

SORRENTO GATEWAY

4921 DIRECTORS PLACE, SAN DIEGO, CA 92121

CLASS A OFFICE / LAB
I-805 FREEWAY PROMINENCE

Space Deliverable
Q3 2020

57,215 SQUARE FEET



CBRE

PROPERTY OVERVIEW/ HIGHLIGHTS



I-805 freeway prominence & signage



156,000 VPD ADT Traffic count



Master planned corporate environment



Preeminent address, corporate identity, building & monument signage opportunities



Flexibility/divisibility - due to the large floorplates (approx 29,000 SF) which allows for maximum optionality on use and space needs.



Excellent access to I-805 (one block from on-ramp), I-5 & Highways 52 & 56



Nearby public transportation (via Sorrento Valley coaster station)



Fiber Optics available via AT&T (multiple other providers in immediate area)



Showers/lockers



Outdoor eating/patio area



Strong institutional ownership



Proximity to hotels, restaurants, retail & other support services



Rental Rate: Negotiable



Tenant Improvement Allowance: Negotiable



AERIAL

SORRENTO GATEWAY



BUILDING SPECS

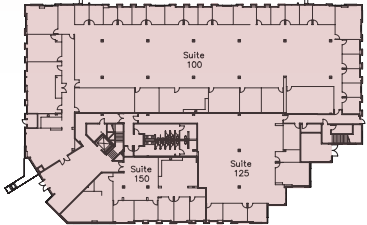
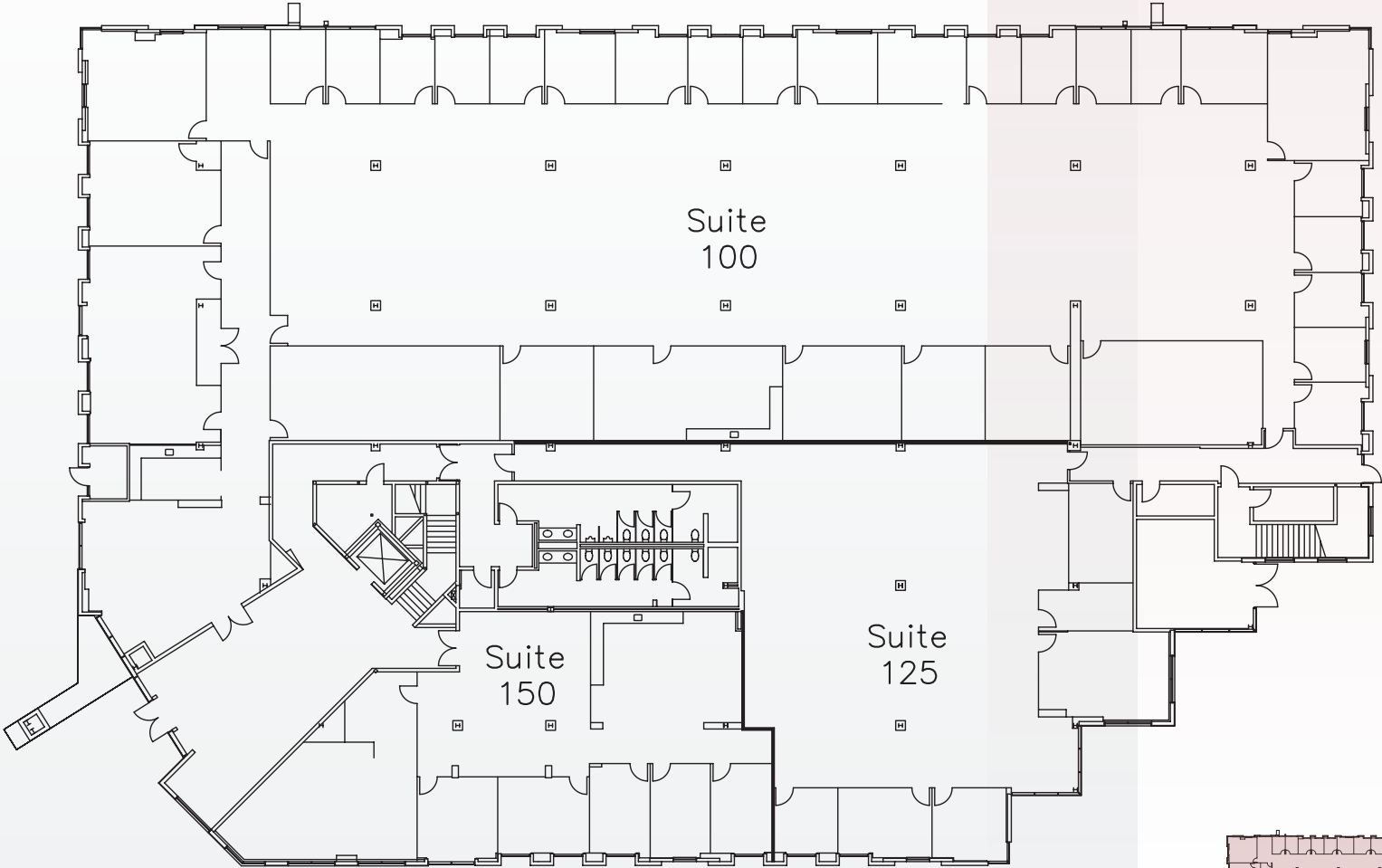
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|-------------------------------|---|--------------------------------|--|
