



SORRENTO HEIGHTS

9980 & 10020 HUENNEKENS STREET
SAN DIEGO, CA 92121



SORRENTO HEIGHTS

9980 & 10020 HUENNEKENS ST.
60,291 RSF & 32,540 RSF

PROJECT FEATURES



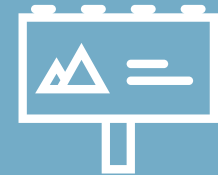
Ability to offer 5/1,000 USF
parking ratio



Renovated
restrooms

8.1%

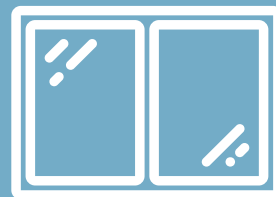
Low core factor



Building and
monument signage available



In the center of
San Diego's Tech Hub



Floor-to-ceiling
windowline



On-site shower facilities



Excellent canyon views

**WHATEVER YOUR
STYLE, WE'LL HELP
YOU ACHIEVE IT.**



**NEW 2ND FLOOR LOBBIES
& SEATING AREAS**



UPGRADED RESTROOMS

CONCEPTUAL CREATIVE OFFICE BUILDOUT



OPEN TO STRUCTURE CEILINGS



LARGE OPEN LAYOUT



OPEN BISTRO-STYLE BREAK ROOM

SUITE 100 - 15,659 RSF

Available: Now

Lease Rate: \$2.25 +E

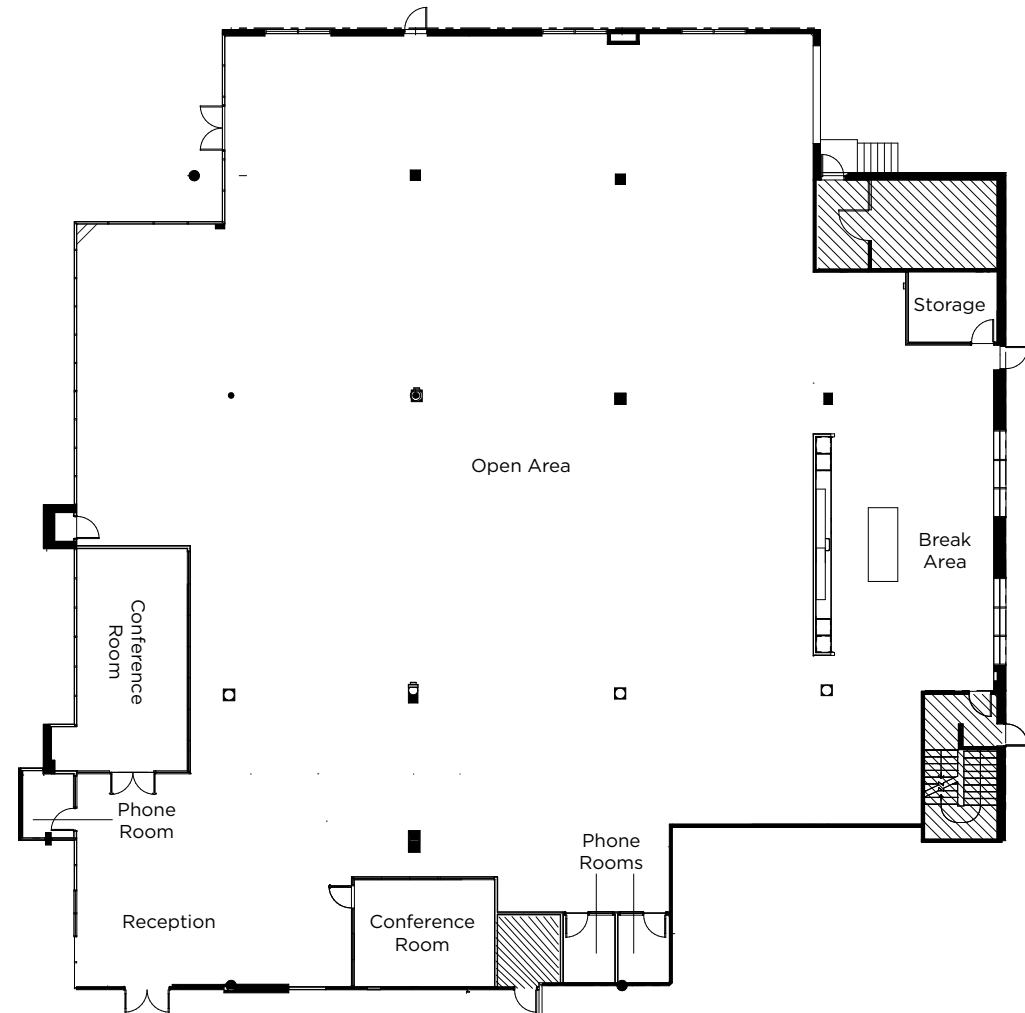
Comments:

