

# OFFICE SPACE AVAILABLE IN MIRAMAR / SORRENTO

**YEAR 1 PROMOTIONAL RATE**  
**\$1.75 + E & J PSF/Month**

\*Minimum 3 Year Lease | \*Expires June 30, 2026



*6215*  
**FERRIS SQUARE**

SAN DIEGO, CALIFORNIA 92121

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**POINTE CAMINO CENTER** is a contemporary two-story brick veneer professional office building with a total of 45,381 SF on 2.25 acres with ample parking. The project is located off Carroll Road in Sorrento Mesa between I-805 and I-15 freeways. The location is also within close proximity of numerous retail amenities including hotels, restaurants, storage facilities and athletic clubs. Located at the end of a cul-de-sac, the project provides canyon views and a park like setting.

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## PROPERTY FEATURES

- Pride of ownership
- 4.0/1,000 PSF parking ratio
- Elevator served
- IL-2-1 zoning
- High speed Bandwidth / fiber connectivity
- Lease rates are plus utilities and janitorial per square foot monthly
- Outdoor seating & picnic area
- Canyon views
- Approximately 2.0 miles to Sorrento Court Shopping Center, which includes restaurants and shops, including Starbucks, McDonald's, Chase Bank, Jamba Juice, Keg N Bottle, Staples, Flame Broiler, Chick-fil-A and many more.

## FOR LEASE

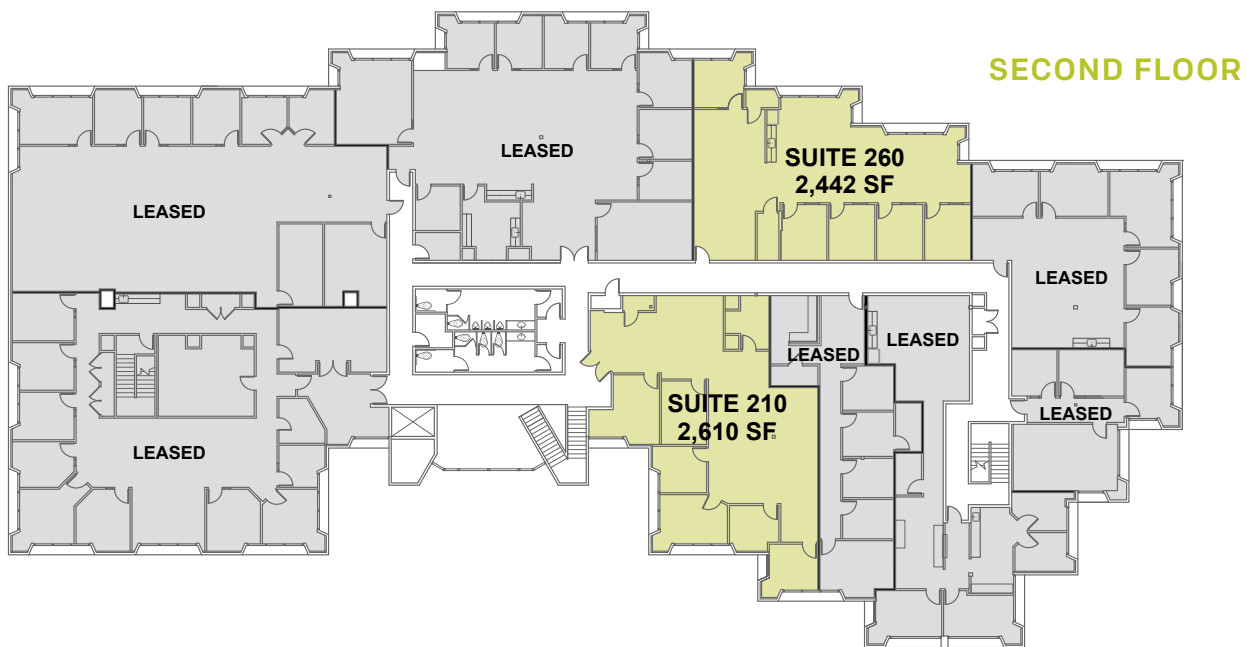
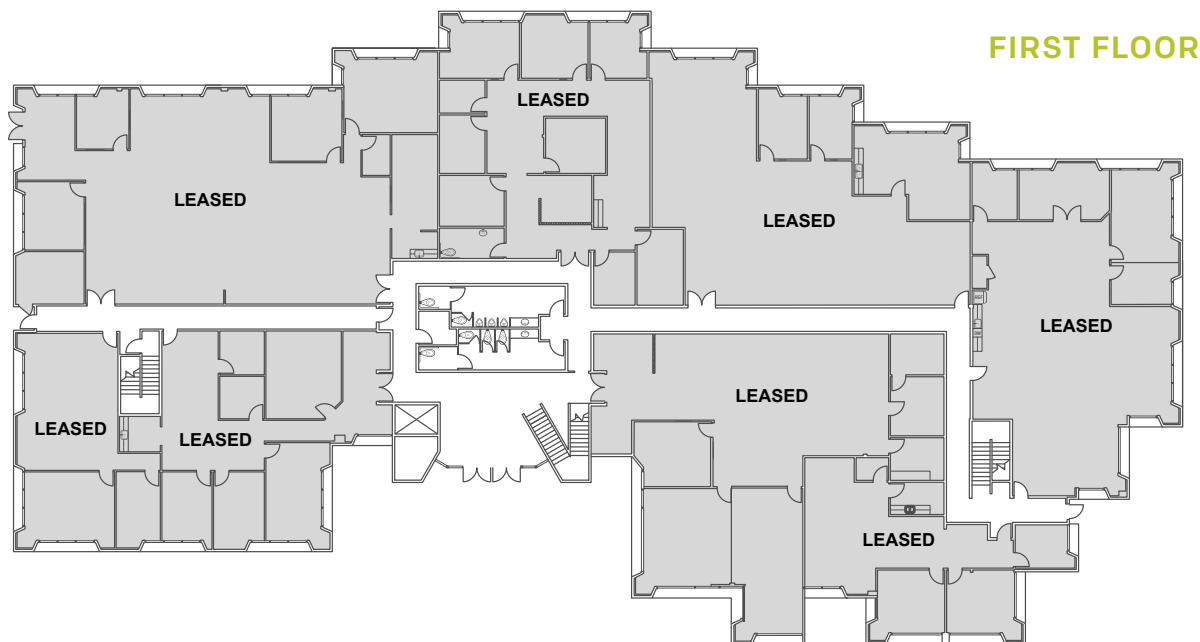


