

CANYON RIDGE TECHNOLOGY PARK

9449 CARROLL PARK DRIVE

SORRENTO MESA

Upgraded Mid-Tech Opportunity

±41,782 SF



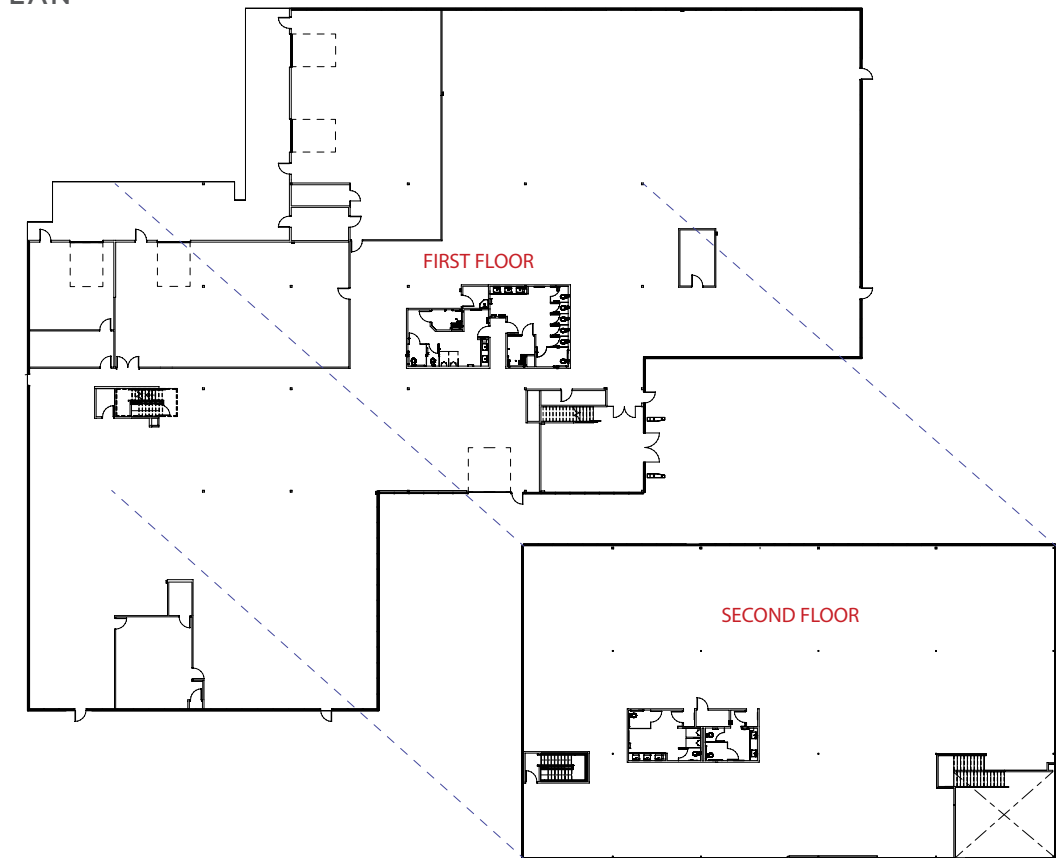
 IRVINE COMPANY

Building Highlights

9449 CARROLL PARK DRIVE / ±41,782 SF

- **Workspace**
 - First floor: 29,293 SF
 - Second floor: 12,488 SF
- **Upgraded Full-Building Workspace**
 - Entryway updates, including a modernized portal
 - Refreshed lobby with wood slat feature wall and decorative light fixtures
 - Flexible office, lab and warehouse space
- **Enhanced Indoor-Outdoor Workspace**
 - New roll-up door connecting the break room to the open-air workspace
- **Workplace Features**
 - Connected outdoor workspaces and gathering areas with event-ready BBQ stations
- **Signage:** Building top and monument signage opportunities
- **Parking:** 160 surface stalls
- **Warehouse Clearance:** 12'
- **Loading Dock:** Four 10'x10' warehouse doors
- **Fire Sprinklers:** .21 GPM/1,500 SF
- **Electrical:**
 - 1,600 Amps, 480/277 Volts, 3 Phase, 4 Wire
 - Generator 480/277 Volts, 300KW-375 KVA, 451 Amps
- **Central Sorrento Mesa Location**
 - Easy access to the 805, 15, 52 and 56 freeways
 - San Diego's fastest-growing hub for tech and life sciences
 - Minutes to UC San Diego, Scripps Institute, La Jolla UTC, upscale dining and retail at Westfield UTC

FLOOR PLAN



CODY ZINDROSKI
DIRECTOR, LEASING
czindroski@irvinecompany.com
858.658.7729
LIC. 02013003

RACHAEL ECKARDT
SENIOR DIRECTOR, LEASING
reckardt@irvinecompany.com
858.658.7728
LIC. 01899799

