

LEASE RATE REDUCTION

SORRENTO VIEW

BUSINESS PARK



FOR LEASE

±139,340 SF 
MULTI-TENANT BUSINESS PARK

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

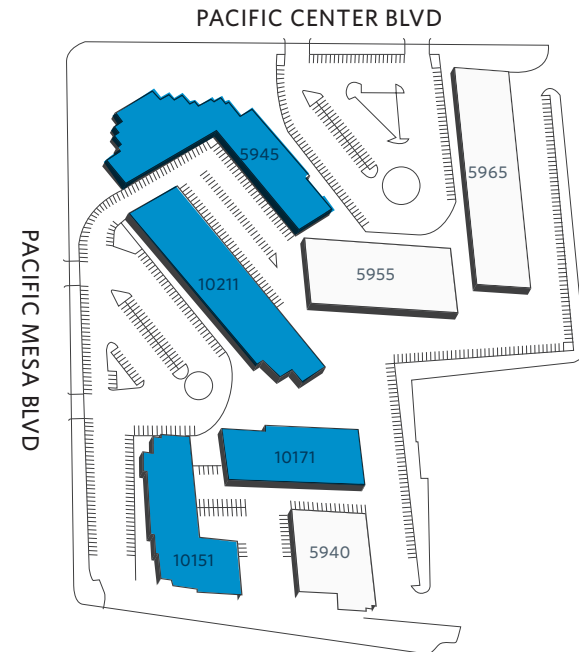
PROJECT OVERVIEW



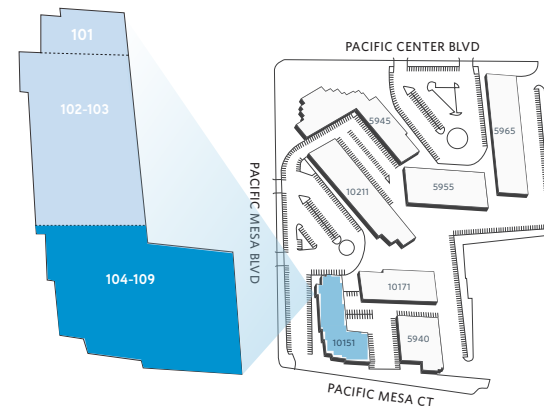
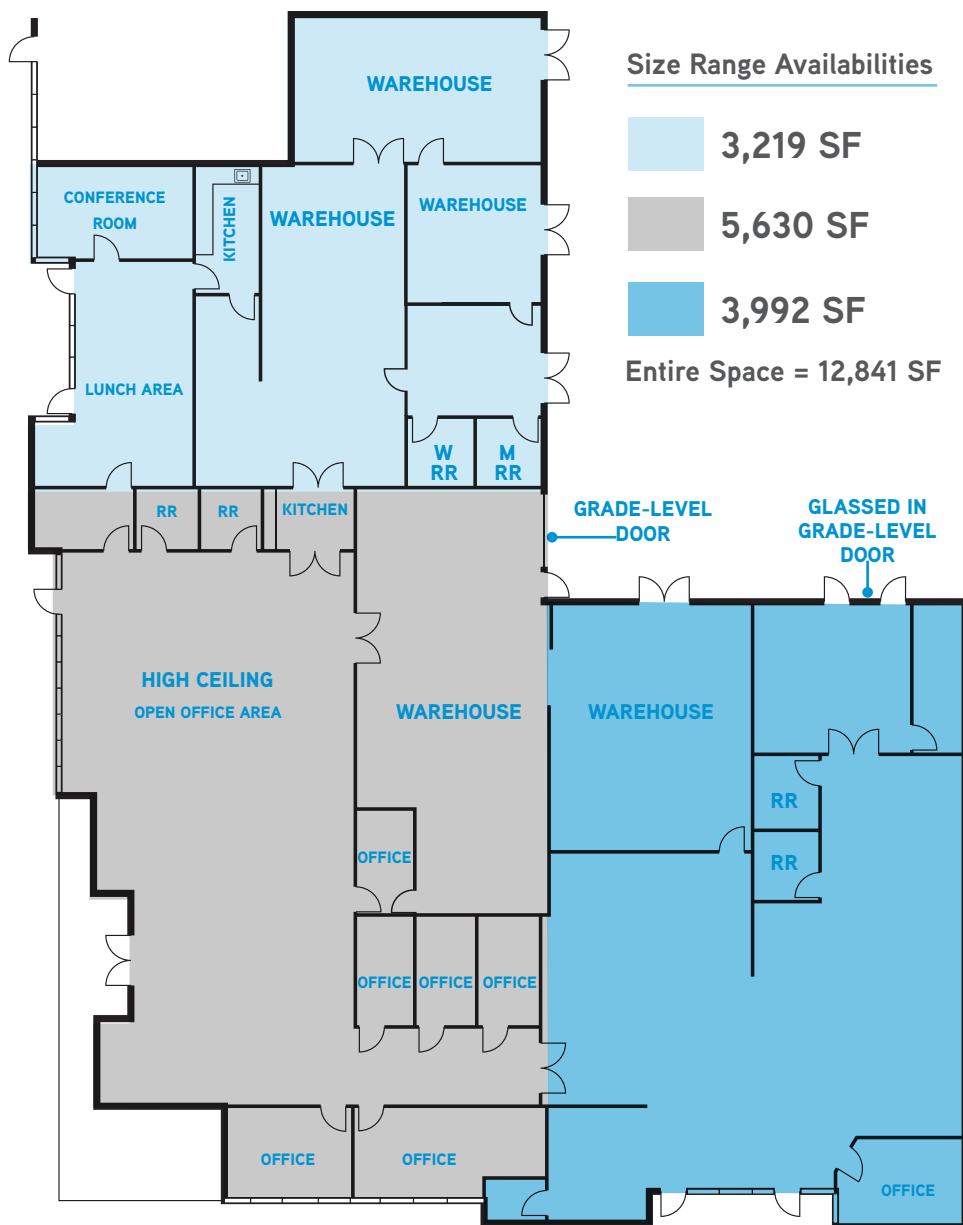
AVAILABLE SPACES