- » **Spec Suite!**
- » Large Open Area
- » Conference Room
- » Reception
- » Break Area
- » Phone Rooms
- » Storage
- » IT
- » Floor-to-Ceiling Windowline
- » 5/1,000 USF Parking
- » Contiguous with Suite 250 for 30,755 RSF.

Call Broker for Details

**CLICK HERE FOR A
VIRTUAL TOUR**

BRAND NEW CREATIVE OFFICE SPEC SUITE



SUITE 250 - 15,096 RSF

Available: Now
Lease Rate: \$2.25 + E
Comments:

- » Floor is Currently in Shell Condition
- » Large Efficient Floor Plate
- » 5/1,000 USF Parking
- » Floor-to-Ceiling Windowline
- » Building Signage Available
- » Contiguous with Suite 100 for 30,755 RSF.

Call Broker for Details

TENANT HYPOTHETICAL PLAN - 15,096 RSF



Direct access to outdoor seating area



**RENOVATED
OUTDOOR
SEATING &
MEETING AREA**



An aerial photograph of a commercial development in Sorrento Heights. A red outline highlights a specific area containing a large parking lot, a multi-story office building, and a smaller structure. The surrounding area includes other commercial buildings, more parking lots, and a backdrop of green hills.

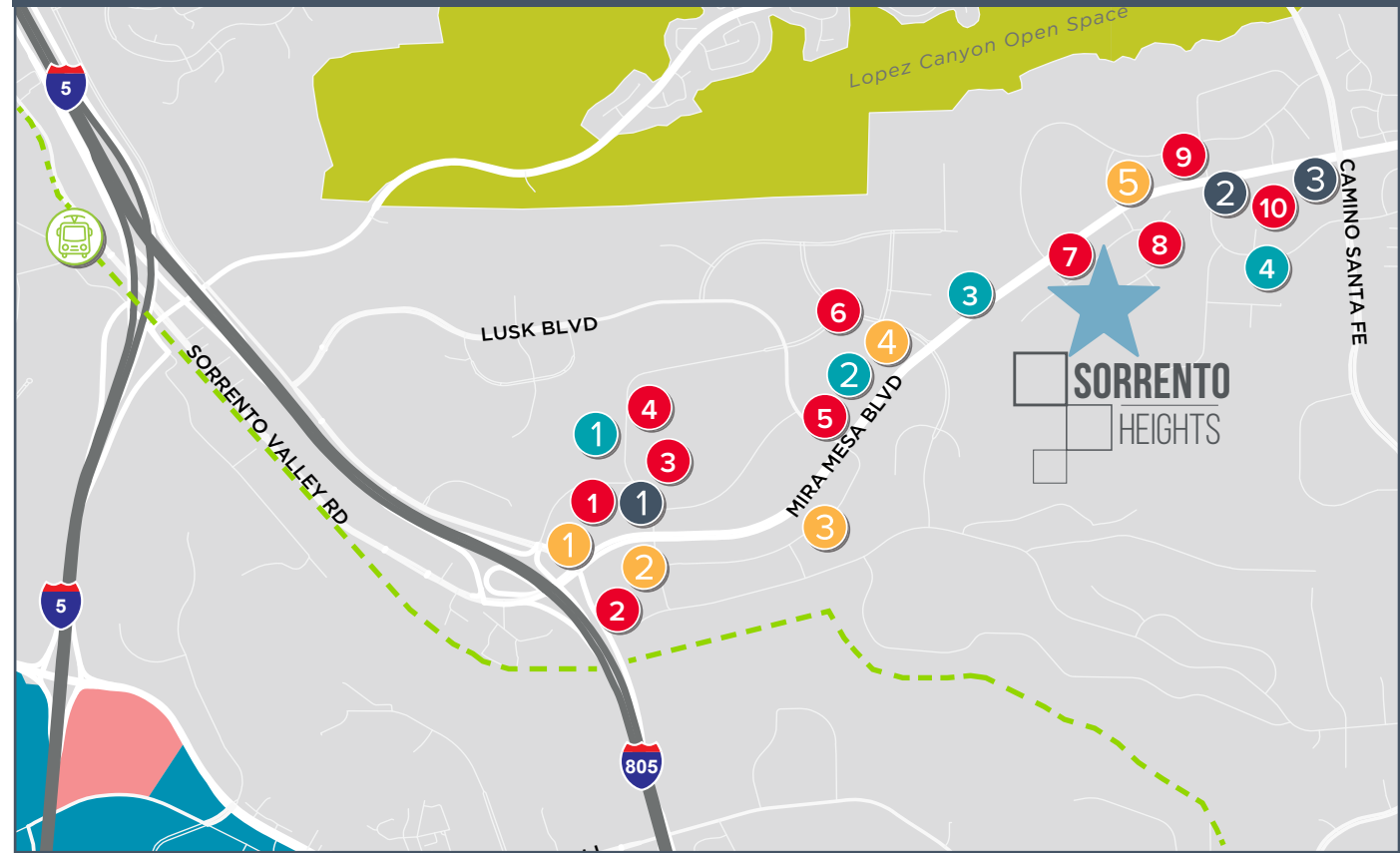
SORRENTO HEIGHTS

**ABOVE STANDARD
PARKING RATIO
5/1000 USF**

RESTAURANTS

- 1 Which Wich, Flame Broiler, Jamba Juice, Chicks Natural, Starbuck, Greek Cafe, McDonald's, Kabul West
- 2 Rubio's, Subway, Croutons, On A Roll Cafe, Opera Patisserie, Sher-E-Punjab, Shallot
- 3 Punjabi Tandoor
- 4 Karl Strauss Brewing
- 5 Chili's Grill & Bar
- 6 Armando's Taco Shop, Grill & Market, Maxi's Luncheonette, Mr. Holy Gao, Naseems Bakery & Kabob
- 7 The WineSeller & Brasserie
- 8 Mamma Lina's
- 9 Green Flash Brewing Co.
- 10 Burger King, KFC, Starbucks, Donut Touch, Indian Tandoor, Knockout Pizza, Subway, Marketplace Grille, Urbane Cafe, Habaneros Mexican, Spices Thai Cafe

SURROUNDING AMENITIES



BANKS + SERVICES

- | | |
|-------------------------|---------------------|
| 1 Bank of America/Chase | 4 SDCCU |
| 2 Wells Fargo | 5 Sharp Rees-Stealy |
| 3 Mission Federal | |

