



# SORRENTO towers

5375



CUSHMAN &  
WAKEFIELD



lifestyle.  
image.  
location.





# SORRENTO towers

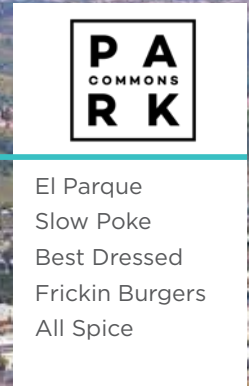
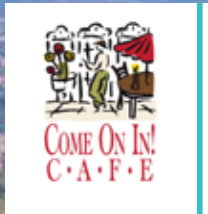


Sorrento Towers serves as the “gateway” to San Diego’s technology hub, Sorrento Mesa. Towers is made up of two Class A office buildings totaling 280,000 SF, located next to numerous fast casual and sit down dining options. This campus setting provides the ultimate environment for today’s most innovative companies.

Sorrento Towers provides unparalleled amenities, which include: a cutting edge fitness center complete with shower and locker facilities, state-of-the art conference center, outdoor seating and gathering areas, covered parking and on-site management. The project is ideally situated on the western edge of Sorrento Mesa, which provides direct access to Interstate 805 and is in close proximity to the Amtrak station.



# SORRENTO towers



## SORRENTO COURT

- |                          |                           |
|--------------------------|---------------------------|
| Starbucks Coffee Quiznos | Salad Farm                |
| Jamba Juice              | Flame Broiler             |
| Banks                    | Sitar Indian Cuisine      |
| Dry Cleaner              | Delicacy Chinese          |
| Car Wash and Gas Station | Pascucci Italian          |
| Dentist                  | Fiesta Mexican Grille     |
| Optometrist              | Kabul House of Kabobs     |
| Precision Fitness        | Pho Station Vietnamese    |
| The Greek Cafe           | Moose's BBQ and Philly    |
| McDonald's               | Cheesesteak               |
| Chicks Natural           | Orchids Nails & Spa       |
| Thai Chada               | Sorrento Wine and Spirits |

## SORRENTO PLAZA

- Croutons Restaurant
- Subway
- Rubio's Fresh Mexican Grill
- Sher Punjab Indian
- Skewers
- Opera Café and Patisserie





## SORRENTO MESA CROSSROADS

Holy Gao  
SDCCU  
Taj Mahal  
KinderCare  
Fairlane Cleaners

Designer Eyes Optometry  
Maxi's Luncheonette  
Acupuncture  
Armando's Taco Shop  
The Grill Deli-Market

COUNTRY  
INN & SUITES  
BY HILTON



Residence  
Inn  
Marriott

HOMESWOOD  
SUITES  
HILTON

HYATT  
house

Holiday Inn  
Express

# SORRENTO towers

## CONVENIENTLY LOCATED

Less than half a mile to I-805 and approximately 5 miles to I-15. With a plethora of amenities in walking distance and in less than a miles drive. From sit down restaurants to quick eats, and a multitude of hotels located in close proximity.

# amenities



# SORRENTO towers

**TWO-SEVEN  
STORY OFFICE  
BUILDINGS**  
TOTALING  
**283,513 SF**

**HIGH IMAGE  
GLASS FAÇADE**  
EXTERIOR

**SUBTERRANEAN  
PARKING** PROVIDE  
SECURITY AND  
DIRECT ACCESS TO  
BUILDING LOBBIES

ON-SITE  
**PROPERTY  
MANAGER AND  
SECURITY**

INSTITUTIONAL  
**OWNERSHIP**



# building specs

**YEAR BUILT:**

1989 // Renovations in 2014

**ZONING:**

IL-3-1

**STRUCTURAL:**

Steel frame construction, metal decking with concrete topping

**EXTERIOR:**

Glass curtain wall system

**TYPICAL COLUMN SPACING:**

28' by 30'

**LOAD FACTOR:**

Typically 12-16%

**FLOOR-TO-FLOOR HEIGHT:**

13'-0"

**FINISHED CEILING HEIGHT:**

8'-10"

**HVAC:**

80-ton cooling capacity. Cooling tower with water source heat pump system

**EMERGENCY GENERATOR:**

Two diesel 375 kVA capacity emergency generators serve the fire life

**ELECTRICAL:**

2,000-amp, 277/480V, three phase, 4-wire

**FIRE PROTECTION:**

Fully sprinklered

**SECURITY:**

Porter: 6am-10pm; Guard: 10pm-6am Mon-Fri

**PARKING:**

Approx. 3.9/1,000 USF (957 stalls)