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*



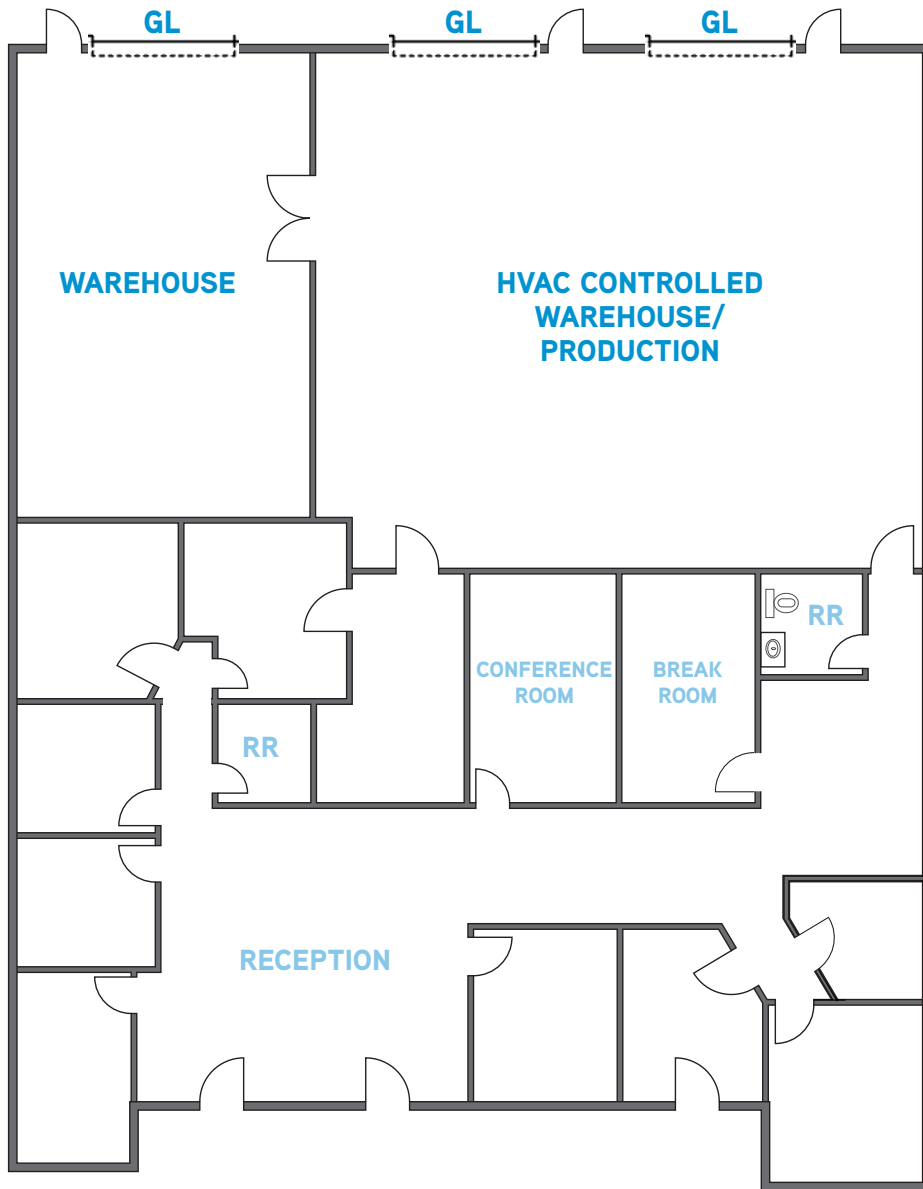
FLOOR PLAN



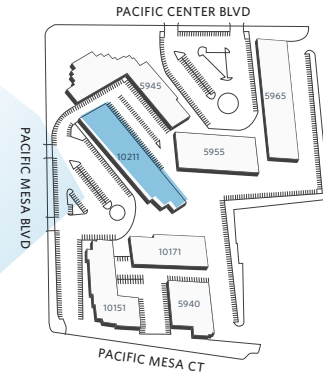
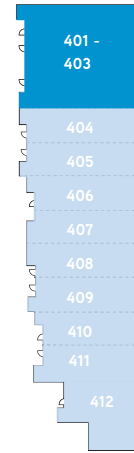
10151 PACIFIC MESA BLVD SUITE 107