GAS

- | | |
|-------------|-----------|
| 1 Americana | 3 Chevron |
| 2 Shell | |

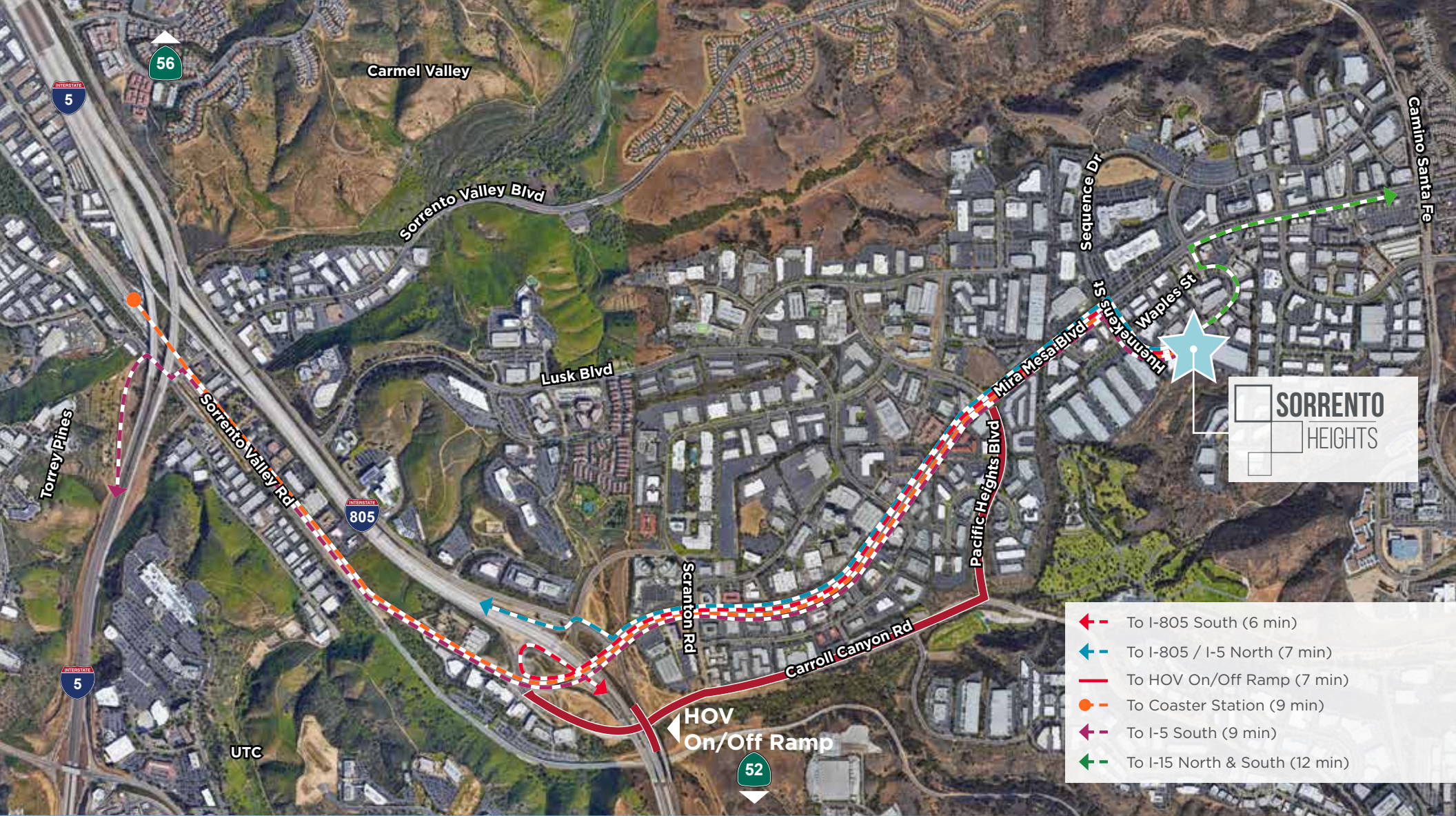
LODGING

- | | |
|-----------------|---------------------|
| 1 Courtyard | 3 Hyatt House |
| 2 Residence Inn | 4 Staybridge Suites |

PUBLIC TRANSPORTATION



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Sorrento Mesa Coaster / Pacific Surfliner Station



SORRENTO
HEIGHTS

- To I-805 South (6 min)
- To I-805 / I-5 North (7 min)
- To HOV On/Off Ramp (7 min)
- To Coaster Station (9 min)
- To I-5 South (9 min)
- To I-15 North & South (12 min)

For more information, please contact:

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