

SORRENTO VIEW

BUSINESS PARK

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FOR LEASE SORRENTO MESA

±139,340 SF MULTI-TENANT BUSINESS PARK

PROJECT OVERVIEW
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.

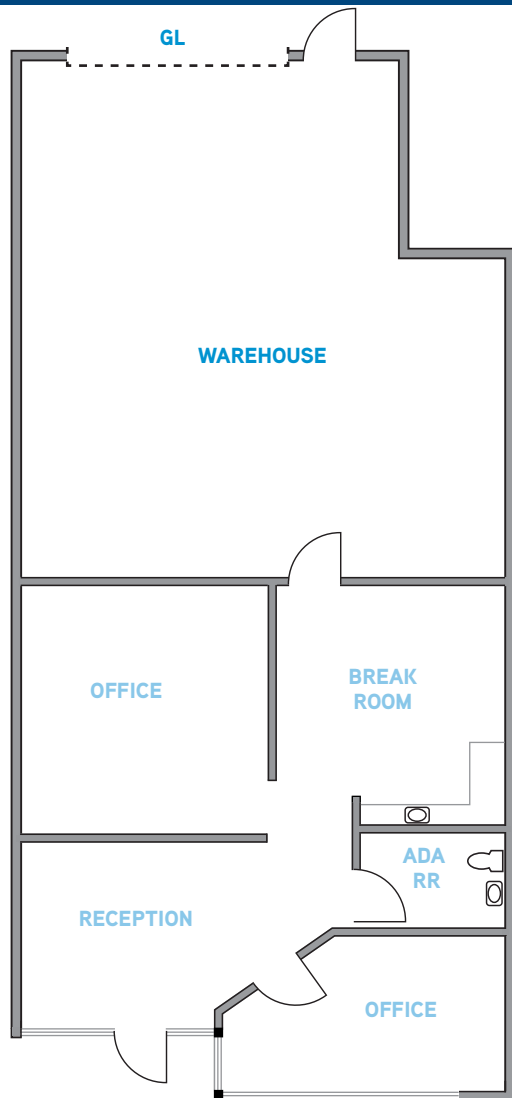


PROJECT OVERVIEW

PROPERTY FEATURES

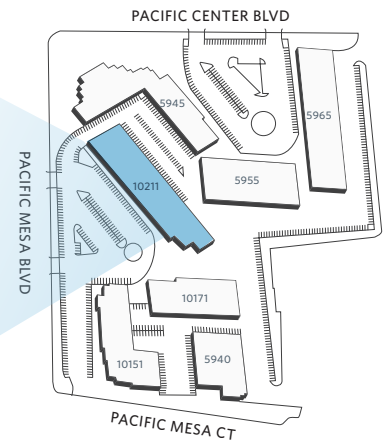
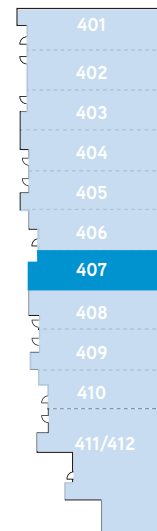
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|----------------------|--|
| TOTAL BUILDING: | ±139,340 SF Class A Multi-Tenant Business Park |
| ADDRESS: | 5945-65 Pacific Center Blvd 10151-10211 Pacific Mesa Blvd 5940 Pacific Mesa Court |
| YEAR BUILT: | 1988 |
| # OF BUILDINGS: | Seven (7) R&D, 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 |