| Building Size: | 57,215 Square Feet | Parking Spaces / Ratio: | 229 spaces / 4/1,000 RSF |
| Stories: | Two (2) | Fire Sprinklers: | Fully wet pipe system (density of .45 gpm/3,000 SF) |
| Divisible To: | TBD | Skylights: | Bristolite customized, sloped |
| Existing Improvements: | Warm shell | Zoning: | IL-2-1 |
| Building Use: | Office / Lab | HVAC/Mechanical: | 190-ton water source heat pump with fluid cooler, pumps and boiler |
| Building Type: | Type v, concrete tilt-up panels | Floor Loads: | 147 lbs./SF - total load (100 lb. live load; 47 lb. dead load) |
| Exterior Skin: | Combination of stone, concrete, curtain wall | Column Spacing: | 24' x 30' typical |
| Building Height: | 34' to top of parapet (one architectural feature at 41' 4") | Mullion Spacing: | 4'-0" - 5'-0" |
| Building Dimensions: | Approximately 144' x 222' | Lobby: | Two-story, carpet & stone floors, limestone east wall, hard lid ceiling with accent lighting |
| Floor-to-Floor Height: | 16' | Elevator: | Yes, one 3,500 lb. capacity |
| Ceiling Height: | 11' to finished ceiling | Fiber: | AT&T |
| Power: | 4,000 amps @ 277/480 volts | Miscellaneous: | First floor showers and lockers |
| Site Area (Net): | 3.4 acres | | |
| Loading: | Adaptable, currently front loaded thru lobby | | |

