

# FOR SALE

SORRENTO MESA  
BUSINESS PLAZA



±12,569 SF HIGH IMAGE LAB/OFFICE GROUND FLOOR CONDO FOR SALE IN SORRENTO MESA

# 5820

OBERLIN DRIVE

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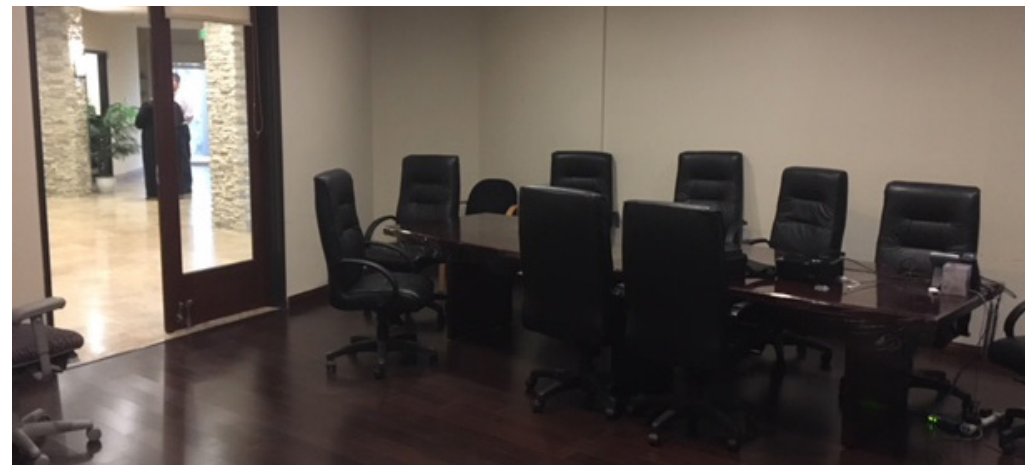
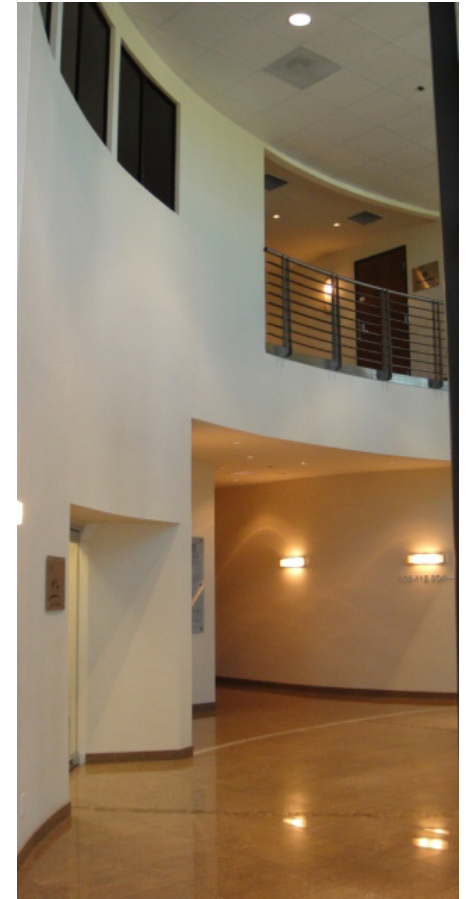
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REAL ESTATE SERVICES

