

# SORRENTO VIEW

BUSINESS PARK

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FOR LEASE SORRENTO MESA

±139,340 SF MULTI-TENANT BUSINESS PARK



PROJECT OVERVIEW

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PROPERTY PHOTOS





# PROJECT OVERVIEW

## PROPERTY LAYOUT

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





# PROJECT OVERVIEW

## PROPERTY FEATURES

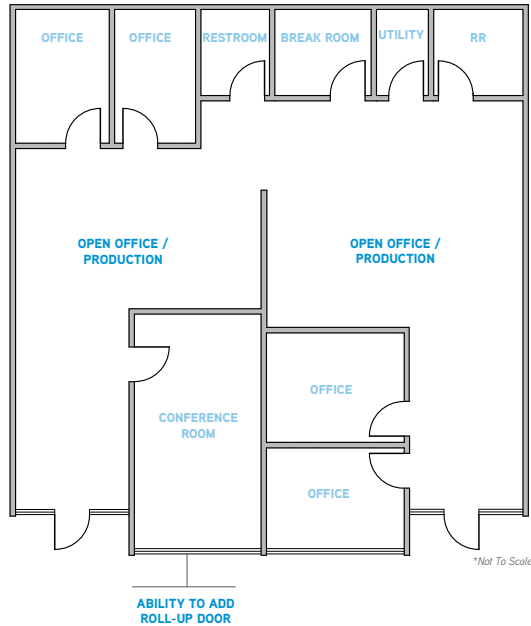
TOTAL BUILDING:	±139,340 SF Class A Multi-Tenant Business Park
ADDRESS:	5945-65 Pacific Center Blvd 10151-10211 Pacific Mesa Blvd 5940 Pacific Mesa Court
YEAR BUILT:	1988
# OF BUILDINGS:	Seven (7) R&D, industrial & office buildings
GRADE LEVEL LOADING:	Forty Three (43) doors
STORIES:	All single-story suites
ZONING:	IL-2-1 (City of San Diego)
CLEAR HEIGHT:	14'-16' clear height in warehouse
PARKING:	3.5/1,000
HIGHLIGHTS:	Variety sized suites to accommodate expansion Sorrento Mesa   Central San Diego location Only minutes to I-5, I-805, and I-15 Freeways Deli and coffee bar on-site Responsive and local ownership & management