4921 DIRECTORS PLACE



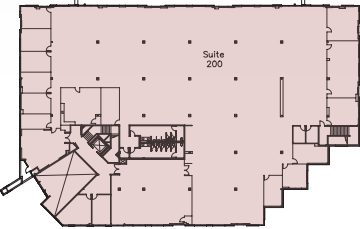
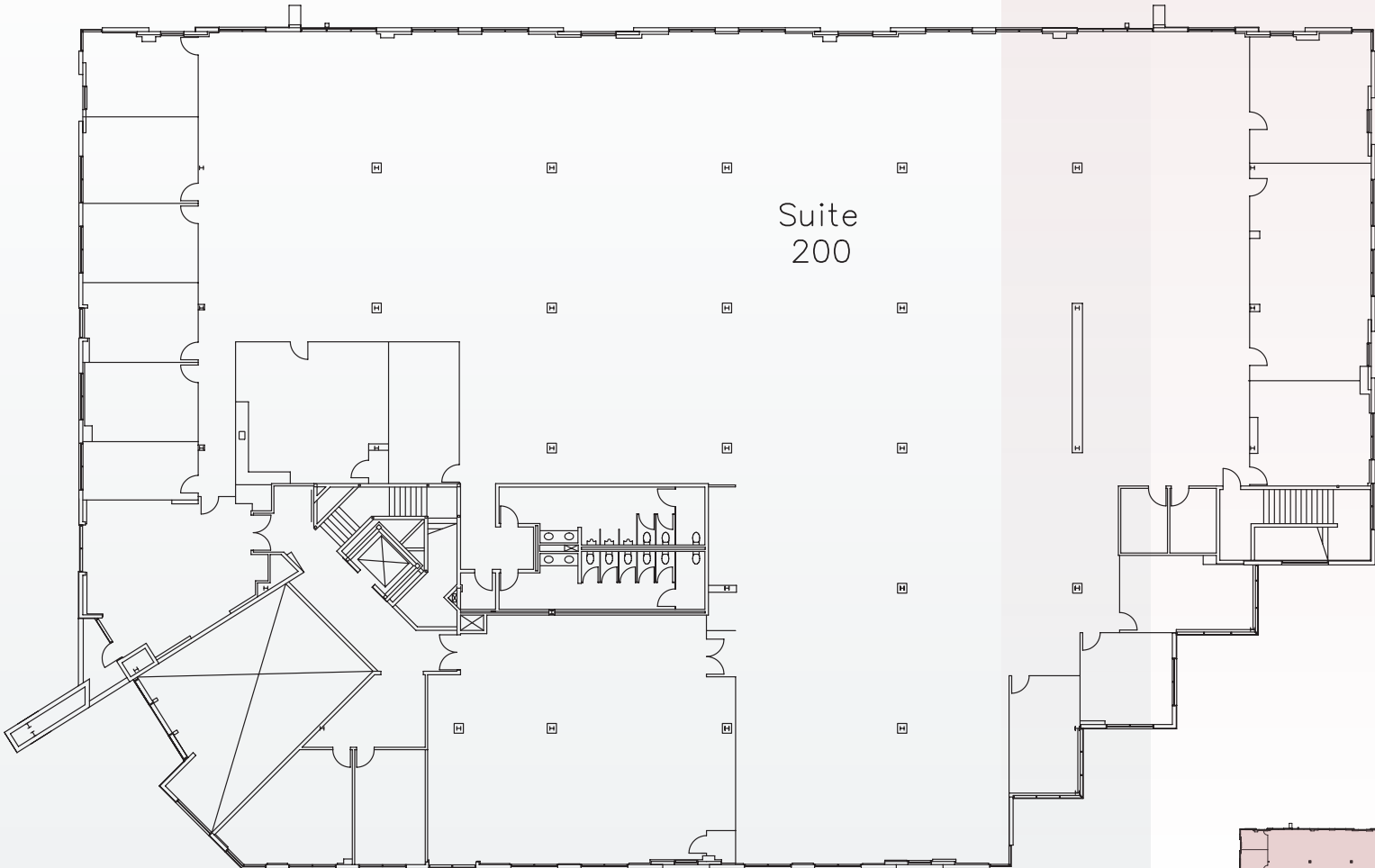
FLOOR PLANS

