

SORRENTO SUMMIT

7473 Lusk Blvd, San Diego, CA 92121



±100,000 SF of Office Space with R&D Lab Infrastructure
Available for Sublease



Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

Sorrento Summit is strategically located in San Diego's highly sought-after Sorrento Valley submarket, offering not only breathtaking views but also convenient access to major transportation routes I-805 and I-5 and an array of nearby dining and shopping.



Building Specs

- R&D / Lab infrastructure
- 8,000 amps
 - 4000-amp 480 V
 - 4000-amp 208 V
- 800 tons cooling chillers
- Floor weight capacity for labs
- Compressed air
- Sit/stand desks throughout
- Shipping/receiving truck door
- Freight elevator



Building Amenities

- Fitness Center
- Cafeteria
- 14 Electric Vehicle (EV)

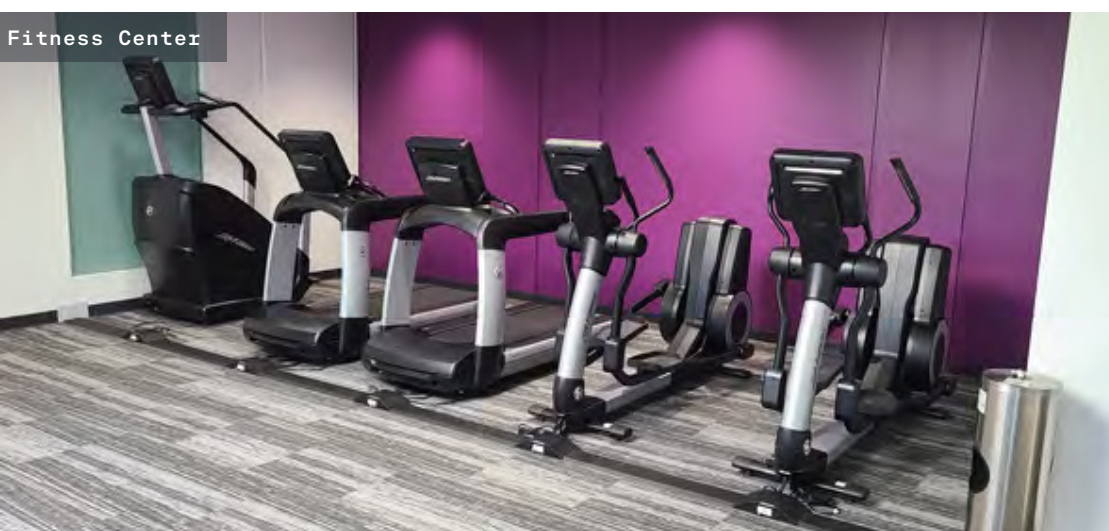




Cafeteria



Fitness Center



Fitness Center



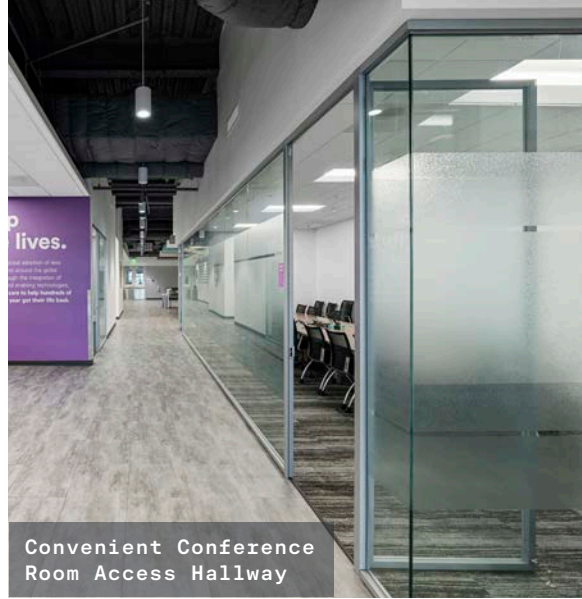
Cafeteria



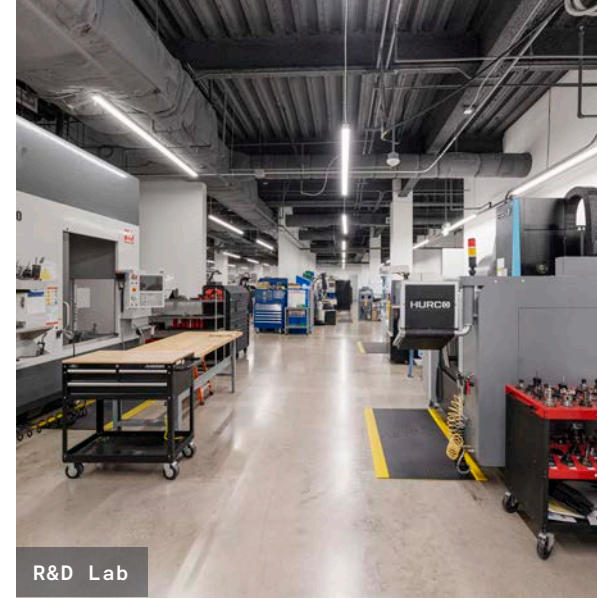
Fitness Center



