

Delivering Q2 2020

5	7
8	5

OBERLIN

**NEWLY REPOSITIONED OFFICE BUILDING AVAILABLE FOR LEASE**  
**APPROXIMATELY 61,406 SQUARE FEET**



Delivering Q2 2020

# Property Overview

5785 Oberlin is three-story creative/progressive office project centrally located in Sorrento Mesa/ Mid-County San Diego. Designed to suit the needs of modern office users, 5785 Oberlin offers 61,406 SF of highly customizable interiors with direct connectivity to common and private outdoor amenities.

Lease Rate:  
\$2.55/SF NNN



New State of the Art Lobby

## New Outdoor Collaboration Zones



Fully-repositioned building with new façade, modern three-story open air lobby with new dramatic feature stairwell and full-height curated mural



New tenant-exclusive and shared outdoor patios and collaborative workrooms



Efficient floor plates with  $\pm 13'$  high exposed ceilings and exposed wood beams



Signage opportunities via the building top and new monument sign



Unique potential for indoor/outdoor fitness studio with shower and locker facilities



Approximately 4.0/1,000 per USF onsite parking (plus ample street parking) with electric vehicle charging stations



Opportunities for dog-friendly suites



Convenient access with a multitude of ingress/egress options



Walkable amenities – restaurants, personal services, hotels and banks



Close proximity to public transit – train and bus service

# Building Specifications & Unique Features



## Building Size:

61,406 SF



## Stories:

Three (3)



## Floor Plates:

± 20,929 SF (divisible)



## Year Built/Renovated:

1985/2020



## Construction Type:

Concrete/Wood/Steel



## HVAC:

The building will be served by both cooling towers and package units depending on the floor



## Core Factor:

TBD



## Clear Height:

±13' with exposed wood beams



## Fiber Providers:

AT&T and Cox



## Zoning:

IL-2-1



## Entry/Lobby:

New entry and lobby featuring a full-height curated mural with wrapping stairwell to the upper floors



## Views:

Hillside views facing southwest



## Potential for Indoor/Outdoor Fitness Studio



## Showers & Lockers



## Common & Private Outdoor Elements

Exclusive balconies and shared outdoor area



## Signage:

Building & Monument



## Parking:

Approximately 4.0/1,000 per USF onsite parking (plus ample street parking) with electric vehicle charging stations