1st Floor - Approximately 27,865 SF



FLOOR PLANS

2nd Floor - Approximately 29,350 SF



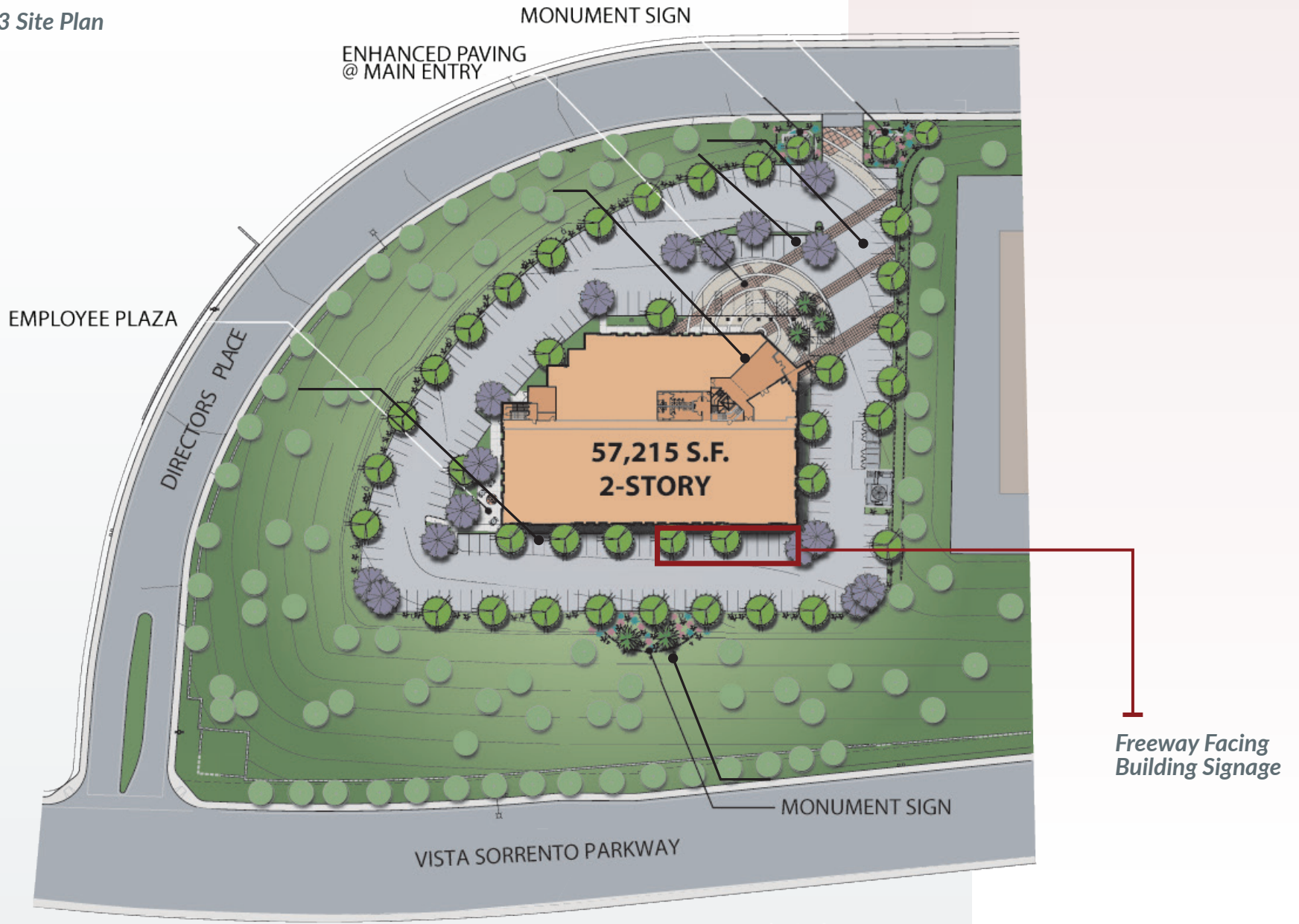