Amenity Courtyard



Convenient Conference Room Access Hallway



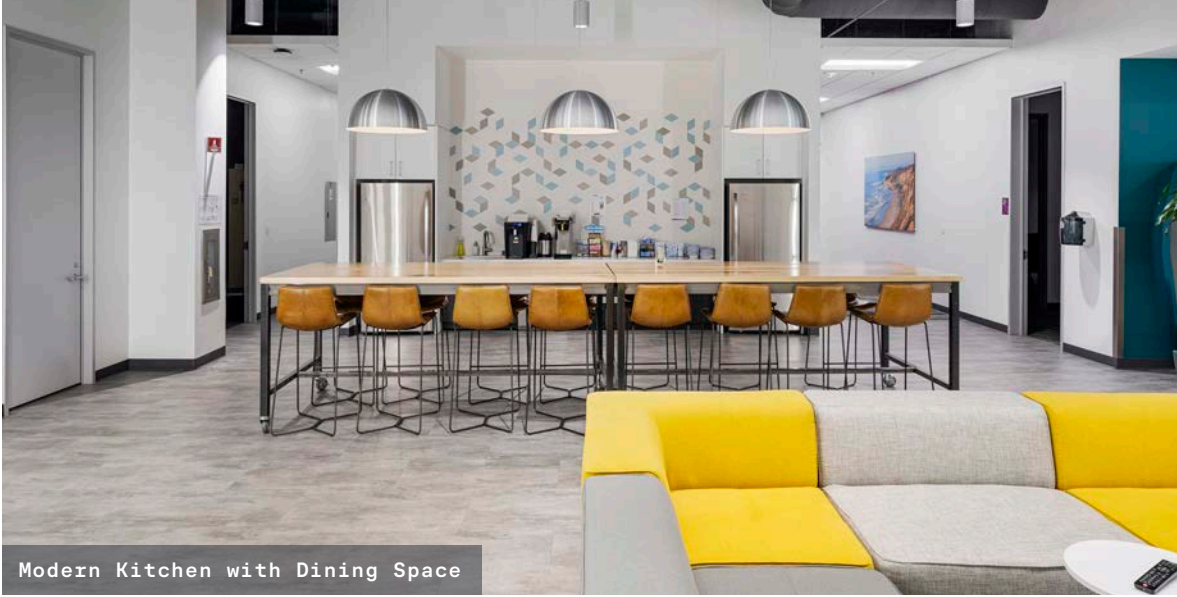
R&D Lab



Cubicle Workstation Zone



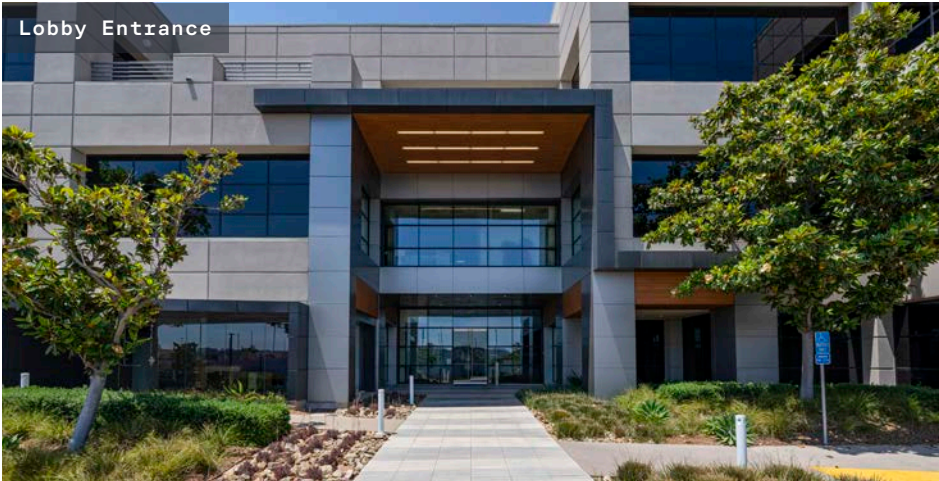
Common Area Workspace



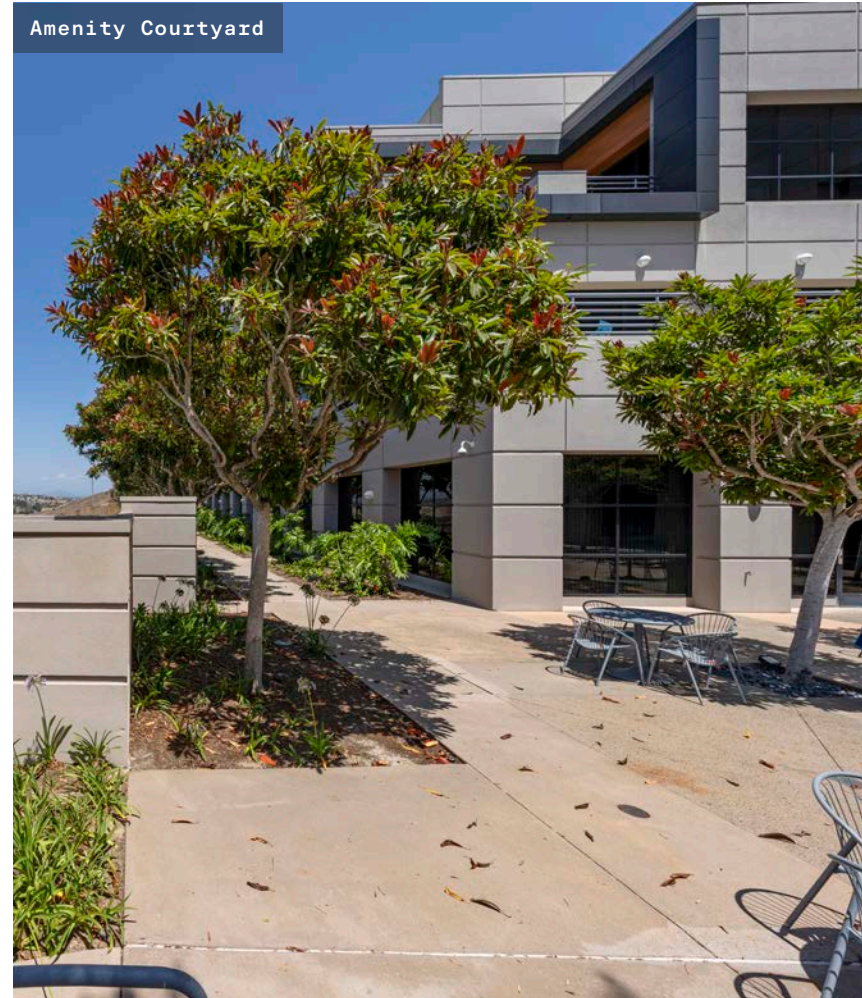
Modern Kitchen with Dining Space



Modern Kitchen with Dining Nook



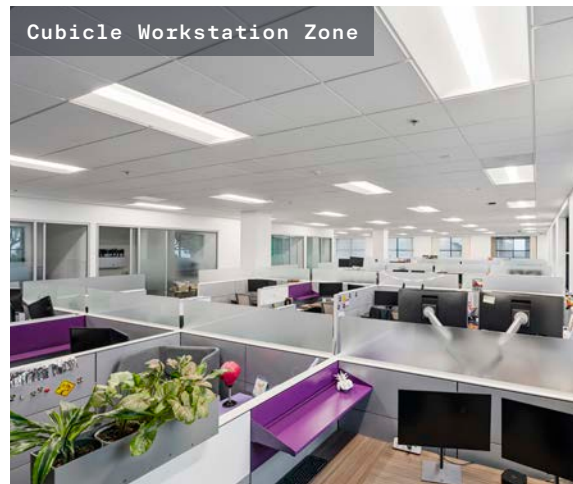
Lobby Entrance



Amenity Courtyard



Cubicle Workstation Zone



Cubicle Workstation Zone

FLOOR PLAN

1ST FLOOR 46,020 RSF

- 155 cubes
