

LEASE RATE REDUCTION

SORRENTO VIEW

BUSINESS PARK



FOR LEASE

±139,340 SF
MULTI-TENANT BUSINESS PARK

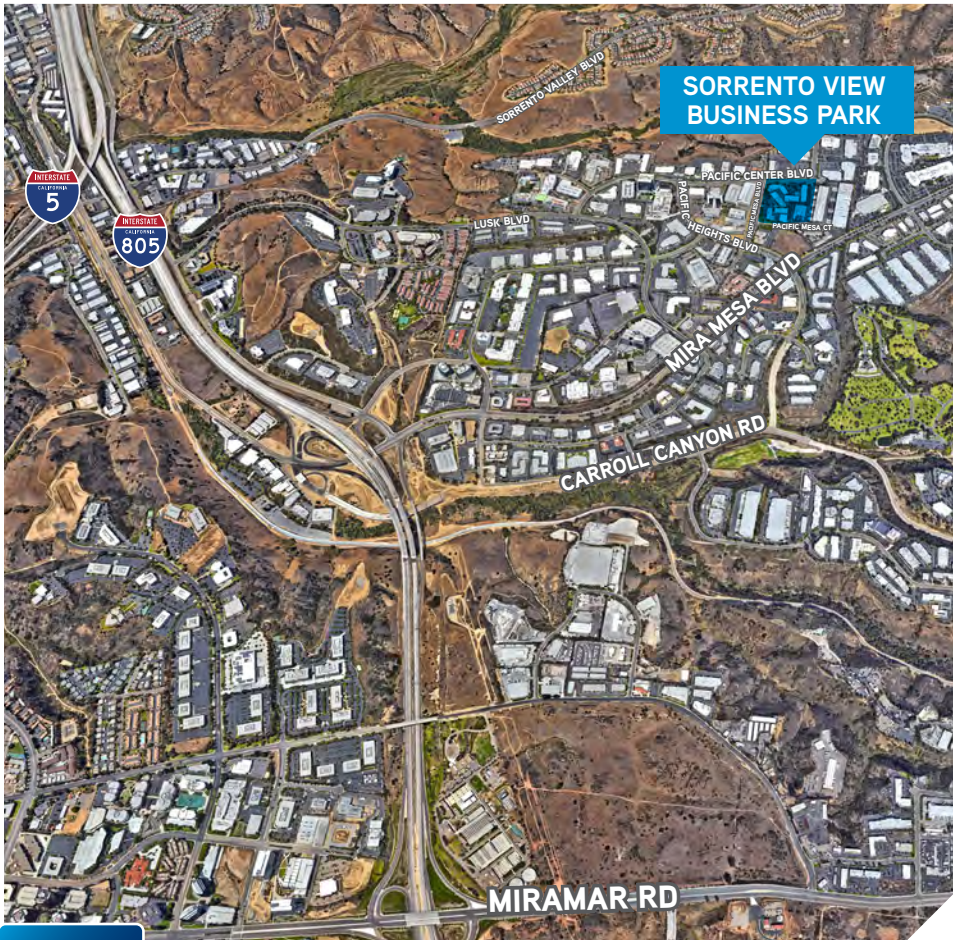
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PROJECT OVERVIEW

Sorrento View Business Park is a seven building, multi-tenant business park that consists of a mix of office, industrial and R&D with a total square footage of approximately 139,340 square feet.

Sorrento Mesa, located in central San Diego, is home to many high tech, biotech, and IT companies. This is a highly attractive location with easy access to employees, suppliers, and customers, and immediate freeway access to I-805, I-5, and I-15.



