wash & Detail Center



Real value in a changing world

For more information, please contact:

Chad Urie
 +1 858 410 1187
 chad.urie@am.jll.com
 License no. 01261962

Ryan Grove
 + 1 858 410 1251
 ryan.grove@am.jll.com
 License no. 01240176

Grant Schoneman
 +1 858 410 1252
 grant.schoneman@am.jll.com
 License no. 01516695

SORRENTO MESA LABORATORY, OFFICE AND R&D SPACE

FOR LEASE