

Sorrento Terrace

11839-11855 Sorrento Valley Road, San Diego, CA 92121

±1,040 SF - ±5,433 SF
AVAILABLE FOR LEASE OR SALE

Flexible Lease Term

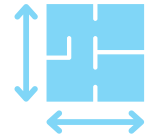


Voit
REAL ESTATE SERVICES

MULVANEY
COMMERCIAL
ADVISORS

SIOR
INDIVIDUAL
MEMBER

CCIM
INDIVIDUAL
MEMBER



±39,438 SF
Building Size



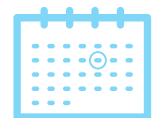
±1.59 Acres
Lot Size



±1.37/1,000 SF
Parking Ratio
(Additional Street
Parking)



1982
Year Built



Flexible
Lease Term

- » Multi-use project - Zoned IL-3-1 (City of San Diego)
- » Immediate access to I-5, I-805 and SR-56 via the Carmel Mountain Road on/off ramps and Sorrento Valley Coaster Station
- » Direct access to hiking, jogging and bike trails through Torrey Pines and Carmel Valley
- » Minutes away from prominent retail center, Torrey Hills Marketplace with restaurants, banks, hotels
- » Adjacent to exclusive housing in Torrey Pines, Torrey Hills, Carmel Valley, Rancho Santa Fe, and Del Mar

LEASE AVAILABILITIES

SUITE	RSF	PRICE	NOTES	AVAILABILITY
FIRST FLOOR				
501	±3,439 RSF	\$2.25 /SF MG	100% Office	NOW
901	±5,433 RSF	\$2.25 /SF MG	±100% Production/ Warehouse Space	NOW
SECOND FLOOR				
523	±3,787 RSF	\$2.25 /SF MG	100% Office	NOW
901B	±3,664 SF	\$2.25 /SF MG	100% Office	NOW
925/926	±1,040 SF	\$2.25 /SF MG	100% Office	NOW