Total Bldg:

139,340 SF Class A Multi-Tenant Business Park



of Bldgs:

Seven (7) R&D, Industrial & Office Buildings



Zoning:

IL-2-1 (City of San Diego)



Grade-Level Loading:

Forty Three (43) doors



Stories:

All single-story suites



Year Built:

1988



Clear Height:

14'-16' clear height in warehouse



Parking:

3.5/1,000



Layout:

Variety sized suites to accommodate expansion



Access:

Only minutes to I-5, I-805, and I-15 Freeways



Amenities:

Deli and coffee bar on site



Management:

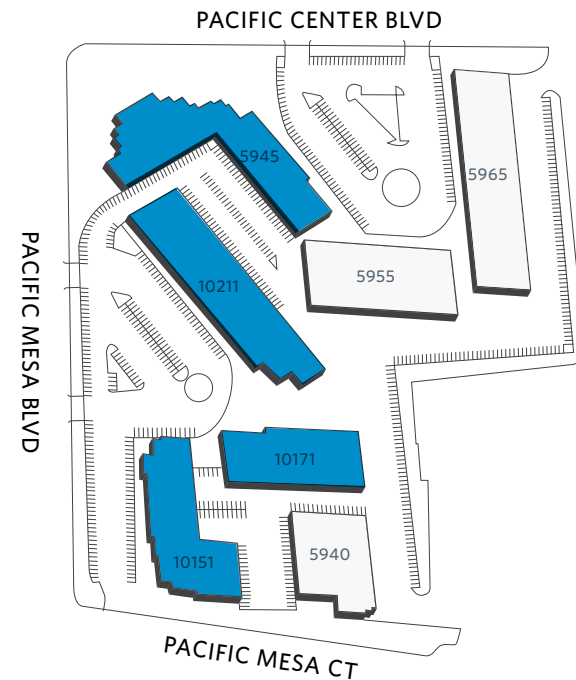
Responsive and local ownership & management



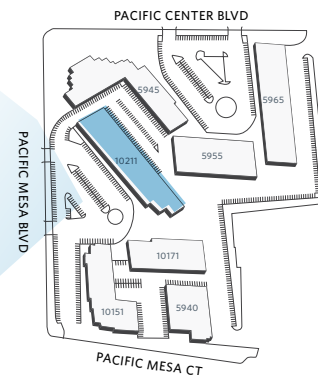
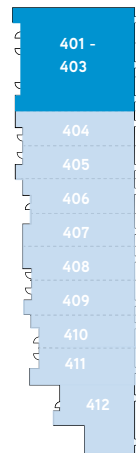
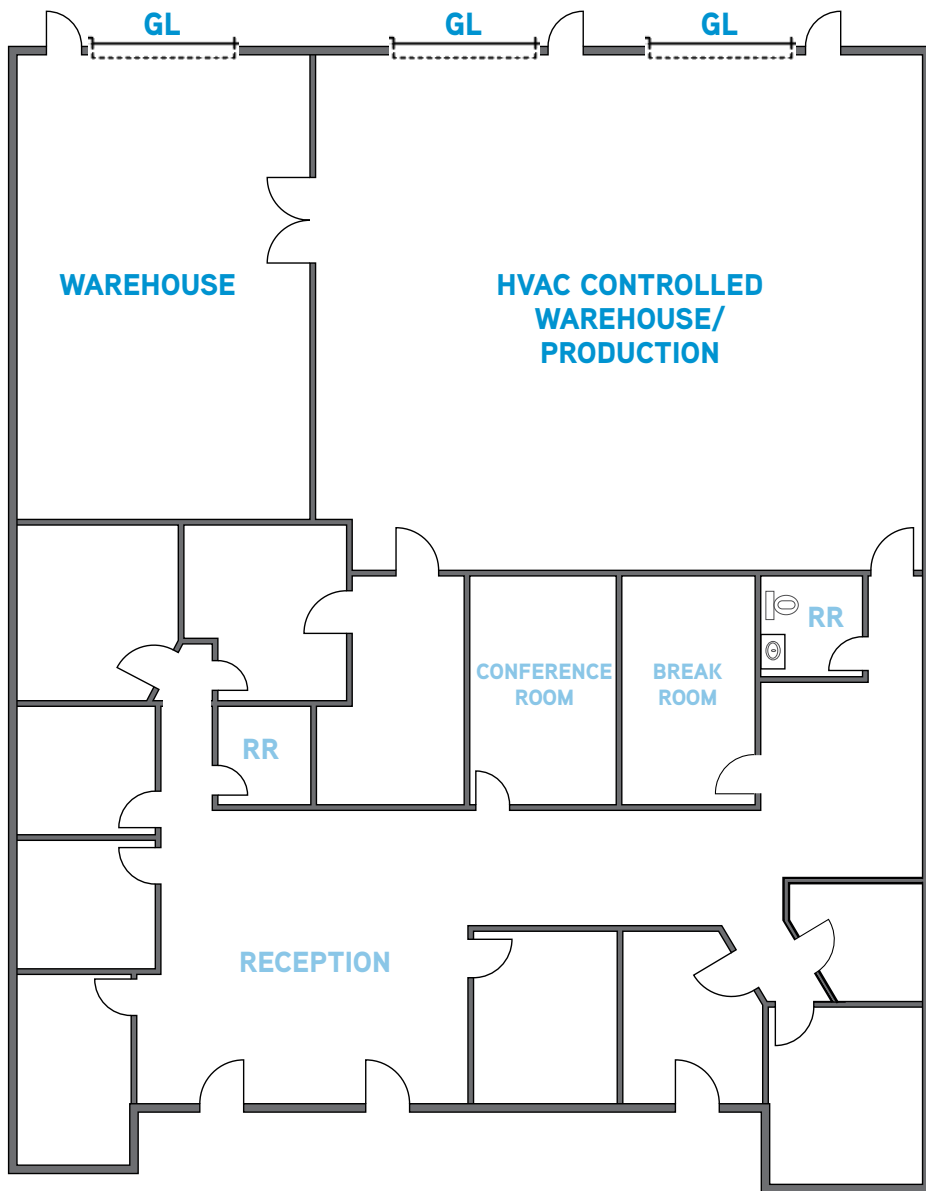
AVAILABLE SPACES

