

Colliers



FOR LEASE | OFFICE &
MEDICAL USES

11230 Sorrento Valley Road

Sorrento Pointe | San Diego, CA 92121

Conor Evans
Lic. No. 01963596
+1 858 291 1415
conor.evans@colliers.com

Chris High, SIOR
Lic. No. 01734544
+1 858 291 1413
chris.high@colliers.com

Steve Bruce
Lic. No. 01455744
+1 858 291 1414
steve.bruce@colliers.com

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.



- 215: 3,335 SF
Available Jan 1, 2026
- 221: 1,574 SF
Available Now
- 225: 3,889 SF
Available Now

Contiguous up to 8,798 SF

Fee Rate:
\$5 +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 1-5

5

Minutes to
I-805

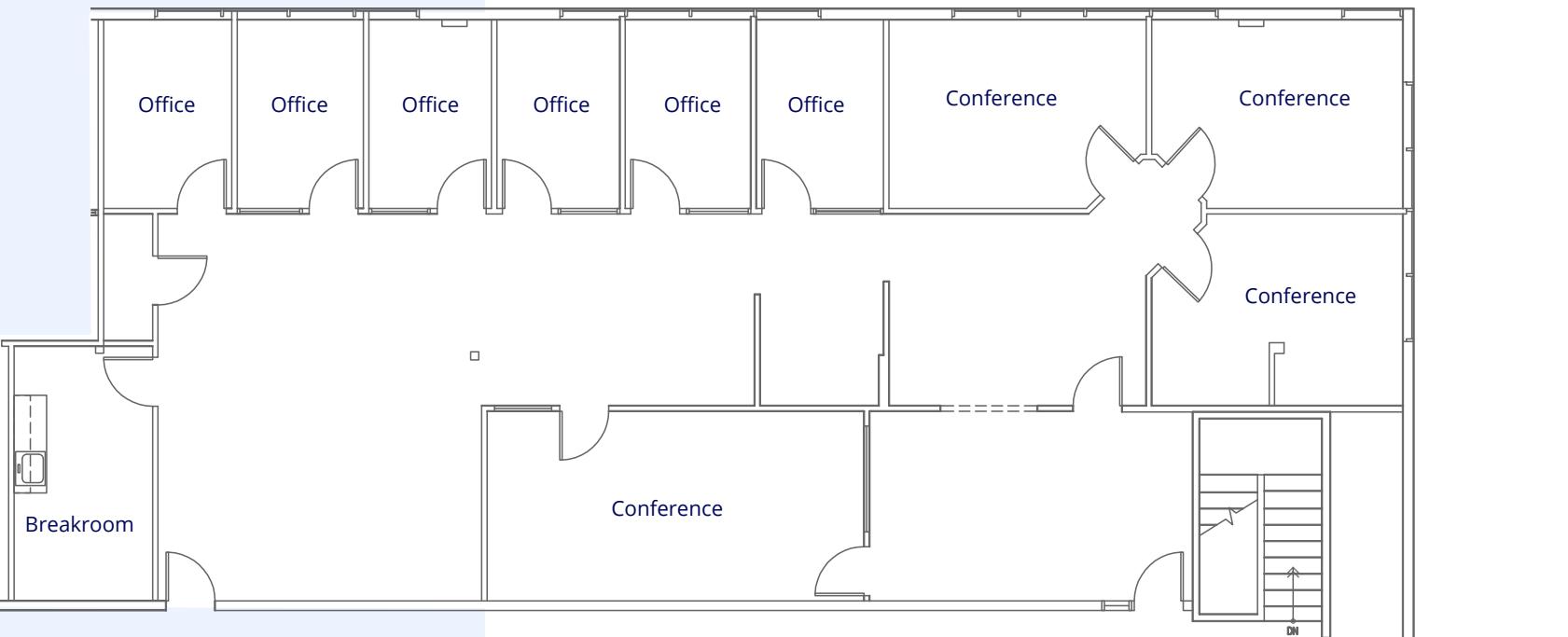
7

Minutes to SR 56

Floorplan

3,335 SF

Suite 215

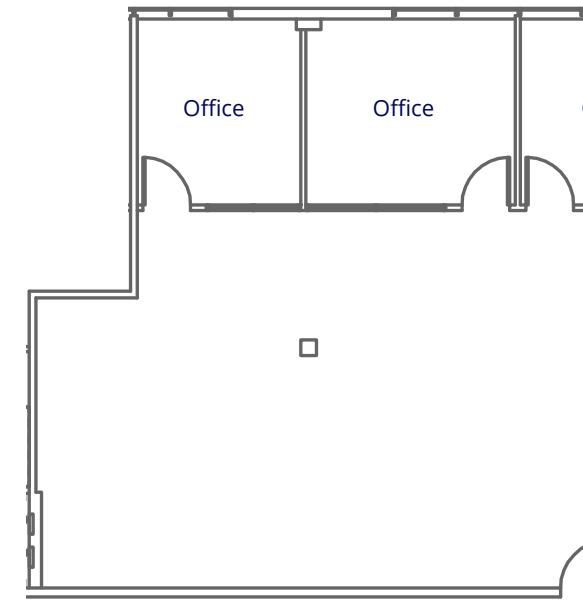


- Available Jan 1, 2026
- Demisable to ~1,500 SF
- Partially Furnished Corner-Suite with Abundant Glass Line
- Six (6) Window-line Private Offices
- Multiple Conference Rooms
- Reception Area
- Open Bullpen Space
- Kitchen
- Storage/IT
- Contiguous with Suites 221 & 225

Floorplan

1,574 SF

Suite 221

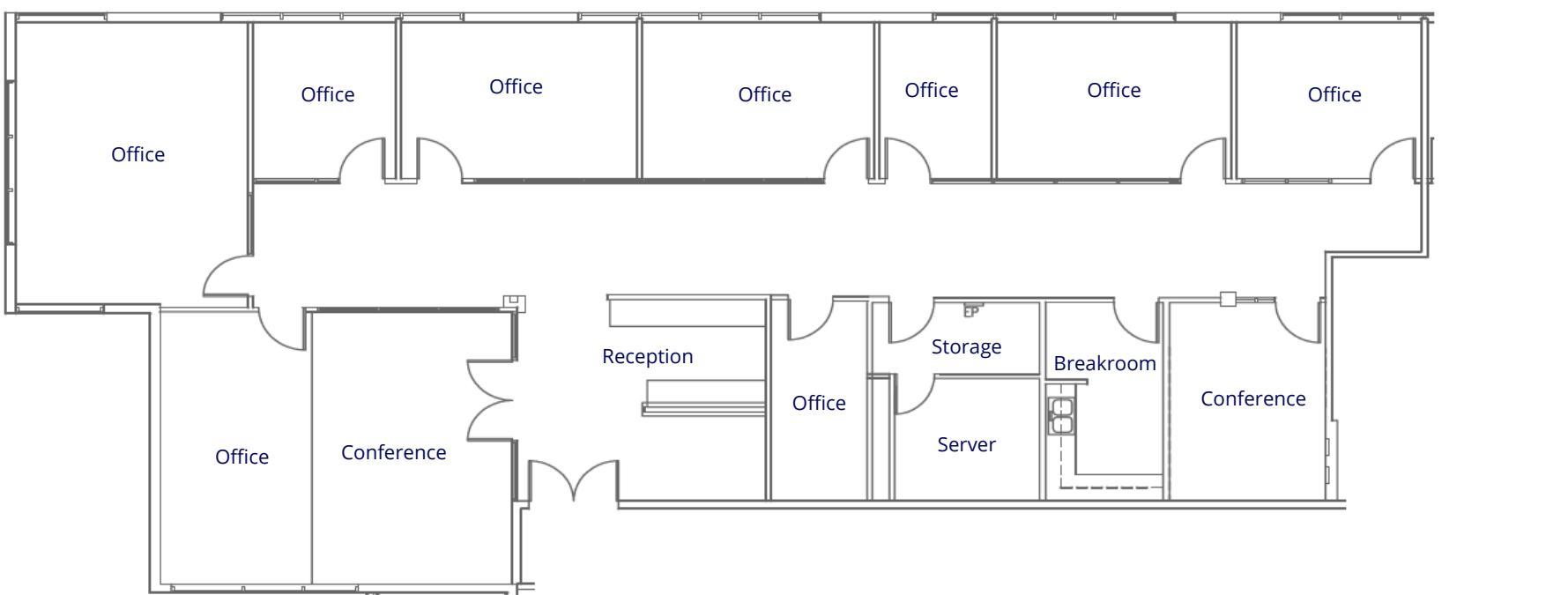


- Available Now
- Three (3) Window-line Private Offices
- Conference Room
- Open Bullpen Space
- Contiguous with Suites 215 & 225