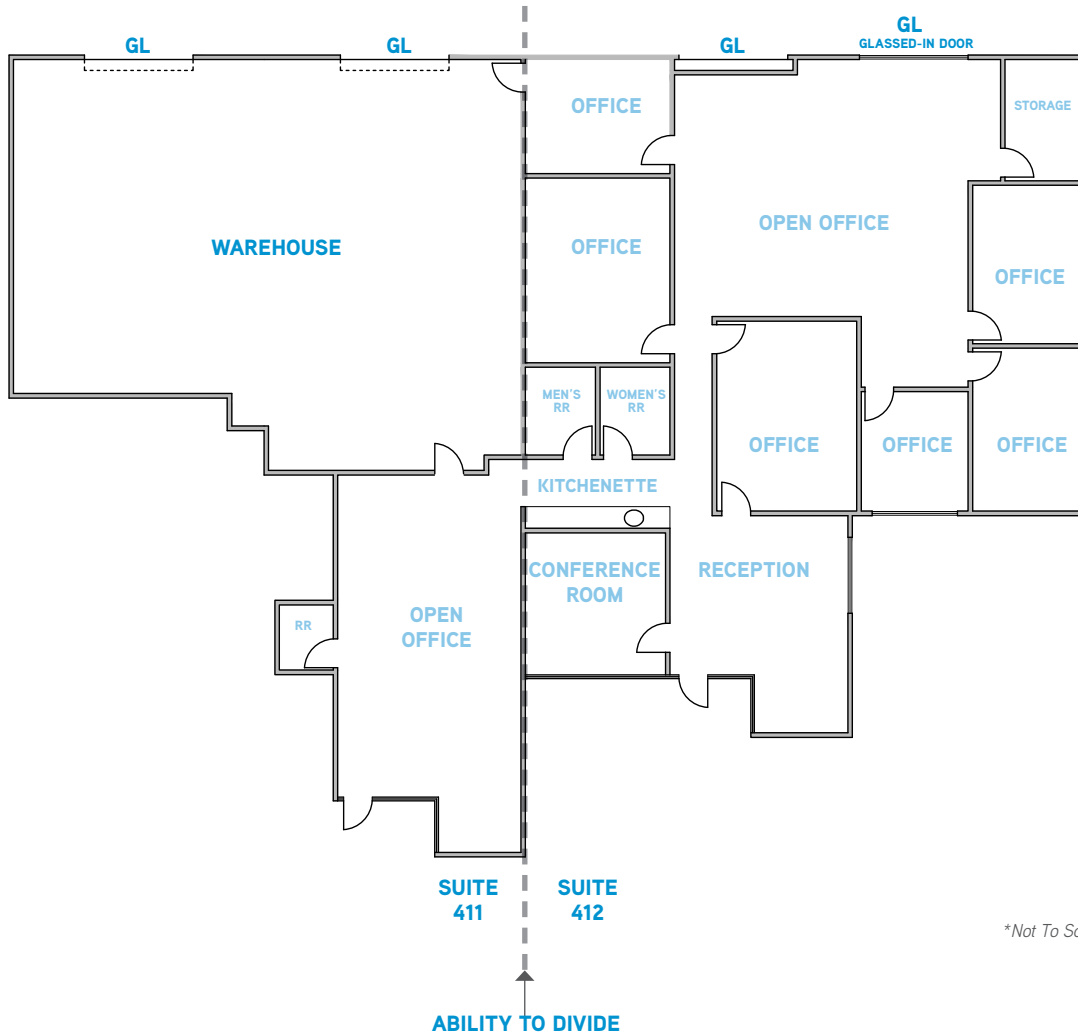


10211 PACIFIC MESA BLVD SUITE 407

| | |
|-------------|---|
| SQUARE FEET | 1,850 SF |
| BUILD-OUT | 50% Office, 50% Warehouse |
| RATE | \$1.60/SF NNN (nets=\$0.34/SF) |
| NOTES | <ul style="list-style-type: none"> • 2 Offices, 1 break room • One Grade-Level Door |
| AVAILABLE | 6/1/2019 |



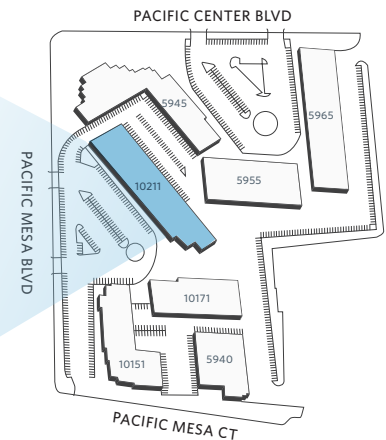
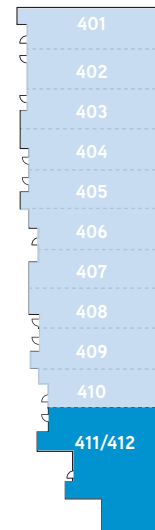
PROJECT AVAILABILITY
FLOOR PLAN