MODERN  
LANDSCAPE



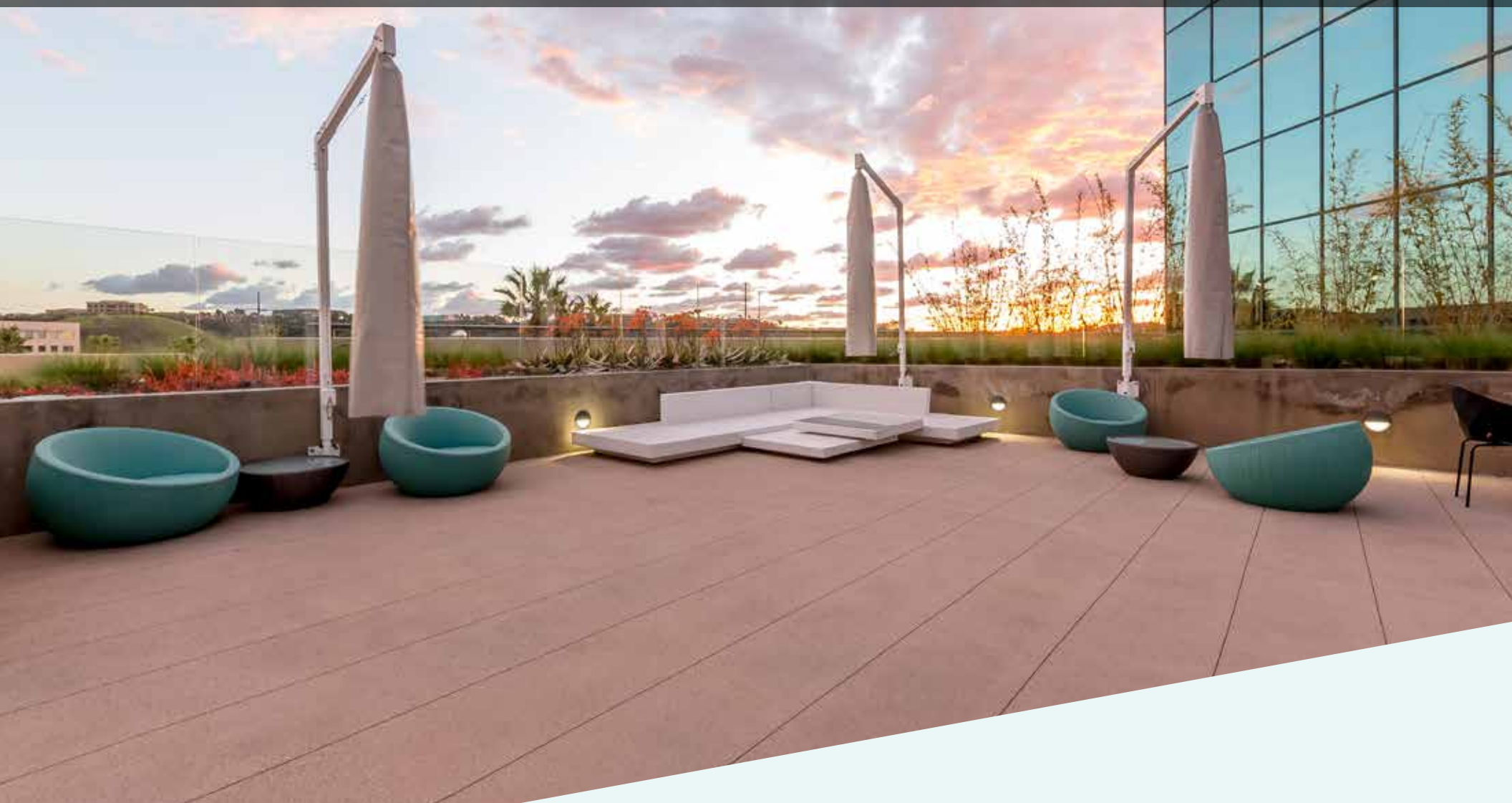
INVITING  
COLLABORATION  
AREAS



CONNECTION  
TO RETAIL



CASUAL  
SEATING







WI-FI ACCESS



CONFERENCING  
& TRAINING  
CENTER



NEW FITNESS  
CENTER/LOCKER  
ROOM



MODERN  
COMMON  
AREAS





An aerial photograph of a commercial development. Two large, circular buildings with teal roofs are highlighted with white outlines. A larger area of the development, including several rectangular buildings and parking lots, is outlined with a teal border. The surrounding area includes roads, green spaces, and other commercial buildings.

