

FOR LEASE

4920 CARROLL CANYON ROAD, SAN DIEGO, CA 92121



FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

OVERVIEW

ADDRESS 4920 Carroll Canyon Road, San Diego, CA 92121

BUILDING SIZE 18,831 SF

LOCATION Central Sorrento Mesa location with direct access via Carroll Canyon extension to Interstate 5 and highway 805. Walking distance to restaurants, shopping centers, banks and other service amenities.

FEATURES High ceilings, skylights, floor to ceiling glass and showers on the 2nd floor.

ZONING IL-2-1

LEASE RATE \$1.10/SF NNN (NNN's are approximately \$0.38/SF)



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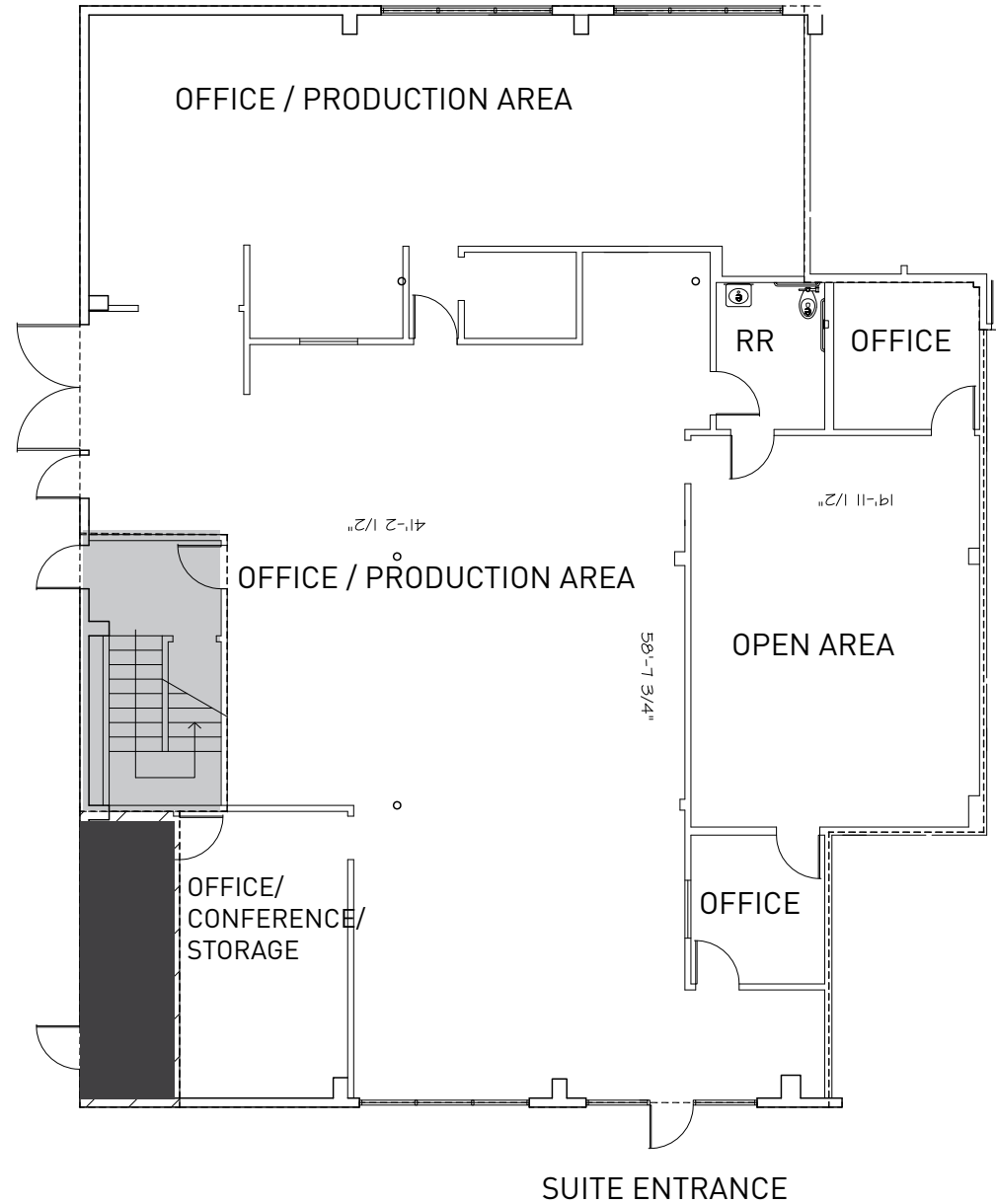
AS BUILT PLAN

SUITE / SIZE Suite 125 - 4,411 RSF

LEASE RATE \$1.10/SF NNN (NNN's are approximately \$0.38/SF)

AVAILABILITY Vacant

LAYOUT Suite features large open office/production area with high ceilings and a double wide exterior door, 2 offices, Office/storage/conference, storage, open area and restroom. Roll-up door can be added.