- 14 offices
- 5 conference rooms
- 1 training room
- 3 engineering labs w/ compressed air
- 1 lab
 - 20,000 SF
 - Compressed air
- 1 grade level truck door



■ Conference room ■ Huddle room ■ Break room ■ Offices ■ Lab

FF&E subject to deal terms & availability at time of negotiations

FLOOR PLAN

2ND FLOOR 44,006 RSF

- 190 cubes
- 34 offices
- 15 conference rooms
- 2 labs



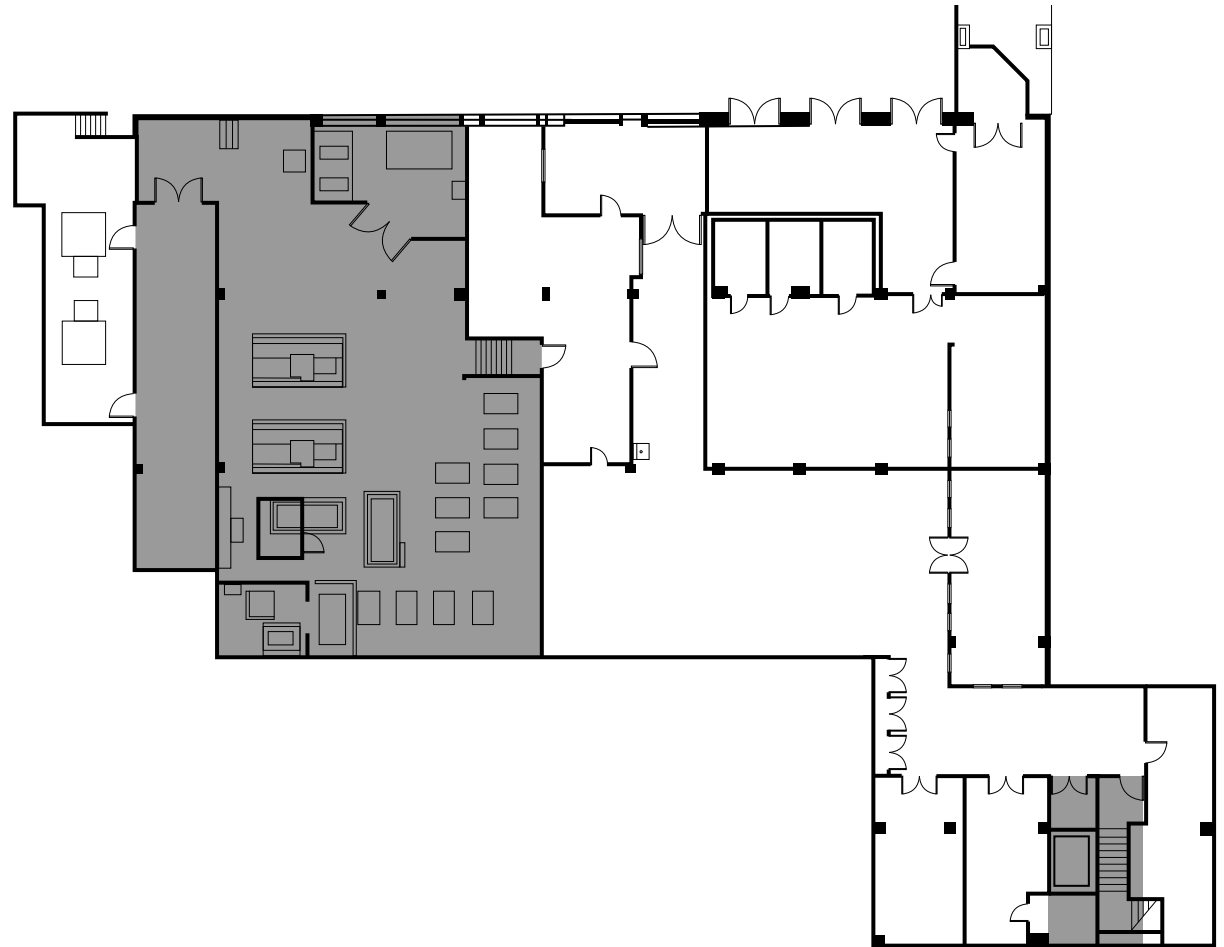
■ Conference room ■ Huddle room ■ Break room ■ Offices ■ Lab
■ Training room