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

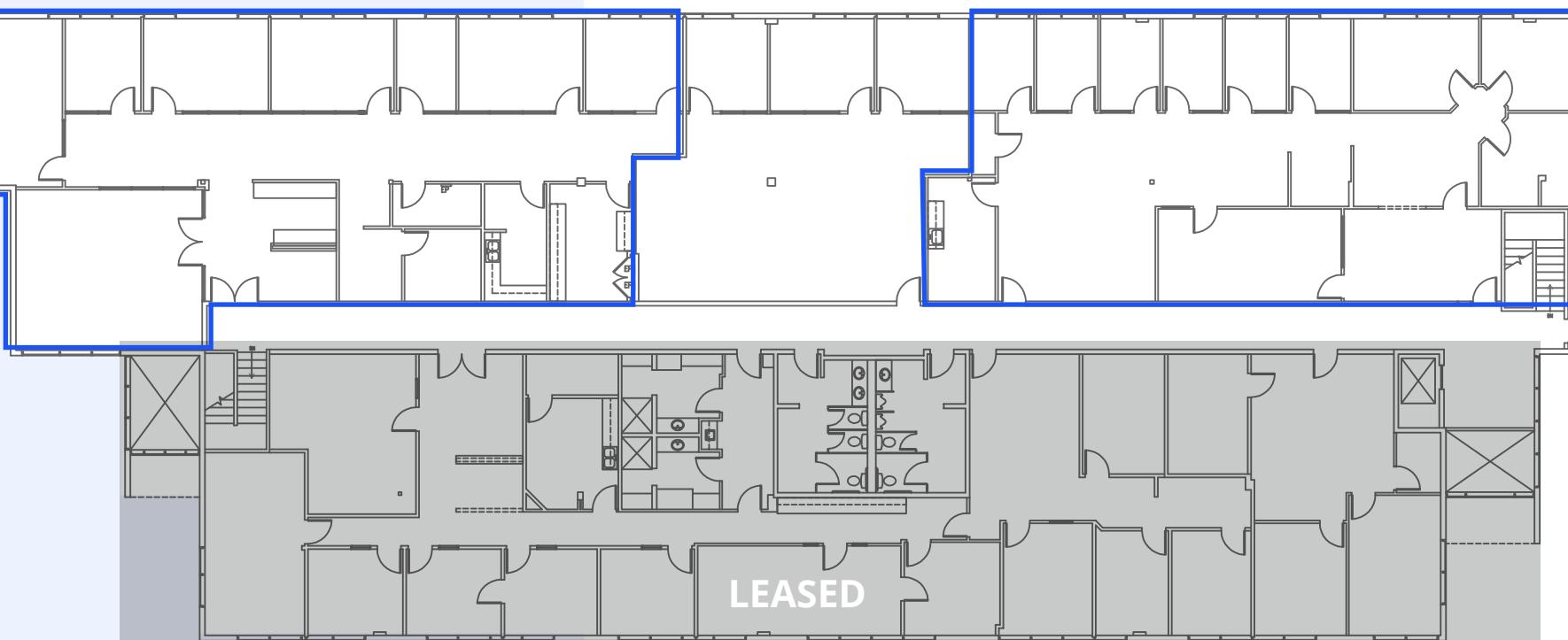
Contiguous up to
8,798 SF

Second Floor

Suite 225
3,889 SF

Suite 221
1,574 SF

Suite 215
3,335 SF



▲
NORTH



11230 Sorrento Valley Road | 8



11230 Sorrento Valley Road | 9

Colliers
4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122
colliers.com

CONTACT US

Conor Evans

Vice President
+1 858 291 1415
License No. 01963596
conor.evans@colliers.com

Chris High

Vice Chair
+1 858 291 1413
License No. 01734544
chris.high@colliers.com

Steve Bruce

Vice Chair
+1 858 291 1414
License No. 01455744
steve.bruce@colliers.com