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



*Not To Scale



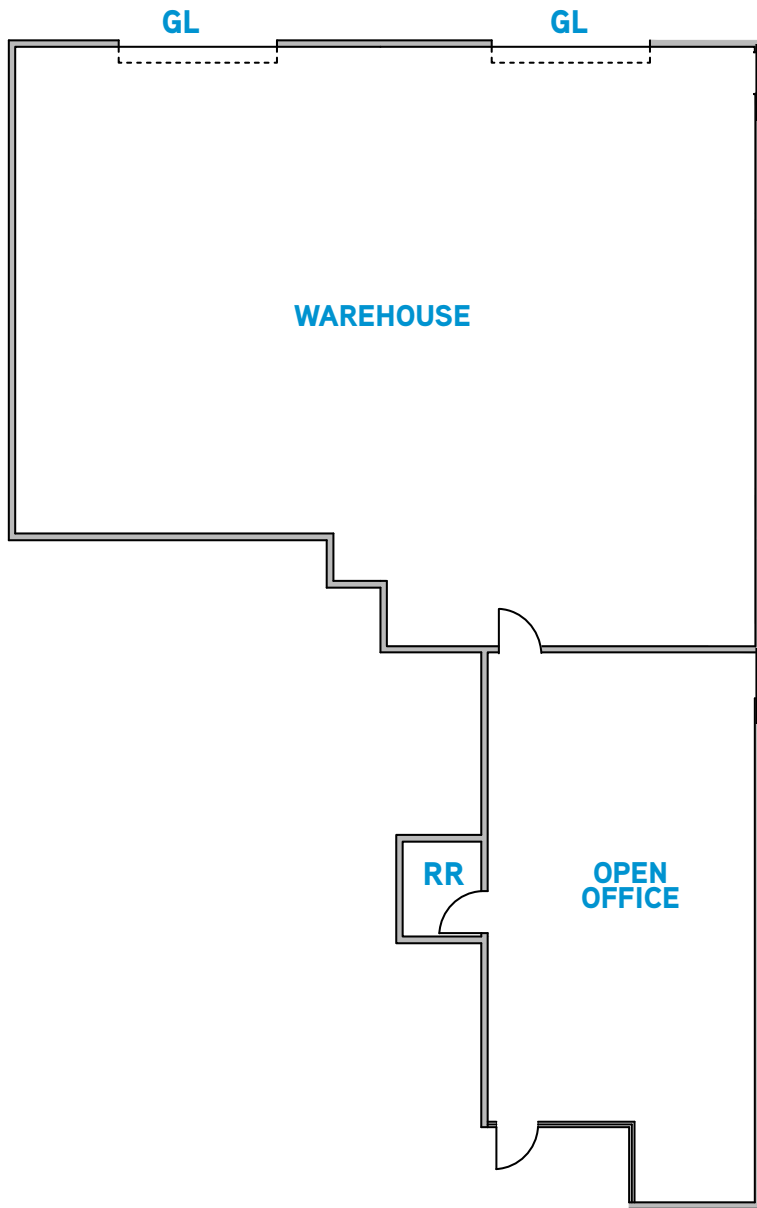
PROJECT AVAILABILITY

P/05

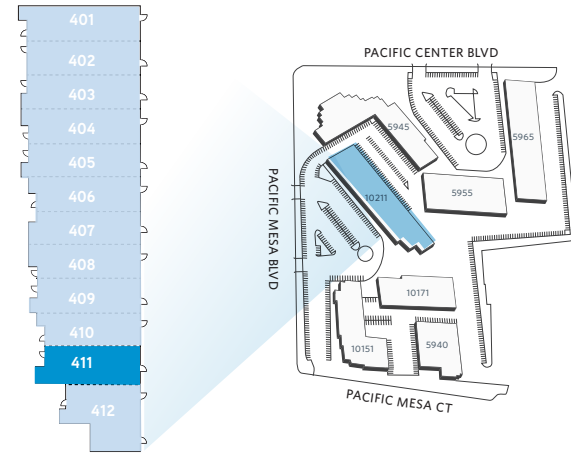
10211 PACIFIC MESA BLVD SUITE 401-403

