

# Sorrento Terrace

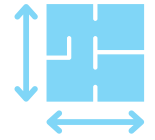
±1,040 SF - ±5,433 SF  
AVAILABLE FOR LEASE  
*Flexible Lease Term*

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



**Voit**  
REAL ESTATE SERVICES

**MULVANEY** SIOR  
COMMERCIAL ALLIANCE 



**±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

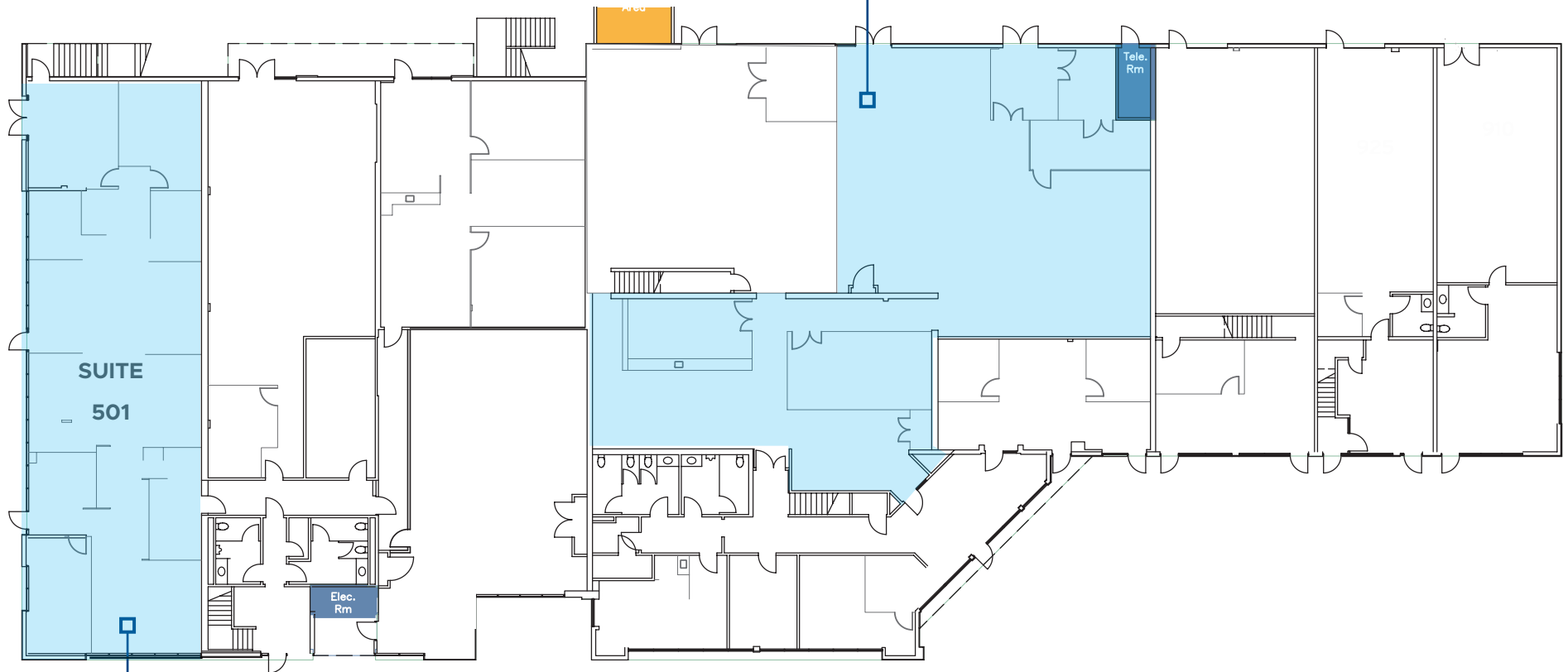
SUITE	RSF	PRICE	NOTES	AVAILABILITY
<b>FIRST FLOOR</b>				
501	±3,439 RSF	\$2.25 /SF MG	100% Office	NOW
901	±5,433 RSF	\$2.25 /SF MG	±100% Production/ Warehouse Space	NOW
<b>SECOND FLOOR</b>				
521 B	±1,304 RSF	\$2.25 /SF MG	100% Office	NOW
523	±3,787 RSF	\$2.25 /SF MG	100% Office	NOW
901B	±3,664 SF	\$2.25 /SF MG	100% Office	NOW
925/926	±1,040 SF	\$2.25 /SF MG	100% Office	NOW



