PACIFICA

5975 PACIFIC MESA COURT



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





PROPERTY FEATURES



roof top entertainment deck with lounge seating



large, efficient floor plates



ample surface and structured



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 341-3

341-392-25

Approx. .ot 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 mprovements

Finished lot



PACIFICA 2

LIFE SCIENCE DEVELOPMENT OPTION - CONCEPTUAL



LIFE SCIENCE DEVELOPMENT OPTION - CONCEPTUAL



Building Size ±136,500 SF

Stories 3

Parking Provided 550 spaces

Surface Parking 363 spaces

Sub-Parking Level 487 spaces

PACIFICA 4

OFFICE DEVELOPMENT OPTION - PERMIT READY



OFFICE DEVELOPMENT OPTION - PERMIT READY



Building Size ±180,000 SF

Avg. Floor Size 36,000 SF

Stories 5

Lobby Two-story, open atrium

Floor-To-Floor 14' 6" (FL 2-5); 16' 1st FL

Parking 5.0/1,000 USF 10% surface, 90% structured (5-levels)



TYPICAL FLOOR PLATE

PACIFICA 6

SORRENTO MESA LARGEST TENANTS

SORRENTO MESA AMENITIES

1 Child Care Facility

Bistro/Brew Pub/Café

WALKING DISTANCE

1 Fitness Center

14 Restaurants

5 Hotels



- 2 HOLOGIC
- 3 Dexco
- 4 BD/CareFusion
- 5 NuVasiv
- 6 FP
- 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

LOCATED IN THE HEART OF SORRENTO MESA

WITHIN WALKING DISTANCE OF AMENITIES



5975 PACIFIC MESA COURT

FOR MORE INFORMATION, CONTACT:

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