SIZE	ADDRESS/SUITE #
6,162 SF	10211 Pacific Mesa Blvd, Suite 401-403
5,276 SF*	10211 Pacific Mesa Blvd, Suite 411/412
4,670 SF	5945 Pacific Center Blvd, Suite 504
2,602 SF	10171 Pacific Mesa Blvd, Suite 306

**Can be demised or contiguous*



FLOOR PLAN



PROJECT AVAILABILITY

P/04

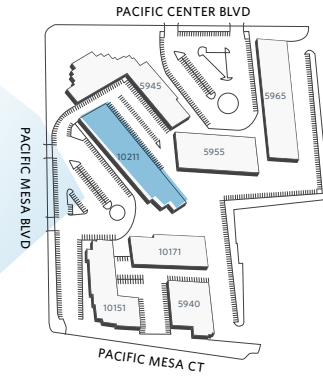
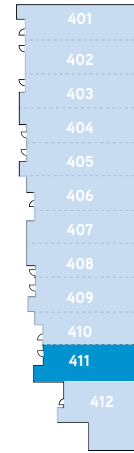
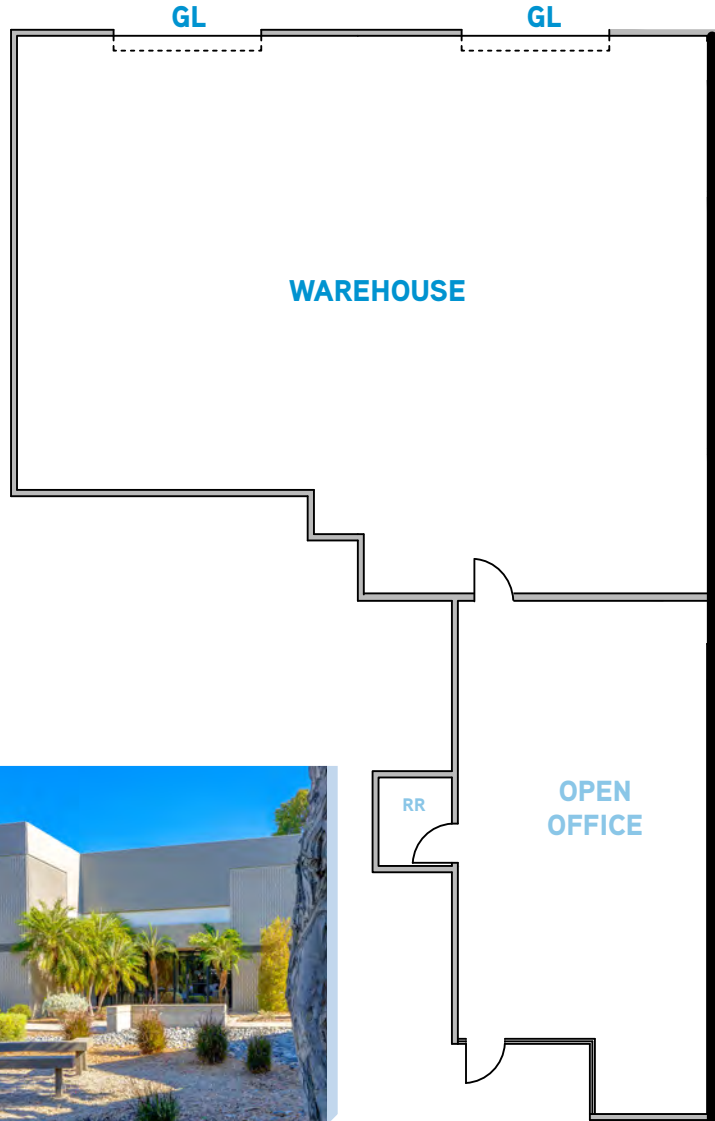
10211 PACIFIC MESA BLVD SUITE 401-403

SQUARE FEET	6,162 SF
BUILD-OUT	60% office 40% warehouse/production
RATE	\$1.50/SF NNN (nets=\$0.34/SF)
NOTES	<ul style="list-style-type: none"> • High-image office space • High ceiling production space w/ roll-up door access • Mix of private and open office area w/ conference room • Grade level loading doors
AVAILABLE	Immediately