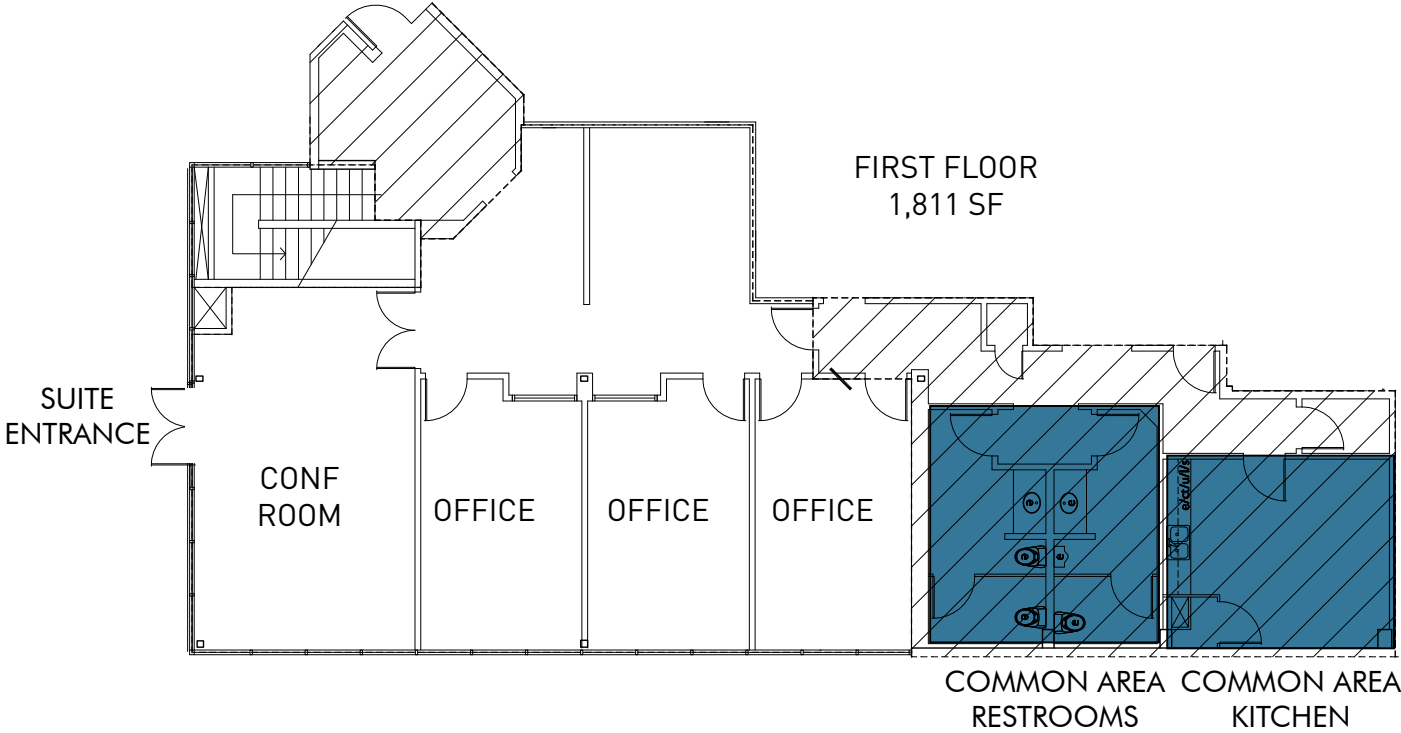
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AS BUILT PLAN

SUITE / SIZE	Suite 150 - 1,811 RSF
LEASE RATE	\$1.10/SF NNN (NNN's are approximately \$0.38/SF)
AVAILABILITY	Vacant
LAYOUT	Suite features reception, 3 offices, conference room and small open area with access to common area restrooms and kitchen.



