



WORDSMART

10025
MESA RIM ROAD

FOR SALE OR LEASE

Voit

REAL ESTATE SERVICES

10025 MESA RIM ROAD



PROPERTY FEATURES

10025 Mesa Rim Road is a freestanding office building with over 7.5/1,000 parking located in Sorrento Mesa. The property offers canyon views and a high image corporate identity along with the following features:

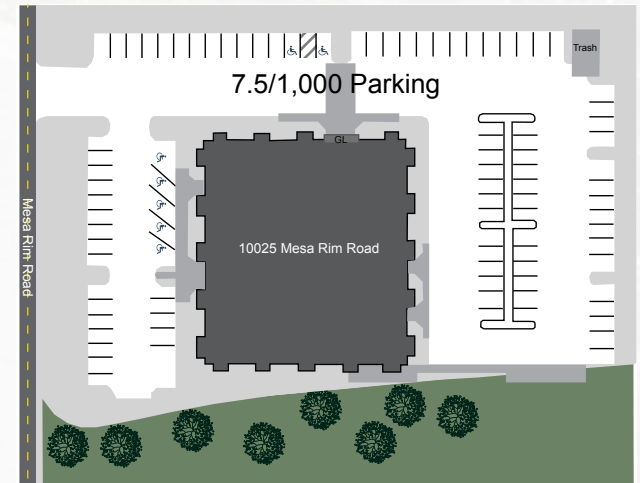
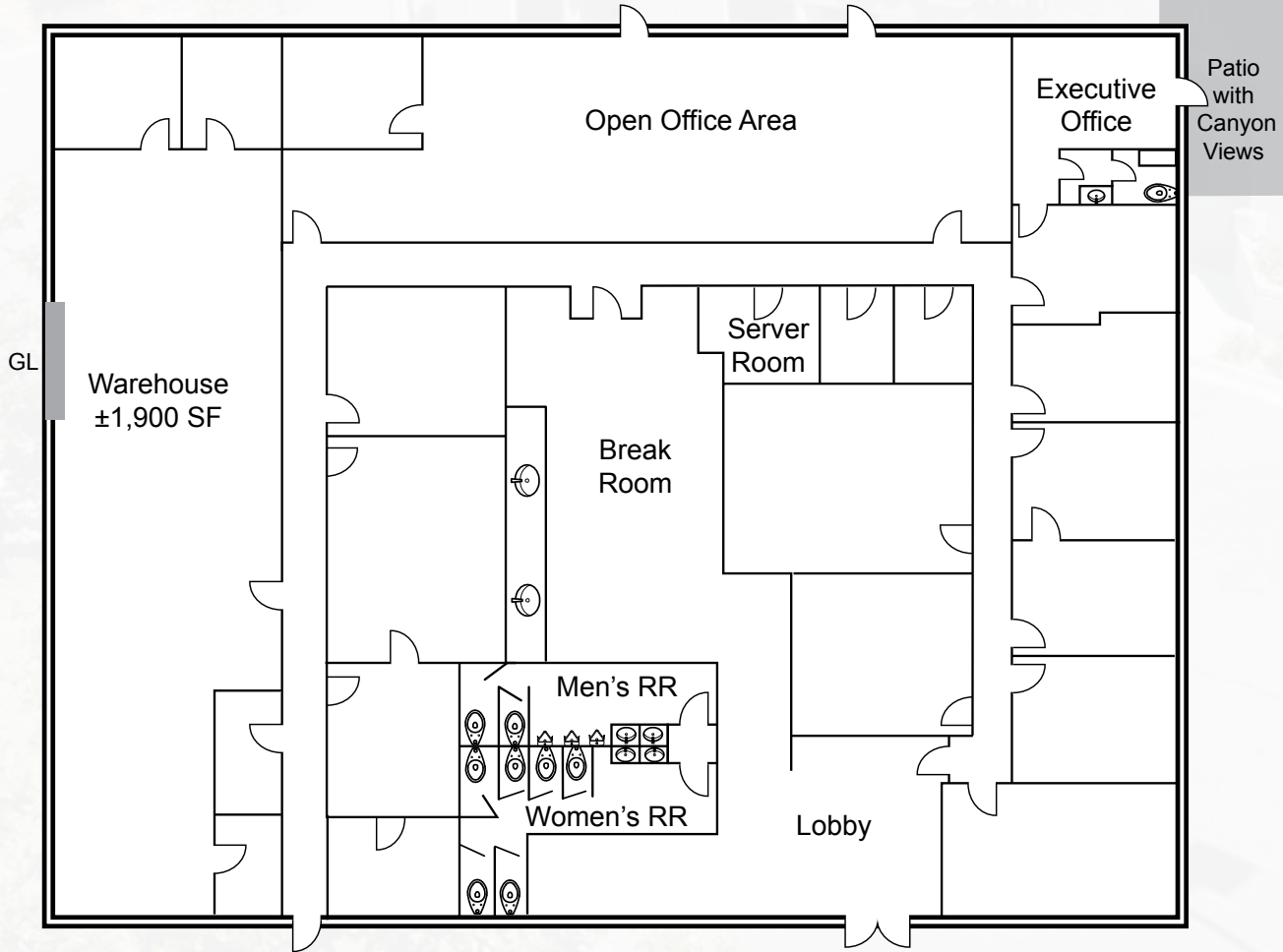
- 12,325 Rentable Square Feet
- 2.27 Acres (98,881 SF)
- 7.6/1,000 Parking Ratio (94 Parking Spaces)
- 85% Office, 15% Warehouse
- 16' Clear Height
- 1 Grade Level Door
- Zoned IL-2-1
- **Amenities:** extensive window line, 2 patio areas, break room with sink, canyon views, cafe within walking distance, executive office with private restroom and shower

LEASE RATE & SALE PRICE

- **LEASE RATE:** \$1.25 Modified Gross
- **SALE PRICE:** \$2,950,000 (\$241.11 PSF)

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