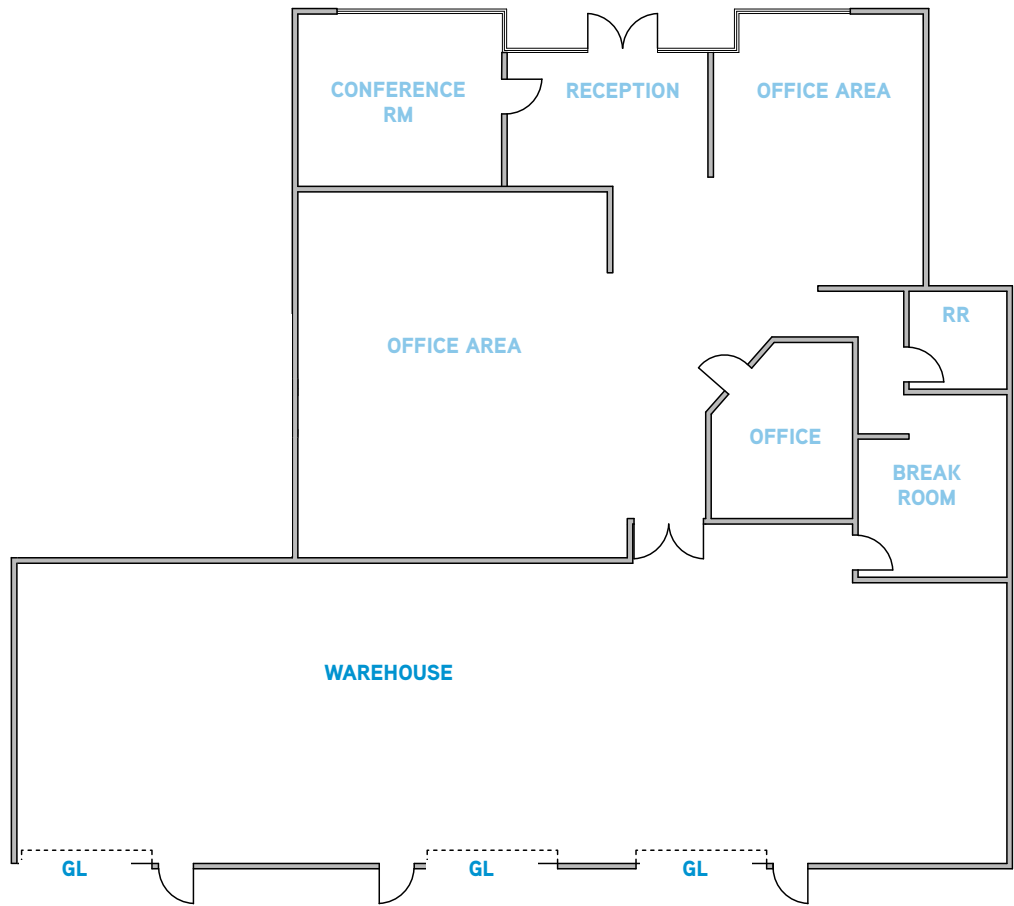


*Not To Scale

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"> Divisible: Suite 411 - 2,500 SF Suite 412 - 2,776 SF Four Grade-Level Doors |
| AVAILABLE | Immediately |

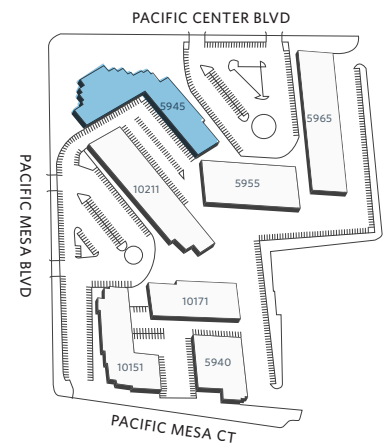




*Not To Scale

5945 PACIFIC CENTER BLVD SUITE 504

| | |
|-------------|--|
| SQUARE FEET | 3,822 SF |
| BUILD-OUT | 50% Office, 50% Warehouse |
| RATE | \$1.55/SF + NNN (nets=\$0.34/SF) |
| NOTES | High-end office build-out Three grade-level doors |
| AVAILABLE | Immediately |