SALE OPPORTUNITY: PLEASE CONTACT LISTING AGENTS



FIRST FLOOR

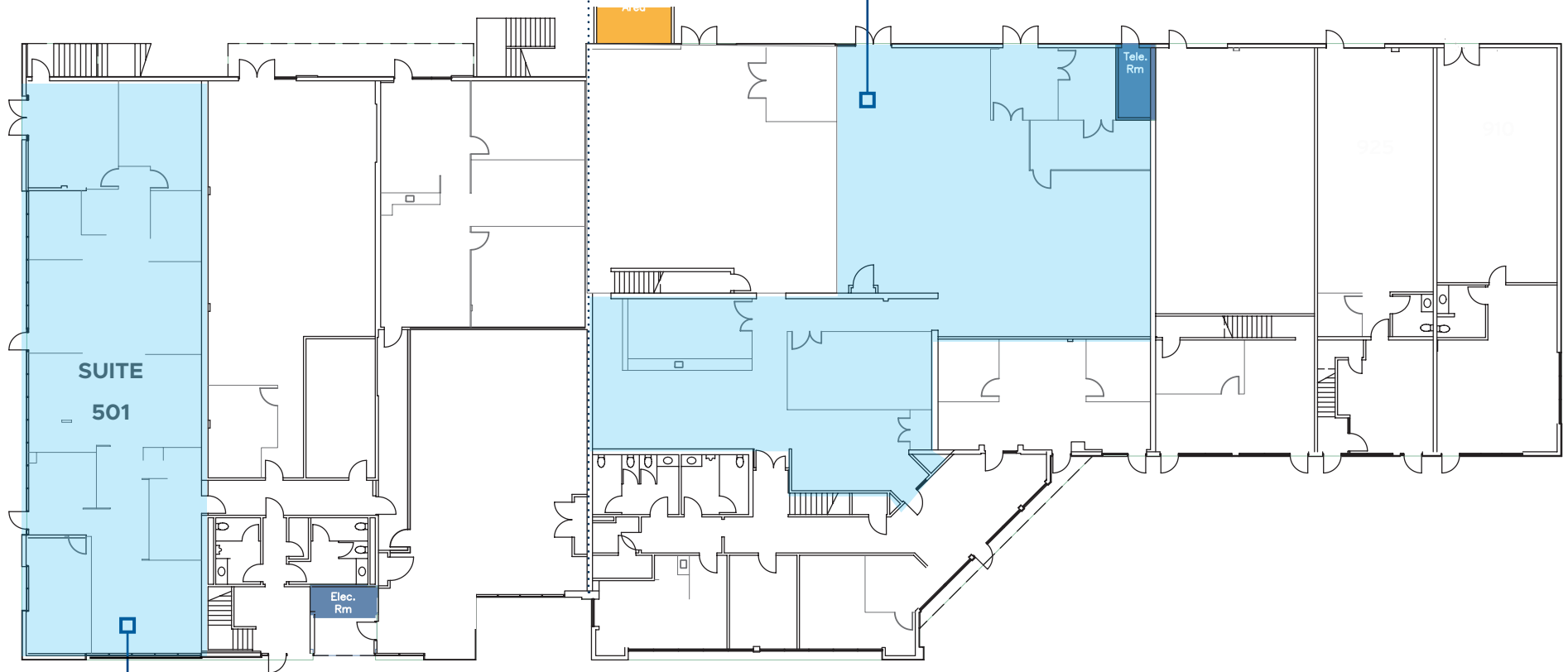
SUITE 901

±5,433 RSF

\$2.25 /SF

11855 SORRENTO VALLEY RD.

11839 SORRENTO VALLEY RD.



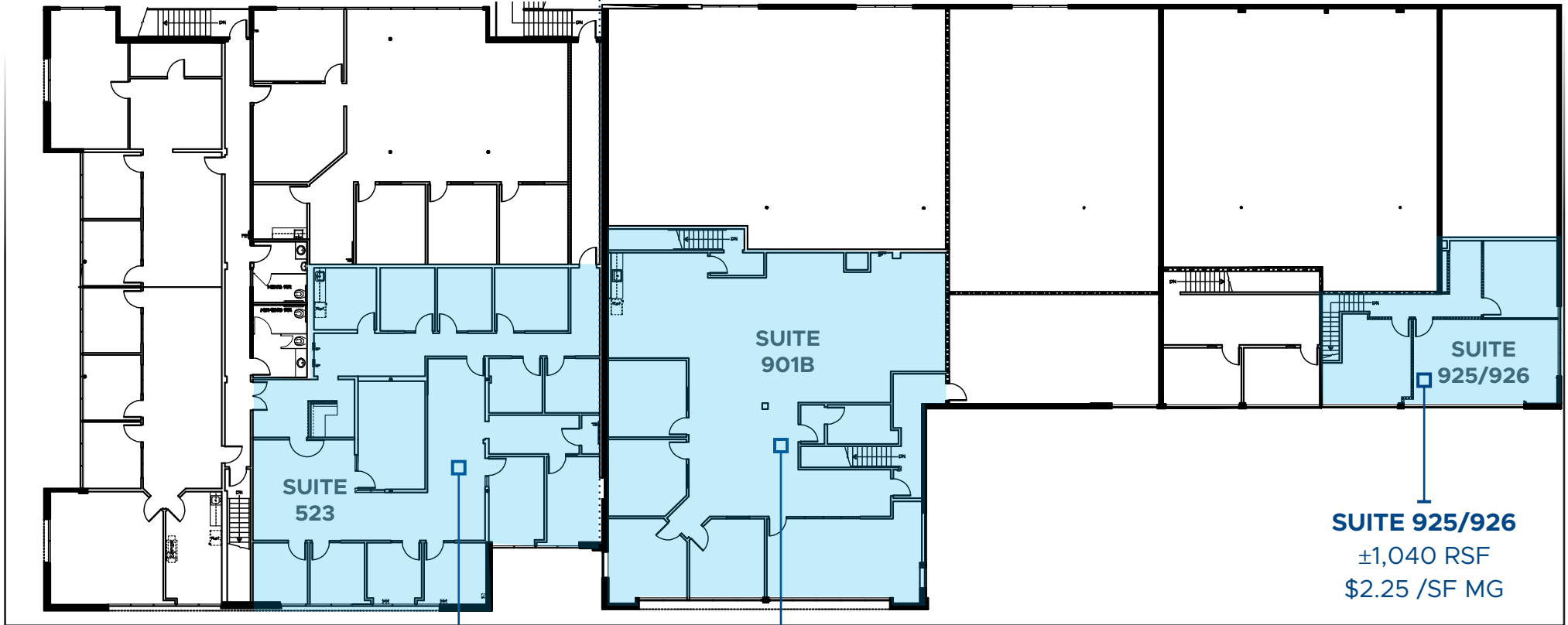
SUITE 501

±3,439 RSF

\$2.25 /SF

SECOND FLOOR

11855 SORRENTO VALLEY RD. 11839 SORRENTO VALLEY RD.

