



Colliers

11230

**FOR LEASE | OFFICE &
MEDICAL USES**

11230 Sorrento Valley Road

Sorrento Pointe | San Diego, CA 92121

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Property Essentials

11230 Sorrento Valley Road, situated in the thriving Sorrento Valley submarket, is a prime address for office and medical users alike. With immediate access to the Sorrento Valley Coaster Station and close proximity to I-5 and I-805, the location offers exceptional connectivity for both employees and clients. Nestled among leading tech and life science companies, the property supports collaboration and innovation.



Suite 215: 3,335 SF
Available Jan 1, 2026



Suite 221: 1,574 SF
Available Now



Suite 225: 3,889 SF
Available Now

**Contiguous up to 8,798 SF*



Lease Rate:
\$2.75 +E

Key Features

- Flexible IL-3-1 zoning allows for mix of professional office and medical uses
- Recently renovated restrooms and common areas for a fresh, modern feel with approachable lobbies in a two-story building
- Steps from the Sorrento Valley Coaster Station — unbeatable commuter convenience
- Central location with easy access to I-5, SR-56, & I-805 freeways
- Outdoor picnic area ideal for breaks, lunches and casual meetings in a private and serene setting
- On-site showers and locker rooms for active professionals
- Walkable access to a wide range of restaurants, retail, and services
- 4/1,000 SF parking ratio
- Move-in ready suites ready when you are
- Five (5) days/week janitorial service included

