

CANYON RIDGE TECHNOLOGY PARK
9449 CARROLL PARK DRIVE
SORRENTO MESA

Upgraded Mid-Tech Opportunity

±41,782 SF

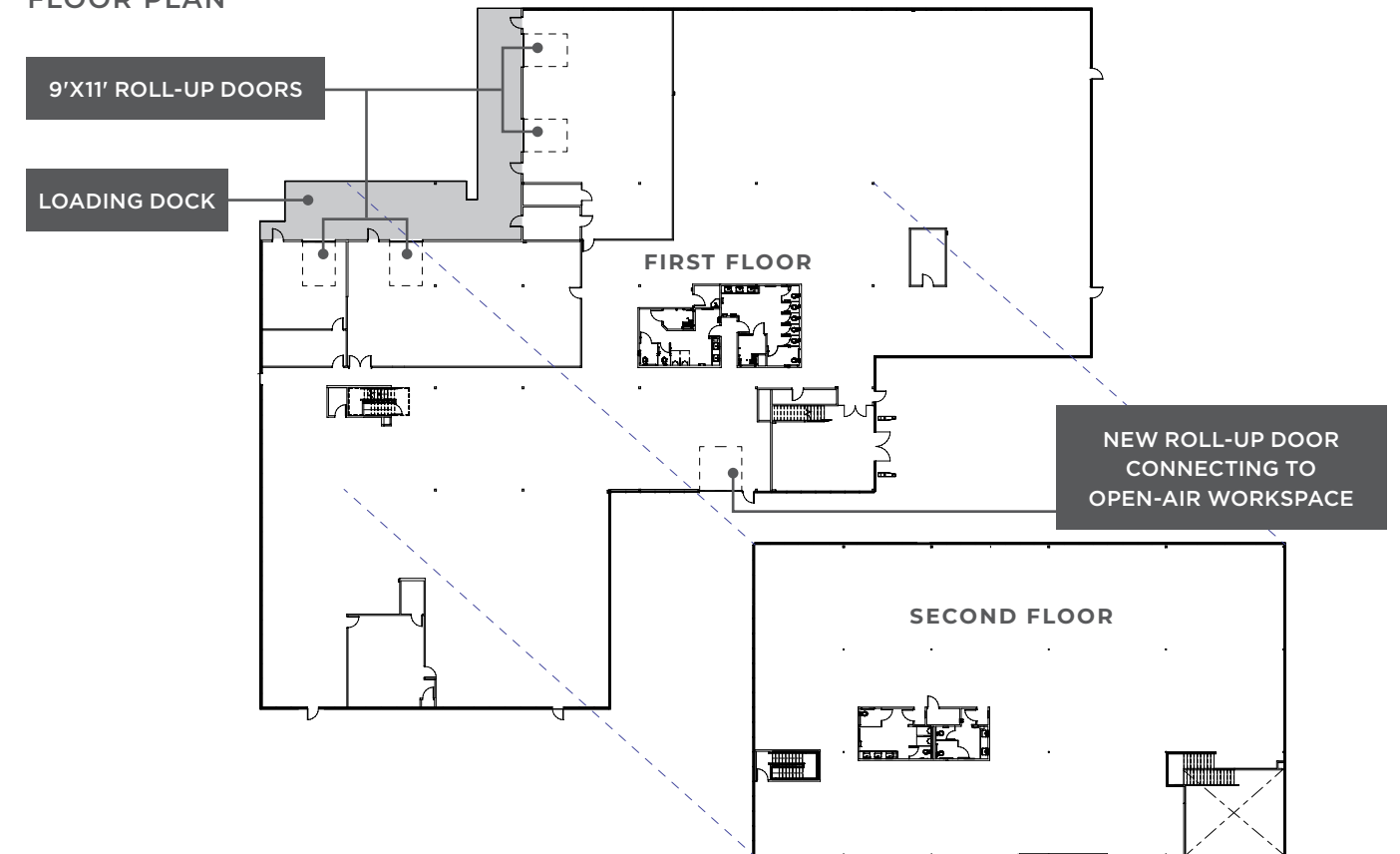


Building Highlights

9449 CARROLL PARK DRIVE / ±41,782 SF

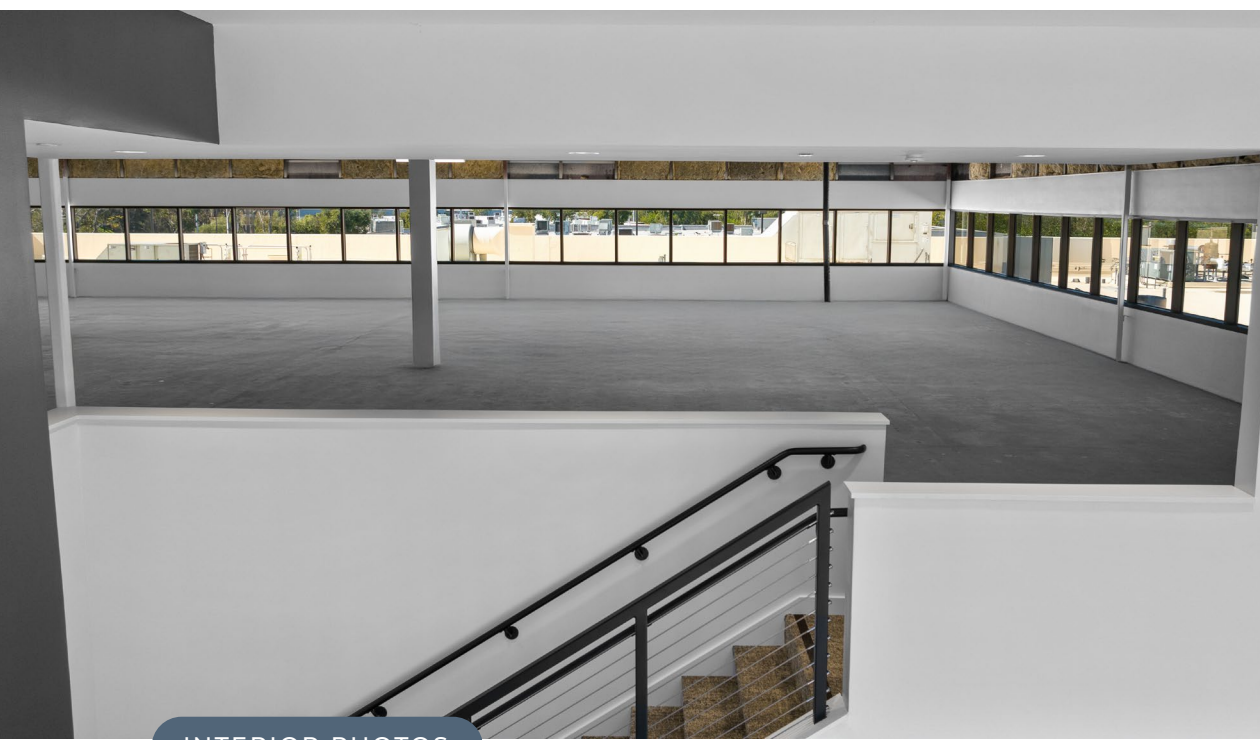
- **Workspace**
 - First floor: 29,293 SF
 - Second floor: 12,488 SF
- **Upgraded Full-Building Workspace**
 - Entryway updates, including a modernized portal
 - Flexible office, lab and warehouse space
- **Enhanced Indoor-Outdoor Workspace**
 - New roll-up door connecting the break room to the open-air workspace
- **Workplace Features**
 - Connected outdoor workspaces and gathering areas with event-ready BBQ stations
- **Signage:** Building top and monument signage opportunities
- **Parking:** 3.7:1,000 SF, 155 surface stalls
- **Warehouse Clearance:** 12'
- **Loading Dock:** Four 9'x11' roll-up doors
- **Fire Sprinklers:** .21 GPM/1,500 SF
- **Electrical Expandable To:**
 - MSA 1,600 Amps, 480/277 Volts, 3-Phase, 4-Wire, with a 500KVA utility service transformer
 - Generator 480/277 Volts, 300KW-375 KVA, 451 Amps
- **HVAC:** 39-ton rooftop unit
- **Central Sorrento Mesa Location**
 - Easy access to the 805, 15, 52 and 56 freeways
 - San Diego's fastest-growing hub for tech and life sciences
 - Minutes to UC San Diego, Scripps Institute, La Jolla UTC, upscale dining and retail at Westfield UTC

FLOOR PLAN



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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



INTERIOR PHOTOS

Where High-Performing Teams Work

Step into a space designed for productivity and collaboration. The bright, modern interiors will feature stunning floor-to-ceiling windows, offering an abundance of natural light and inspiring views.

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INTERIOR PHOTOS

Refreshed lobby with wood slat feature wall and decorative light fixtures.

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MAP NOT TO SCALE



LOCATION

Canyon Ridge Technology Park

Property Map

Contemporary on-site conveniences and an unbeatable Sorrento Mesa location make Canyon Ridge Technology Park the ultimate place to work.

- EV CHARGING
- OUTDOOR WORKSPACE (WIFI-ENABLED)

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We Create Places that *Bring People Together to Succeed*

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Future-Proof Flexibility

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We strive to lead and innovate for the preservation of environmental resources.