FF&E subject to deal terms & availability at time of negotiations

FLOOR PLAN

BASEMENT 9,979 RSF

- Grade level shipping and receiving
- Freight elevators
- Secured storage
- Offices
- Shelving
- Dumpsters



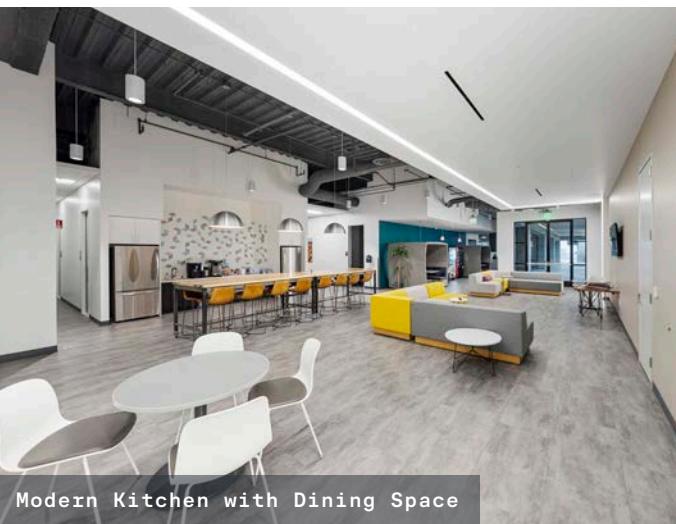
FF&E subject to deal terms & availability at time of negotiations



