

**±4,000- ±8,000 SF WET LAB SPACE
AVAILABLE FOR LEASE**

**10717 SORRENTO VALLEY ROAD
SAN DIEGO, CA 92121 1ST YEAR**

**1ST YEAR PROMO RATE
\$1.95/SF NNN**



**CONNOR USSELMAN | SENIOR ASSOCIATE
858.458.3317 | CUSSELMAN@VOITCO.COM | LIC. #02127620**

**TODD HOLLEY, SIOR | SENIOR VICE PRESIDENT / PARTNER
858.458.3349 | THOLLEY@VOITCO.COM | LIC. #01046508**

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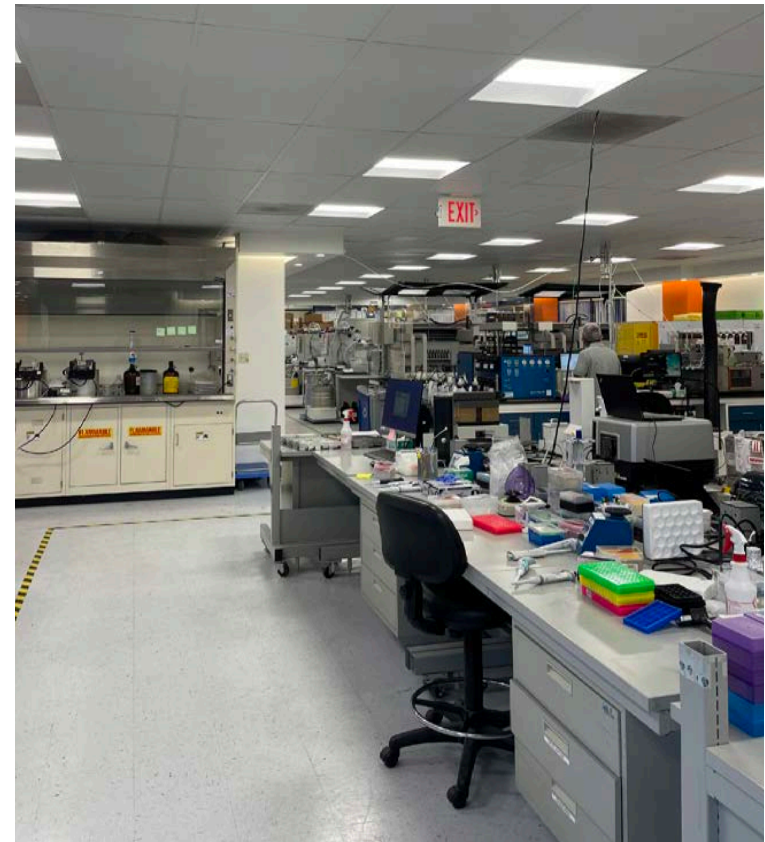


PROPERTY FEATURES

- » ±4,000 - ±8,000 SF freestanding two-story office/lab building
- » New lab improvements, bathrooms and lobby area
- » 11 Benches Gas and Vacuum served
- » (4) 8' Chemical Fume Hoods
- » Fiber Optic Ready
- » Breakroom and Restroom with showers
- » New roof
- » Potential for I-5 freeway signage
- » Well located in corporate office/biotech hub of Sorrento Valley
- » Lease Rate: a 1st Year Promo Rate \$1.95/SF NNN



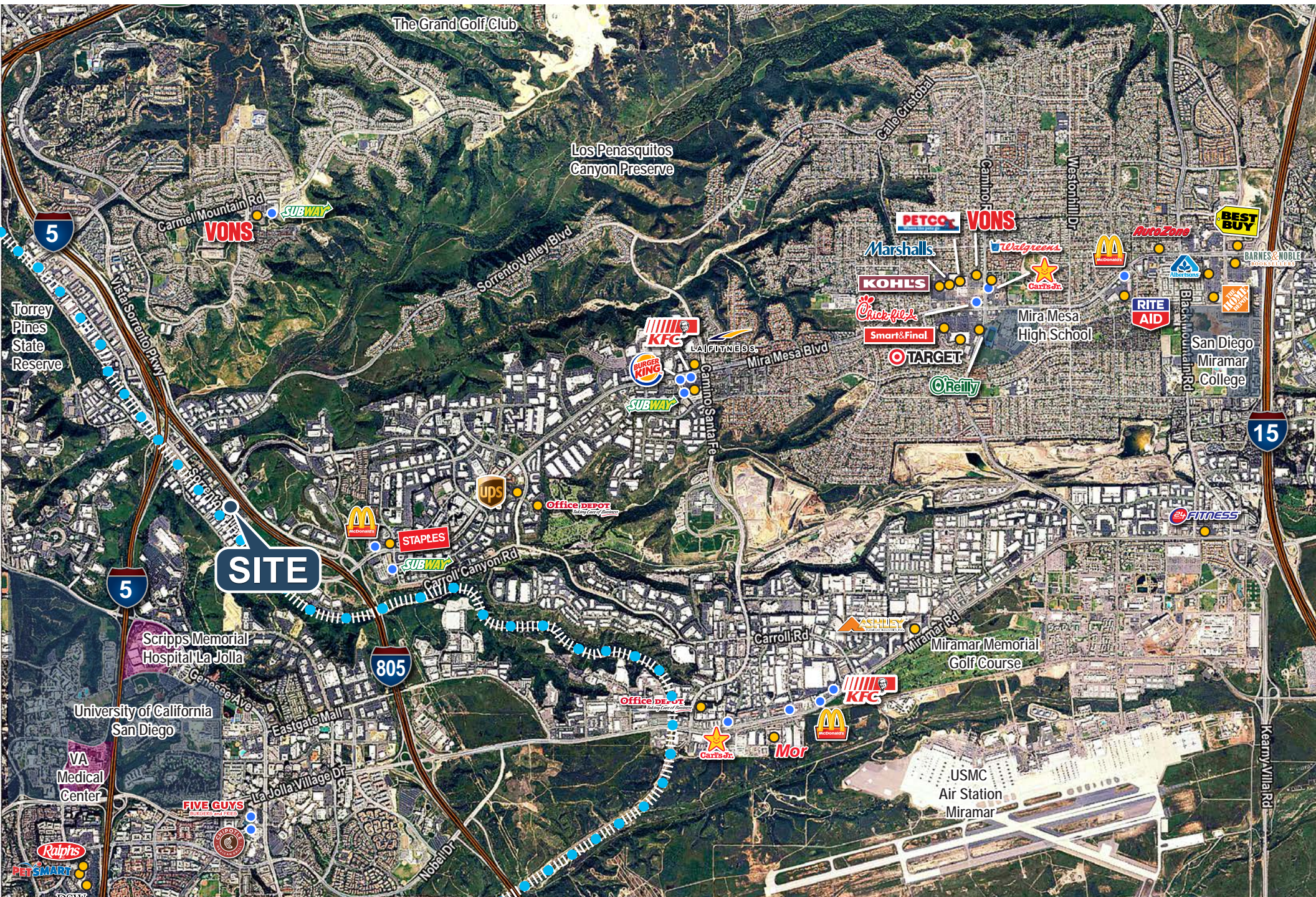
INTERIOR PHOTOS



FLOOR PLANS



RETAIL AMENITIES





CONNOR USSELMAN | Senior Associate | 858.458.3317 | cusselman@voitco.com | Lic. #02127620

TODD HOLLEY, SIOR | Senior Vice President / Partner | 858.458.3349 | tholley@voitco.com | Lic. #01046508

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 | www.voidco.com

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