

SUBLEASE

SORRENTO MESA BUSINESS PARK

9823 PACIFIC HEIGHTS BLVD

SAN DIEGO, CALIFORNIA 92121

+/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE

+/-1,280 - 9,220 SF AVAILABLE | FLEX / R&D IMPROVEMENTS | GRADE-LEVEL LOADING | CLIMATE-CONTROLLED

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

9823 PACIFIC HEIGHTS BLVD

SUITE Q | SUITE R | SUITE S | SUITE T | SUITE U | SUITE V

- ✓ +/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE
- ✓ DIVISIBLE: +/- 1,280 - 9,220 SF AVAILABLE
- ✓ FLEXIBLE LEASE TERMS
- ✓ R&D / FLEX IMPROVEMENTS
- ✓ IDEAL FOR MANUFACTURING USES
- ✓ SIX TOTAL GRADE-LEVEL DOORS
- ✓ 16' CLEAR-HEIGHT
- ✓ WAREHOUSE SPACE WITH SKYLIGHTS
- ✓ AMPLE PARKING
- ✓ LOCATED WITHIN SORRENTO MESA BUSINESS PARK, A 150,000 SF MULTI-TENANT BUSINESS PARK WITH ON-SITE PROPERTY MANAGEMENT
- ✓ EXCELLENT SORRENTO MESA LOCATION JUST OFF MIRA MESA BLVD

IMMEDIATE AVAILABILITY

CONTACT BROKER FOR LEASE RATE



SUITE Q

±1,290 SF
 WAREHOUSE
 ONE GRADE-LEVEL DOOR
 RECEPTION
 PRIVATE OFFICE
 PRINT / UTILITY ROOM
 RESTROOM

SUITE R

±1,290 SF
 WAREHOUSE
 ONE GRADE-LEVEL DOOR
 RECEPTION
 PRIVATE OFFICE
 RESTROOM

SUITE S

±1,580 SF
 WAREHOUSE
 ONE GRADE-LEVEL DOOR
 RECEPTION
 PRIVATE OFFICE
 RESTROOM

SUITE T

±1,580 SF
 WAREHOUSE
 ONE GRADE-LEVEL DOOR
 RECEPTION
 PRIVATE OFFICE
 RESTROOM

SUITE U

±1,280 SF
 WAREHOUSE / PRODUCTION
 ONE GRADE-LEVEL DOOR
 RECEPTION
 PRIVATE OFFICE
 RESTROOM

SUITE V

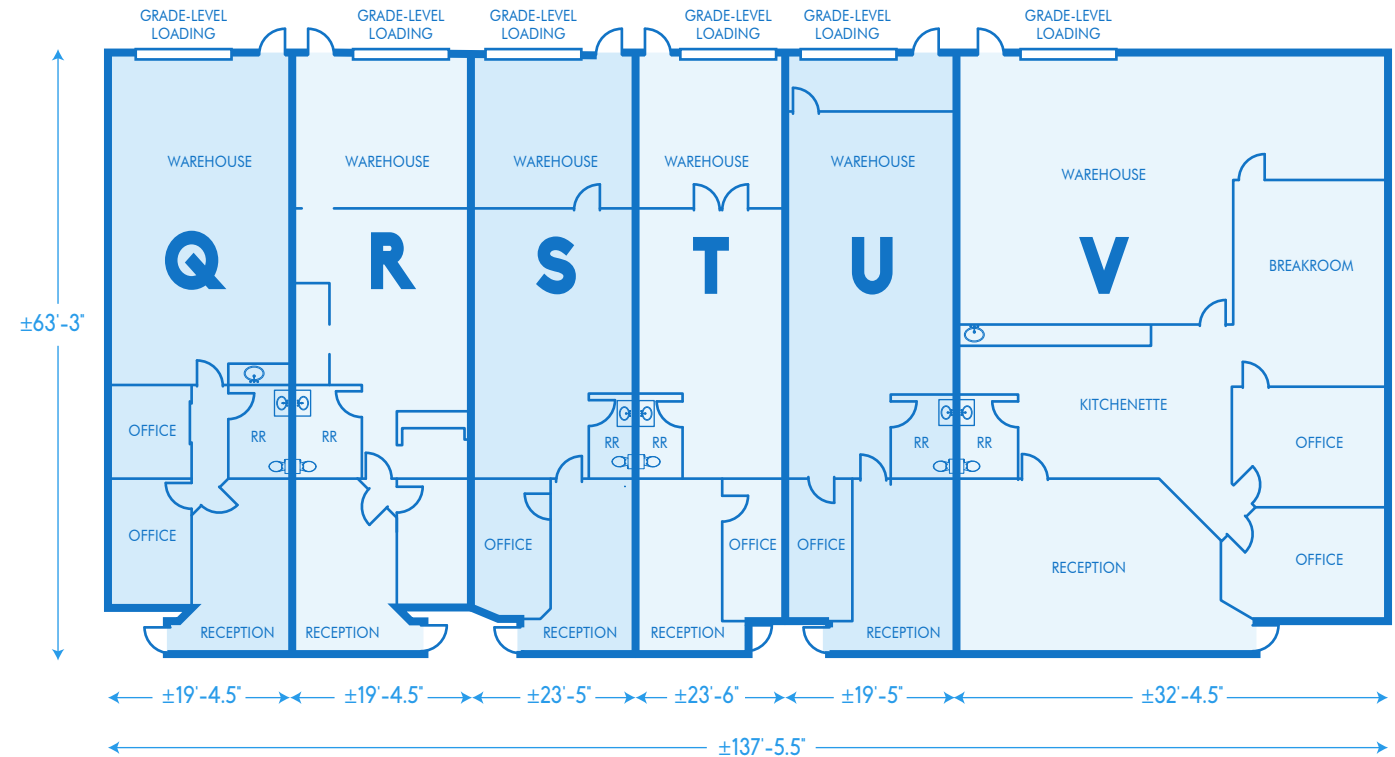
±2,200 SF
 WAREHOUSE
 ONE GRADE-LEVEL DOOR
 RECEPTION
 TWO PRIVATE OFFICES
 KITCHENETTE / BREAKROOM
 RESTROOM