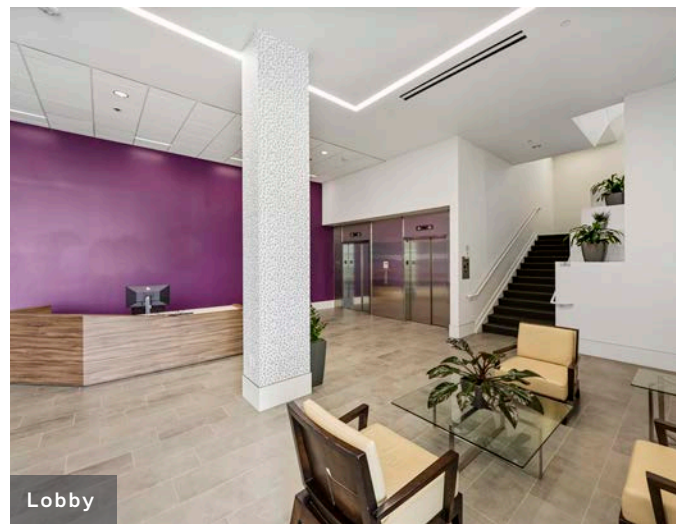
Cubicle Workstation Zone



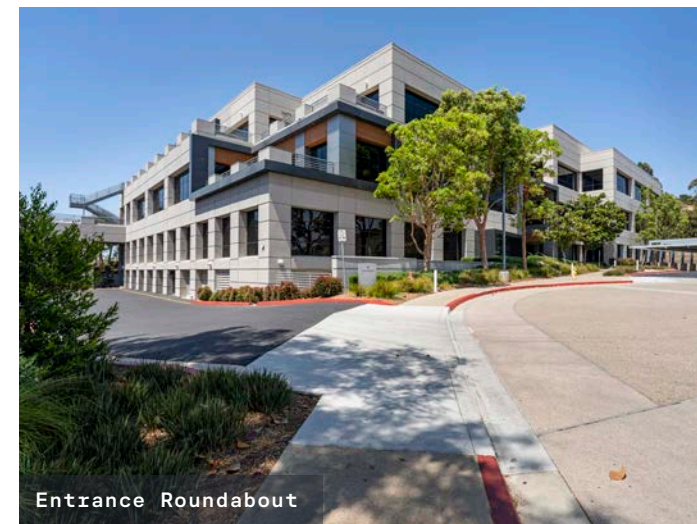
Common Area Workspace



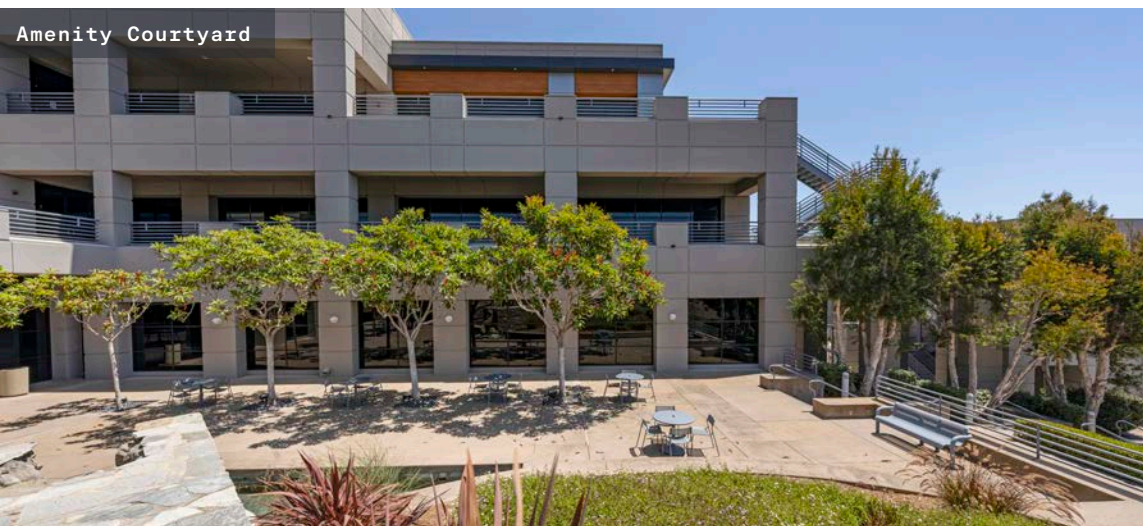
Modern Kitchen with Dining Space



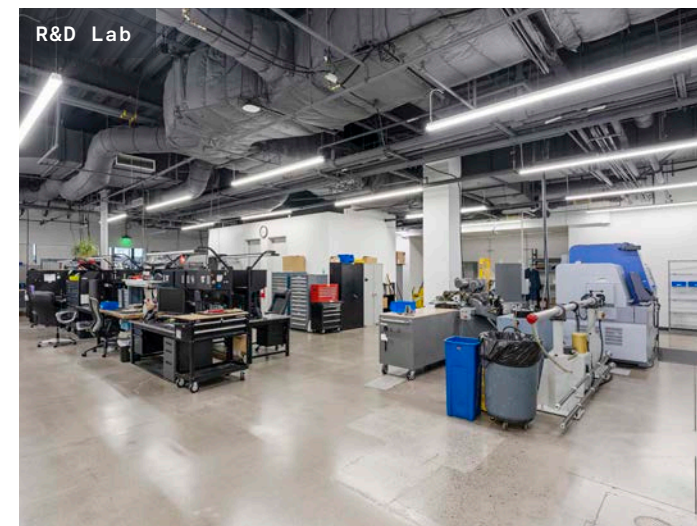
Lobby



Entrance Roundabout



Amenity Courtyard



R&D Lab

AREA AMENITIES



TORREY
PINES

**SORRENTO
SUMMIT**

Copa
Vida

Coaster
Station

Come on
In! Cafe

Courtyard
by Marriott

Karl
Strauss

Sorrento
Plaza

Sorrento
Court

Gravity
Heights

Holiday Inn
Express

Country Inn
& Suites

Residence
Inn

Homestead
Suites

Dominic's
Deli

Staybridge
Suites

Plaza
Sorrento

HOTELS

Courtyard by Marriott
Residence Inn
Holiday Inn Express
Country Inn & Suites
Homestead Suites