2

Minutes to
I-5

5

Minutes to
I-805

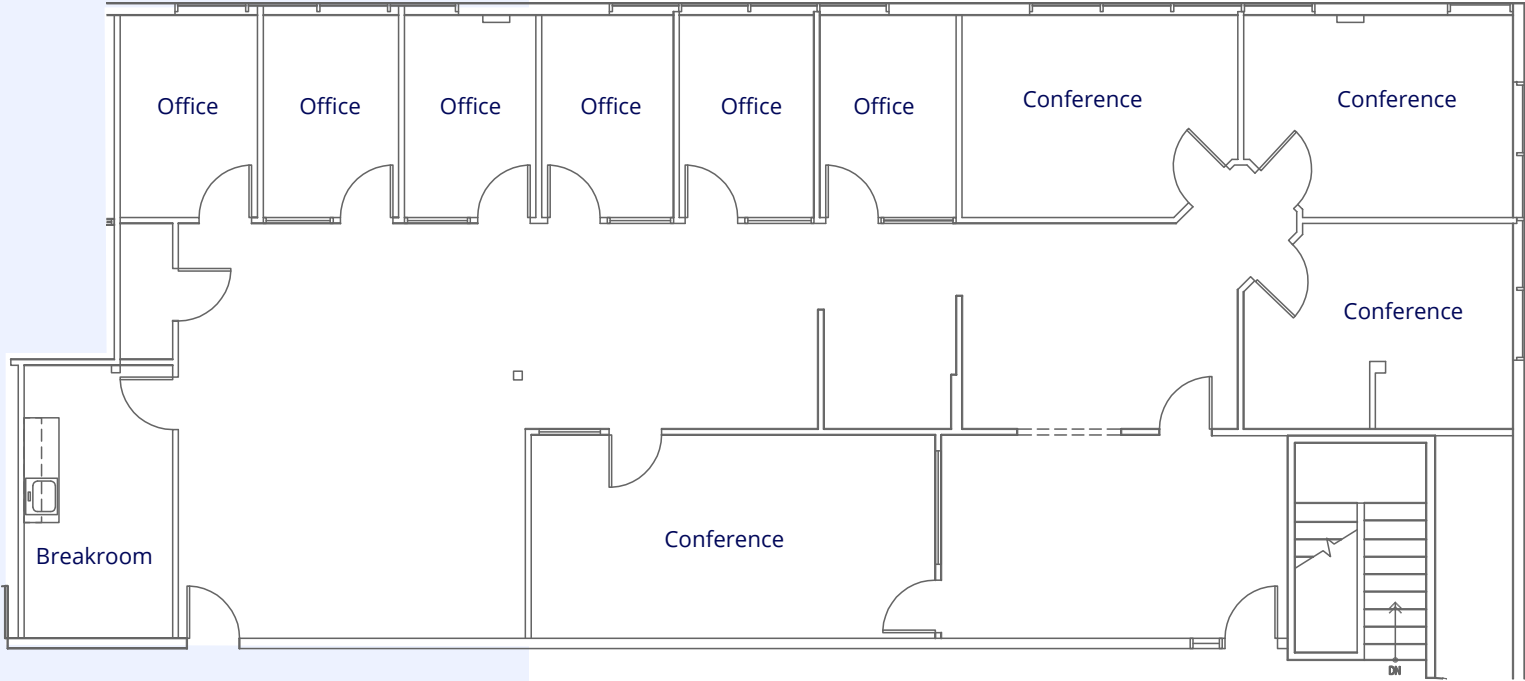
7

Minutes to
SR 56

Floorplan

3,335 SF
Suite 215

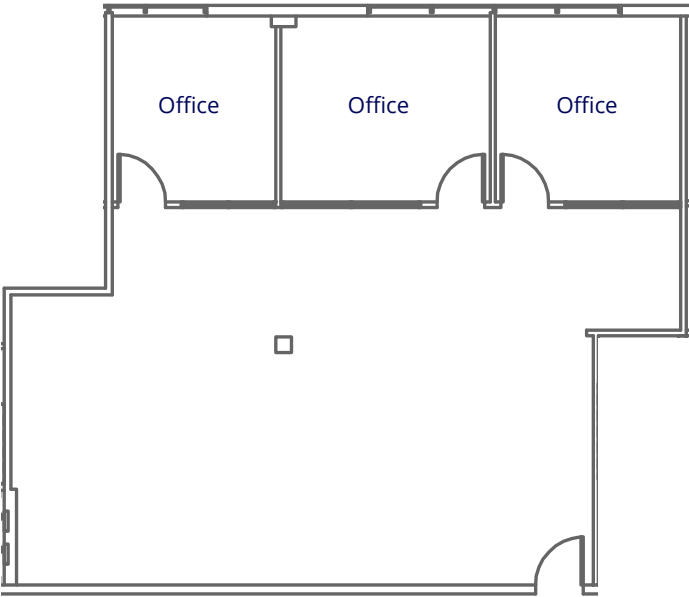
- Available Jan 1, 2026
- Demisable to ~1,500 SF
- Partially Furnished Corner-Suite with Abundant Glass Line
- Six (6) Window-line Private Offices
- Multiple Conference Rooms
- Reception Area
- Open Bullpen Space
- Kitchen
- Storage/IT
- Contiguous with Suites 221 & 225



Floorplan

1,574 SF
Suite 221

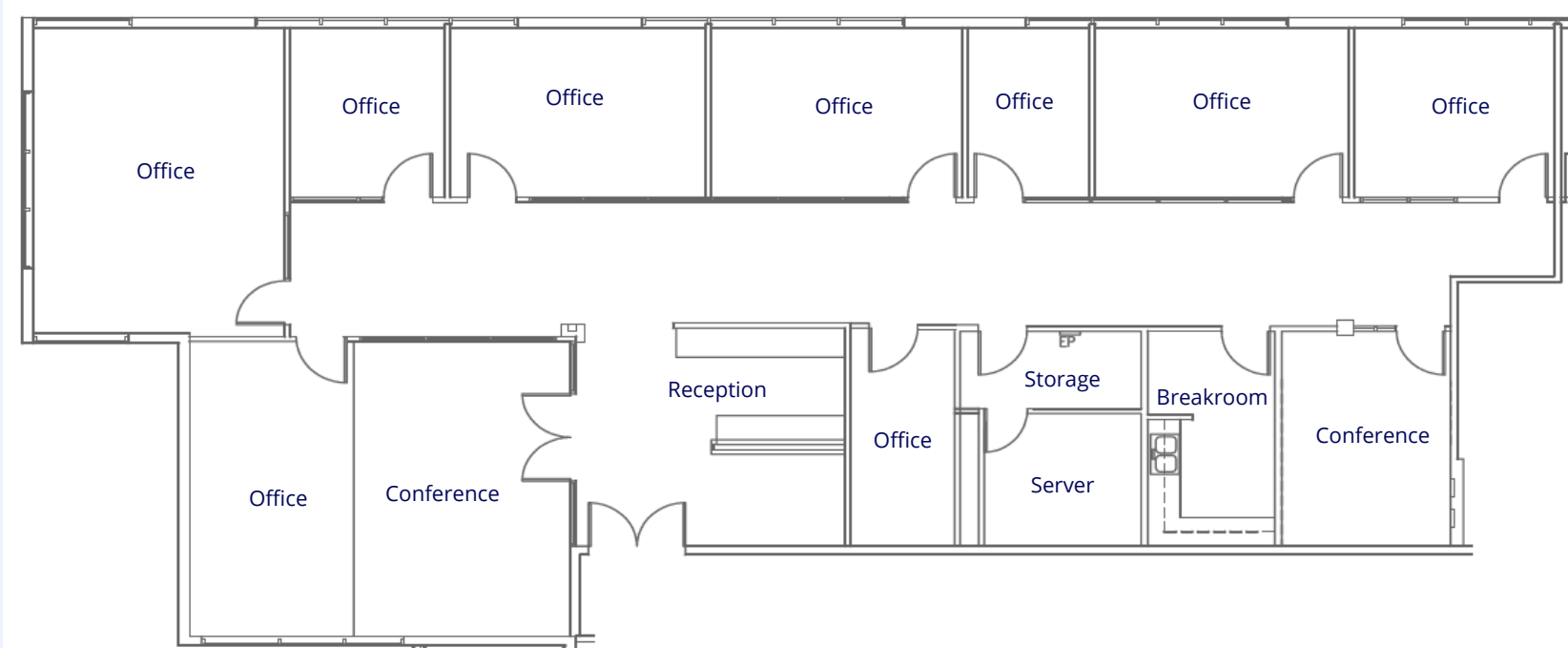
- Available Now
- Three (3) Window-line Private Offices
- Conference Room
- Open Bullpen Space
- Contiguous with Suites 215 & 225