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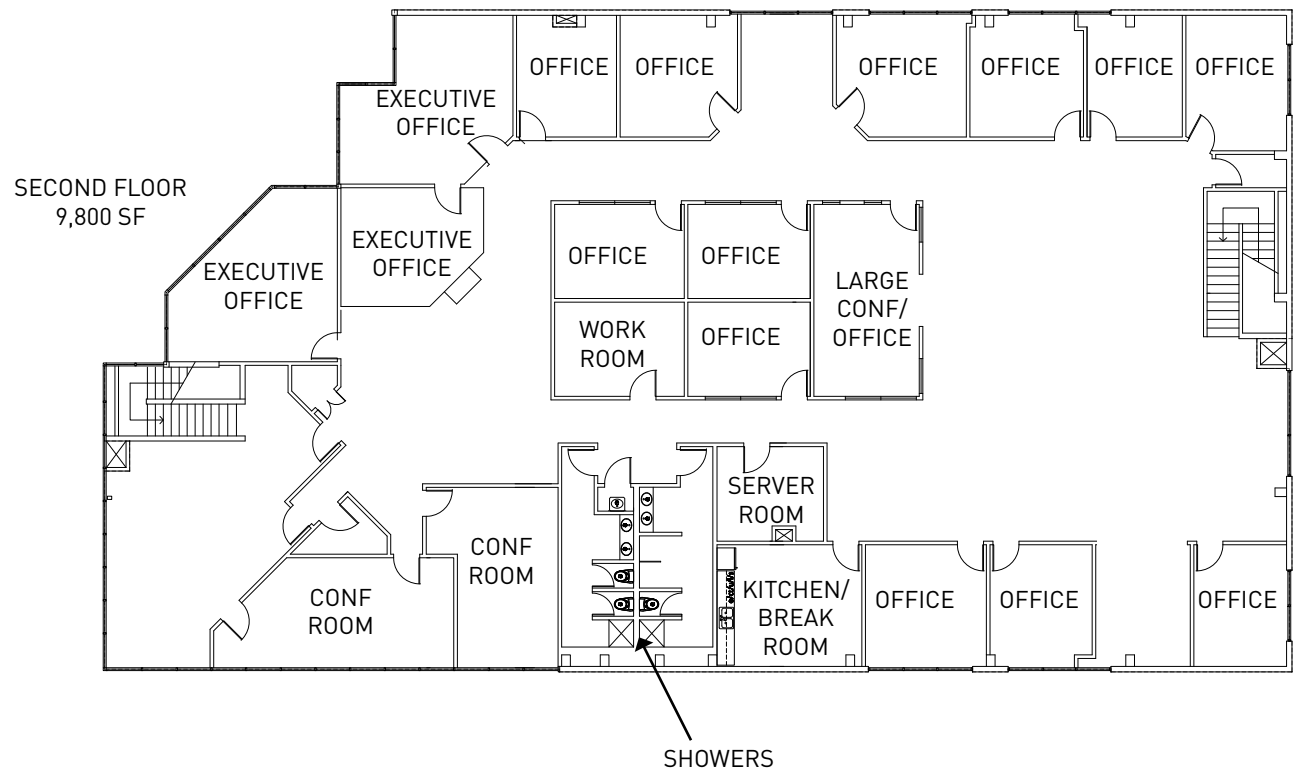
AS BUILT PLAN

SUITE / SIZE Suite 200 - 9,800 RSF

LEASE RATE \$1.10/SF NNN (NNN's are approximately \$0.38/SF)

AVAILABILITY Vacant

LAYOUT Progressive office suite. Suite features eception area with vinyl laminate flooring, 3 conference rooms, 15 offices with glass doors, large open area, server room, copy/work room, storage room and restrooms with a shower. Features include floor to ceiling glass, 6 skylights, fireplace in executive office and high ceilings

