

LEASE RATE REDUCTION

SORRENTO VIEW

BUSINESS PARK



FOR LEASE

±139,340 SF
MULTI-TENANT BUSINESS PARK

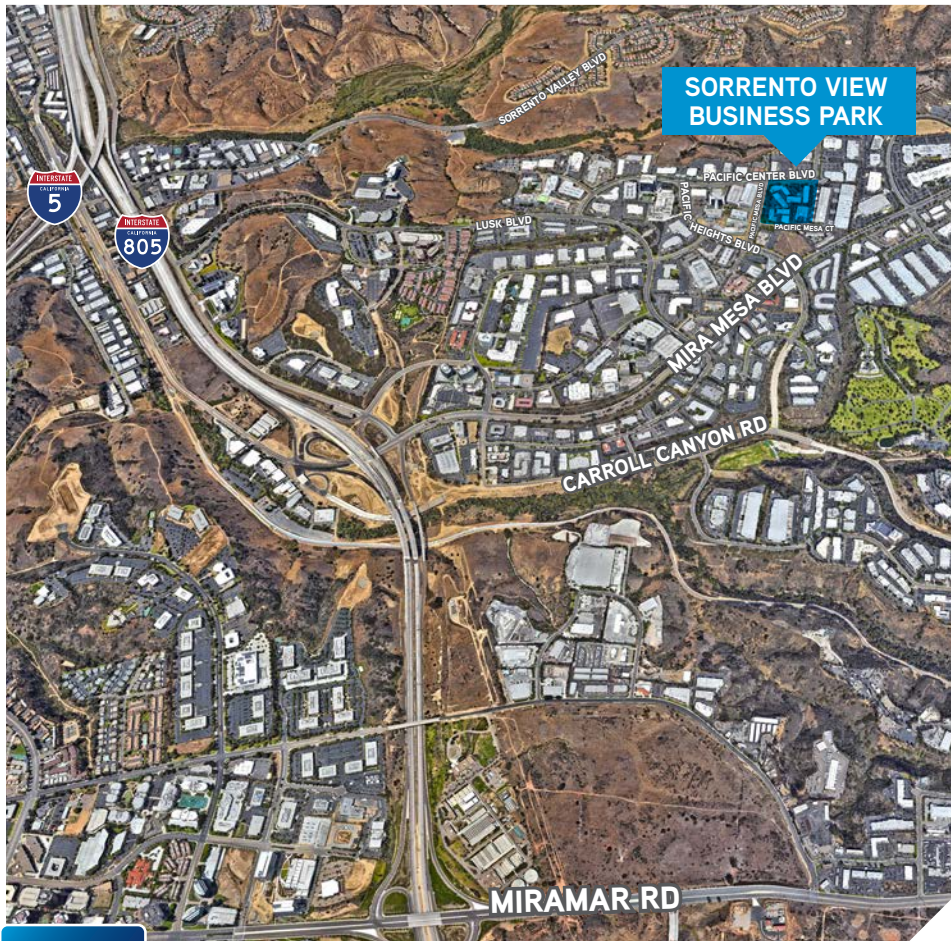
Evan McDonald, SIOR
Lic No 01813359
+1 858 677 5339
evan.mcdonald@colliers.com

Taylor DeBerry
Lic No 02014580
+1 858 677 5350
taylor.deberry@colliers.com

PROJECT OVERVIEW

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

Sorrento Mesa, located in central San Diego, is home to many high tech, biotech, and IT companies. This is a highly attractive location with easy access to employees, suppliers, and customers, and immediate freeway access to I-805, I-5, and I-15.



Total Bldg:

139,340 SF Class A
Multi-Tenant Business Park



of Bldgs:

Seven (7) R&D, Industrial
& Office Buildings



Zoning:

IL-2-1
(City of San Diego)



Grade-Level Loading:

Forty Three
(43) doors



Stories:

All single-story suites



Year Built:

1988



Clear Height:

14'-16' clear height
in warehouse



Parking:

3.5/1,000



Layout:

Variety sized suites to
accommodate expansion



Access:

Only minutes to I-5, I-805,
and I-15 Freeways



Amenities:

Deli and coffee bar
on site



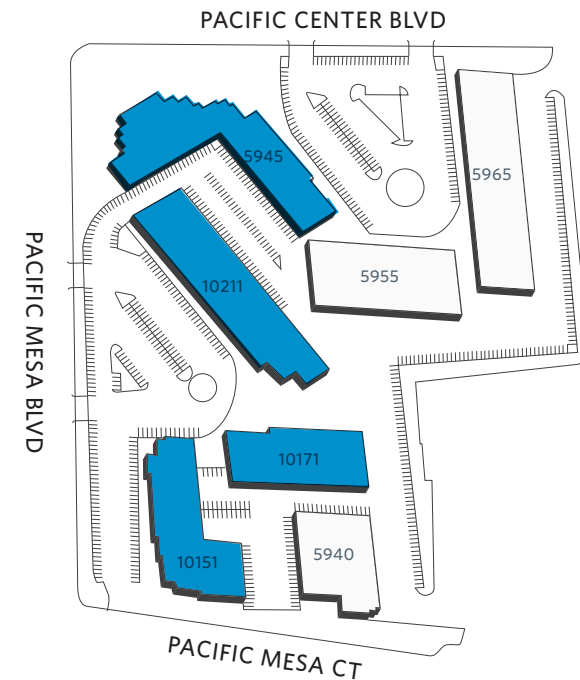
Management:

Responsive and local
ownership & management

AVAILABLE SPACES

SIZE	ADDRESS/SUITE #
12,841 SF*	10151 Pacific Mesa Blvd, Suite 107
6,162 SF	10211 Pacific Mesa Blvd, Suite 401-403
4,254 SF*	10171 Pacific Mesa Blvd, Suite 303-304
2,946 SF	5945 Pacific Center Blvd, Suite 501-502
2,500 SF	10211 Pacific Mesa Blvd, Suite 411