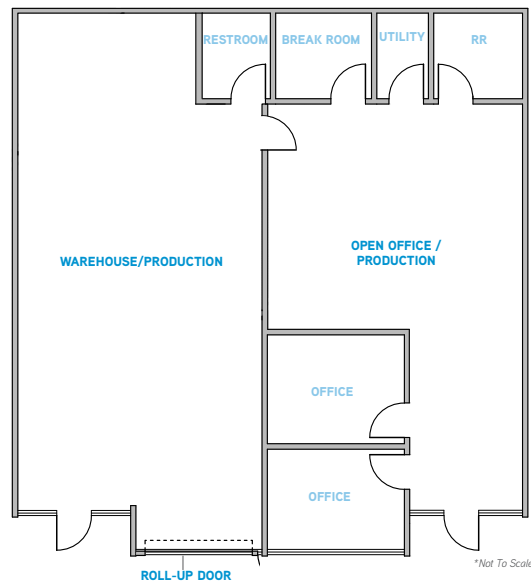
# PROJECT AVAILABILITY

## FLOOR PLAN

### Current Floor Plan

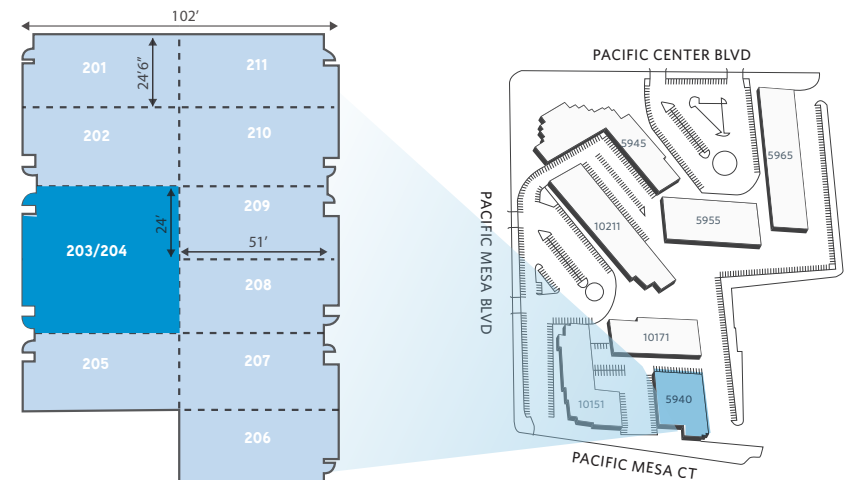


### Potential Floor Plan

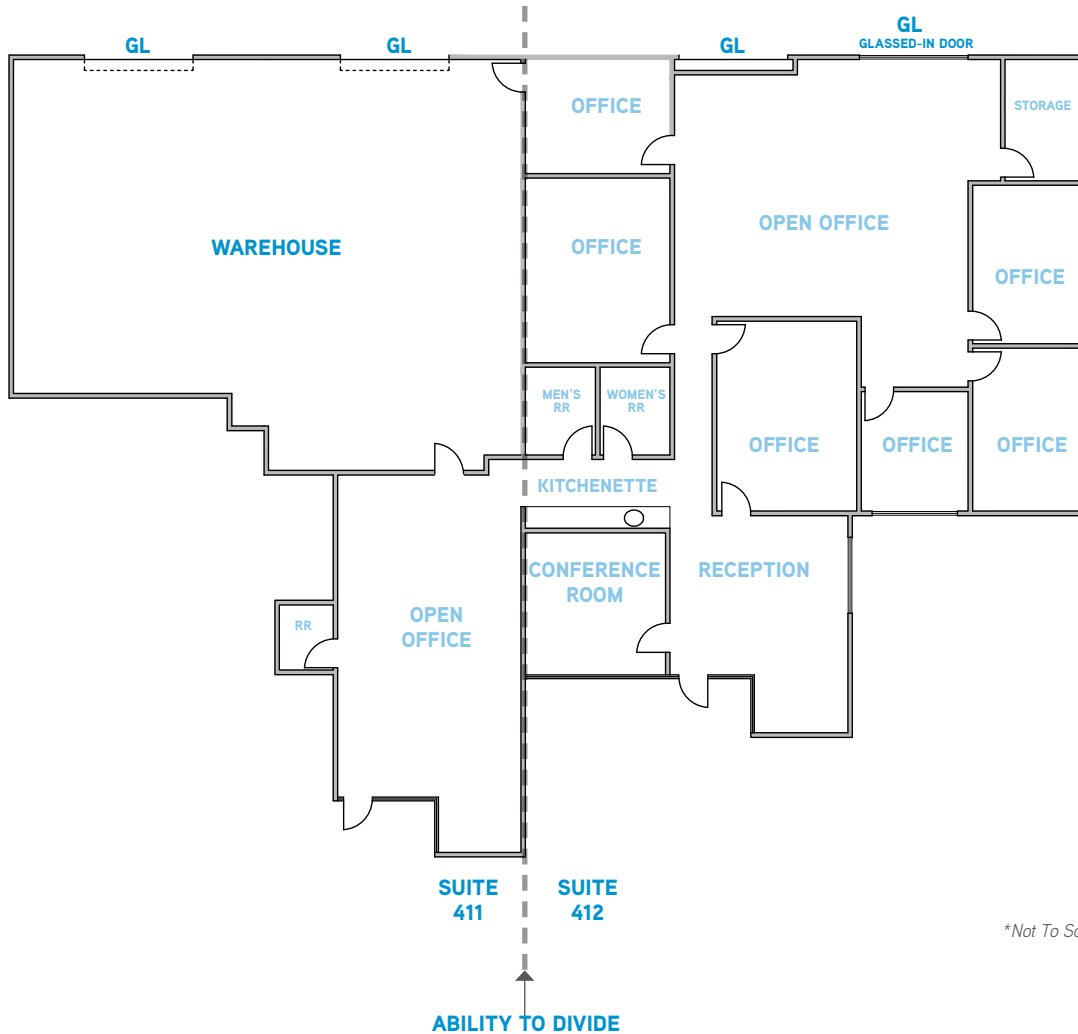


### 5940 PACIFIC MESA COURT SUITE 203/204

SQUARE FEET	±2,478 SF
BUILDOUT	100% Office/Production; Potential 50% Office / 50% Warehouse
RATE	\$1.55/SF + NNN (nets=\$0.34/SF)
NOTES	Ability to add roll-up door
AVAILABLE	Immediately