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

FLOOR PLAN

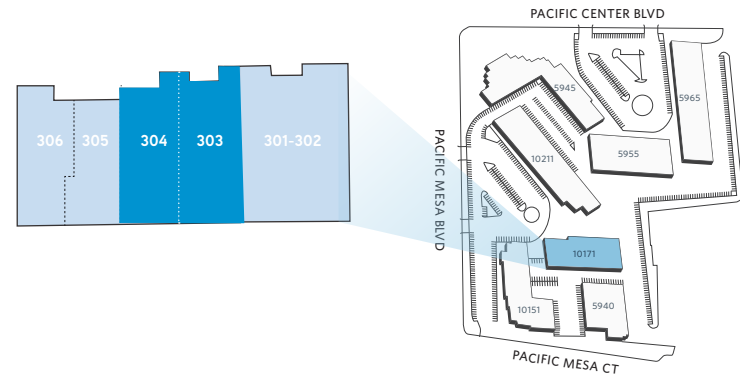
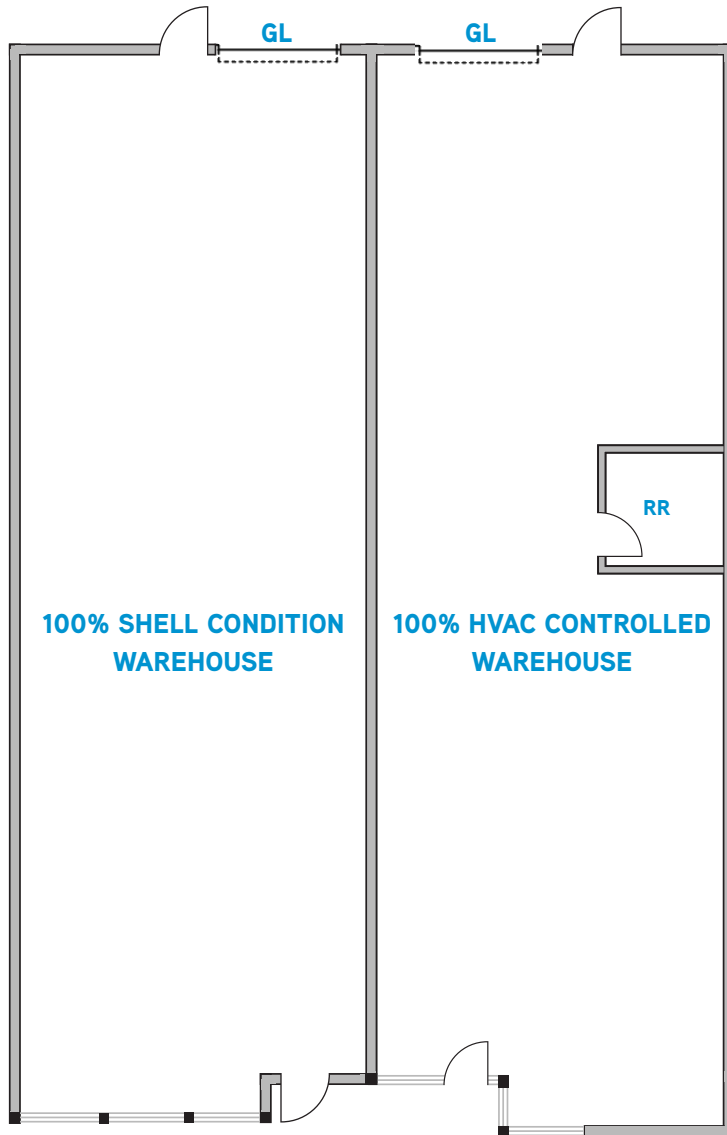


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10211 PACIFIC MESA BLVD SUITE 411