SITE PLANS

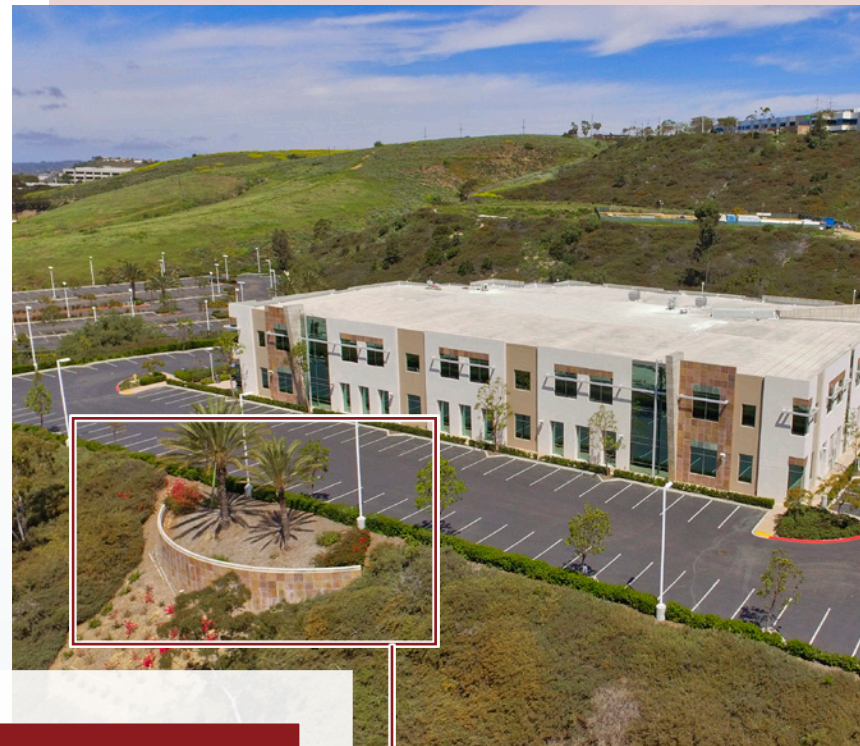
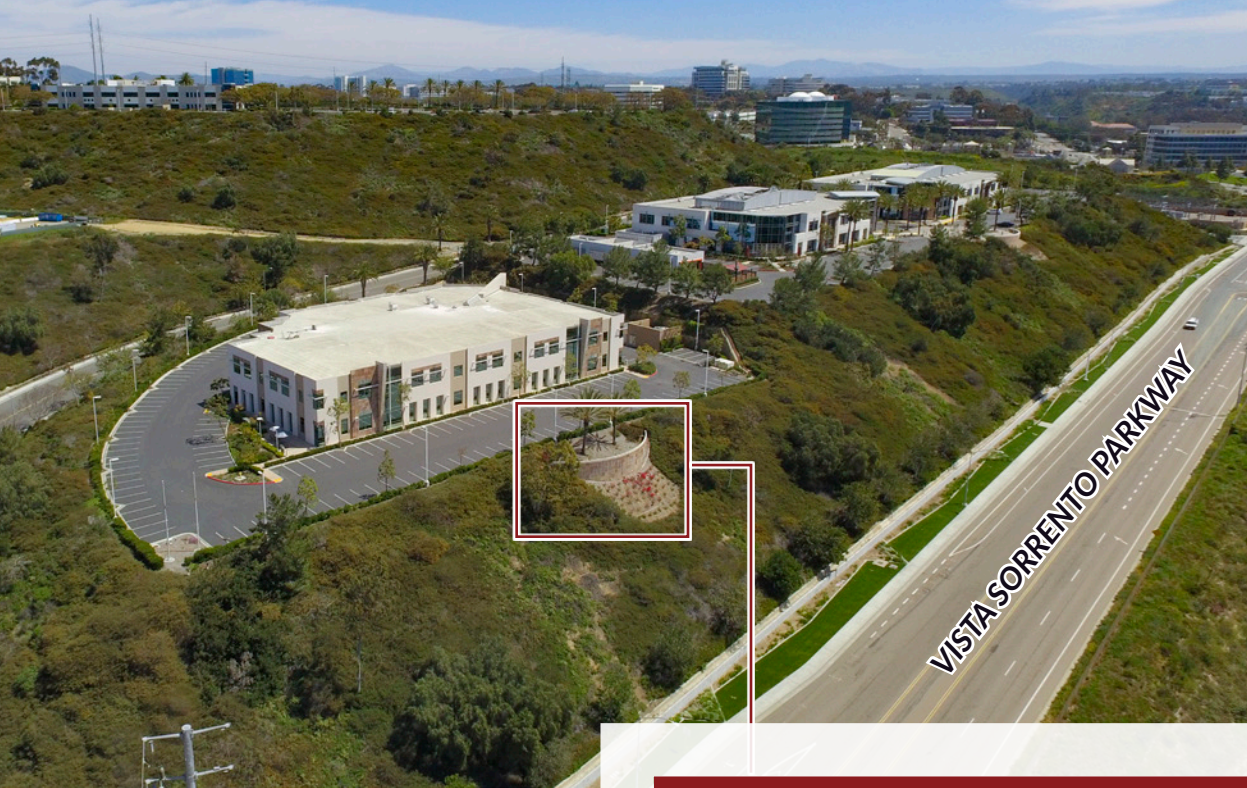
Projected Site Plan



