

# PACIFICA

5975 PACIFIC MESA COURT

136,500-180,000 SF LIFE SCIENCE/CLASS A OFFICE BUILDING AVAILABLE FOR LEASE/BUILD-TO-SUIT

**CBRE**

**CITY OFFICE REIT**

# PROPERTY FEATURES



roof top entertainment deck with lounge seating



large, efficient floor plates



ample surface and structured parking



LEED gold targeted



building signage opportunity



class A+ finishes



walking distance to surrounding retail & amenities



## BE A PART OF SAN DIEGO'S LARGEST TECH HUB

**Address** 5975 Pacific Mesa Court

**Submarket** Sorrento Mesa

**Parcel Number** 341-392-25

**Approx. Lot Size** 5.04 acres (219,542 SF) reducing to 4.93 acres (214,978 SF) with the proposed additional right hand turn lane on Mira Mesa Boulevard.

**Current Improvements** Finished lot



## LIFE SCIENCE DEVELOPMENT OPTION - CONCEPTUAL



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Building Size	±136,500 SF
Stories	3
Parking Provided	550 spaces
Surface Parking	363 spaces
Sub-Parking Level	487 spaces

**OFFICE DEVELOPMENT OPTION - PERMIT READY**



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<b>Building Size</b>	±180,000 SF
<b>Avg. Floor Size</b>	36,000 SF
<b>Stories</b>	5
<b>Lobby</b>	Two-story, open atrium
<b>Floor-To-Floor</b>	14' 6" (FL 2-5); 16' 1st FL
<b>Parking</b>	5.0/1,000 USF 10% surface, 90% structured (5-levels)



TYPICAL FLOOR PLATE

## SORRENTO MESA LARGEST TENANTS

- 1 Qualcomm
- 2 HOLOGIC
- 3 Dexcom
- 4 BD/CareFusion
- 5 NuVasive
- 6 FBI
- 7 Abbott/Alere
- 8 Quidel
- 9 American Specialty Health
- 10 Commscope
- 11 Spectrum
- 12 Tanvex
- 13 Instrumentation Laboratory
- 14 Meggitt | Cobham
- 15 Sony
- 16 Verizon
- 17 TD Ameritrade
- 18 Sorrento Therapeutics
- 19 Thermo Fisher Scientific
- 20 Trilink/Maravai Sciences

## SORRENTO MESA AMENITIES

### WALKING DISTANCE

-  5 Hotels
-  1 Child Care Facility
-  1 Fitness Center
-  Bistro/Brew Pub/Café
-  14 Restaurants

**LOCATED IN THE HEART OF SORRENTO MESA**

**WITHIN WALKING DISTANCE OF AMENITIES**

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## FOR MORE INFORMATION, CONTACT:

**ROB MERKIN**  
Senior Vice President  
Lic.00881080  
+1 858 546 4629  
rob.merkin@cbre.com

**MATT NICKELS**  
First Vice President  
Lic. 01432593  
+1 858 646 4707  
matt.nickels@cbre.com

**RYAN EGLI**  
Senior Vice President  
Lic. 01445615  
+1 858 546 4648  
ryan.egli@cbre.com

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