# sorrento court

## FOOD

- Starbucks Coffee
- Quiznos
- Jamba Juice
- The Greek Cafe
- McDonald's
- Chicks Natural
- Thai Chada
- Salad Farm
- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille
- Kabul House of Kabobs
- Pho Station Vietnamese
- Moose's BBQ and Philly Cheesesteak
- Sorrento Wine and Spirits
- Which Wich

## BANKING

- Bank of America
- Chase

## RETAIL

- Dry Cleaner
- Car Wash and Gas Station
- Orchids Nails & Spa
- Staple's

## HEALTH

- Dentist
- Optometrist
- Precision Fitness







# SORRENTO towers

**5355 MIRA**  
SORRENTO PLACE

**SUITE 700** 8,411 SF

**SUITE 750** 12,475 SF

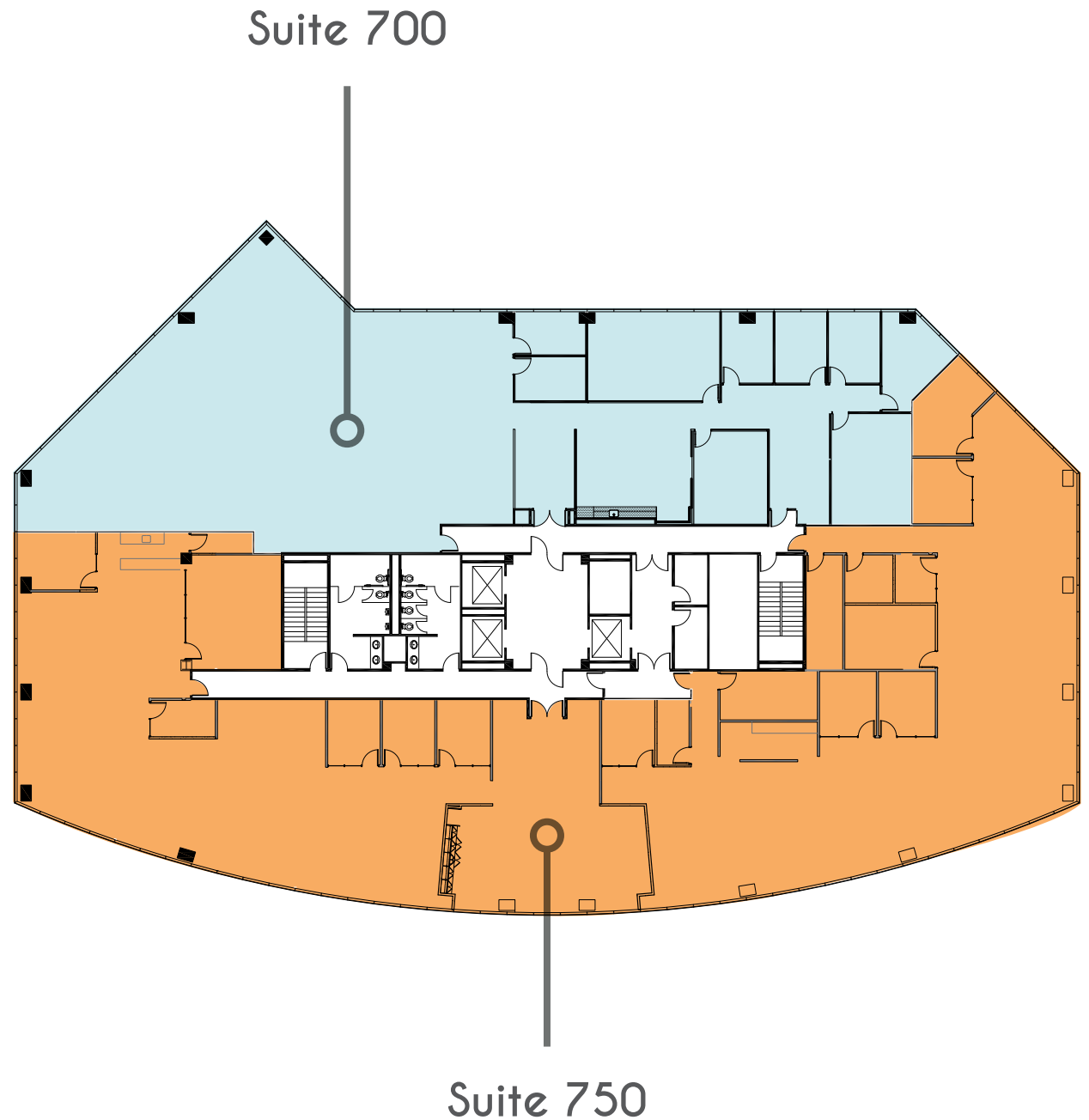
# 5355 Mira Sorrento

Suite 700\* - 8,411 SF

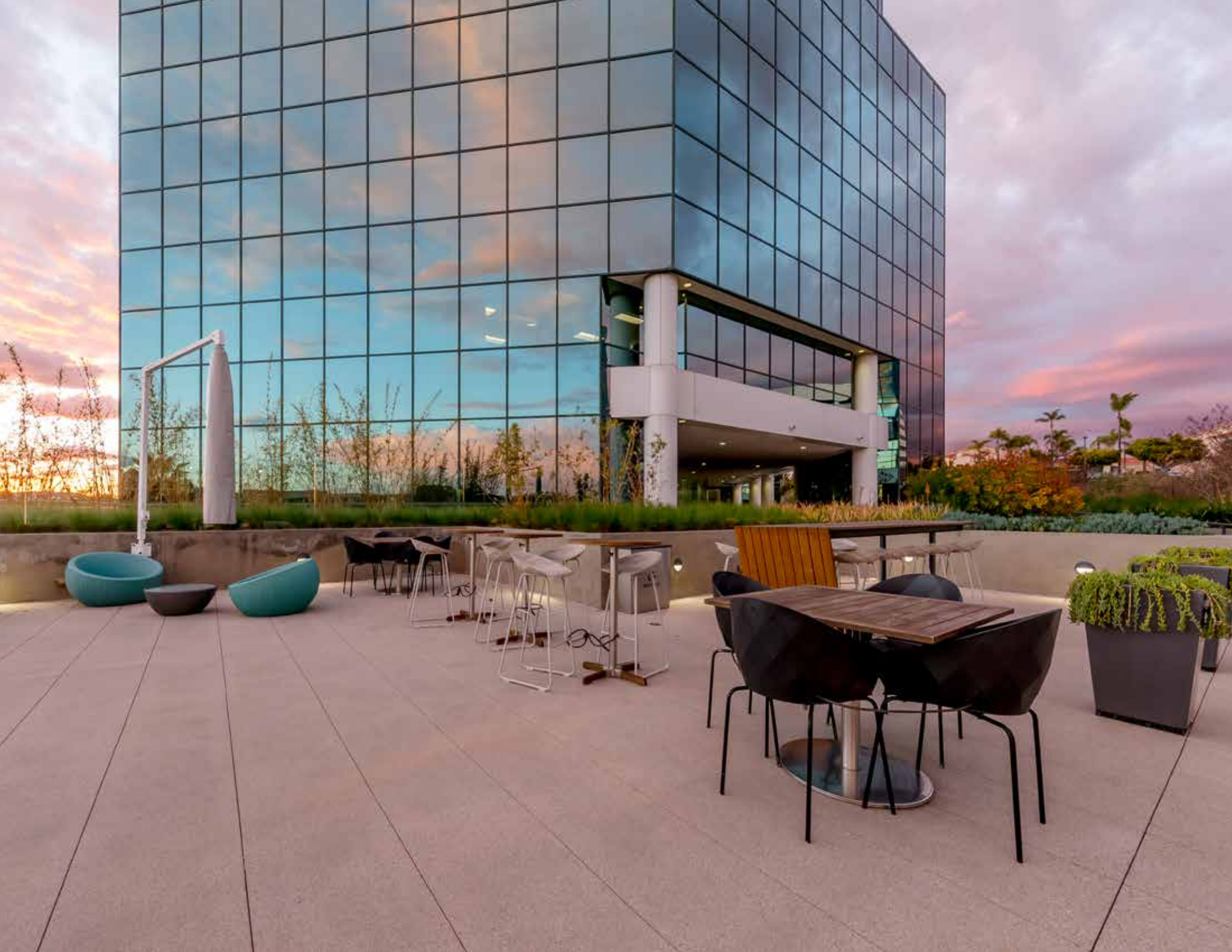
Suite 750\* - 12,475 SF

\*Contiguous to 20,866 SF

SORRENTO  
towers









# SORRENTO towers

BRETT WARD, LEED AP

+1 858 546 5470

brett.ward@cushwake.com

CA Lic. 01426040

DEREK HULSE

+1 858 334 4005

derek.hulse@cushwake.com

LIC #01740180

MIKE NOVKOV

+1 858 546 5412

mike.novkov@cushwake.com

LIC #01890388



[View Site Specific COVID-19 Prevention Plan](#)