*Not To Scale



FLOOR PLAN



PROJECT AVAILABILITY

P/05

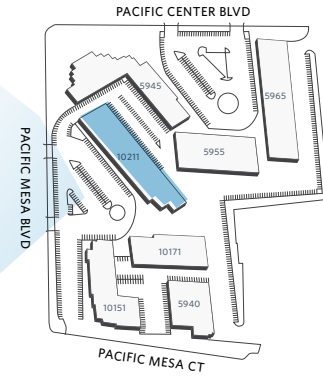
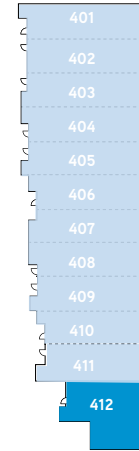
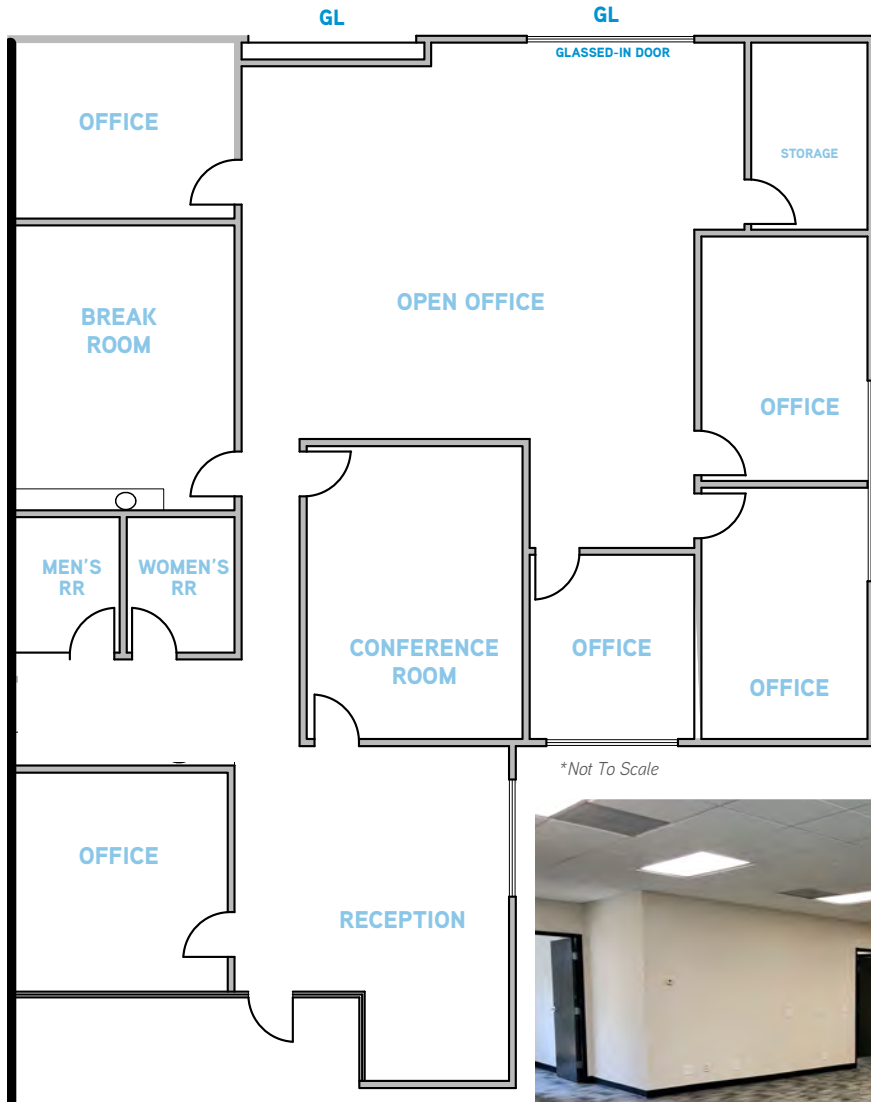
10211 PACIFIC MESA BLVD SUITE 411

SQUARE FEET	2,500 SF
BUILD-OUT	20% Office, 80% Warehouse
RATE	\$1.55/SF NNN (nets=\$0.34/SF)
NOTES	<ul style="list-style-type: none"> • New Spec Improvements • Two grade-level doors • Contiguous with Suite 412 for a total of 5,276 SF
AVAILABLE	Immediately