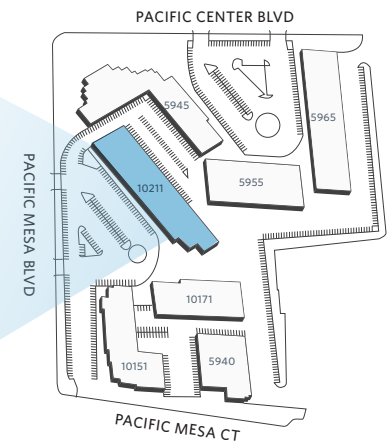
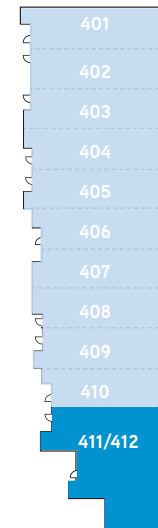
# PROJECT AVAILABILITY FLOOR PLAN



\*Not To Scale

## 10211 PACIFIC MESA BLVD SUITE 411/412

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"> <li>Divisible: Suite 411 - 2,500 SF Suite 412 - 2,776 SF</li> <li>Four Grade-Level Doors</li> </ul>
AVAILABLE	Immediately



# PROJECT AVAILABILITY

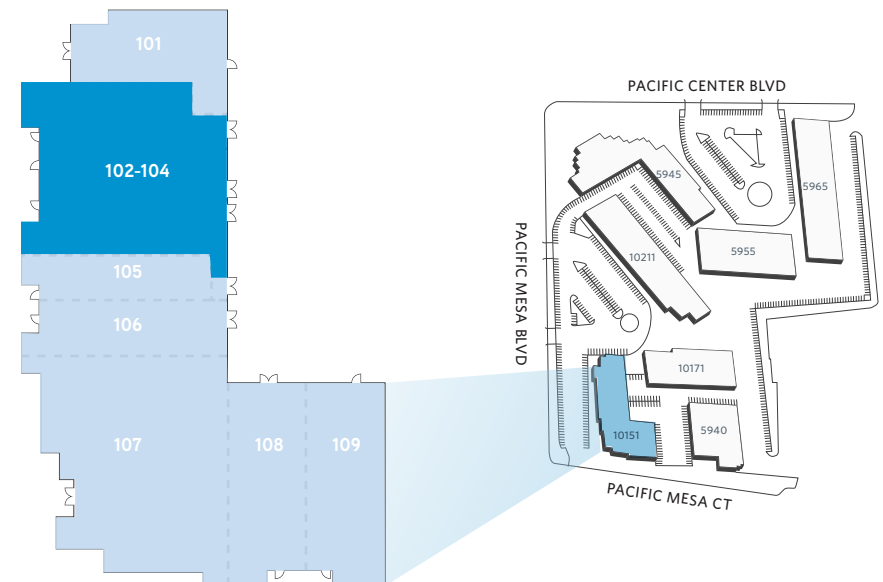
## FLOOR PLAN



\*Not To Scale

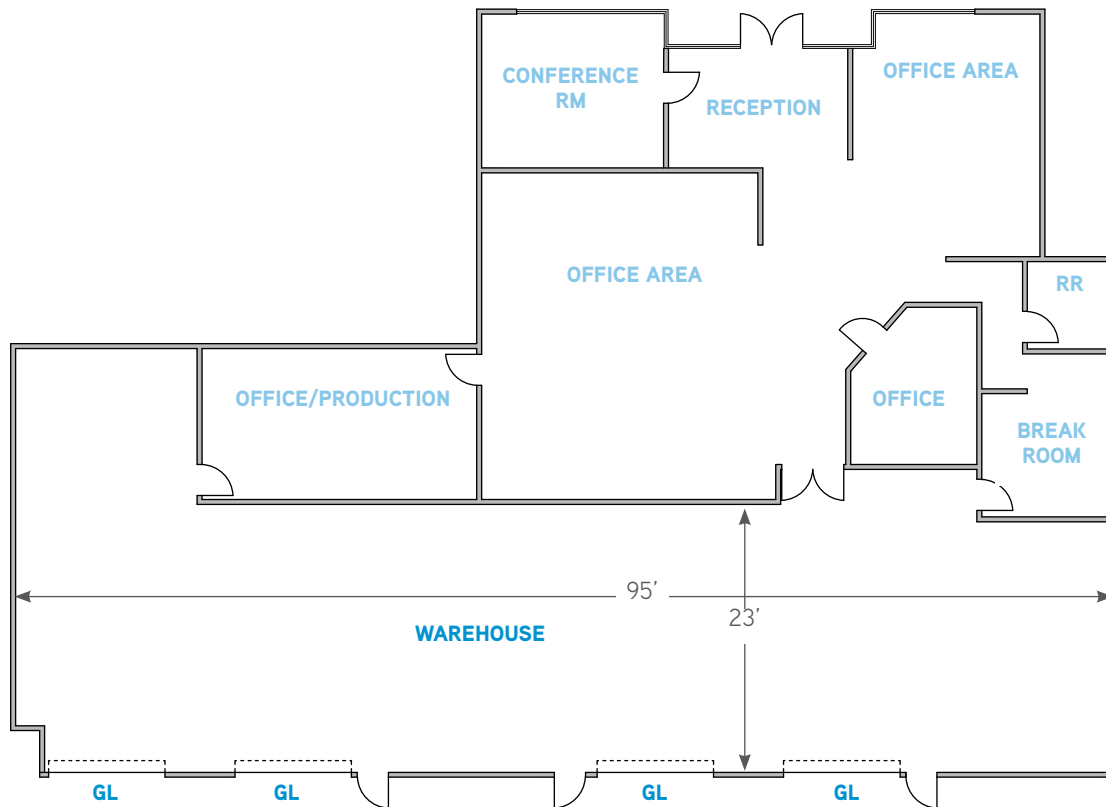
### 10151 PACIFIC MESA BLVD SUITE 102/104

SQUARE FEET	3,500 SF
BUILD-OUT	100% Office/Lab/Production
RATE	\$1.65/SF NNN (nets=\$0.34/SF)
NOTES	Available 9/1/2018



# PROJECT AVAILABILITY

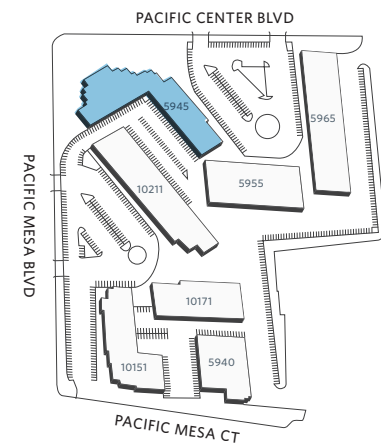
## FLOOR PLAN



\*Not To Scale

### 5945 PACIFIC CENTER BLVD SUITE 504

SQUARE FEET	4,670 SF
BUILD-OUT	50% Office, 50% Warehouse
RATE	\$1.55/SF + NNN (nets=\$0.34/SF)
NOTES	High-end office build-out, Four grade-level doors
AVAILABLE	Immediately