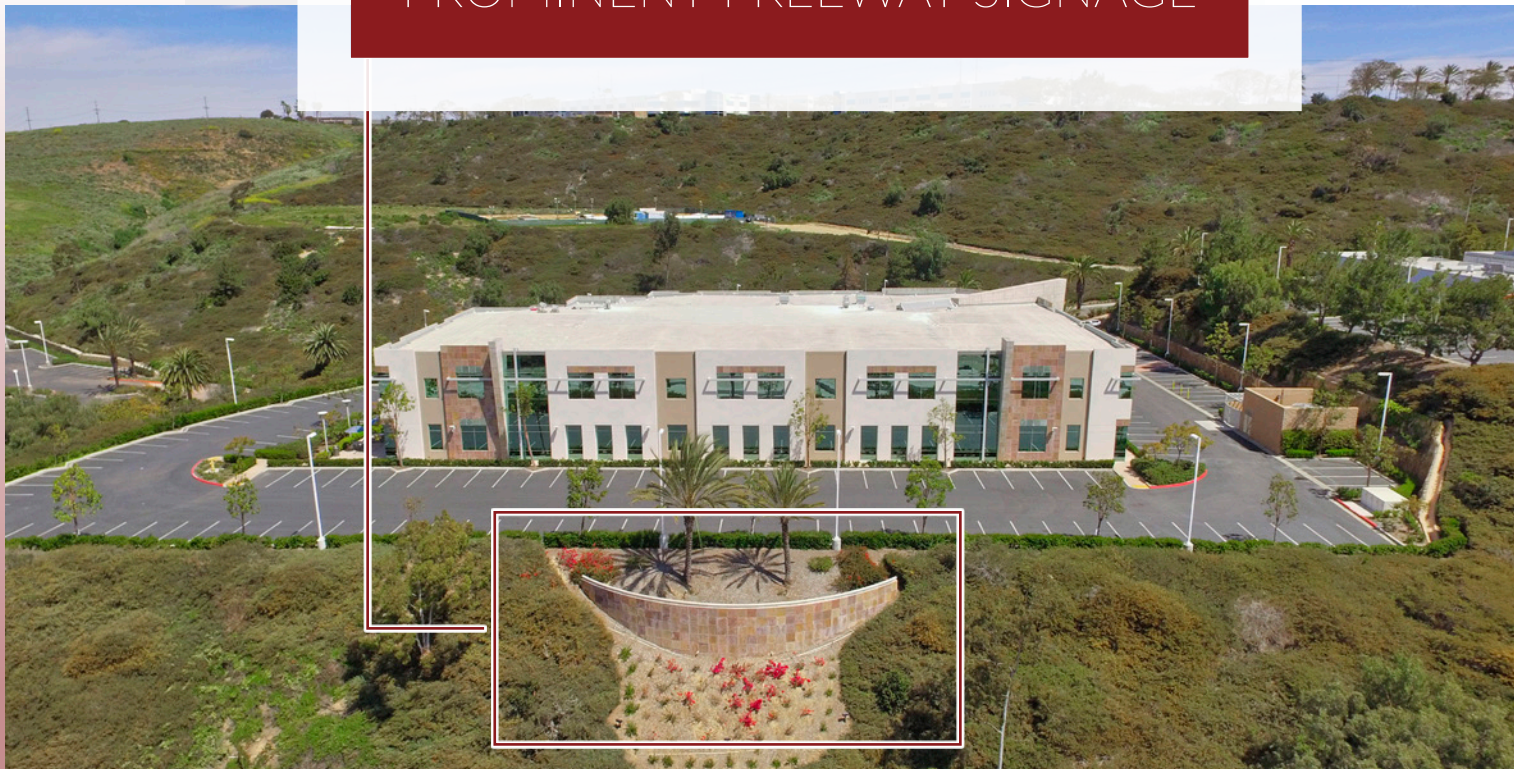
SITE PLANS

Lot 3 Site Plan





PROMINENT FREEWAY SIGNAGE



AREA AMENITIES



PERSONAL SERVICES/SHOPPING

1. Sorrento Valley Racquetball
2. CrossFit Del Mar
3. Sorrento Court
(Cleaners, Salon Sol, Precision Fitness, Car Wash, Gas Station)
4. Sorrento Canyon Golf Center
5. Sorrento Crossroads
(Day Care, Spa, Florist)
6. Premier Athletic & Squash Club
7. Kinderhouse Montessori Schools
8. Plaza Sorrento
(Fresh & Easy, Fitness, Florist, Salon, Dentist, Gas Station)
9. L.A. Fitness

BUSINESS SERVICES

1. Post Office
2. Minuteman Press
3. Staples
4. UPS Store
5. Federal Express

BANKS

1. San Diego County Credit Union
2. Bank of America / Chase Bank
3. Wells Fargo Bank
4. Mission Federal Credit Union
5. USE Credit Union
6. San Diego County Credit Union

HOTELS / LODGING

1. Courtyard by Marriott
2. Holiday Inn Express & Suites - Sorrento Valley
3. Country Inn & Suites by Carlson
4. Hyatt Summerfield Suites
5. Homestead Studio Suites
6. Residence Inn by Marriott
7. Staybridge Suites by Holiday Inn

RESTAURANTS

