



Colliers



11230

**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.



Suite 200: 1,139 SF
Available Now



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



Suite 225: 3,889 SF
Available Now



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

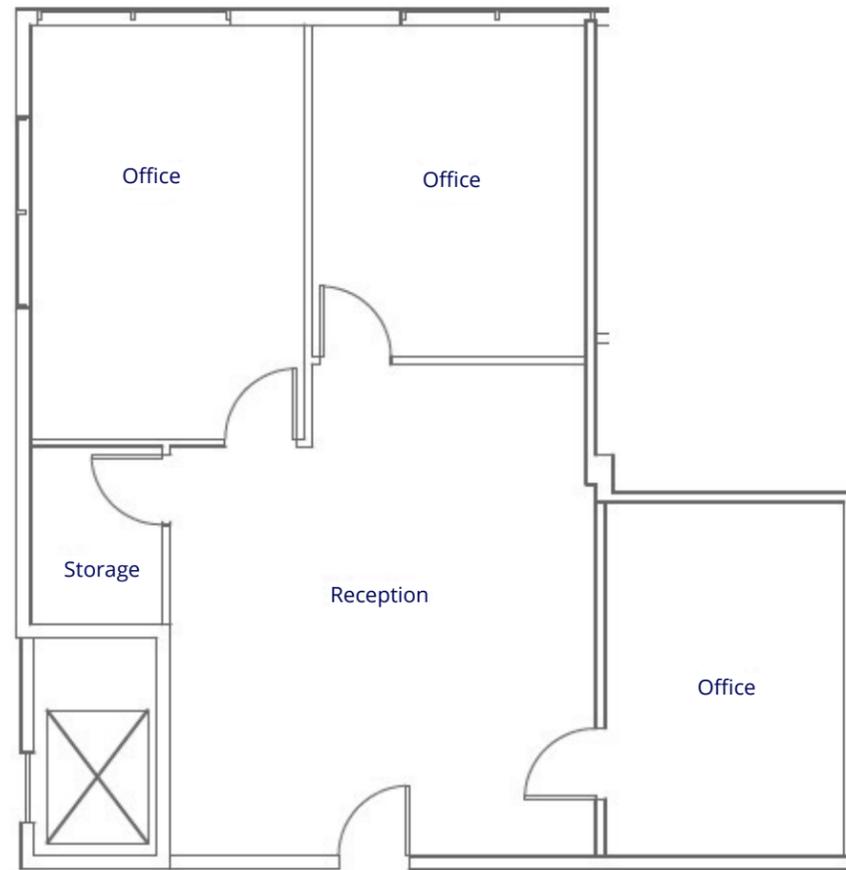
Minutes to
SR 56

Floorplan

1,139 SF

Suite 200