+/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE
 +/-1,280 - 9,220 SF AVAILABLE | CAN BE LEASED TOGETHER OR SEPARATELY | FLEXIBLE LEASING TERMS



+/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE

- ✓ SIX INDUSTRIAL / FLEX SUITES TOTALING +/-9,220 SF
- ✓ +/-1,280 - 9,220 SF AVAILABLE
- ✓ FLEX / R&D IMPROVEMENTS
- ✓ SIX TOTAL GRADE-LEVEL LOADING DOORS
- ✓ WAREHOUSE SPACE WITH SKYLIGHTS
- ✓ 16' CLEAR-HEIGHT
- ✓ CLIMATE-CONTROLLED
- ✓ PRIVATE OFFICES



Q	R	S	T	U	V
±1,290 SF	±1,290 SF	±1,580 SF	±1,580 SF	±1,280 SF	±2,200 SF

TORREY PINES



FIESTA MEXICAN GRILL
SITAR INDIAN CUISINE
GREENSPOT SALAD CO.
THE FLAME BROILER
MARISCOS LA REYNA DEL SUR
MCDONALD'S

ALDI
BURGER KING
KFC
URBANE CAFE
PHO KITCHEN
KOTIJA JR TACO
DONUT TOUCH
SUE'S KOREAN KITCHEN
NANAY'S BEST BBQ
MARKETPLACE GRILLE
CHARMINAR INDIAN FOOD

LA FITNESS
FEDEX SHIP CENTER

MICHAELS
SPROUTS
MARSHALLS
PANDA EXPRESS
MANNA BBQ
RED LOBSTER
CRAB HUT
LITTLE SAKANA SUSHI
L&L HAWAIIAN BBQ
CHIPOTLE
COTIXAN MEXICAN
ROBEKS SMOOTHIES

MIRA MESA



WALGREENS
99 CENTS STORE
JOLLIBEE
CARL'S JR
IHOP
STARBUCKS

TARGET
BROKEN YOLK CAFE
SAYULITAS MEXICAN
MAX'S RESTAURANT
PIZZA HUT

SORRENTO VALLEY



SORRENTO MESA



CHICK-FIL-A
ON A ROLL CAFE
CROUTONS
RUBIOS
SUBWAY

CARL'S JR
DENNY'S
BETTER BUZZ COFFEE
NATSUMI SUSHI AND SEAFOOD
SAINT ARCHER BREWING CO.
CUTWATER SPIRITS
MCDONALD'S
TACO BELL
DIXIELINE LUMBER

CARROLL ROAD

MIRAMAR

THYME FOR LUNCH CAFE & GRILL
DUCK FOOT BREWING
PURE PROJECT
BALLAST POINT BREWING

UCSD



UNIVERSITY CITY

LA JOLLA

9823 PACIFIC HEIGHTS BLVD
SAN DIEGO, CALIFORNIA 92121



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