

AVAILABLE FOR LEASE:



PROPERTY FEATURES

6779 MESA RIDGE RD, SUITE 150
SAN DIEGO, CA 92121



Approximately 20,670 SF
single story building



Excellent access via Mira Mesa
Blvd and Camino Santa Fe



Part of an approximately
133,841 SF project



Exterior amenity area
in process



Approximately 3.2/1,000
SF parking ratio



Within close proximity to Plaza
Sorrento, restaurants, public
transportation, retail amenities
and hotels



Quality construction with
excellent curb appeal



Central Sorrento Mesa
location



Fiber optic service
available



Corporate neighbors include biotech
and technology companies



Excellent glass line and
natural light



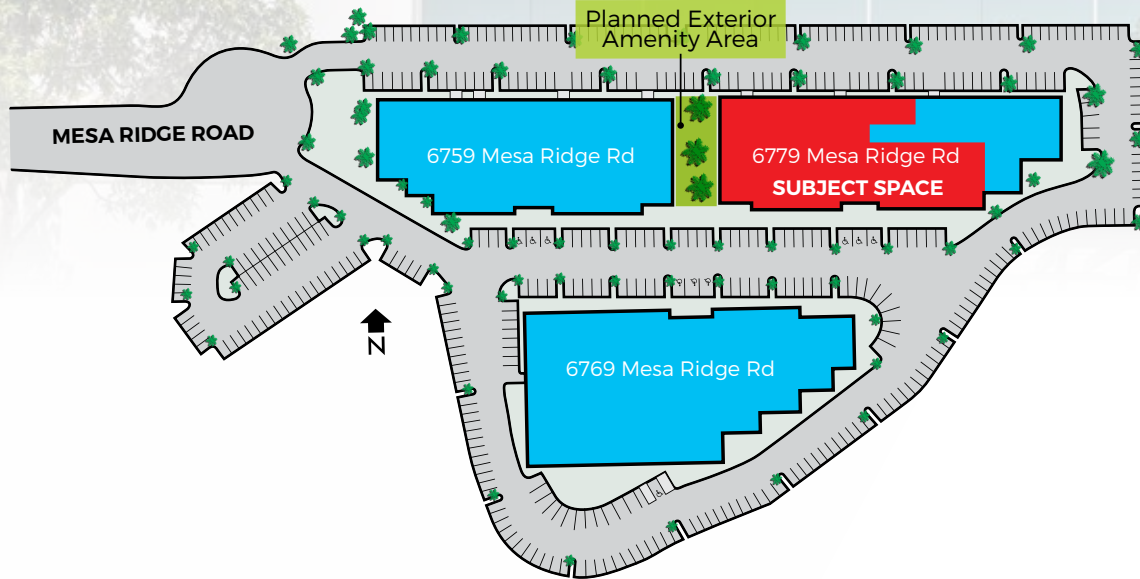
Zoned IL-2-1












Within walking distance
to public transportation



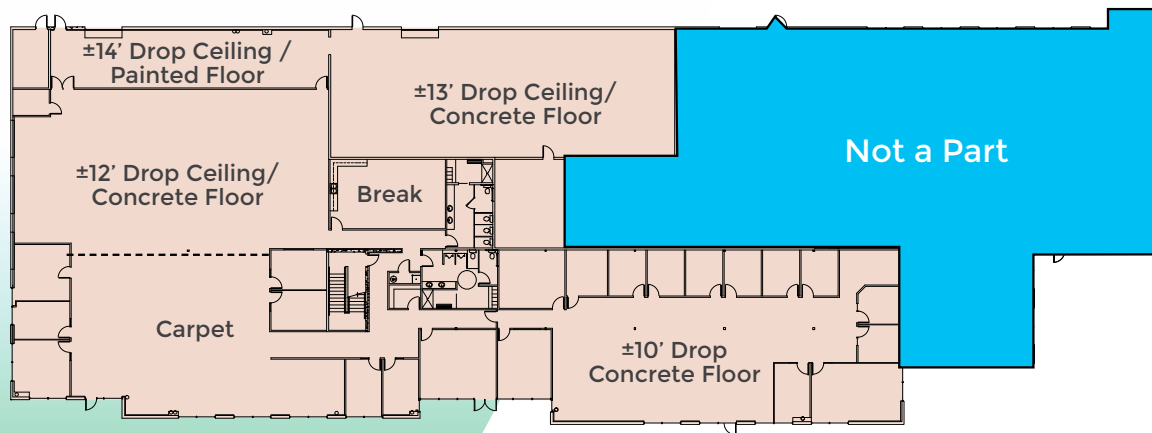
SITE PLAN



-  Approximately 20,670 SF single story building
-  100% HVAC drop ceiling office/ R&D
-  Can convert a portion of the space to high bay warehouse with 22' minimum clear height
-  (2) grade level (10' x 12') roll up doors
-  3.2/1,000 SF parking ratio
-  Natural gas service available
-  Men's and Women's showers onsite
-  Lease Rate: \$1.55/SF/NNN (NNN= approximately \$0.29/SF/Mo)
-  Available June 1, 2018

FLOOR PLAN

6779 MESA RIDGE ROAD, SUITE 150



BUILDING PHOTOS



Pacific Ocean

WALKABLE AMENITIES

Eateries

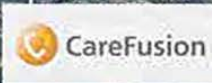
- 1 Starbucks
- 2 Spices Thai Cafe
- 3 Knockout Pizzeria
- 4 Bowl of Heaven
- 5 Yoshi Sushi
- 6 Santorini Express
- 7 Marketplace Grille
- 8 Donut Touch
- 9 Waba Grill
- 10 Urbane Cafe
- 11 Habaneros Grill
- 12 Wich Addiction
- 13 Green Flashing Brewery
- 14 Centerpark Cafe
- 15 Subway
- 16 Roberto's Taco Shop
- 17 Mama Lina's
- 18 The WineSeller & Brasserie
- 19 Longship Brewery
- 20 Karl Strauss
- 21 Sorrento Mesa Crossroads
- 22 Sorrento Crossroads

Retail

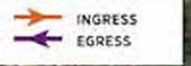
- 1 BevMo
- 2 The UPS Store
- 3 FedEx Ship Center
- 4 The Floral Gallery
- 5 Sharp Rees-Stealy Pharmacy
- 6 Blush Botanicals
- 7 Plaza Sorrento

Fitness/Services

- 1 LA Fitness
- 2 TrainChange Cycling Studio
- 3 Enterprise Rent-A-Car
- 4 Expert Cleaners
- 5 Kinderhouse School
- 6 Premier Athletic & Squash Club



Carroll Rd



To I-805
6 min drive

To I-15
15 min drive

15 min walk

SORRENTO VALLEY

Summit Ridge Business Park

Camino Santa Fe



805

Mesa Ridge Rd

Flanders Dr

N Mesa Blvd

Camino Santa Fe