## Elevator:

1 passenger elevator & dramatic feature stairwell



## Warm Shell Condition - Creative TI Ready

# Site Plan

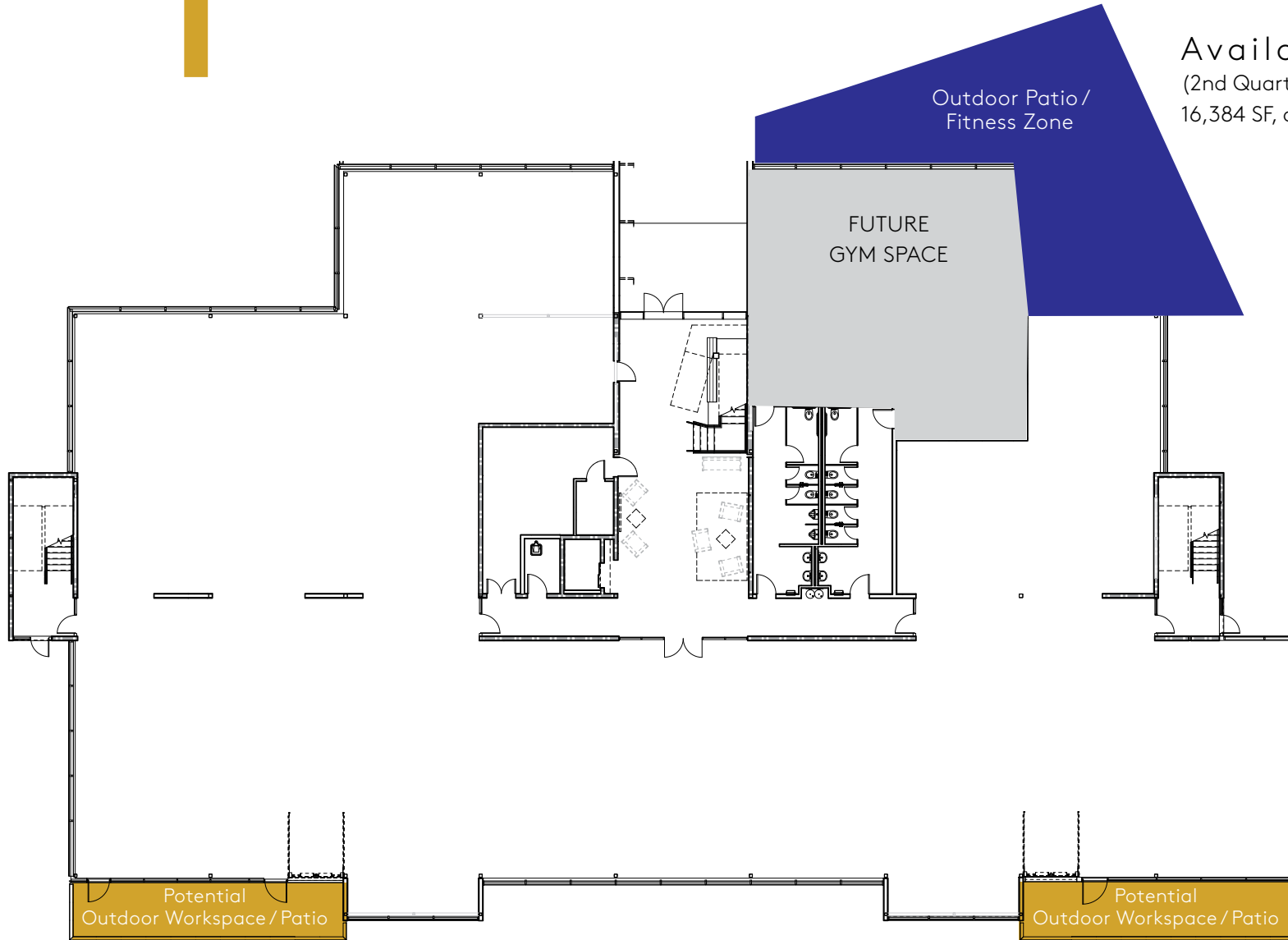