# FIRST FLOOR

## SUITE 901

±5,433 RSF  
\$2.25 /SF



## SUITE 501

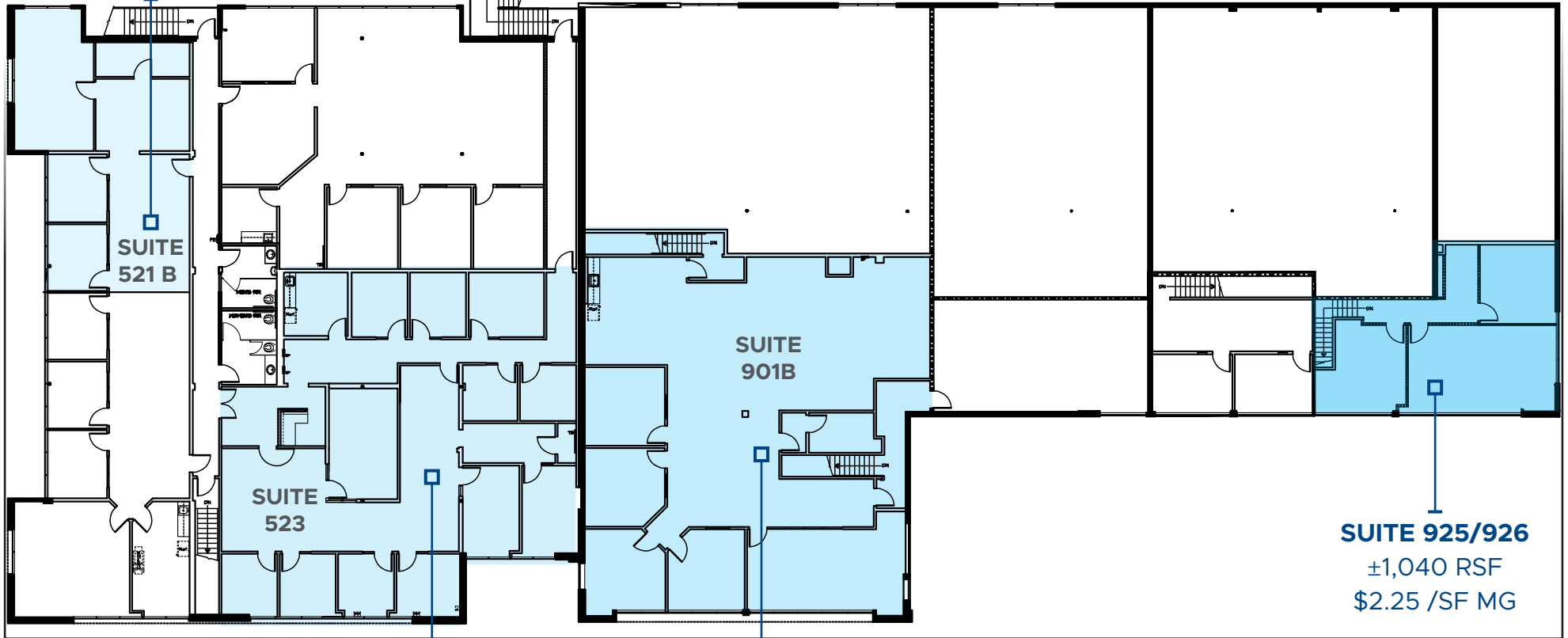
±3,439 RSF  
\$2.25 /SF

# SECOND FLOOR

## SUITE 521 B

±1,304 RSF  
\$2.25 /SF MG

2nd floor creative office suite consisting of reception, conference, private offices, kitchen and open bullpen area.

