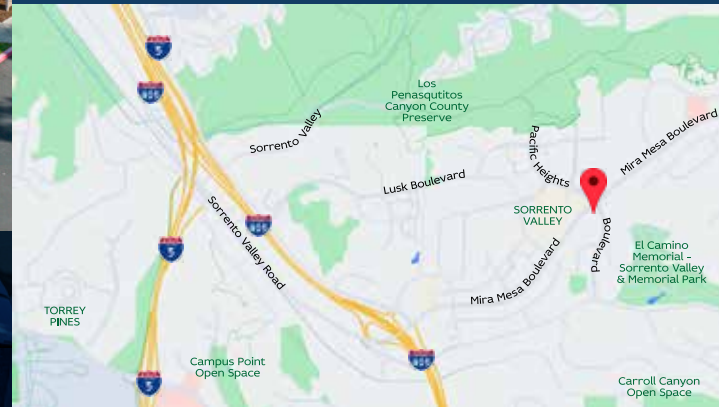




## Features – Property details

- ~ 150,674 sf multi-tenant industrial/flex
- ~ 3.23:1 parking ratio
- ~ 10' x 10' ground level doors
- ~ 100/200 amps, 100/208 volt 3 phase power
- ~ Skylights in warehouse
- ~ Well located with easy access to 5 and 805 fwys
- ~ On-site management and leasing office



## Sorrento Mesa Business Center

5915-5995 Mira Mesa Blvd, San Diego • 9823-9883 Pacific Heights Blvd, San Diego

Birtcher  
Anderson & Davis



For more information:

Kimberly Hart

858.926.7174

[khart@birtcherandersondavis.com](mailto:khart@birtcherandersondavis.com)

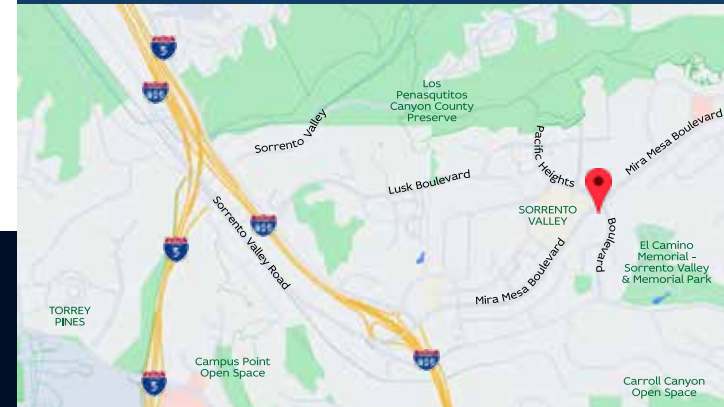
CA DRE #01343506





## Available Suites

Unit #	SF	Rent (sf/mo)	Date Available
9823-K	1,823 sf	\$2.10	Now
9863-E	1,603 sf	\$2.10	Now
9863-D	1,576 sf	\$2.10	Now
5915-D	2,787 sf	\$2.10	Apr 2025



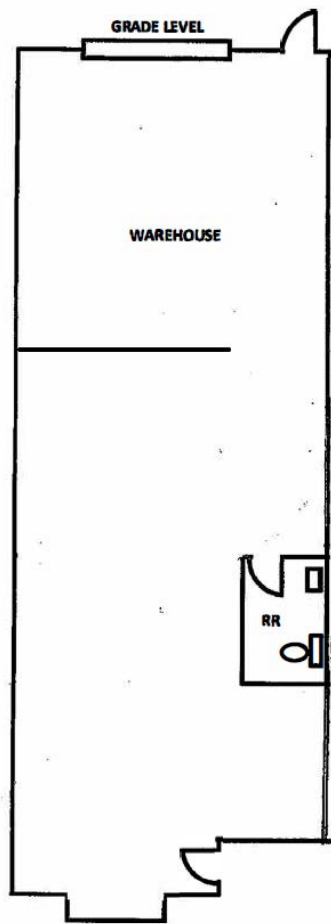
## Sorrento Mesa Business Center Site Plan and Current Availability

For more information:

Kimberly Hart  
 858.926.7174  
 khart@birtcherandersondavis.com  
 CA DRE #01343506

Birtcher  
 Anderson & Davis





9823 Pacific Heights Blvd, Suite K

1,823 sf

Available now.