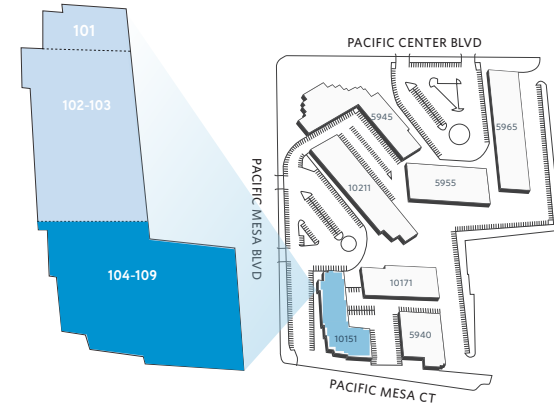
**Can be demised or contiguous*



FLOOR PLAN



*Not To Scale



PROJECT AVAILABILITY

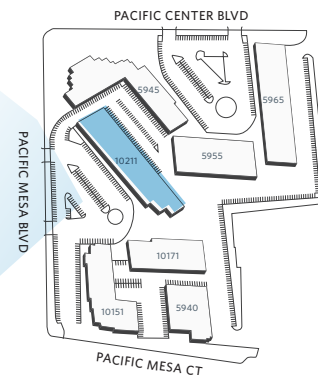
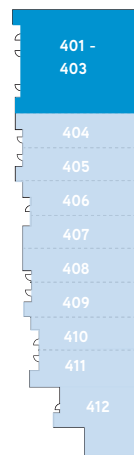
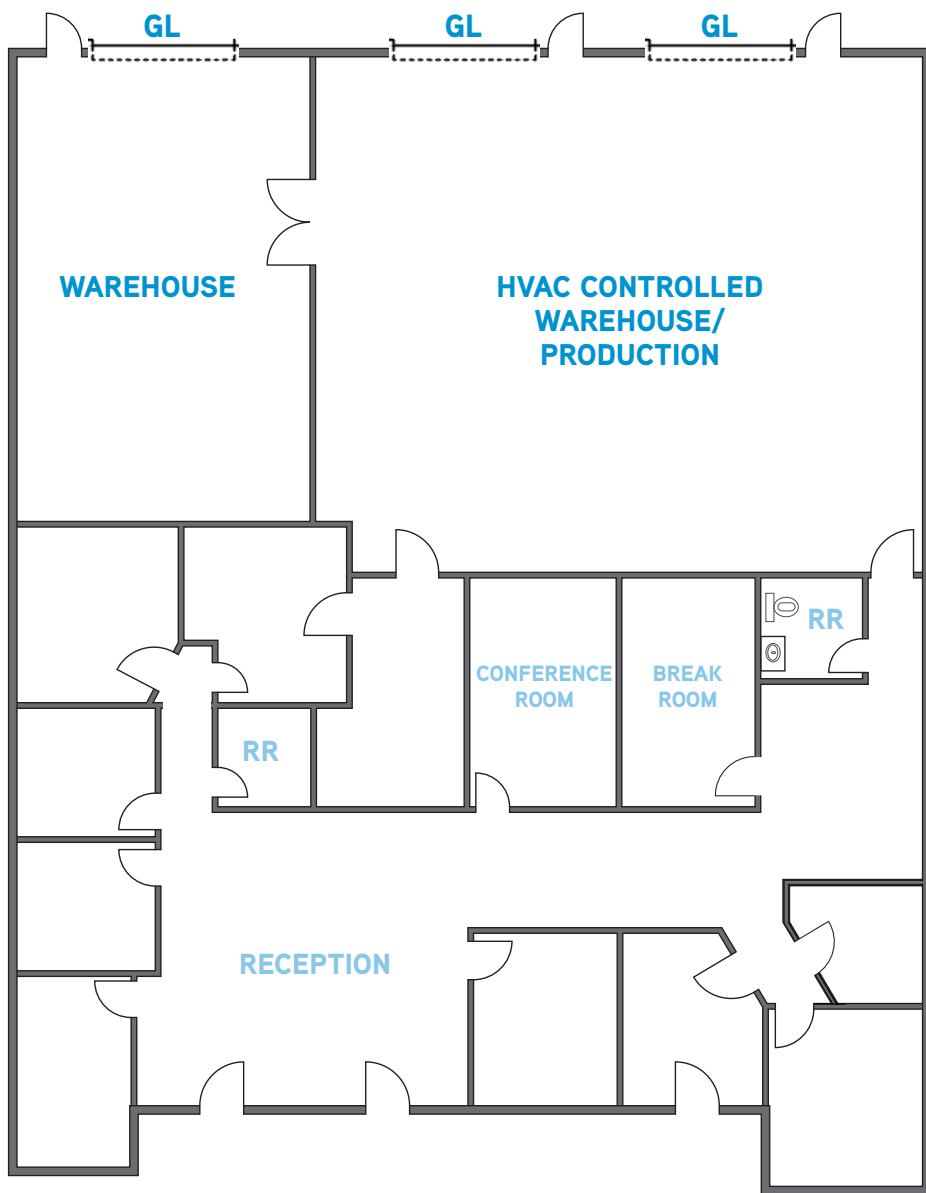
P/04

10151 PACIFIC MESA BLVD SUITE 107

SQUARE FEET	3,219 SF - 12,841 SF
BUILD-OUT	70% Office, 30% Warehouse
RATE	NEGOTIABLE + NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none"> • Corner unit with extensive glass-line throughout • Grade-level loading doors • High-ceiling open office area
AVAILABLE	Immediately
TO SHOW	Call Broker