*Not To Scale



FLOOR PLAN



PROJECT AVAILABILITY

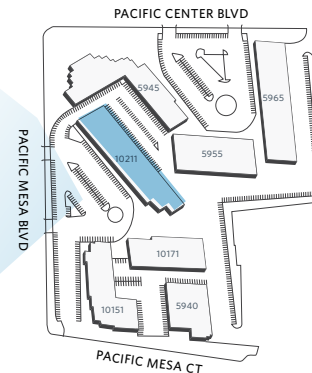
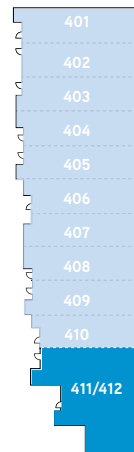
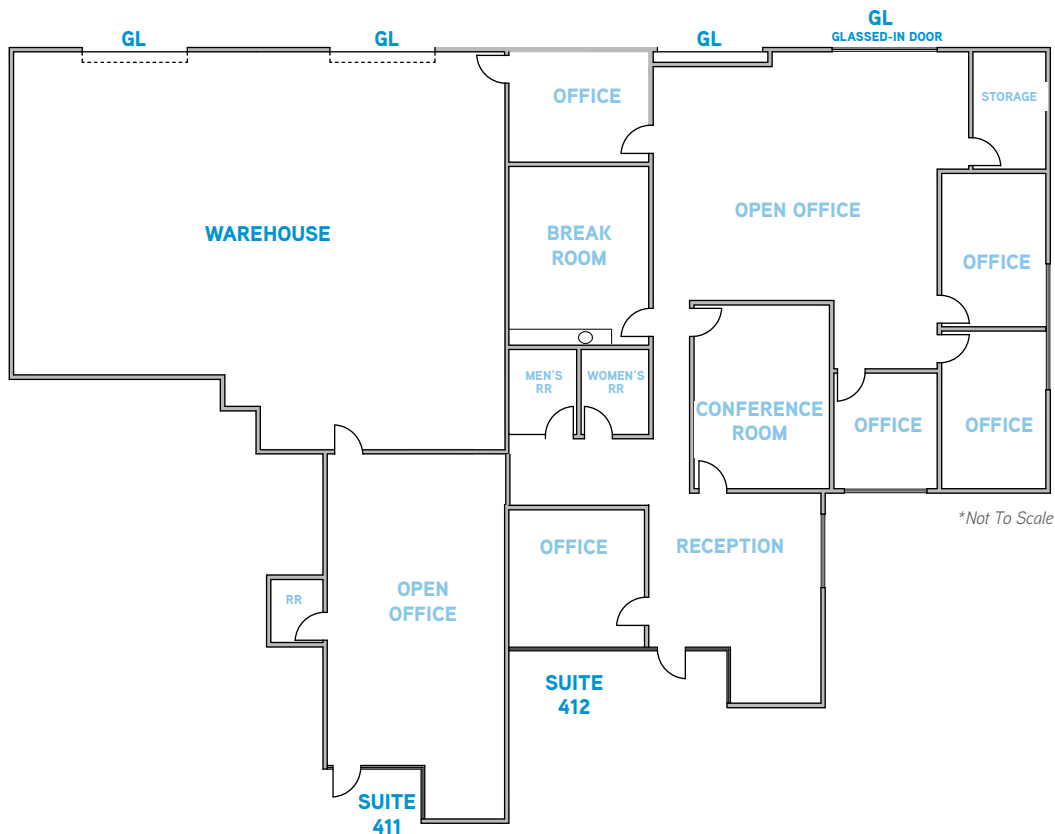
P/06

10211 PACIFIC MESA BLVD SUITE 412

SQUARE FEET	2,776 SF
BUILD-OUT	100% Office
RATE	\$1.65/SF NNN (nets=\$0.34/SF)
NOTES	<ul style="list-style-type: none"> • New Spec Improvements • 6 Private offices, conference room, open bullpen • Glass-lined offices • Contiguous with Suite 411 for a total of 5,276 SF
AVAILABLE	Immediately