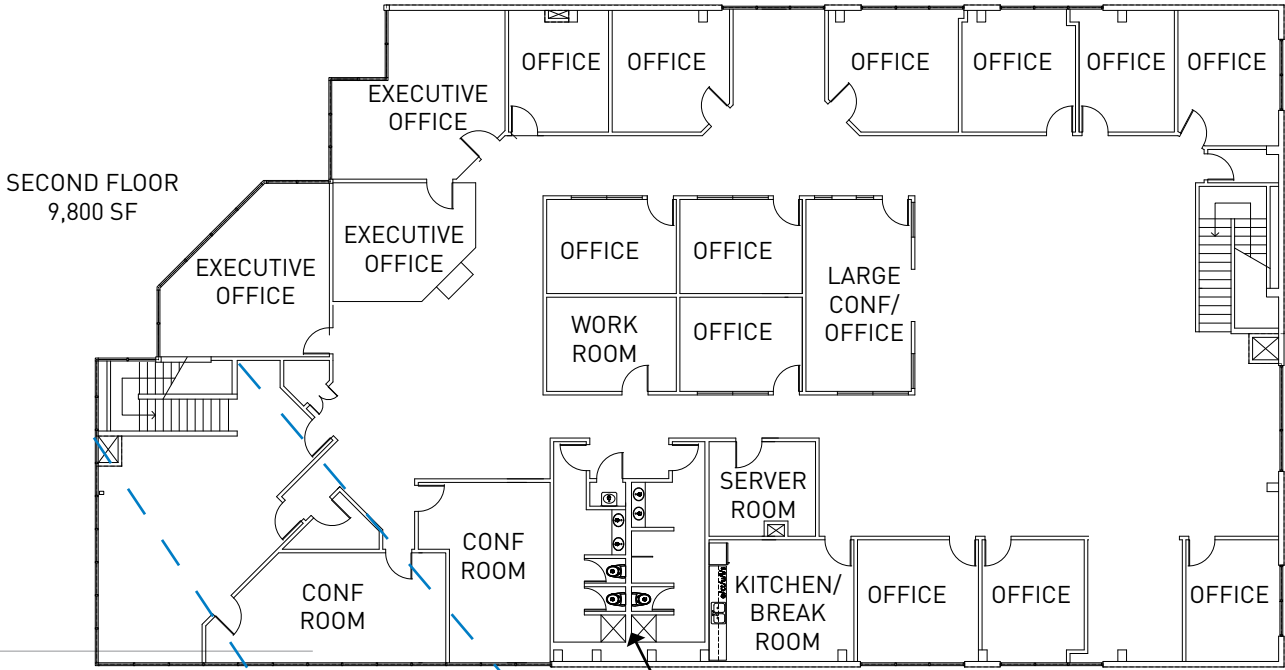


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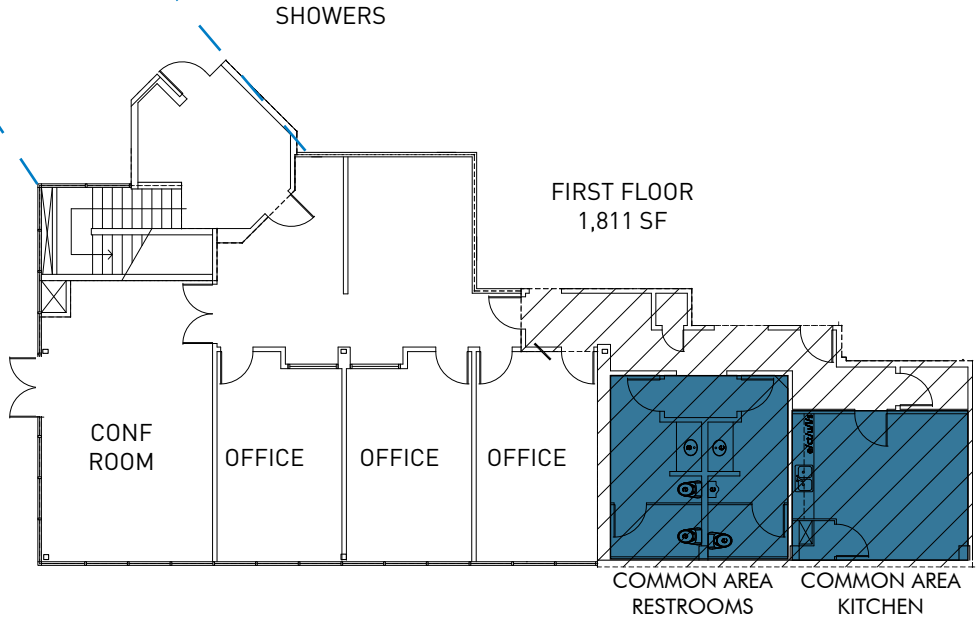
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AS BUILT PLAN



SUITE / SIZE	Suites 150 & 200 - 11,611 RSF
LEASE RATE	\$1.10/SF NNN (NNN's are approximately \$0.38/SF)
AVAILABILITY	Vacant

LAYOUT
 Progressive office suite. Suites are connected via an internal stairwell. Second Floor: Reception area with vinyl laminate flooring, 3 conference rooms, 15 offices with glass doors, large open area, server room, copy/work room, storage room and restrooms with a shower. Features include floor to ceiling glass, 6 skylights, fireplace in executive office and high ceilings
 First Floor: Double door exterior entry, 3 offices, conference room and small open area with access to common area restrooms and kitchen.