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## AVAILABILITY & FLOOR PLAN

SUITE	SIZE	AVAILABILITY
210	±2,610 RSF	Now
260	±2,442 RSF	Now





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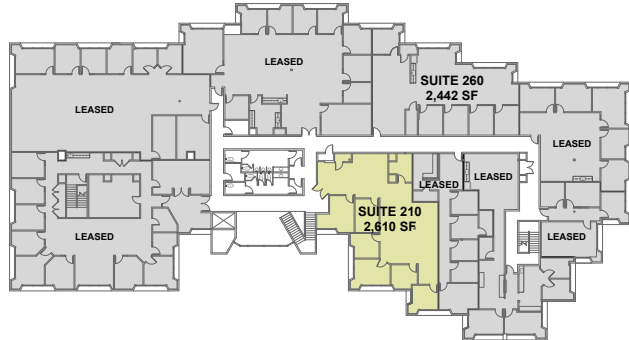
# AVAILABILITY & SPACE PLAN

## SECOND FLOOR

SUITE #	SIZE	RATE	AVAILABILITY
210	±2,610 RSF	\$1.75 + E&J	Now

### COMMENTS

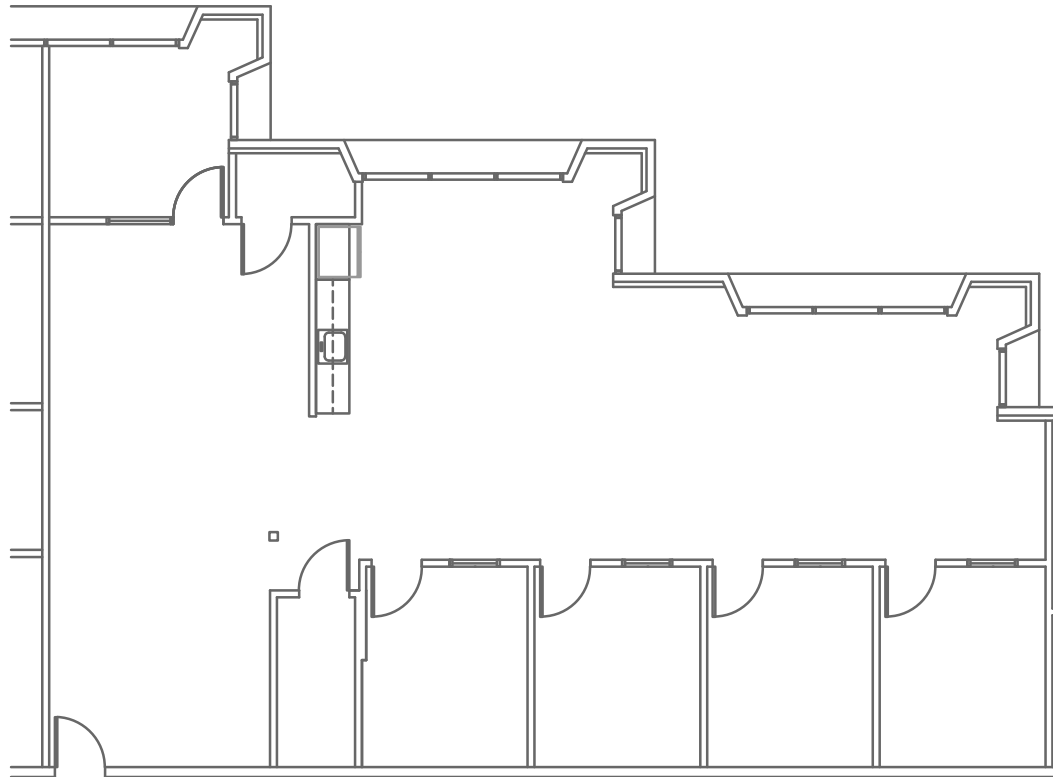
- Reception
- Five (5) Offices
- Work Room
- Storage
- File / IT Room
- Conference Room