FLOOR PLAN



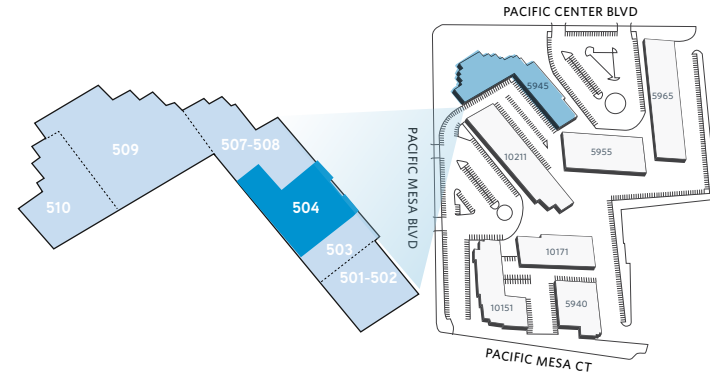
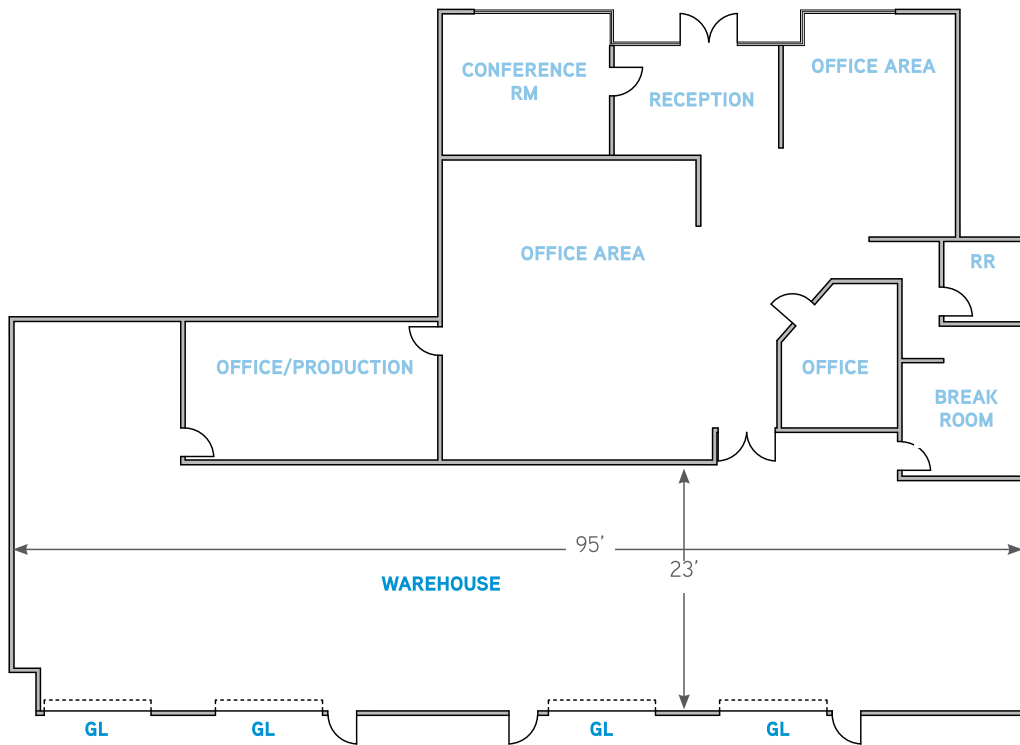
PROJECT AVAILABILITY

P/07

10211 PACIFIC MESA BLVD SUITE 411/412 (Contiguous)

SQUARE FEET	5,276 SF
BUILD-OUT	60% Office, 40% Warehouse
RATE	\$1.55/SF NNN (nets=\$0.34/SF)
NOTES	<ul style="list-style-type: none"> • New Spec Improvements • Glass-lined offices • Divisible: Suite 411 - 2,500 SF Suite 412 - 2,776 SF • Four grade-level doors
AVAILABLE	Immediately





