



**±2,650 SF OFFICE SUITE FOR LEASE**  
11199 SORRENTO VALLEY ROAD, SAN DIEGO, CA 92121

FOR MORE INFORMATION, CONTACT:

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REAL ESTATE SERVICES



VENTURE COMMERCE CENTER is located at 11189 and 11199 Sorrento Valley Road on 3.25 acres in a park-like setting. VENTURE COMMERCE CENTER provides business professionals a rare opportunity to own their offices at the heart of San Diego. It is strategically located at the center of UTC, Del Mar, Carmel Valley, Sorrento Mesa and Torrey Pines areas.

The location offers immediate access to I-5, I-8, CA-56, Sorrento Valley Boulevard, Mira Mesa Road, the Coaster commuter rail station, and the San Diego bus line.



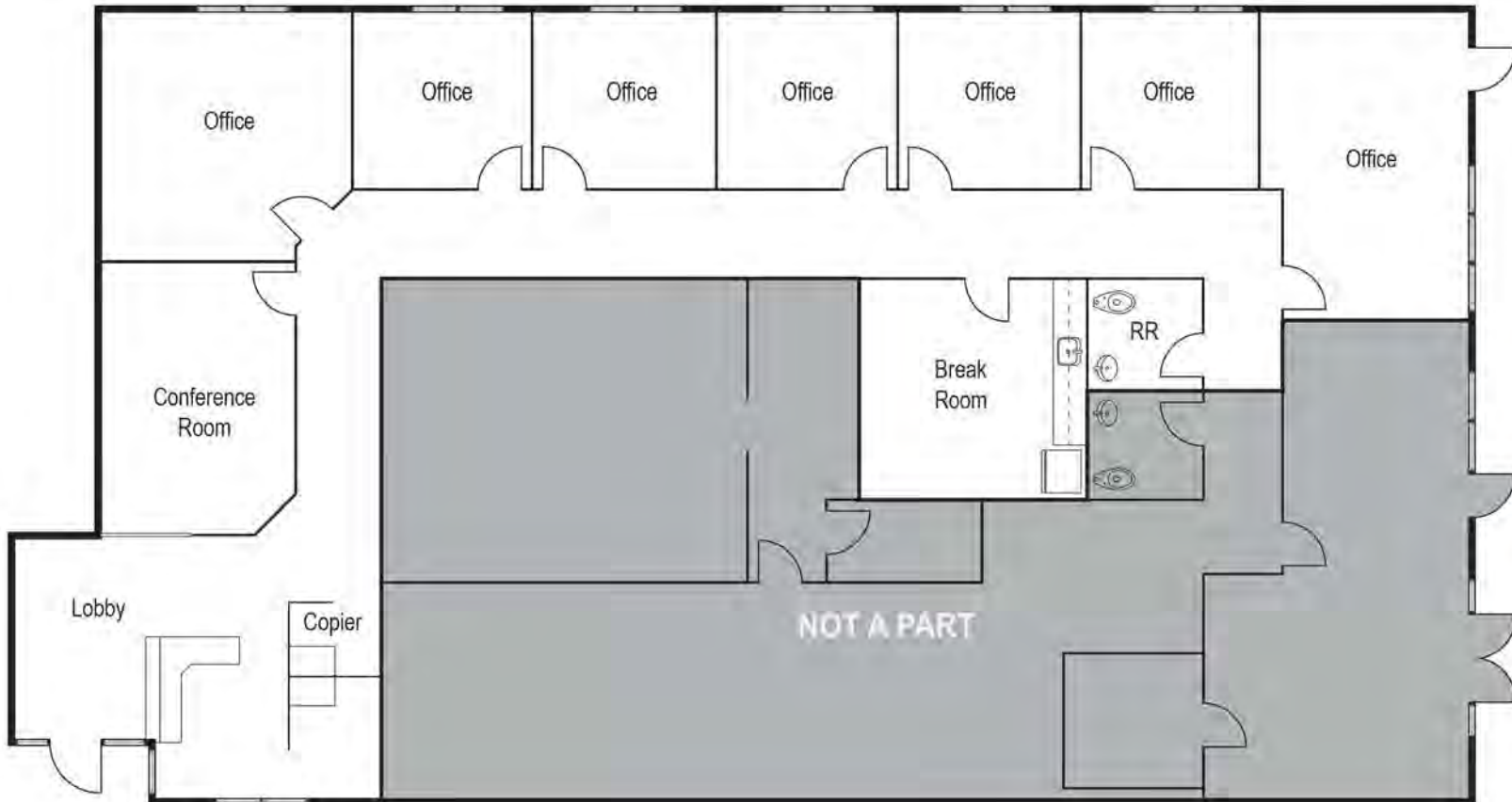
## PROPERTY OVERVIEW

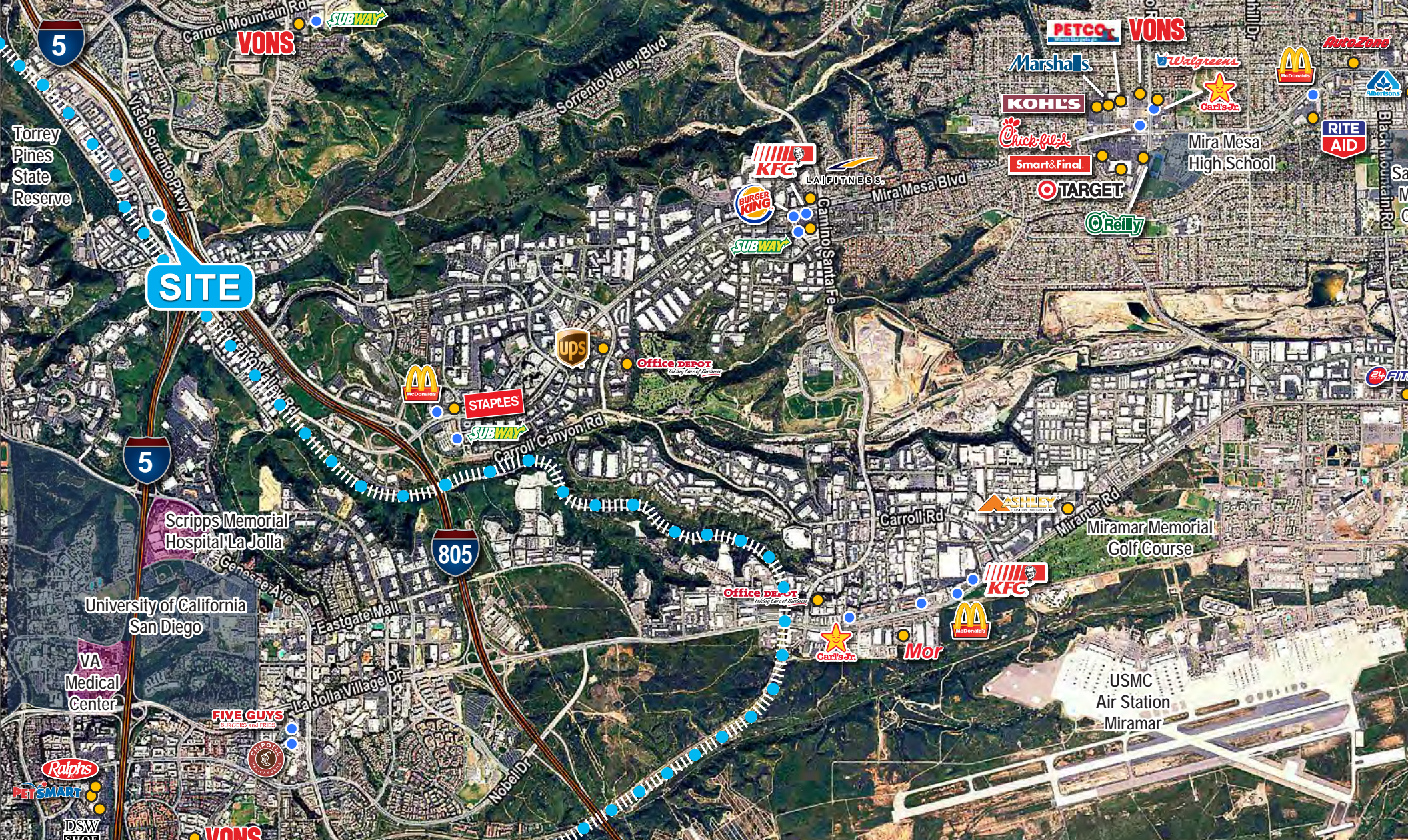
Total Building Size .....	±29,947 SF
Lot Size.....	±3.24 AC
Year Built/Renovated .....	1982/2008
Parking .....	3.50/1,000 SF
Lease Rate .....	Contact broker

# FLOOR PLAN

## SUITE 206 - 2,650 SF

Reception, conference room, break room, (1) private restroom, (6) private offices, and existing FF&E negotiable





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