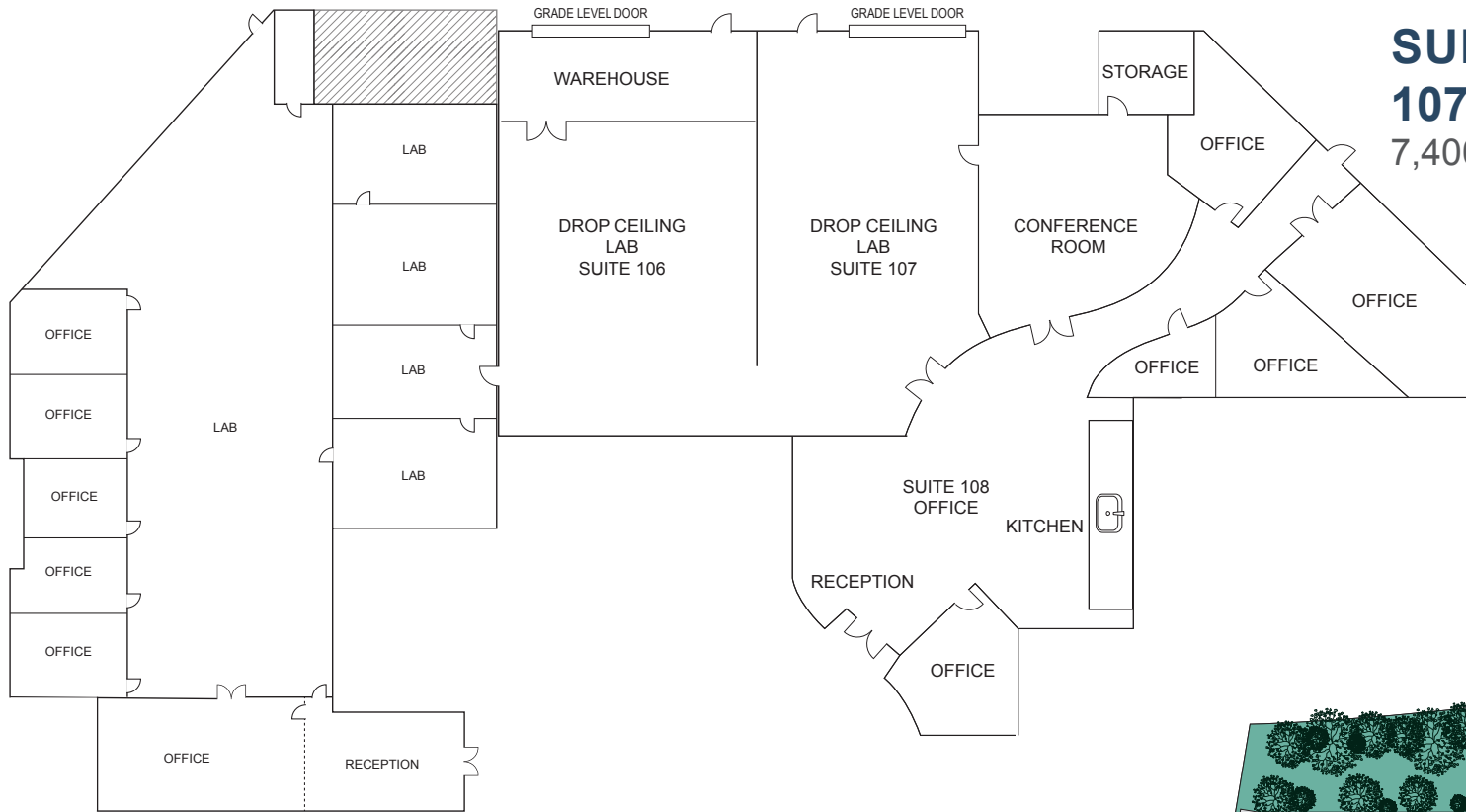
# PROPERTY FEATURES

- ±12,569 saleable SF high image ground floor lab/office condo
  - » Unit 104: **±5,169 SF**
  - » Unit 106, 107 & 108: **±7,400 SF**
- 95% office, 5% warehouse (ability to create additional warehouse)
- Divisible for multiple tenants
- High quality lab/office improvements
- Common area lobby & restrooms
- Two grade level doors (can add glass inserts)
- 18'-20' clear height in warehouse
- Lab benching, fume hoods with ventilation & ducting in place can remain or be converted back to office
- Located in the heart of Sorrento Mesa with great Freeway access to I-5 and I-805
- 34 parking spaces
- Part of Sorrento Business Plaza Condo Association (Association dues ±\$0.325/SF)

**SALE PRICE: \$3,995,000**



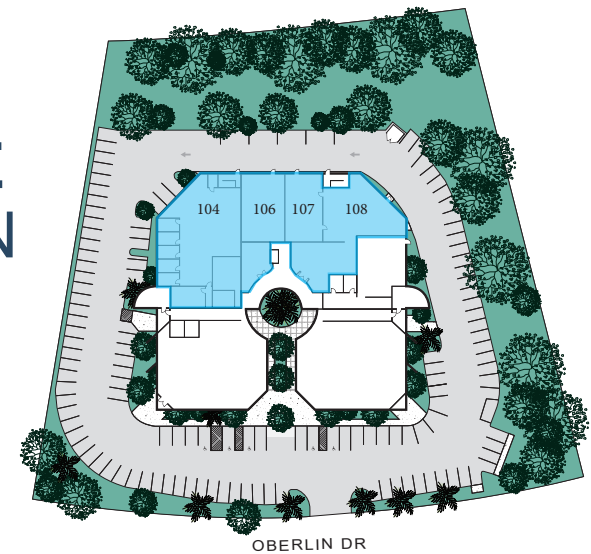
# FLOOR PLANS (FIRST FLOOR)



**SUITES 106,  
107 & 108**  
7,400 SF

**SUITE 104**  
5,169 SF

**SITE  
PLAN**



# 5820

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# Voit

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