# PROJECT LOCATION

## AREA OVERVIEW

**8 MINUTES**  
TO UNIVERSITY TOWN CENTER

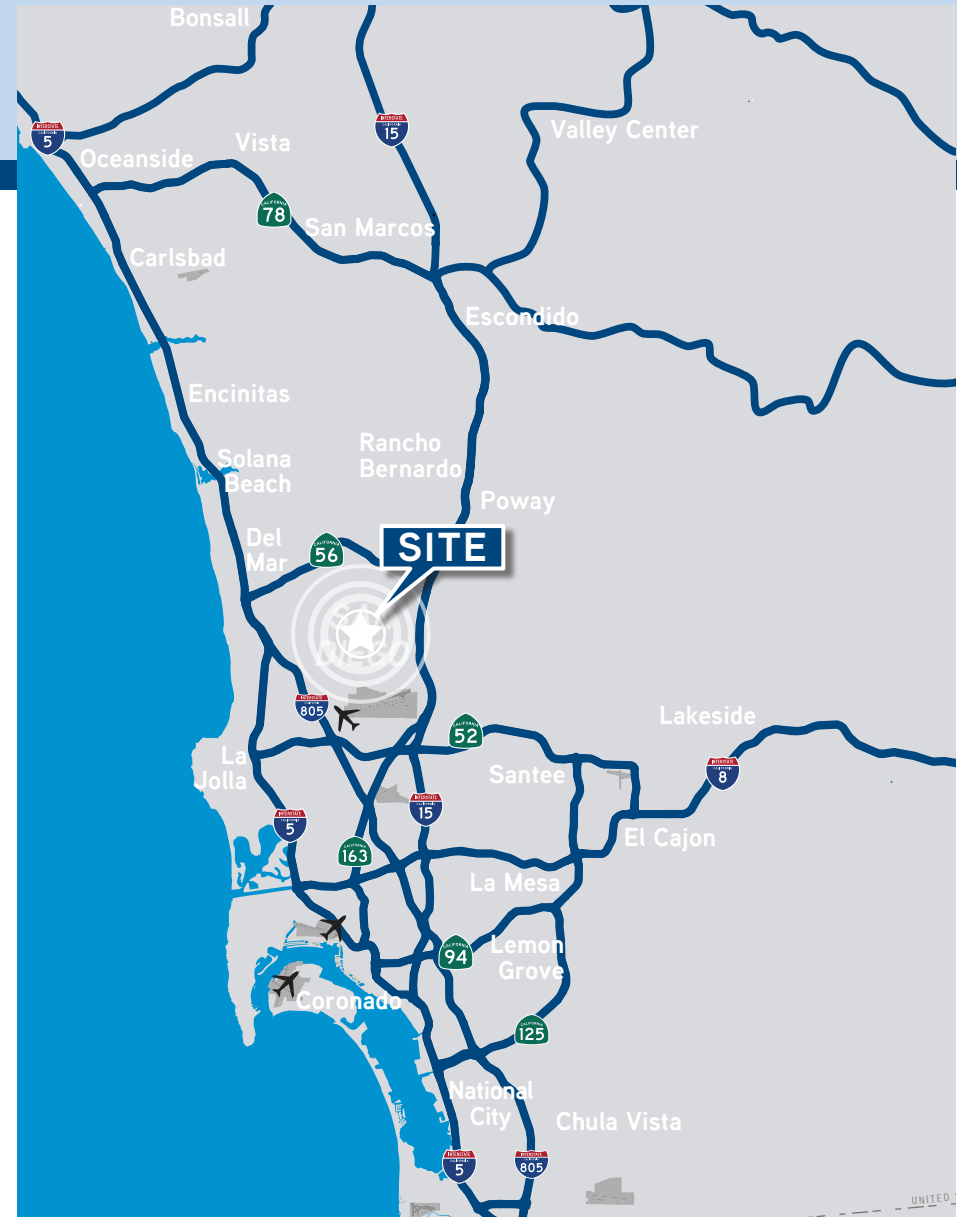
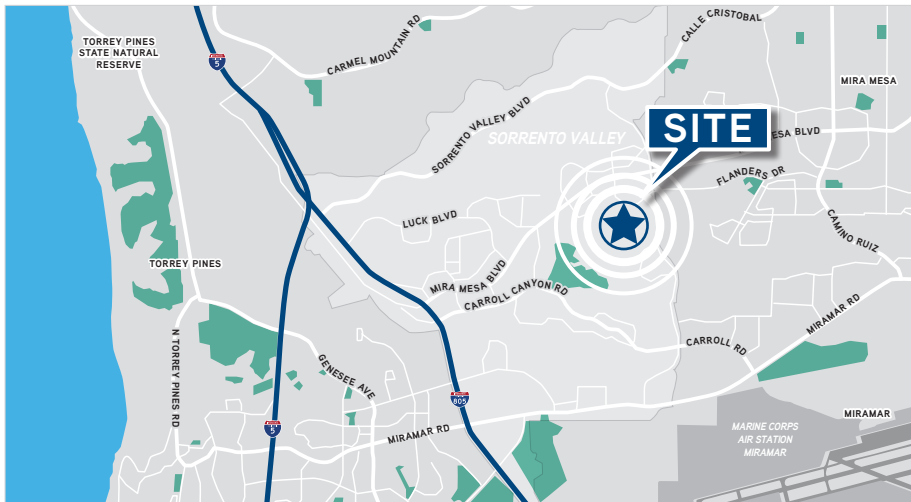
**37 MINUTES**  
TO U.S. - MEXICO BORDER