Floor

1

### Availability

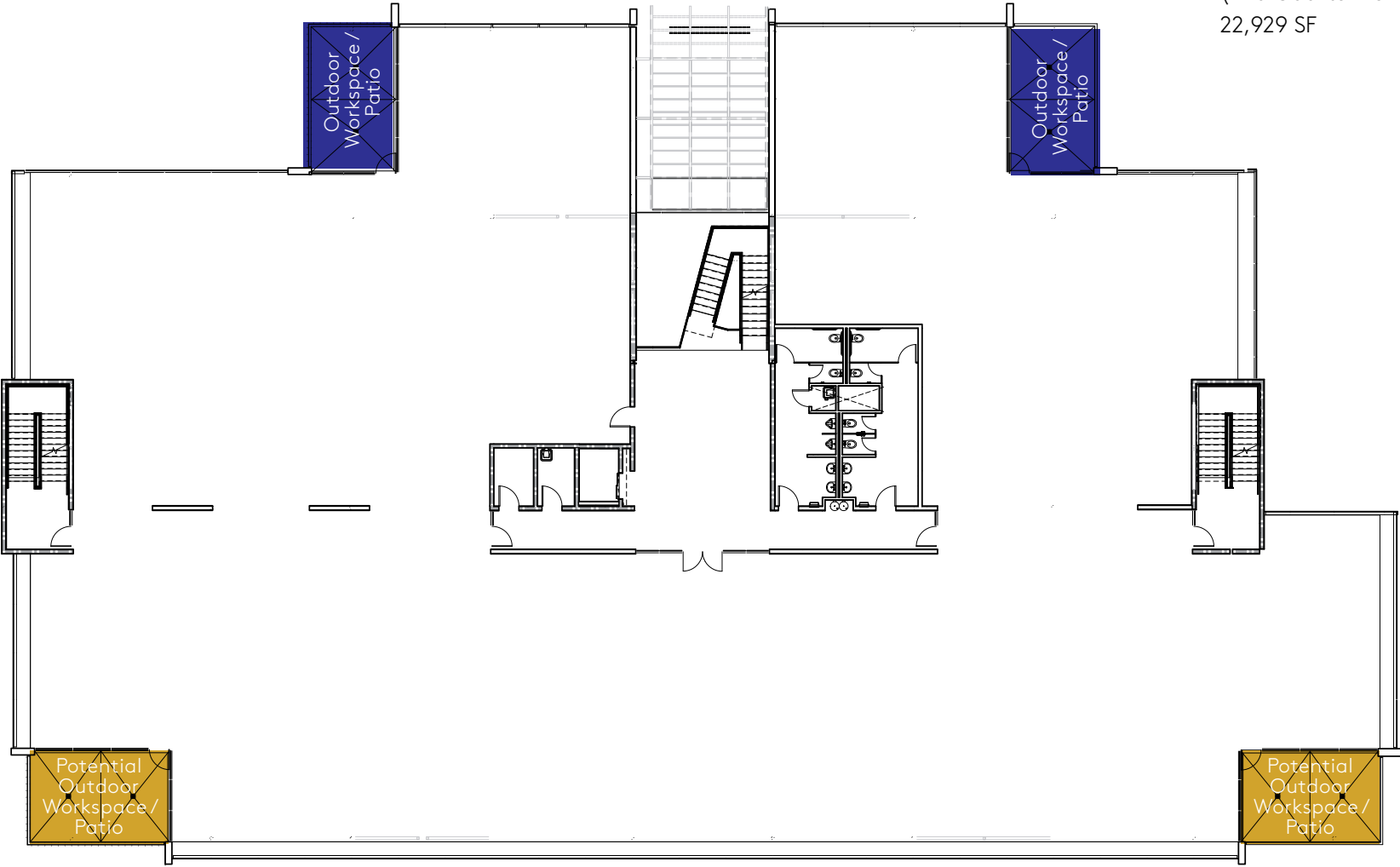
(2nd Quarter 2020):  
16,384 SF, divisible to +/- 10,000 SF



