SORRENTO VIEW BUSINESS PARK

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FOR LEASE SORRENTO MESA ±139,340 SF MULTI-TENANT BUSINESS PARK













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

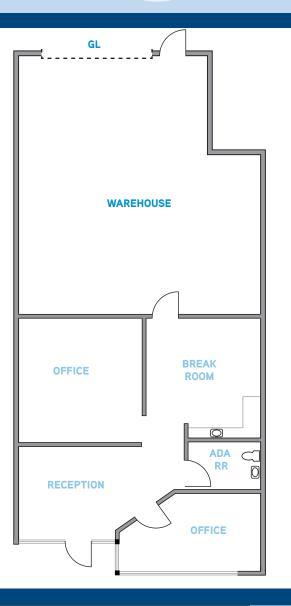
PROPERTY FEATURES

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



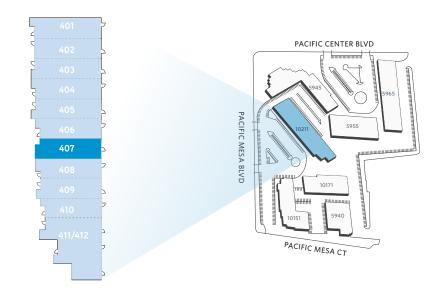


PROJECT AVAILABILITY FLOOR PLAN



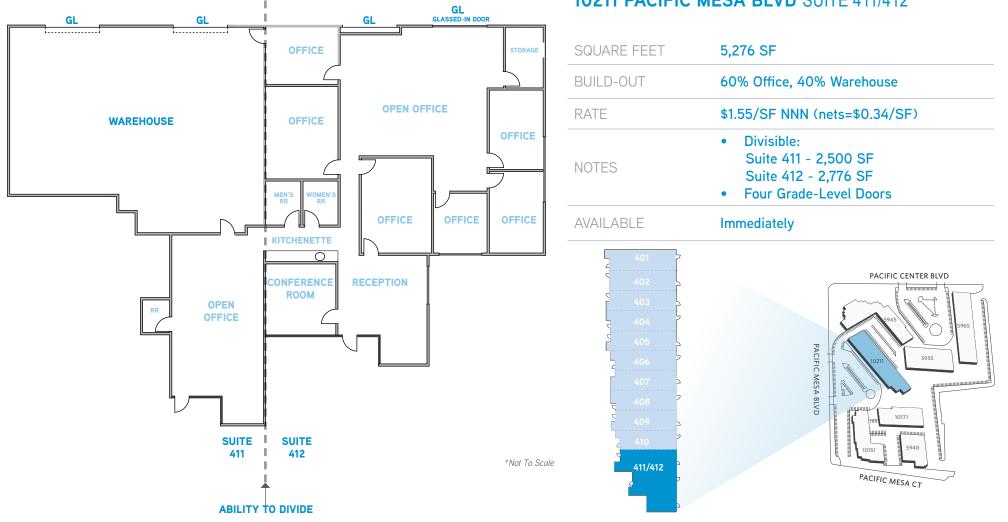
10211 PACIFIC MESA BLVD SUITE 407

SQUARE FEET	1,850 SF
BUILD-OUT	50% Office, 50% Warehouse
RATE	\$1.60/SF NNN (nets=\$0.34/SF)
NOTES	2 Offices, 1 break roomOne Grade-Level Door
AVAILABLE	6/1/2019



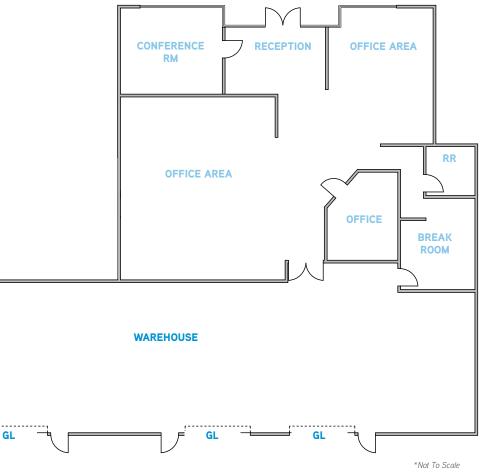
PROJECT AVAILABILITY

FLOOR PLAN



10211 PACIFIC MESA BLVD SUITE 411/412

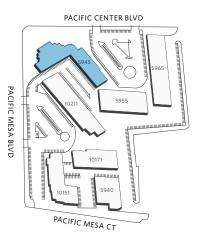




5945 PACIFIC CENTER BLVD SUITE 504

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





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PROJECT LOCATION AREA OVERVIEW



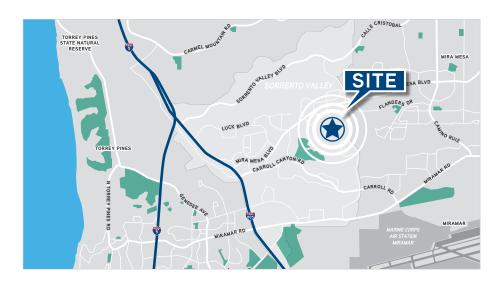
20 MINUTES

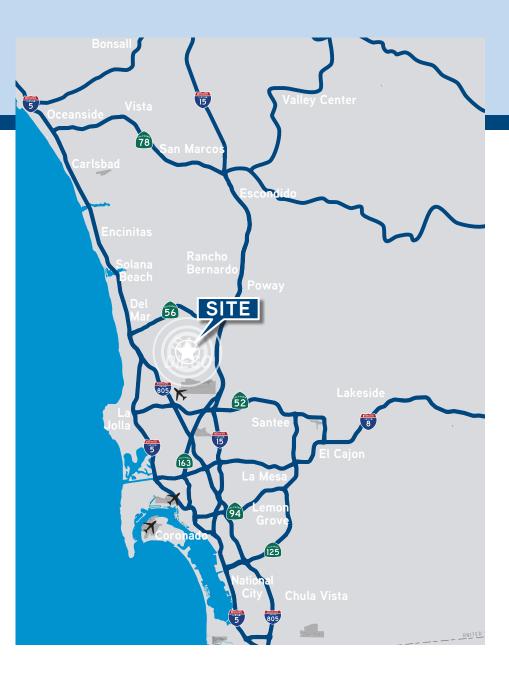
25 MINUTES



80 MINUTES

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.



PROJECT OVERVIEW PROPERTY PHOTOS











BUSINESS PARK

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SORRENTO VIEW

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