Staybridge Suites

SHOPPING CENTER

Sorrento Court
Sorrento Plaza
Sorrento Mesa Crossroads
Plaza Sorrento

COFFEE

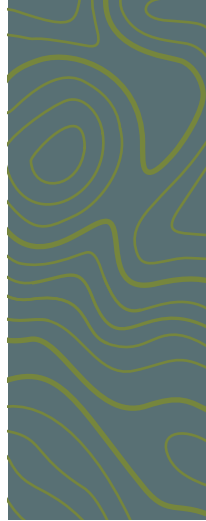
Starbucks
Copa Vida

RESTAURANTS

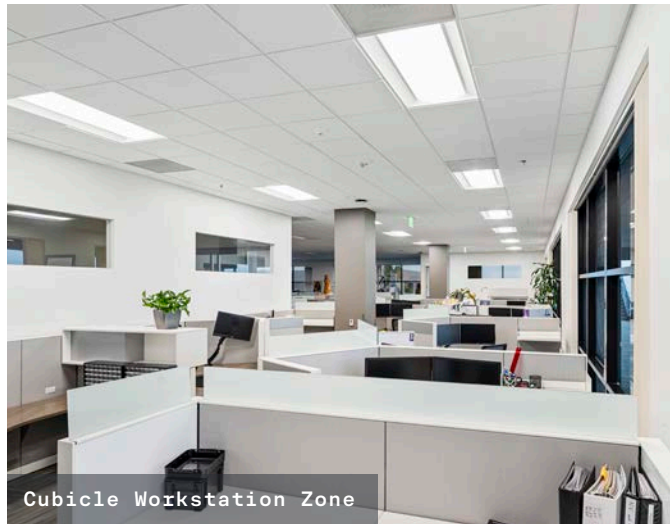
Lean and Green
Gravity Heights
Croutons Restaurant
Subway
Rubio's Fresh Mexican Grill
Sher Punjab Indian
Skewers
Opera Café and Patisserie
Quiznos
Jamba Juice
The Greek Cafe
Chicks Natural
Thai Chada
Salad Farm
Flame Broiler
Sitar Indian Cuisine
Delicacy Chinese
Pascucci Italian
Fiesta Mexican Grille
Kabul House of Kabobs
Pho Station Vietnamese
Moose's BBQ and Philly
Come On In! Café
Nico's Taco Shop
Submarina
The Grill and Market
Hanaya Sushi
Kings Garden Chinese
Golden Bagel
Subway
Spices Thai Café