Floor

2

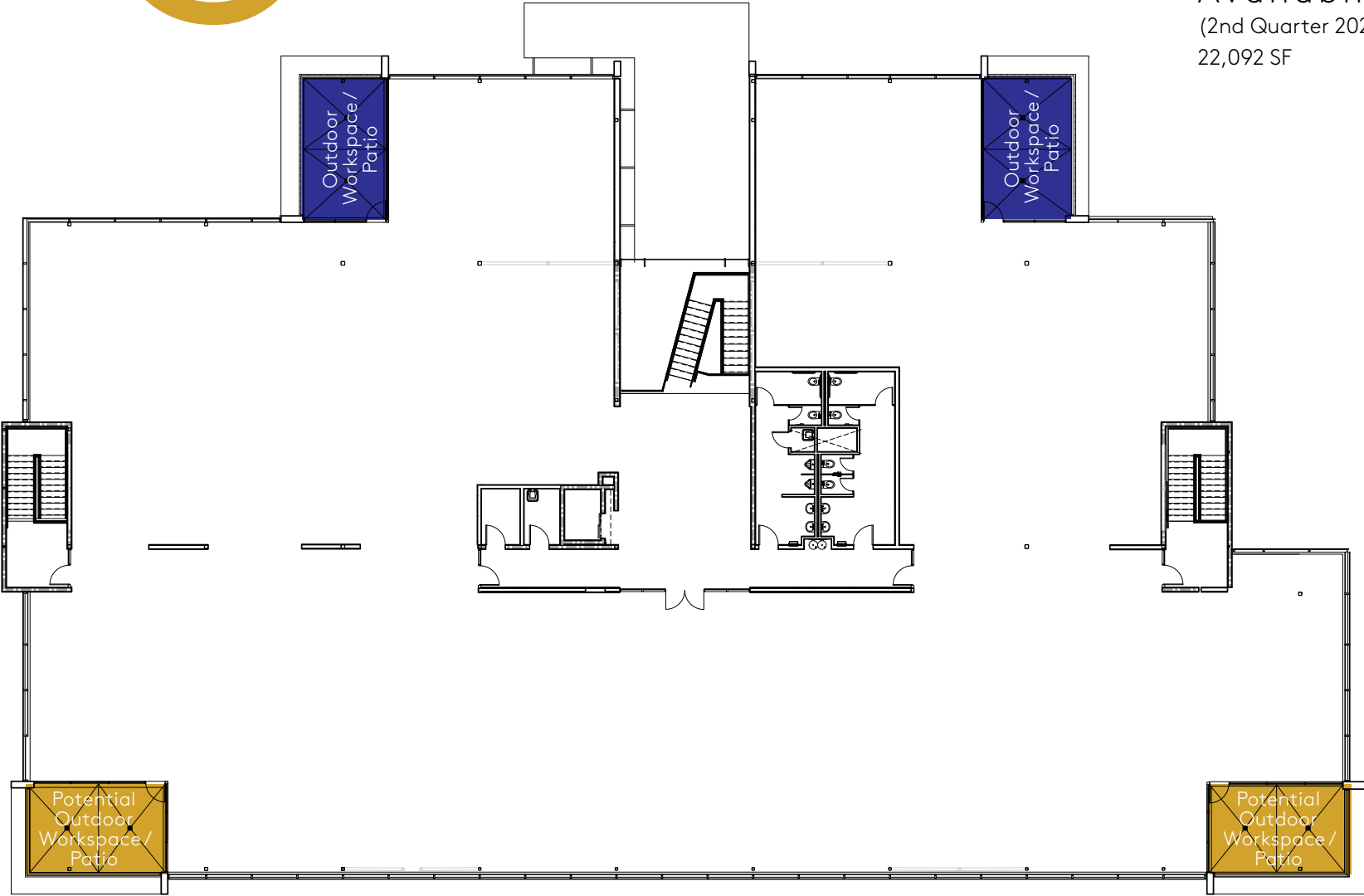
Availability  
(2nd Quarter 2020):  
22,929 SF