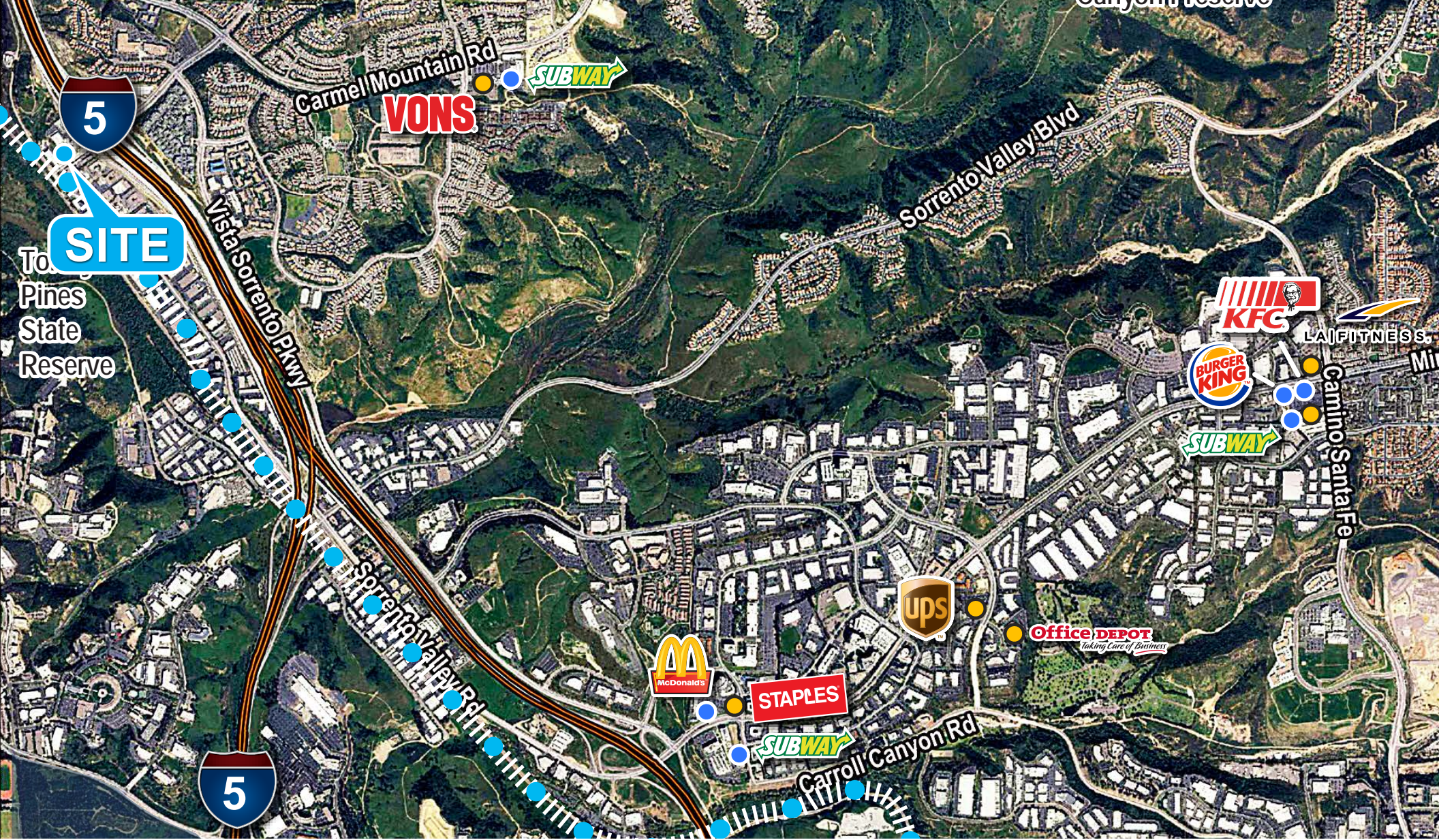


**SUITE 523**  
±3,787 RSF  
\$2.25 /SF MG

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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