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AREA AMENITIES

PERSONAL SERVICES/ SHOPPING

- 1 Plaza Sorrento
- 2 Premier Athletic & Squash Club
- 3 Sorrento Canyon Golf Center
- 4 Sorrento Court
- 5 Sorrento Mesa Crossroads
- 6 Sorrento Valley Racquetball
- 7 Bally Total Fitness
- 8 L.A. Fitness

BUSINESS SERVICES

- 1 Staples
- 2 Federal Express
- 3 International Office Supply

HOTEL / TRAVEL

- 4 Logos
- 5 Mail Boxes Etc.
- 6 Micro City
- 7 Minuteman Press
- 8 Pacbell Purchase Store
- 9 Self Storage
- 10 Self Storage

- 6 Holiday Inn Express - Sorrento Valley
- 7 Staybridge Suites By Holiday Inn

BANKS

- 1 Bank Of America
- 2 Mission Federal Credit Union
- 3 San Diego County Credit Union

RESTAURANTS

- 1 8 Elements
- 2 Centerpark Cafe
- 3 Chili's
- 4 Wich Addiction

- 5 Cornerstone Cafe
- 6 Karl Strauss
- 7 Oberlin Deli
- 8 Plaza Sorrento Food Court (16 Restaurants)
- 9 Sandwich House
- 10 Sorrento Court (14 Restaurants)
- 11 Sorrento Mesa Crossroads & Restaurants
- 12 Grandma's Deli
- 13 Come On In Cafe
- 14 Wineseller And Brasserie
- 15 Sorrento Plaza (8 Restaurants)

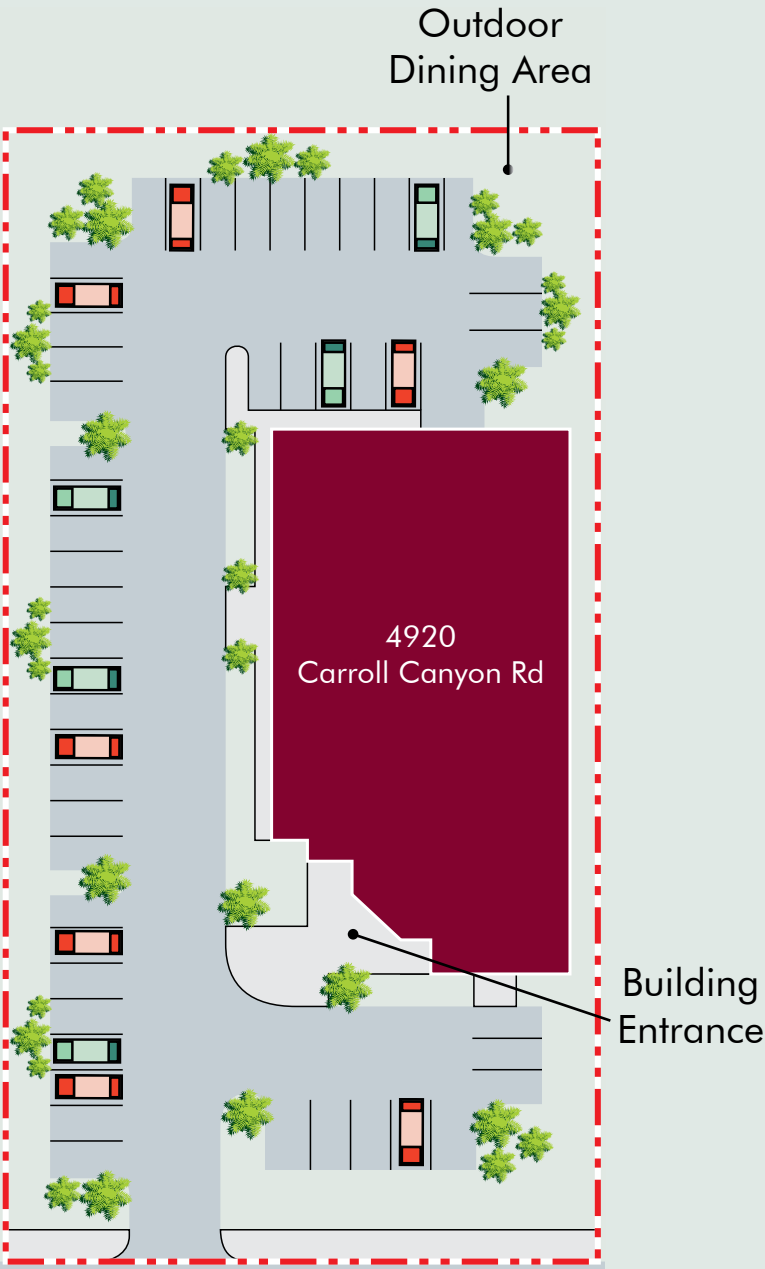


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SITE PLAN



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