**20 MINUTES**  
TO DOWNTOWN SAN DIEGO

**80 MINUTES**  
TO ORANGE COUNTY

**25 MINUTES**  
TO EAST COUNTY

**110 MINUTES**  
TO LOS ANGELES

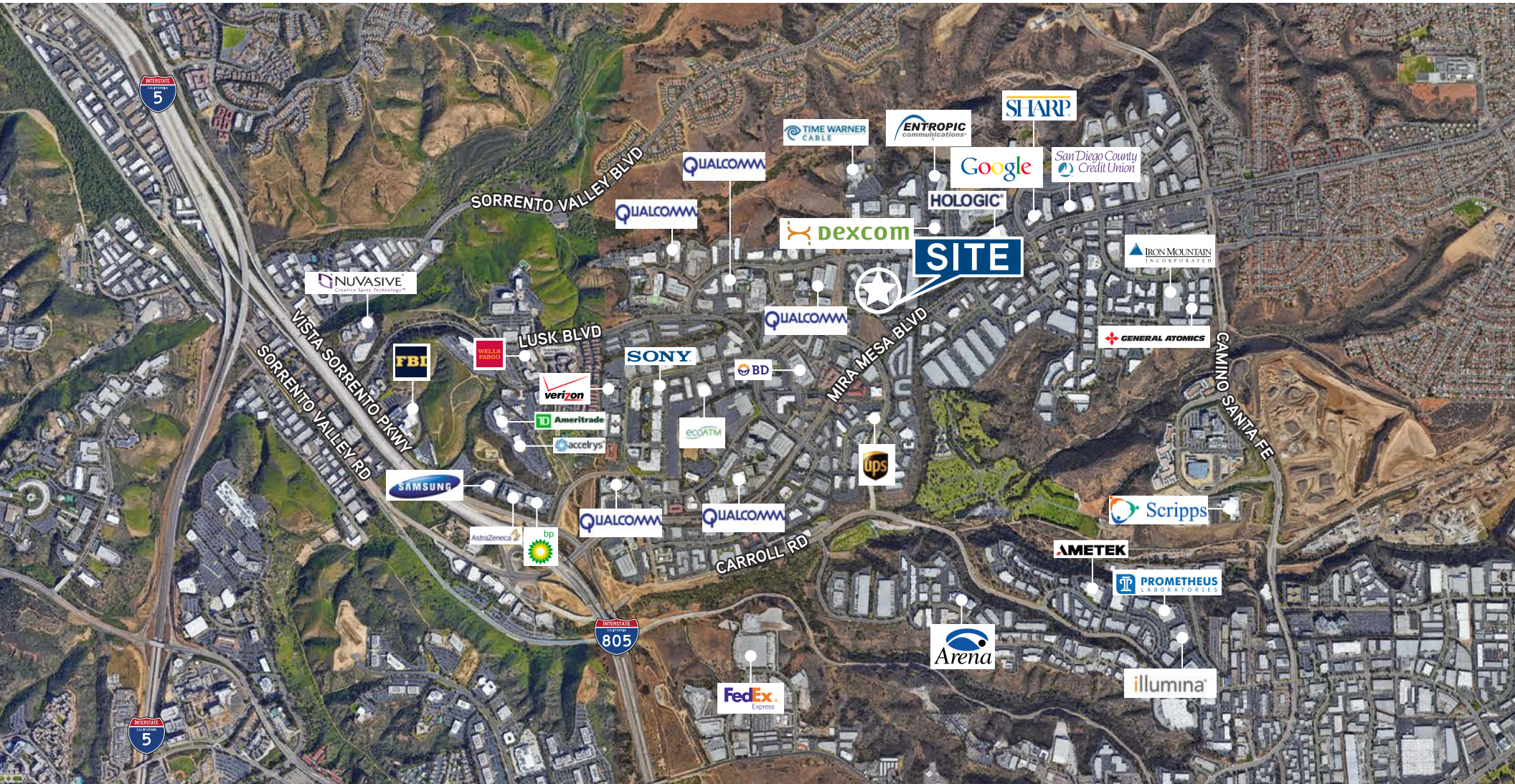




## PROJECT LOCATION

# CORPORATE NEIGHBORS

Sorrento Mesa is home to many high tech, biotech, and IT companies. Highly flexible location with easy access to employees, suppliers, and customers, with immediate freeway access to I-805, I-5, and I-15.





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PROPERTY PHOTOS





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B U S I N E S S P A R K

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