FLOOR PLAN



PROJECT AVAILABILITY

P/05

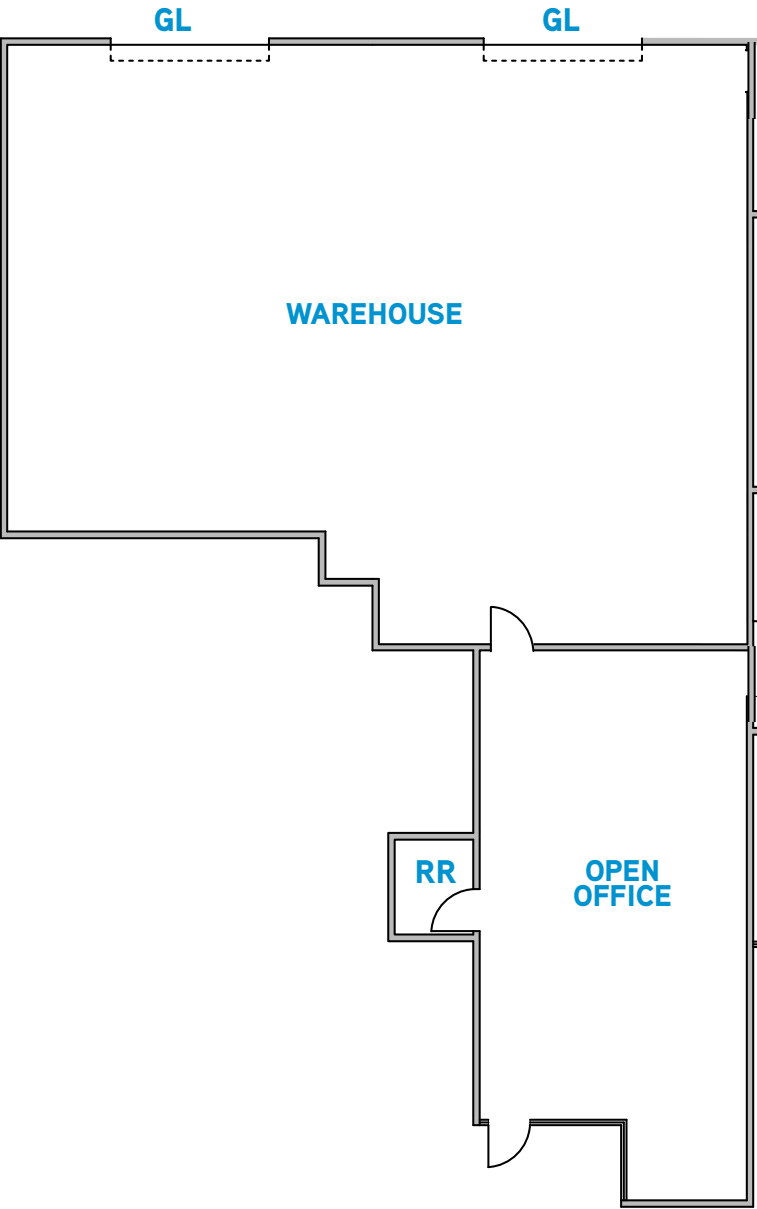
10211 PACIFIC MESA BLVD SUITE 401-403

SQUARE FEET	6,162 SF
BUILD-OUT	60% office, 40% warehouse/production
RATE	\$1.50/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none"> • High-image office space • High ceiling production space w/ roll-up door access • Mix of private and open office area w/ conference room • Grade-level loading doors
AVAILABLE	Immediately
TO SHOW	KAB-1