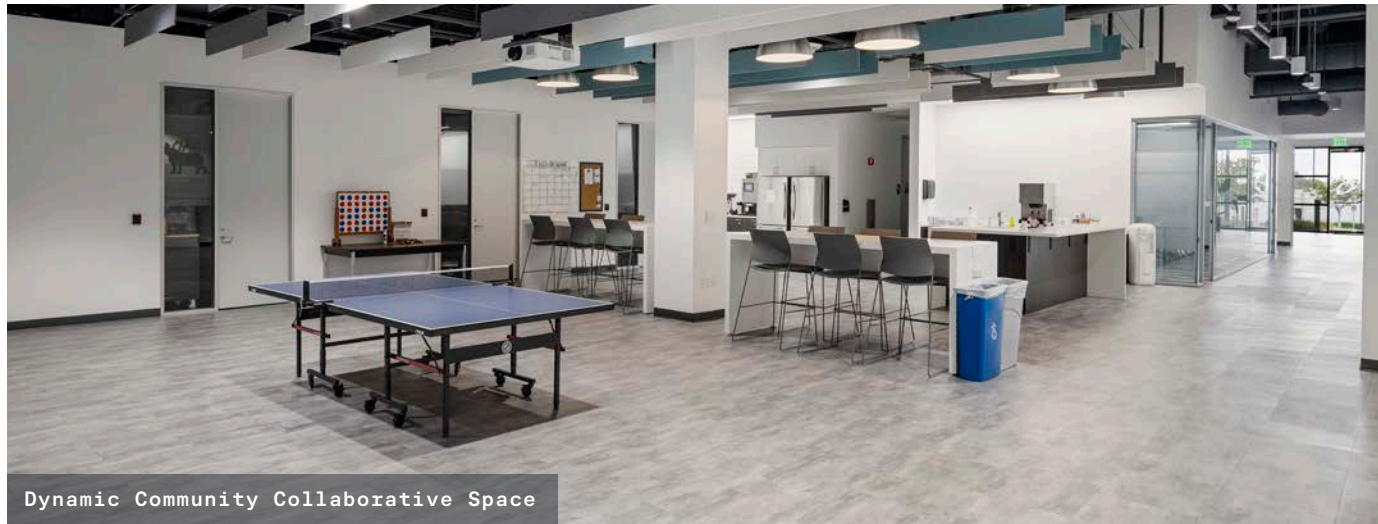
Entrance Roundabout



Conference Room



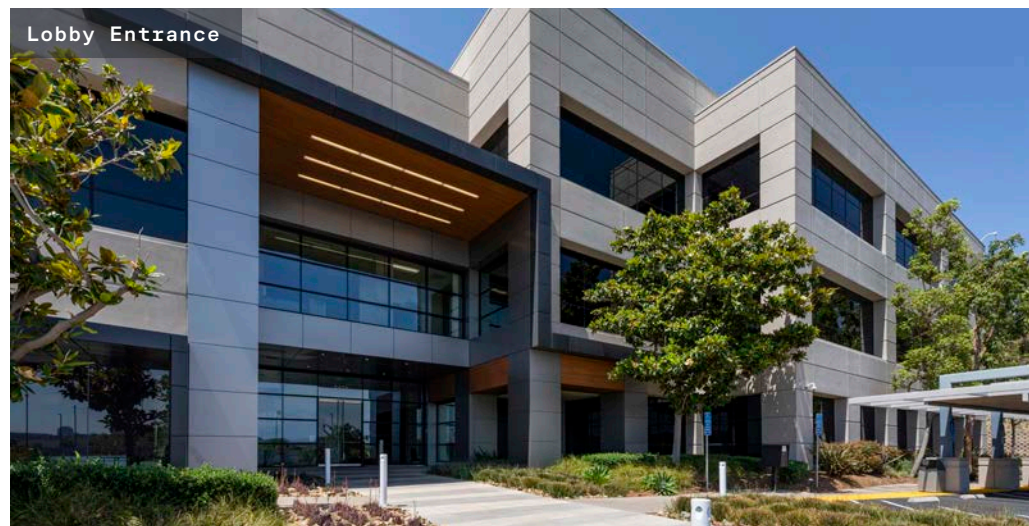
Cubicle Workstation Zone



Dynamic Community Collaborative Space



Common Area Workspace



Lobby Entrance

SORRENTO SUMMIT

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