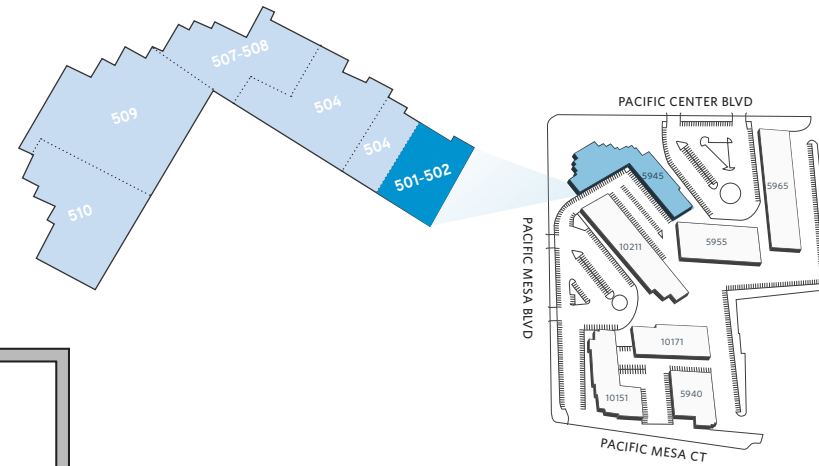
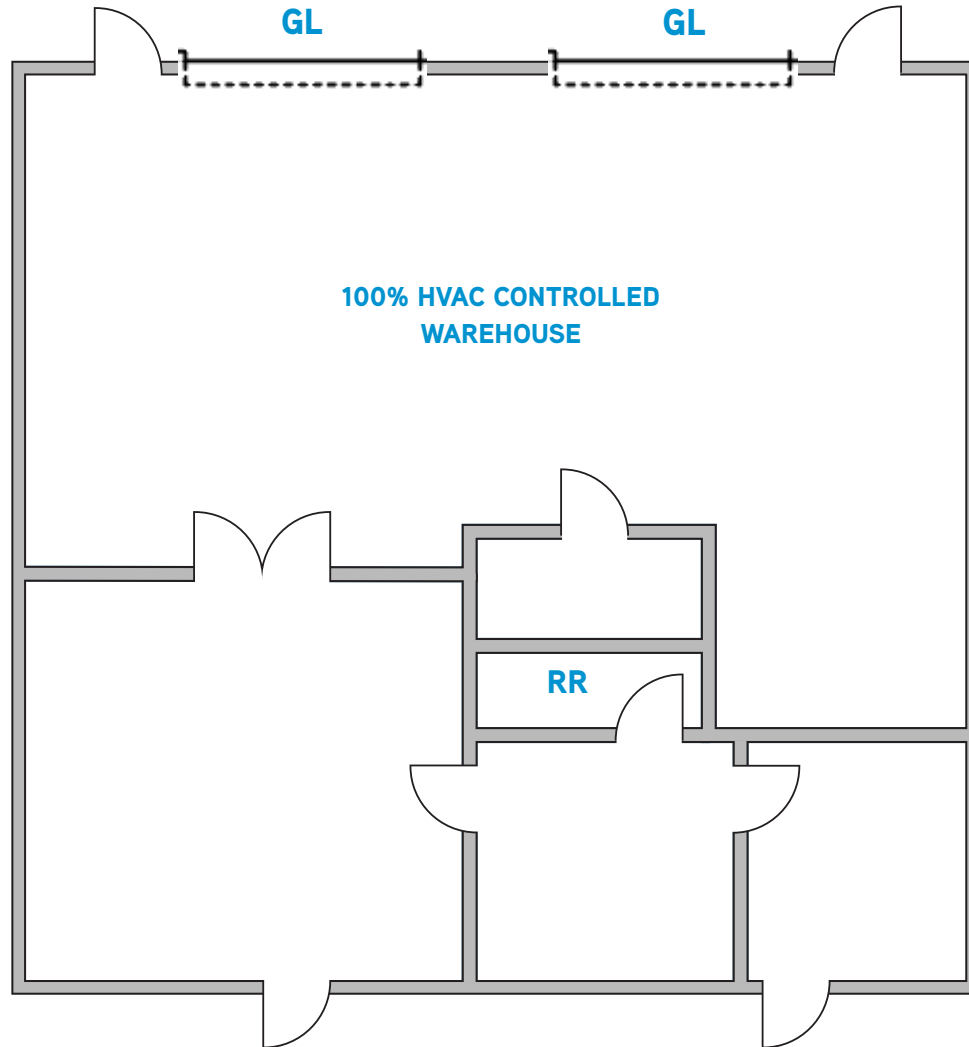
SQUARE FEET	2,500 SF
BUILD-OUT	30% Office, 70% Warehouse
RATE	\$1.55/SF NNN (nets=\$0.39/SF)
NOTES	<ul style="list-style-type: none"> • New Spec Improvements • Two grade-level doors
AVAILABLE	Immediately
TO SHOW	KAB-1



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 space • Half the space is HVAC controlled • 2 grade-level roll up doors • Can 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

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