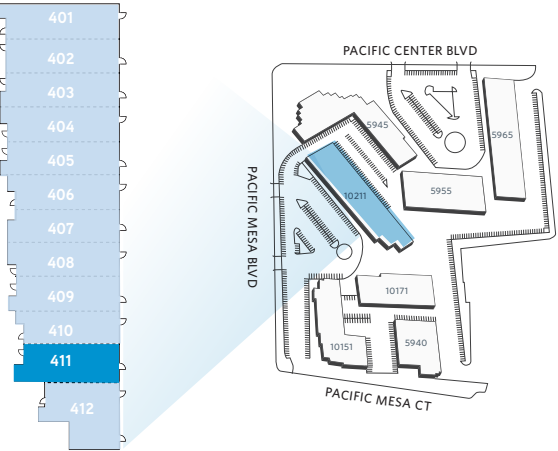


*Not To Scale

FLOOR PLAN



*Not To Scale

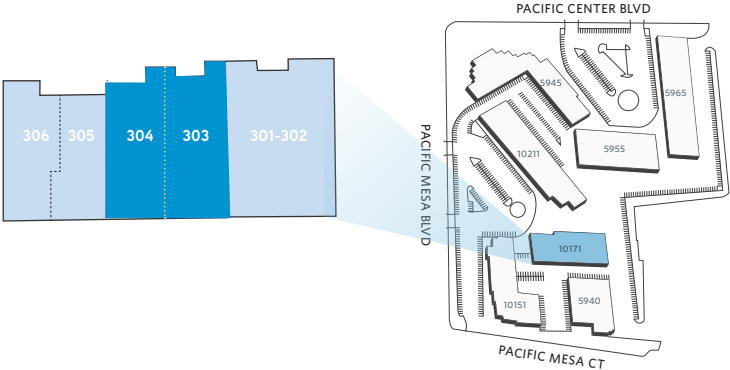
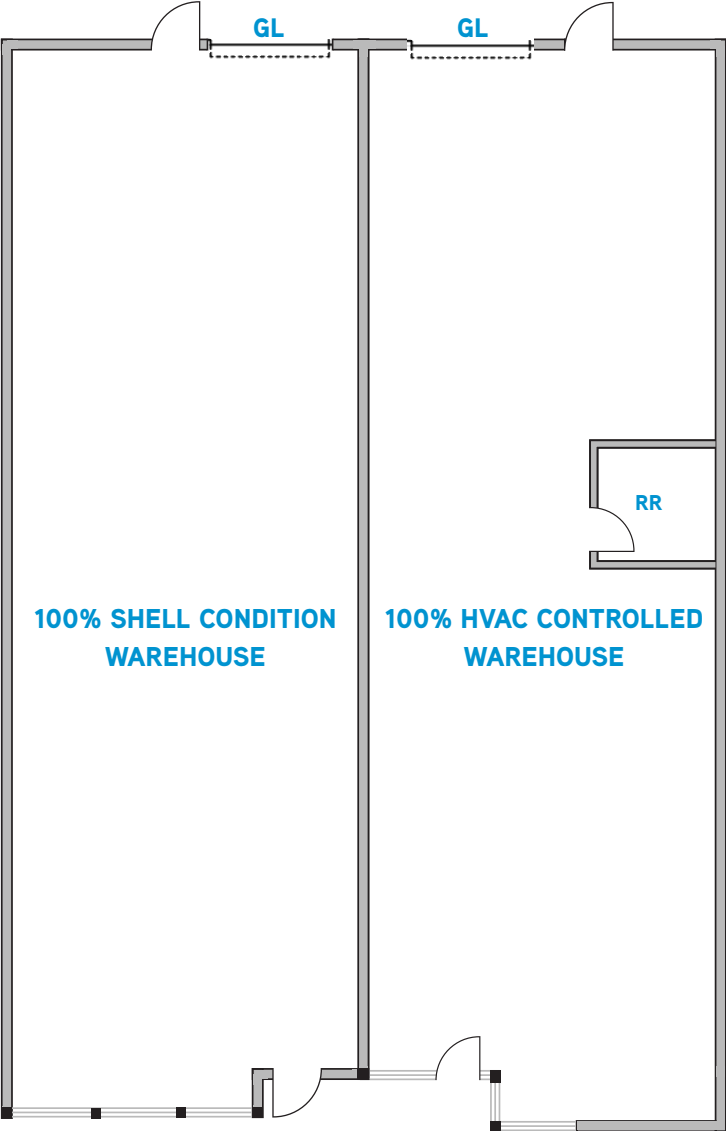


PROJECT AVAILABILITY

P/06

10211 PACIFIC MESA BLVD SUITE 411

SQUARE FEET	2,500 SF
BUILD-OUT	30% Office, 70% Warehouse
RATE	\$1.55/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none">• New Spec Improvements• Two grade-level doors
AVAILABLE	Immediately
TO SHOW	KAB-1