5945 PACIFIC CENTER BLVD SUITE 504

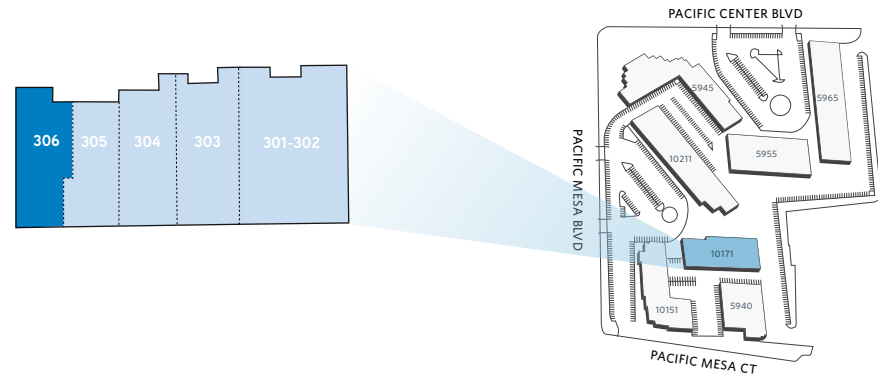
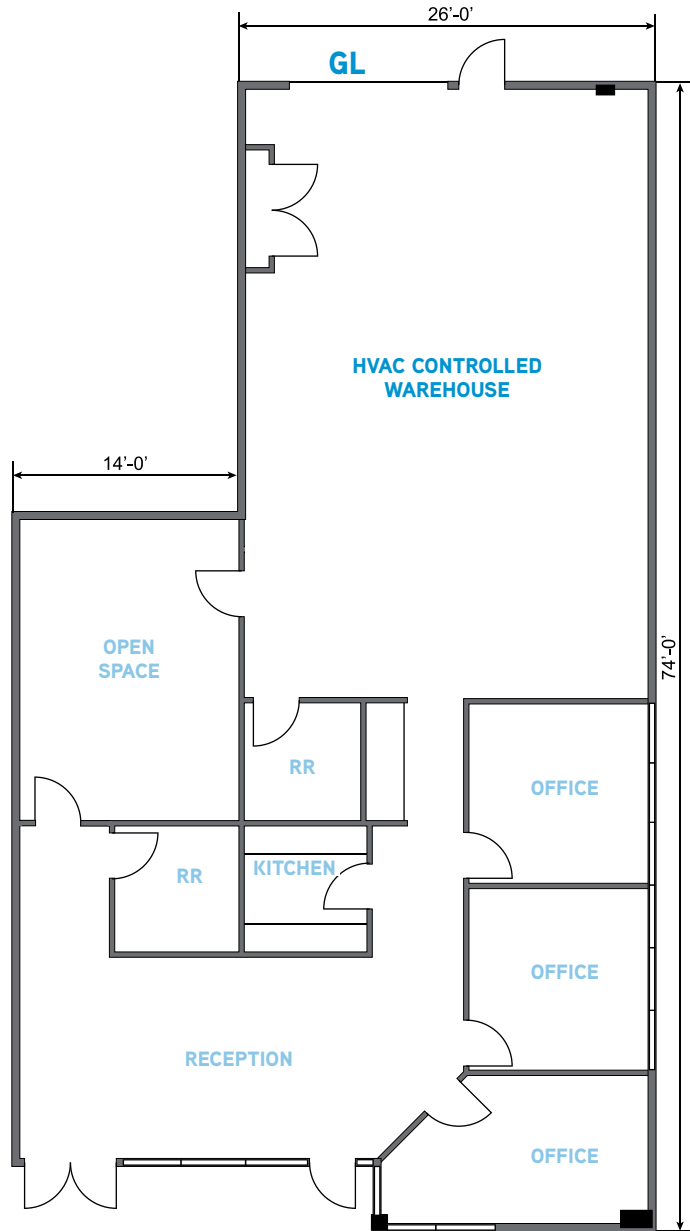
SQUARE FEET	4,670 SF
BUILD-OUT	50% Office, 50% Warehouse
RATE	\$1.50/SF + NNN (nets=\$0.34/SF)
NOTES	<ul style="list-style-type: none"> • High-end office build-out • Three grade-level doors • Exposed ducting, creative office component
AVAILABLE	Immediately



*Not To Scale



FLOOR PLAN



10171 PACIFIC MESA BLVD, SUITE 306

SQUARE FEET	2,602 SF
BUILD-OUT	40% Office, 60% Warehouse
RATE	\$1.50 + NNN (nets=\$0.34/SF)
NOTES	<ul style="list-style-type: none"> • End-cap suite with great window-line • Mix of private offices and open bull-pen • Kitchenette • 1 grade-level roll up door
AVAILABLE	30 Days

*Not To Scale





- RETAIL
- QUALCOMM
- 1 HOLOGIC
- 2 ARRIS
- 3 GOOGLE
- 4 DEXCOM
- 5 Instrumentation Laboratory
- 6 Becton, Dickinson and
- 7 Invivoscribe
- 8 Abzena
- 9 Curology
- 10 Quidel
- 11 SONY
- 12 Verizon
- 13 American Specialty Health
- 14 Brain Corporation
- 15 BIOVIA
- 16 Maravai LifeSciences
- 17 Sorrento Therapeutics



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