- Available Now
- Reception
- Three (3) Private Offices
- Storage Room

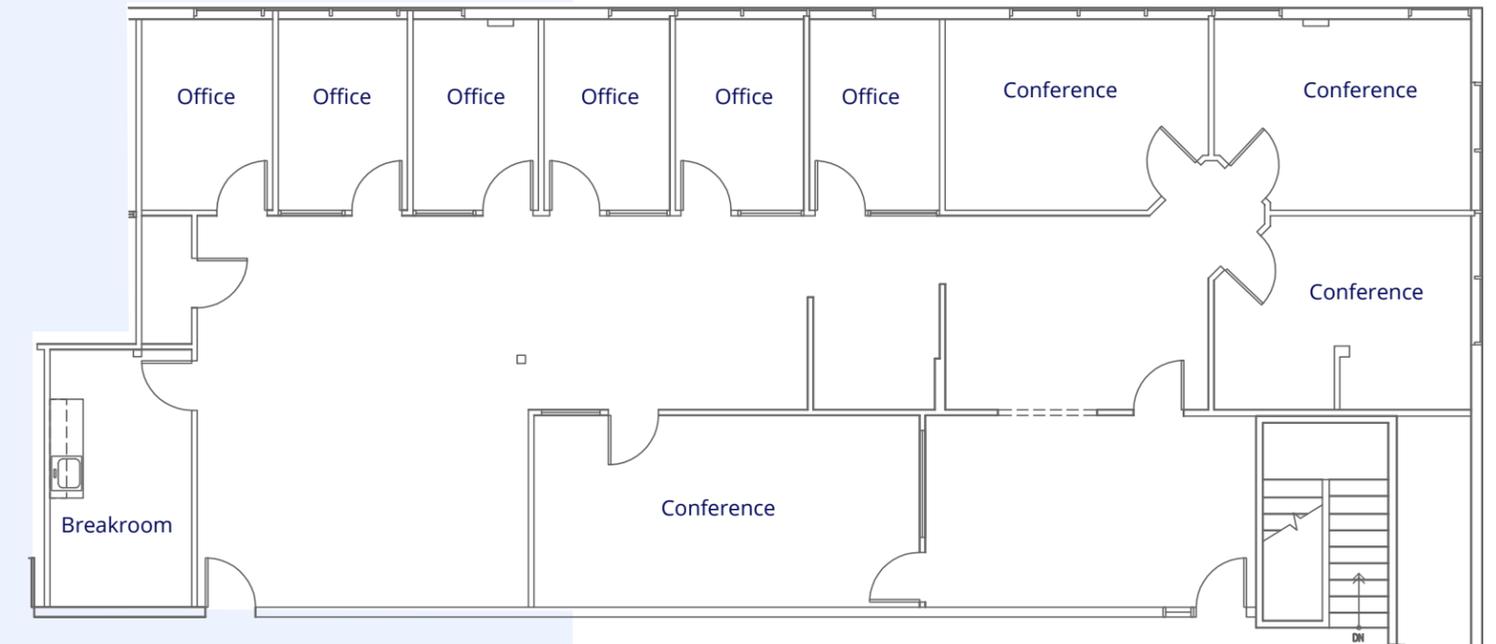


Floorplan

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

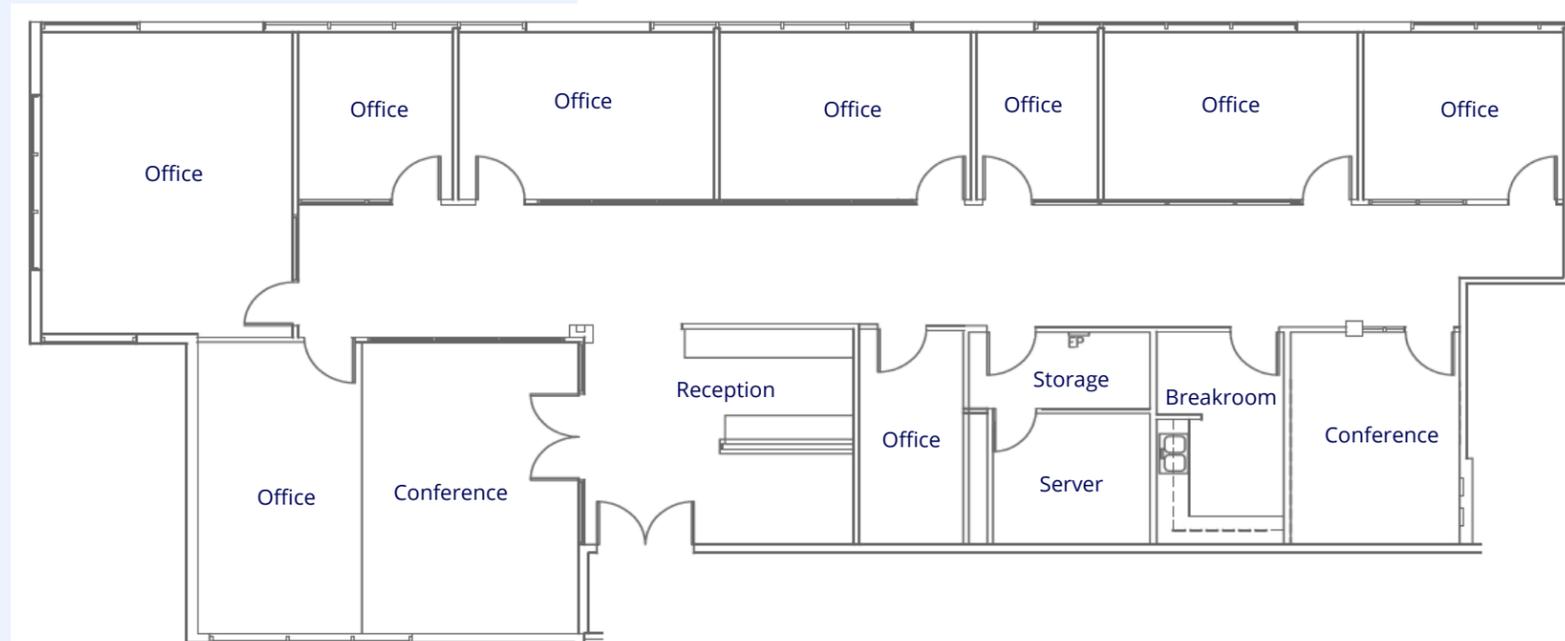


Floorplan

3,889 SF

Suite 225

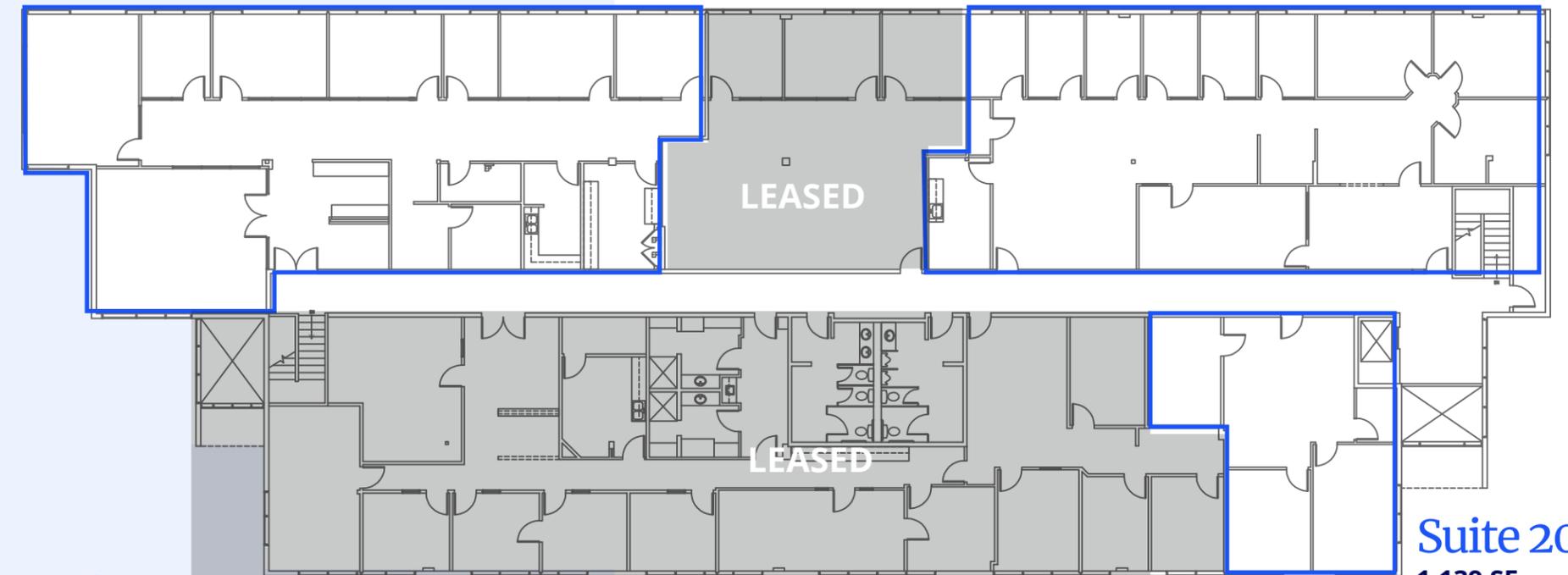
- Available Now
- Corner Suite with Abundant Glass Line
- Double-door Reception Entry
- Large & Small Conference Rooms
- Nine (9) Private Offices
- Kitchen
- Storage Rooms
- Partially Furnished
- Contiguous with Suites 215 & 221



Second Floor Availability

Suite 225
3,889 SF

Suite 215
3,335 SF



Suite 200
1,139 SF





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



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.