PROJECT LOCATION

AREA OVERVIEW

8 MINUTES
TO UNIVERSITY TOWN CENTER

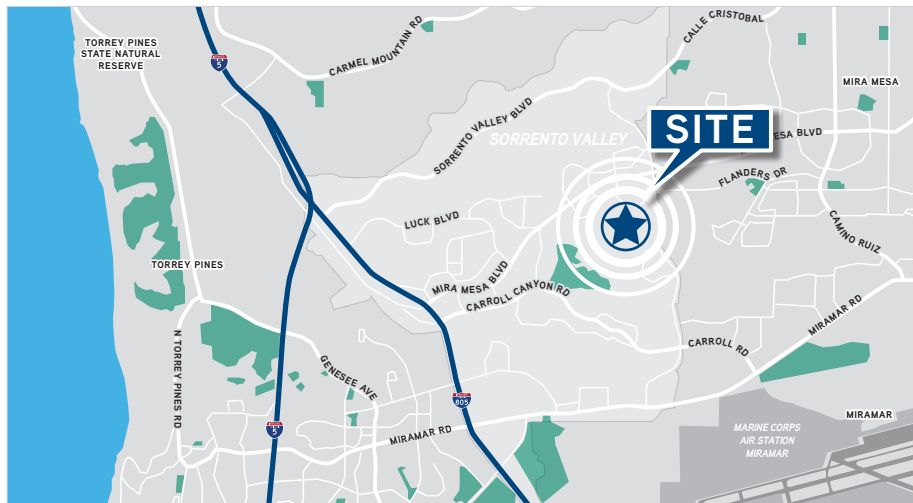
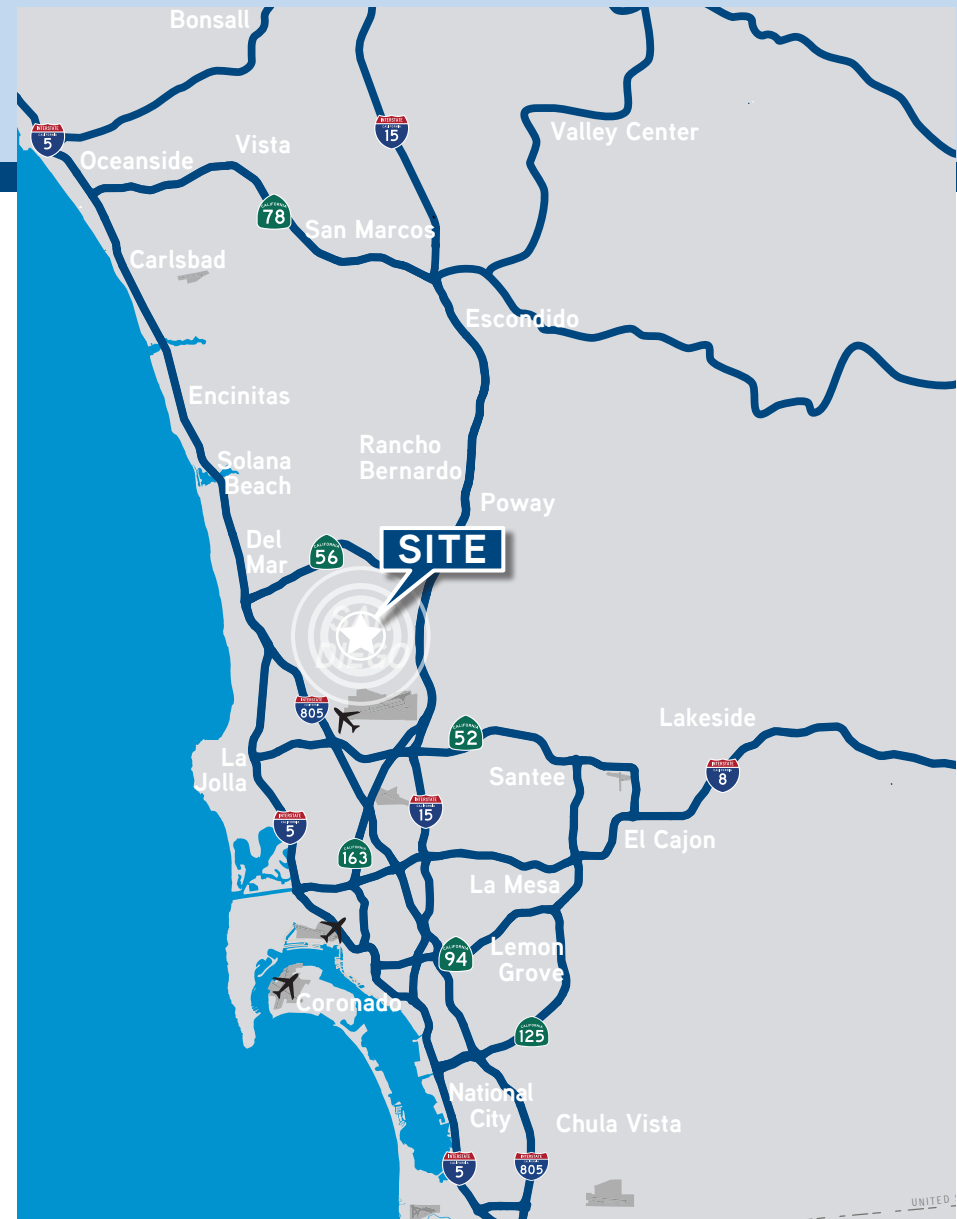
37 MINUTES
TO U.S. - MEXICO BORDER