Grade level door, private restroom

Asking \$2.10 per sf per month, plus NNN

Estimated NNN for 2025 is \$0.46/sf per month



Site Plan

# Sorrento Mesa Business Center Floor Plan

For more information:

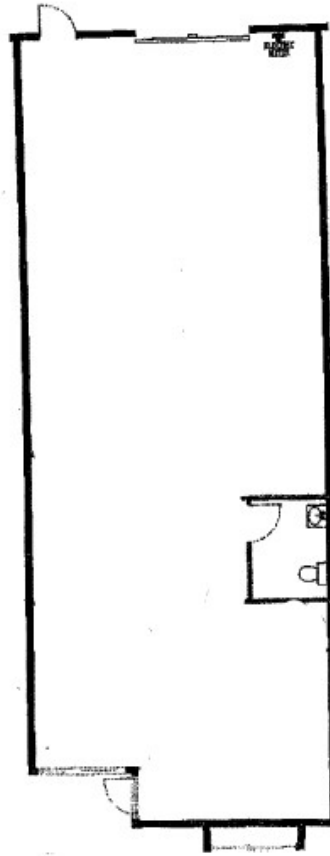
Kimberly Hart

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Anderson & Davis





9863 Pacific Heights Blvd, Suite D

1,576 sf

Available now.

Open warehouse space with one grade level roll up door. HVAC throughout.

Asking \$2.10 per sf per month, plus NNN Estimated NNN for 2025 is \$0.46/sf per month



Site Plan

# Sorrento Mesa Business Center Floor Plan

For more information:

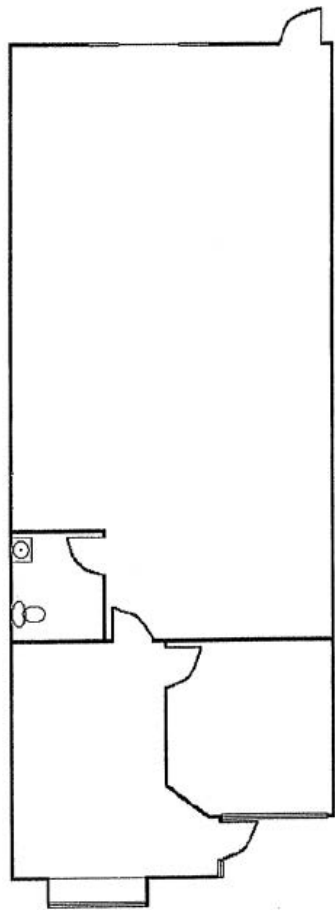
Kimberly Hart

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Anderson & Davis





9863 Pacific Heights Blvd, Suite E

1,603sf

Available now.

Reception area, one private office, private restroom, and open warehouse space with one grade level roll up door.

Asking \$2.10 per sf per month, plus NNN

Estimated NNN for 2025 is \$0.46/sf per month



Site Plan

## Sorrento Mesa Business Center Floor Plan

For more information:

Kimberly Hart

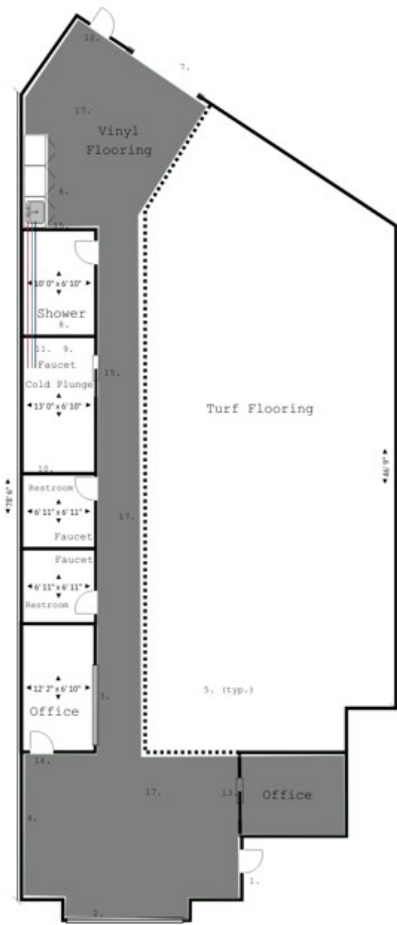
858.926.7174

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\*Approximate floorplan.

5915 Mira Mesa Blvd, Suite D

2,787 sf

Available 4/1/2025

Reception, 2 private offices, 2 private restrooms, shower room, open area with turf floor, grade level roll up door.

Asking \$2.10 per sf per month, plus NNN

Estimated NNN for 2025 is \$0.46/sf per month.



Site Plan

# Sorrento Mesa Business Center Floor Plan

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## Location and Amenities

- ~ Easy access to 5 and 805 fwys
- ~ EV charging on-site
- ~ On-site deli
- ~ Close proximity to life science and biotech campuses

### Hotels

- ~ Marriott Residence Inn
- ~ Hyatt
- ~ Radisson
- ~ Extended Stay America
- ~ Staybridge Suites

### Restaurants

- ~ Gravity Heights
- ~ Karl Strauss
- ~ Rubio's
- ~ Chick-fil-A
- ~ McDonald's
- ~ Starbucks

## Sorrento Mesa Business Center

### Nearby Amenities

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CA DRE #01343506



Birtcher  
Anderson & Davis





## Sorrento Mesa Business Center Building Photos

Birtcher  
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