1. Sorrento Valley Plaza (Sorrento Deli, AJ's Sub, Ali Babba's Cave, Elenas Mexican Food)
2. Sorrento Plaza Deli / Grandma's Kitchen
3. Come On In Cafe
4. Eddy M's Cafe
5. Dell House
6. Karl Strauss Restaurant & Brewery
7. Sushi Town/Zack's Deli
8. Sorrento Court (McDonald's, Quiznos, Greek Cafe, Starbucks, Chicks Natural, Thai Chuda, Salad Farm, Flame Broiler, Sitar Indian Cuisine, Delicacy Chinese, Pascucci Italian, Moose's BBQ, Pho Station Vietnamese, Kabul House of Kabobs, Fiesta Mexican Grille, Sorrento Wine & Spirits, Jamba Juice)
9. Sorrento South Food Court (Subway, Rubio's, Croutons, Skewers, Sher Punjab Indian, Opera Cafe)
10. Sandwich House
11. Chili's
12. Sorrento Crossroads (Submarina, King's Garden, Sunrise Cafe, Nico's Taco Shop, The Grille & Market, Hanaya Sushi)
13. Tim's Deli
14. Domenic's Deli
15. WineSeller & Brasserie
16. Centerpark Cafe
17. Plaza Sorrento Food Court (Fresh & Easy, KFC, Spices Thai Cafe, Habaneros, Starbucks, Burger King, Tems BBQ, Greek Bites Grille & Cafe, Knockout Pizza, Donut Shop, Los Primos Mexican Food, Amarin Thai)

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