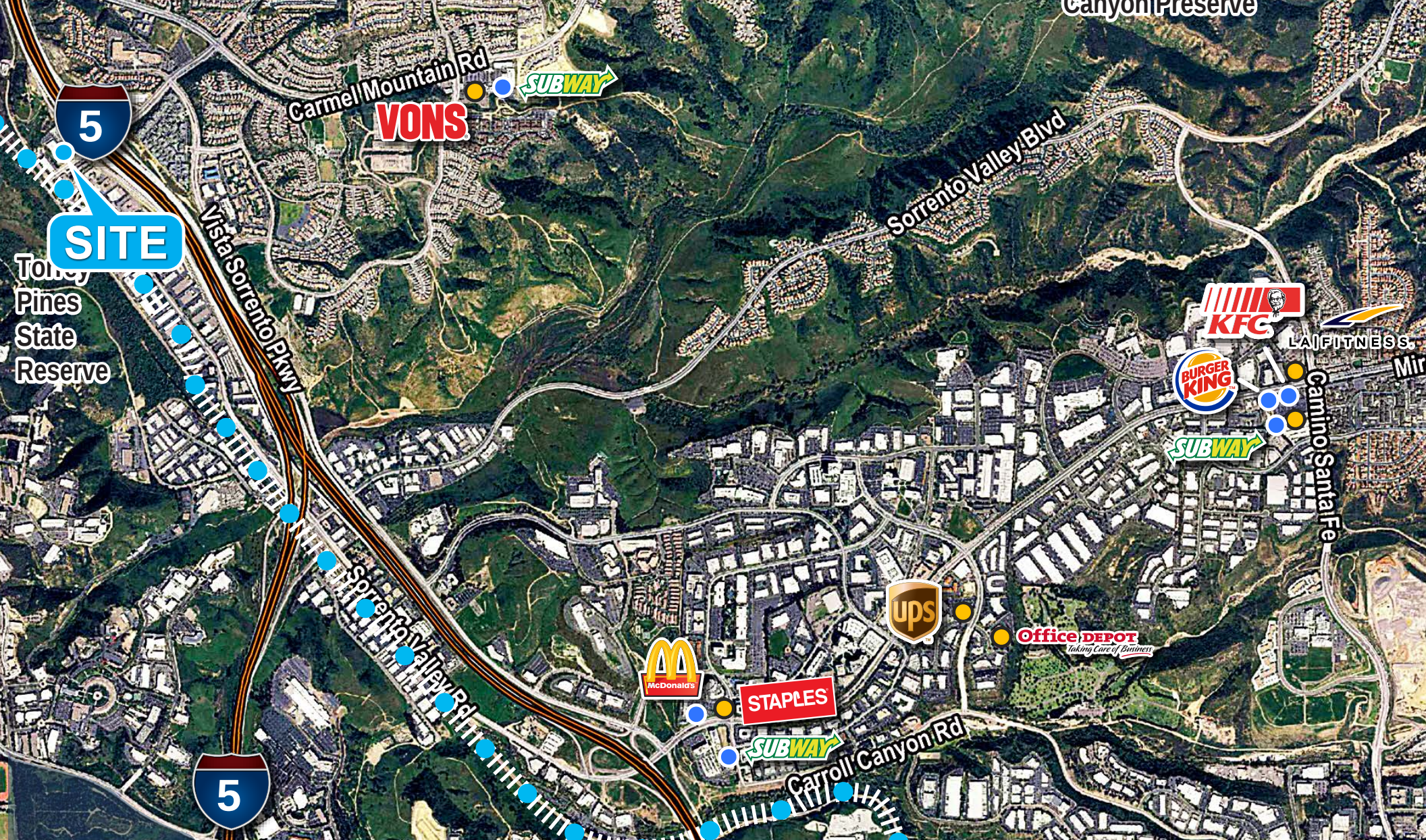


SUITE 523
±3,787 RSF
\$2.25 /SF MG

2nd floor office suite with
reception, conference
room, kitchen, perimeter
private offices & storage

SUITE 901B
±3,664 RSF
\$2.25 /SF MG

SUITE 925/926
±1,040 RSF
\$2.25 /SF MG



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