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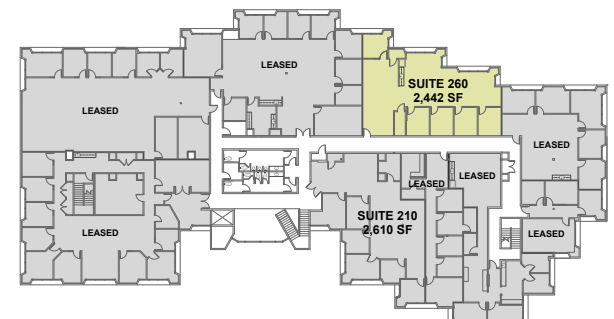
## AVAILABILITY & SPACE PLAN

### SECOND FLOOR

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260	±2,442 RSF	\$1.75 + E&J	Now

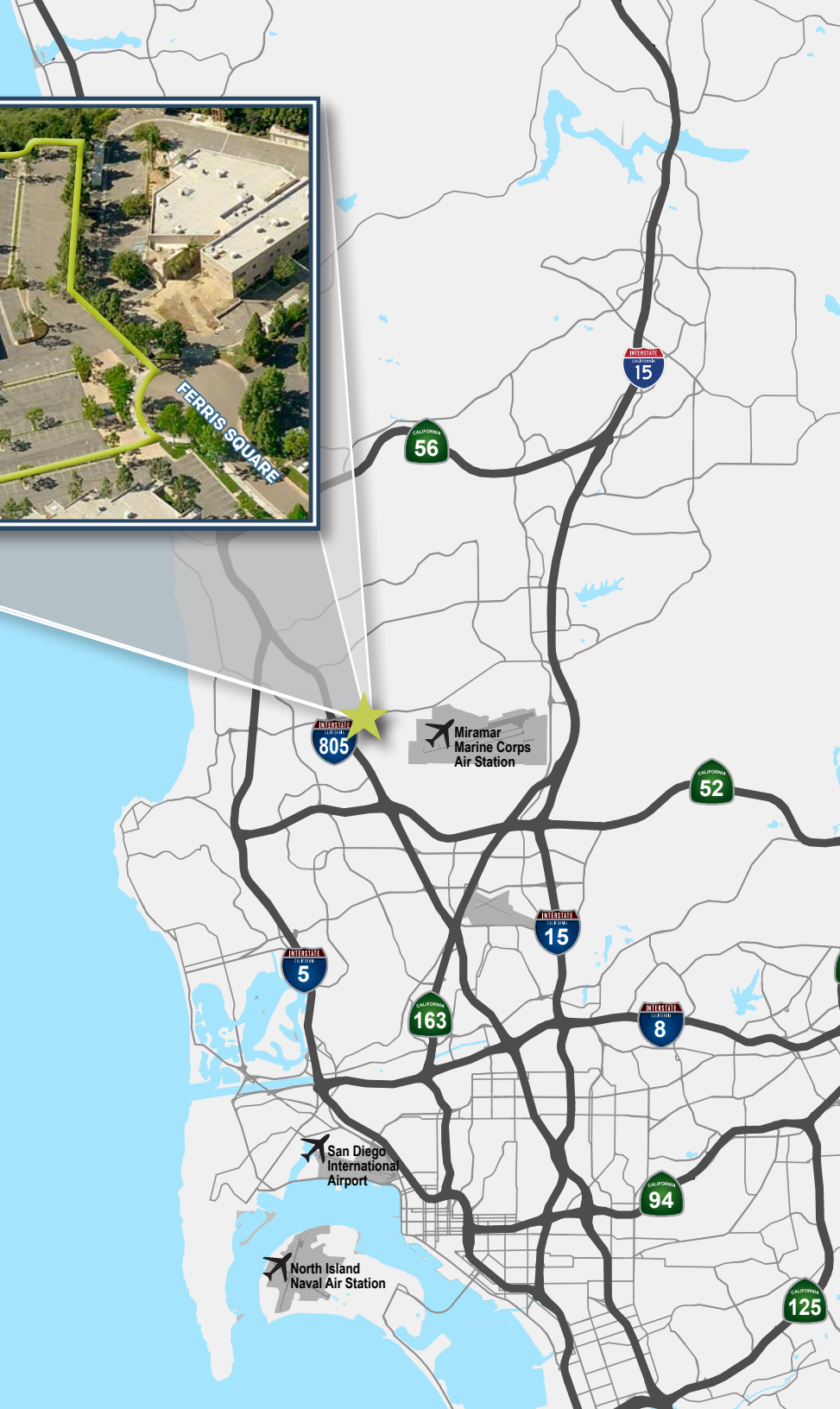
#### COMMENTS

- Five (5) Private Offices
- Kitchenette
- IT / Storage Room (2)
- Reception
- Open Area



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