20 MINUTES
TO DOWNTOWN SAN DIEGO

80 MINUTES
TO ORANGE COUNTY

25 MINUTES
TO EAST COUNTY

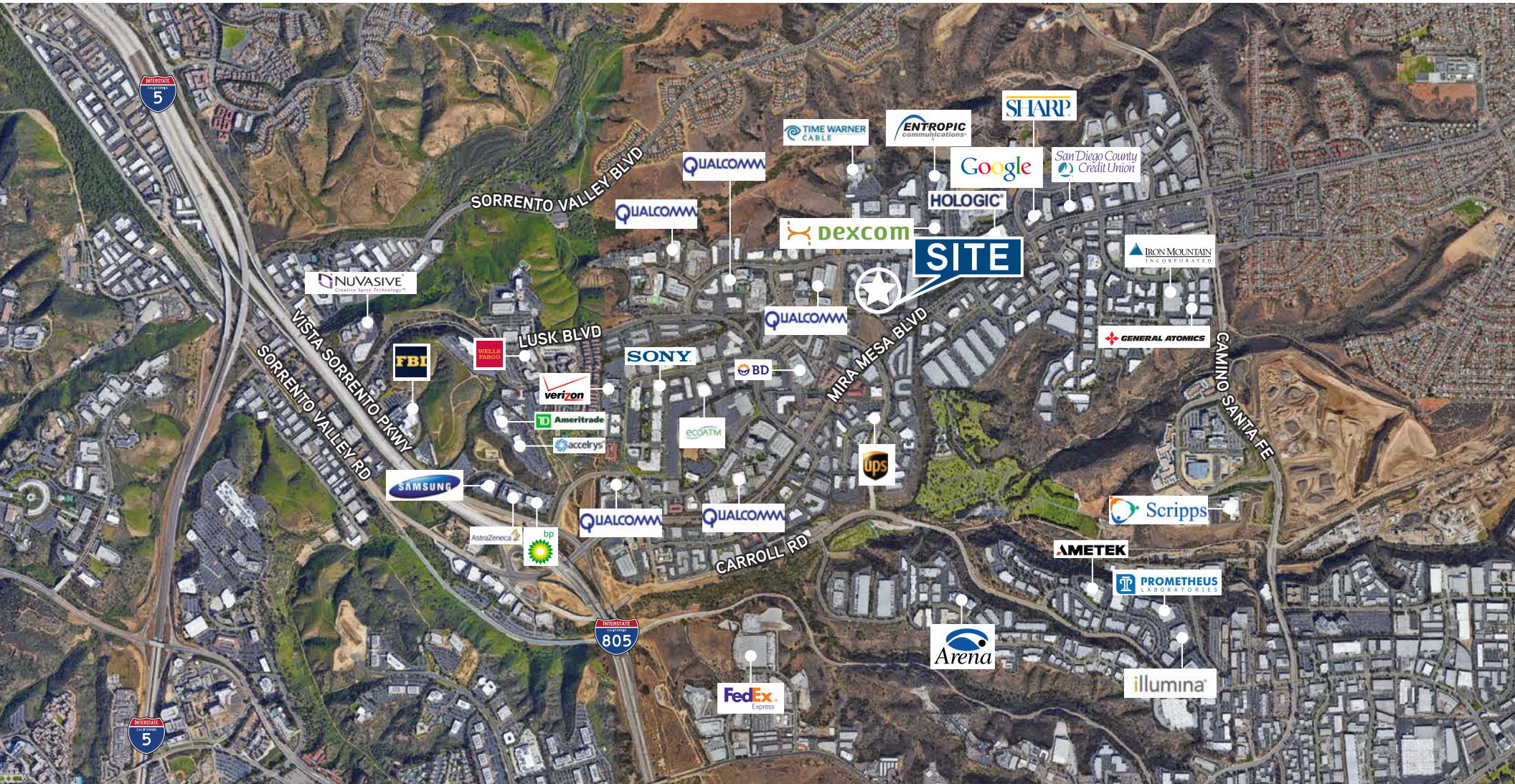
110 MINUTES
TO LOS ANGELES



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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