Floor

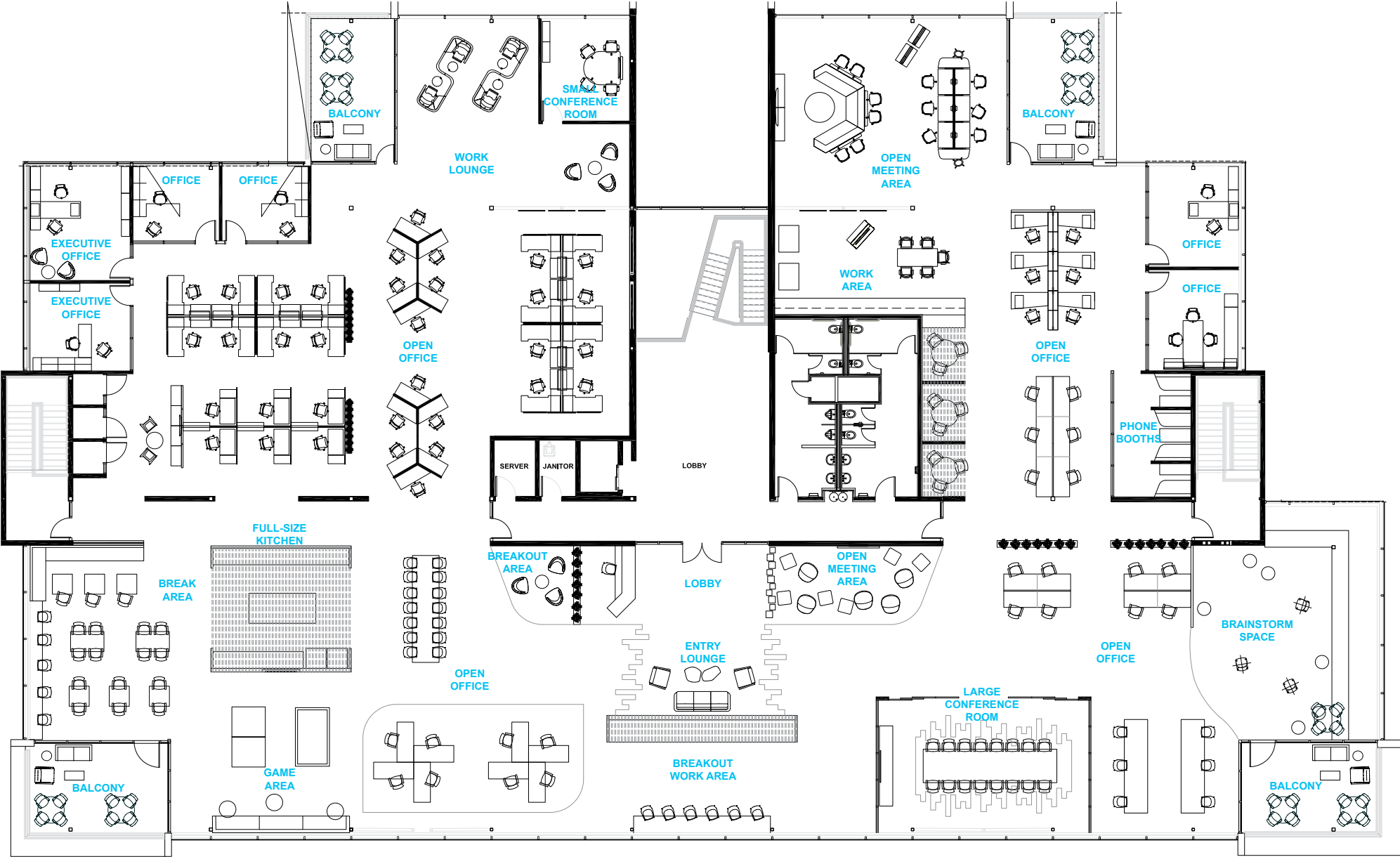
3

Availability  
(2nd Quarter 2020):  
22,092 SF





# Hypothetical Layout - Third Floor



New Shared Outdoor Elements and Fitness Area





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OBERLIN

# In the Hub of San Diego's Greatest Concentration of Fortune 500 Companies.



# AMENITIES & CORPORATE NEIGHBORS

## 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 Federal Express
- 2 International Office Supply
- 3 Logos
- 4 Mail Boxes Etc.
- 5 Micro City
- 6 Minuteman Press
- 7 Pacbell Purchase Store

