



## SORRENTO PINES

4106, 4110, 4116 & 4122 SORRENTO VALLEY  
BLVD.  
SAN DIEGO, CALIFORNIA 92121



FOR LEASE : ±5,106 SF

Premier Flex, Life Science, High End R&D, Creative Office and  
Education Spaces in the Heart of Sorrento Valley

**CBRE**

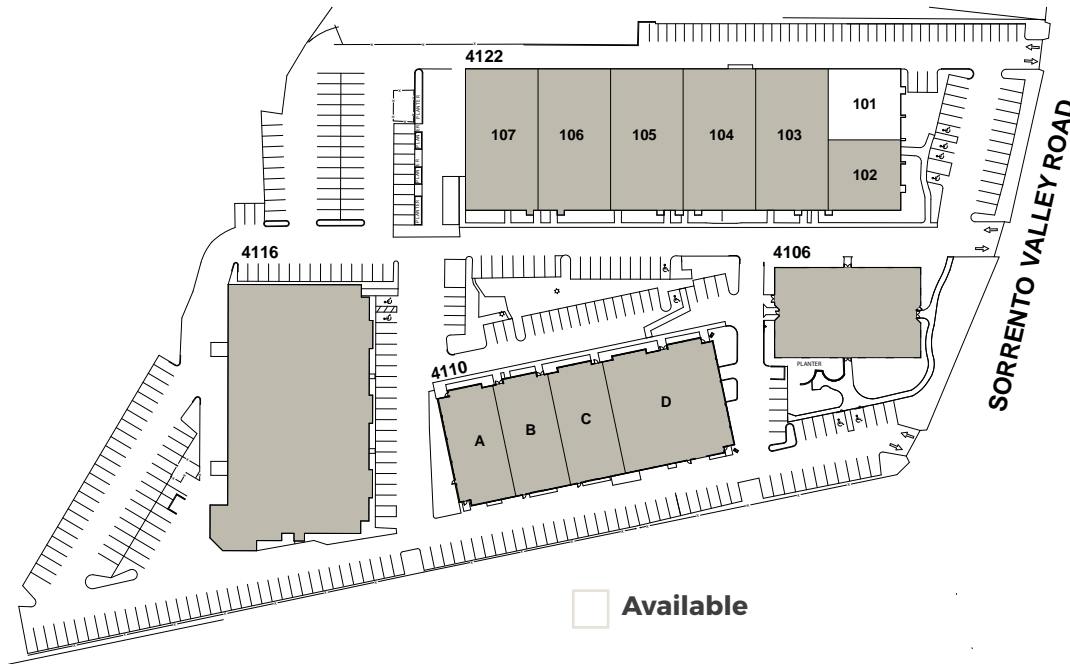


# PROPERTY SUMMARY

- + Immediate 5,106 SF space availability
- + Sorrento Pines is a Four-building multi-tenant business park totaling approximately 114,656 square feet
- + Variety of space offerings including showroom, flex, high-bay warehouse/R&D and life science
- + Concrete tilt-up panels on exterior façade
- + Grade and dock-high loading positions in select suites
- + 23' minimum clear height
- + Recently renovated buildings with new paint and sealants
- + 3.0/1,000 parking ratio (expandable)
- + Monument and Building Signage Opportunities
- + Walking distance to COASTER station and a variety of retail amenities
- + Immediate access to Interstate 5 and 805
- + Short-term space and month-to-month requirements are acceptable
- + Lease Rate: \$1.05/SF NNN



# SITE PLAN



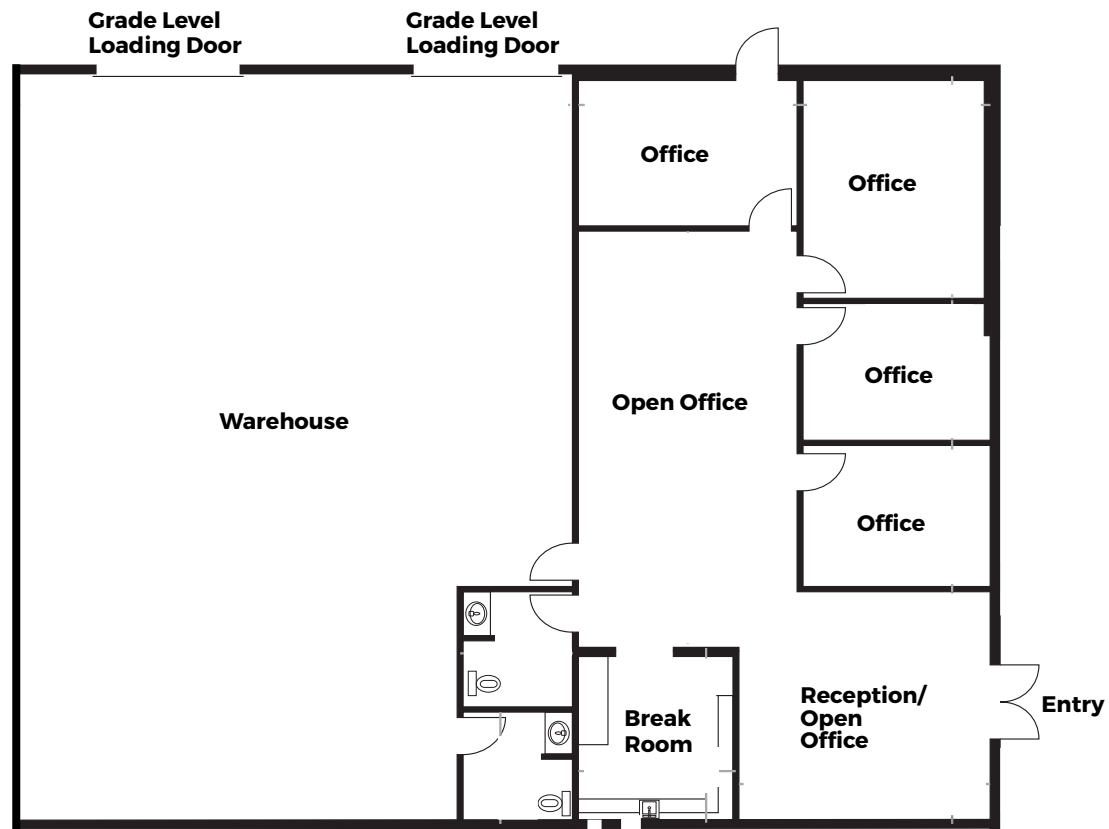
## AVAILABILITIES

ADDRESS	SQUARE FEET	LEASE RATE	VIRTUAL TOUR
4122 Sorrento Valley Blvd. Suite 101*	±5,106 SF	\$1.05/SF NNN	<a href="#">Click Here</a>

**\*Short-term space requirements are acceptable.**

4122 Sorrento Valley Blvd.  
**Suite 101**

± 5,106 SF





# AERIAL MAP



SORRENTO VALLEY BLVD

4122

4106

4110

4116








**SORRENTO  
PINES**

4106, 4110, 4116 & 4122 SORRENTO VALLEY  
BLVD.

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