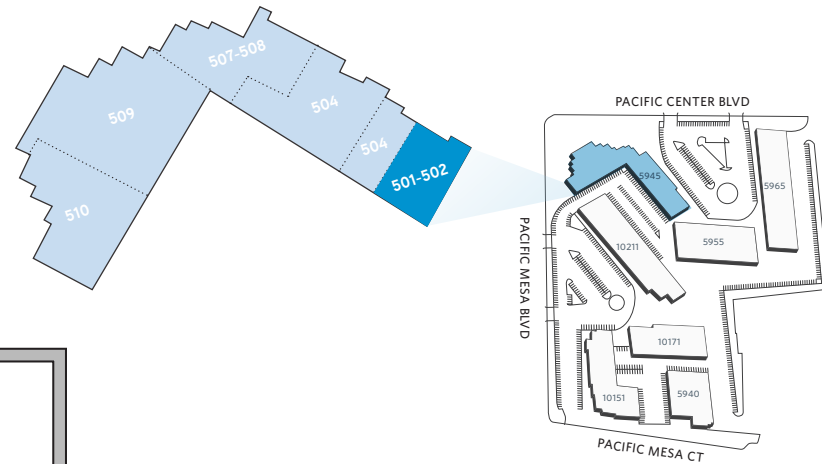
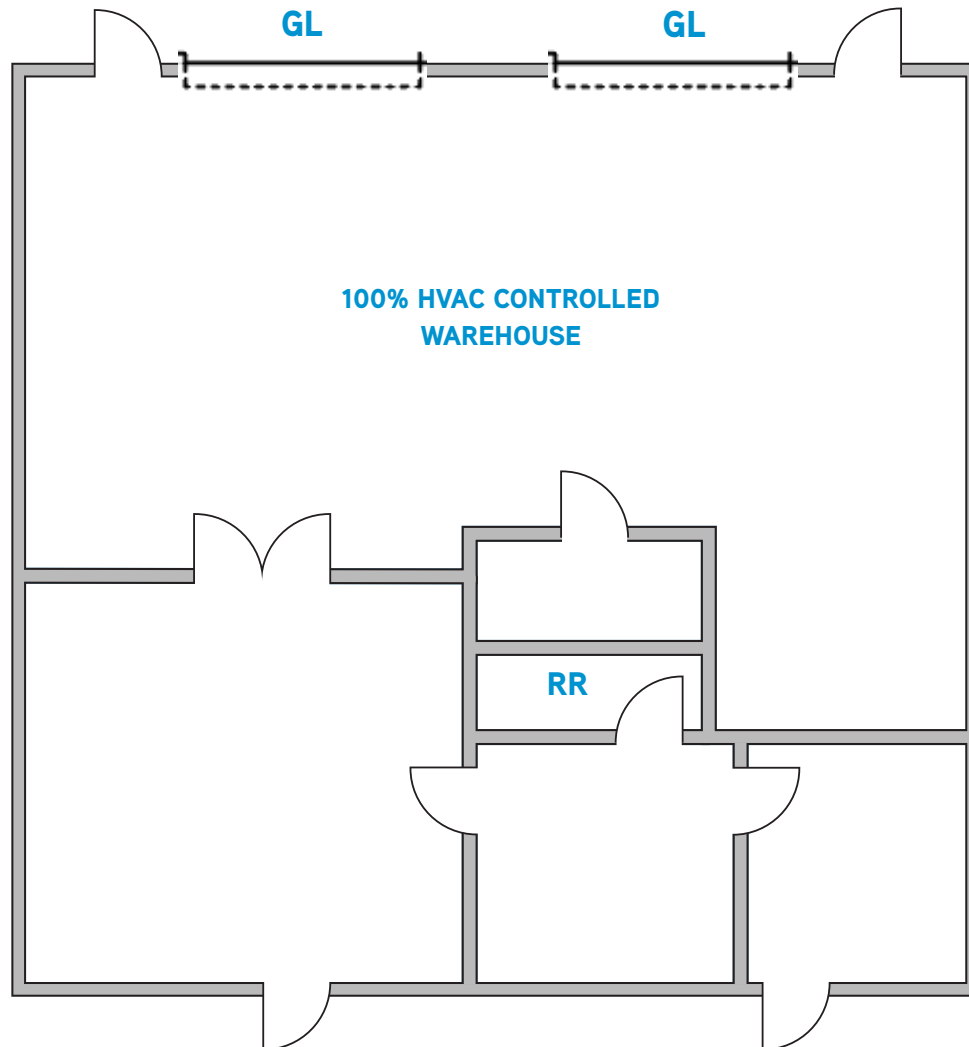


10171 PACIFIC MESA BLVD, SUITE 303-304

SQUARE FEET	4,254 SF
BUILD-OUT	100% Warehouse
RATE	NEGOTIABLE + NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none">Currently 100% warehouse spaceHalf the space is HVAC controlled2 grade-level roll up doorsCan be demised to accomodate 2,127 SF
AVAILABLE	60 Days' notice
TO SHOW	Call Broker



*Not To Scale



5945 PACIFIC CENTER BLVD, SUITE 501-502

SQUARE FEET	2,946 SF
BUILD-OUT	40% Office, 60% Warehouse
RATE	\$1.55/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none"> • HVAC controlled warehouse • 1 Restroom • 2 Grade-level doors
AVAILABLE	Immediately
TO SHOW	Call Broker



*Not To Scale



- RETAIL
- QUALCOMM
- ① HOLOGIC
- ② ARRIS
- ③ GOOGLE
- ④ DEXCOM
- ⑤ Instrumentation Laboratory
- ⑥ Becton, Dickinson and
- ⑦ Invivoscribe
- ⑧ Abzena
- ⑨ Curology
- ⑩ Quidel
- ⑪ SONY
- ⑫ Verizon
- ⑬ American Specialty Health
- ⑭ Brain Corporation
- ⑮ BIOVIA
- ⑯ Maravai LifeSciences
- ⑰ Sorrento Therapeutics

SORRENTO VIEW

BUSINESS PARK

4350 La Jolla Village Dr., Ste. 500 San Diego, CA 92122
MAIN +1 858 455 1515 colliers.com/sandiego



FOR LEASE

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

Evan McDonald, SIOR
Lic No 01813359
+1 858 677 5339
evan.mcdonald@colliers.com

Taylor DeBerry
Lic No 02014580
+1 858 677 5350
taylor.deberry@colliers.com