Floorplan

3,889 SF
Suite 225

- Available Now
- Corner Suite with Abundant Glass Line
- Double-door Reception Entry
- Large & Small Conference Rooms
- Nine (9) Private Offices
- Kitchen
- Storage Rooms
- Partially Furnished
- Contiguous with Suites 215 & 221



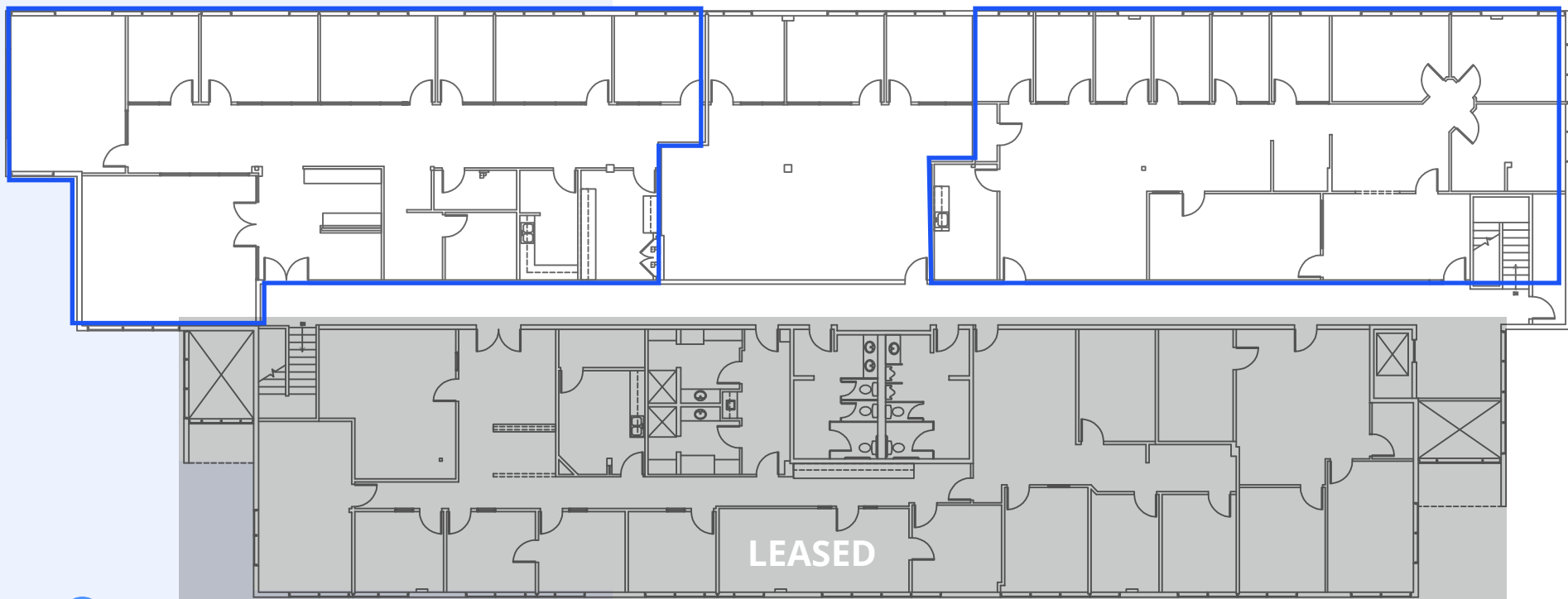
Contiguous up to
8,798 SF

Second Floor

Suite 225
3,889 SF

Suite 221
1,574 SF

Suite 215
3,335 SF



NORTH





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