- 8 Self Storage
- 9 Self Storage

## HOTEL/TRAVEL

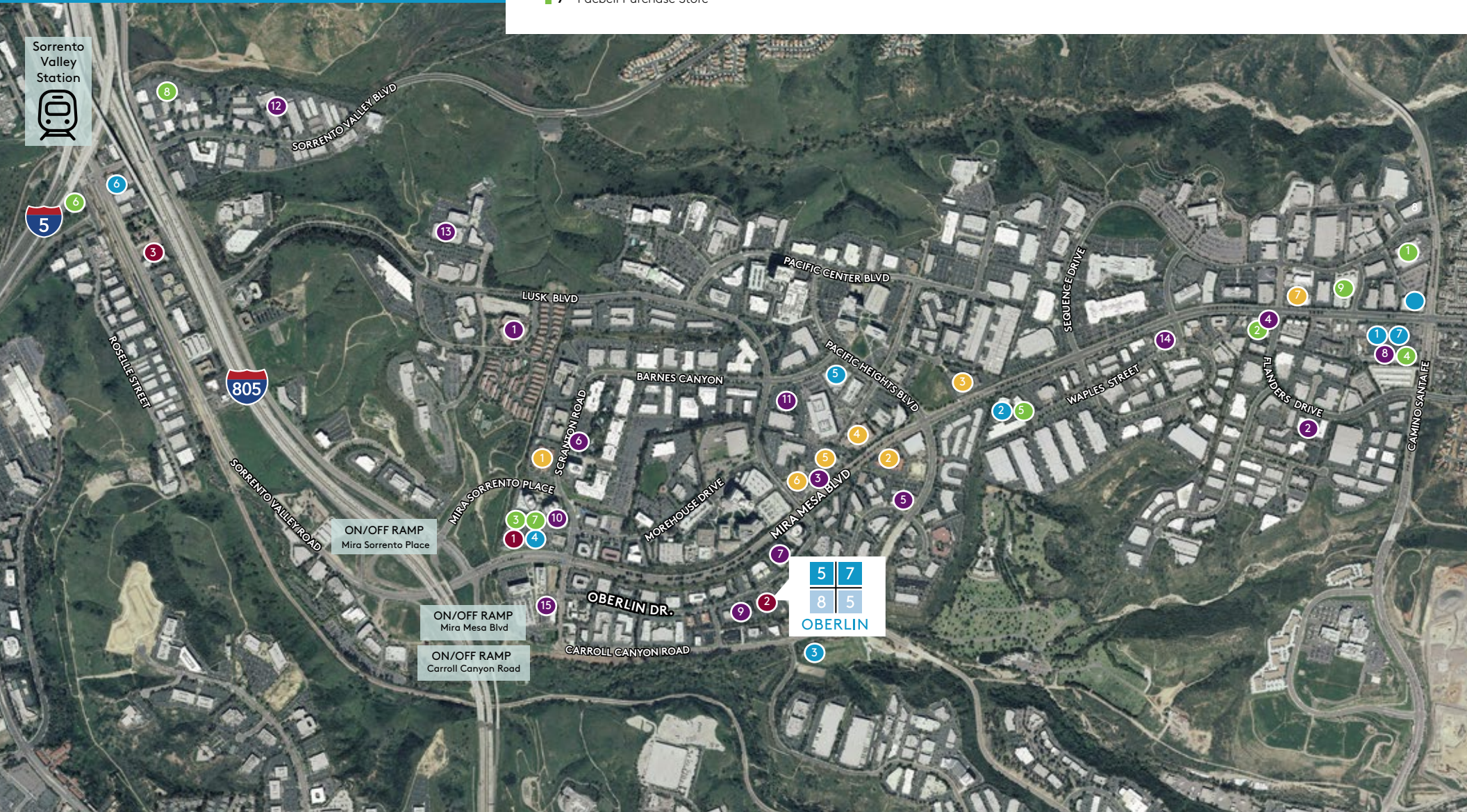
- 1 Courtyard By Marriott
- 2 Homestead Village
- 3 Residence Inn By Marriott
- 4 Hyatt Summerfield Suites
- 5 Wyndham Garden Hotel
- 6 Holiday Inn Express - Sorrento Valley
- 7 Staybridge Suites By Holiday Inn

## BANKS

- 1 Bank Of America
- 2 **SUBJECT PROPERTY**
- 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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Alvarez & Marsal Capital Real Estate is the real estate investment management arm of Alvarez & Marsal, a global professional services firm and a leader in the corporate restructuring and turnaround industry since 1983. A&M CapRE was formed in 2008 with a focus on meeting the demand for “creative” office space in major Western U.S. markets through the adaptive reuse and repositioning of existing assets.

Learn more at [amcapitalre.com](http://amcapitalre.com)  
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