

SORRENTO VALLEY

OBERLIN BUSINESS PARK

5830 OBERLIN DRIVE
SUITE 302
SAN DIEGO, CA 92121

±1,701 SF OFFICE CONDO

- ✓ HIGH-END IMPROVEMENTS
- ✓ ELEVATOR SERVED
- ✓ AMPLE PARKING
- ✓ LOCATED WITHIN THREE-STORY
MULTI-TENANT BUSINESS PARK

FOR
SALE / LEASE



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



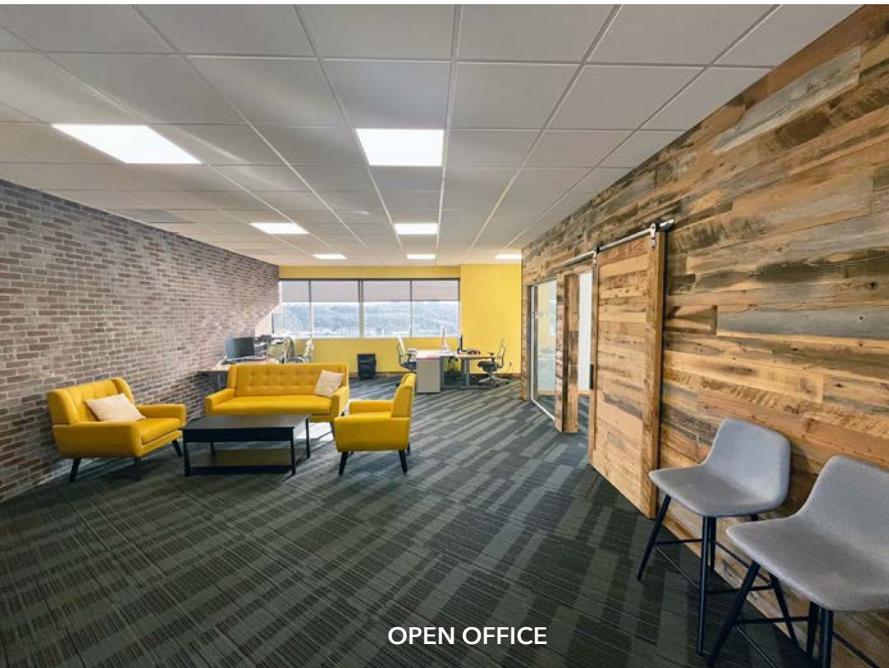
- ±1,701 SF third-floor office condo
- Suite features reception area, open office, conference room, kitchenette, outdoor patio
- Elevator served
- Partially furnished: includes conference table & chairs and patio furniture; private workstations & chairs available upon tenant request
- Appliances include drinking water system, refrigerator/freezer, wine cooler, TV wall monitor
- Ample parking
- Desirable Sorrento Valley location
- HOA fees include: restroom janitorial services and supplies, landscaping, trash, fountain maintenance, lighting, elevator service & non-reserved parking

SHORT TERM LEASE RATE | \$1.85 GROSS + ELEC

SALE PRICE | \$535 PER SF

OBERLIN BUSINESS PARK

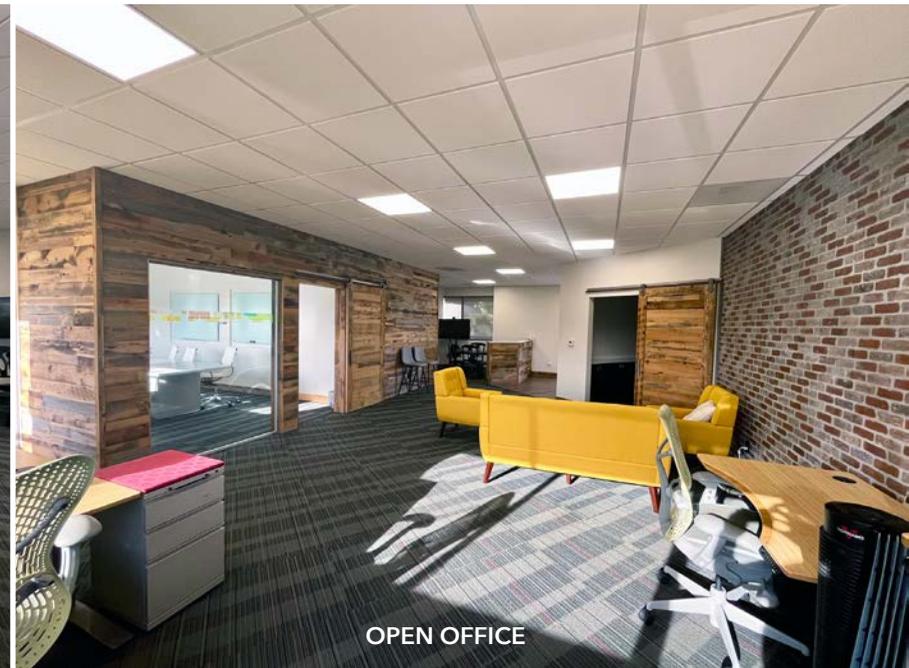
5830 OBERLIN DRIVE | SUITE 302



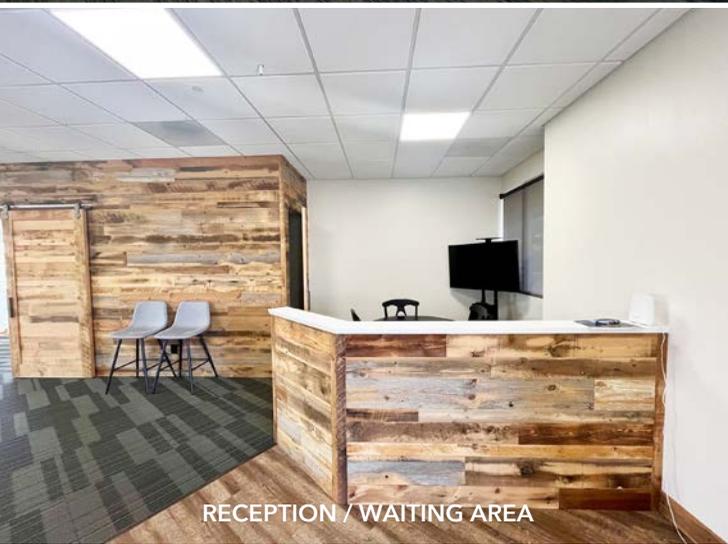
OPEN OFFICE



CONFERENCE ENTRANCE / OPEN OFFICE



OPEN OFFICE



RECEPTION / WAITING AREA



OUTDOOR PATIO



ENTRANCE TO IT / KITCHEN



IT / PRINT STATION

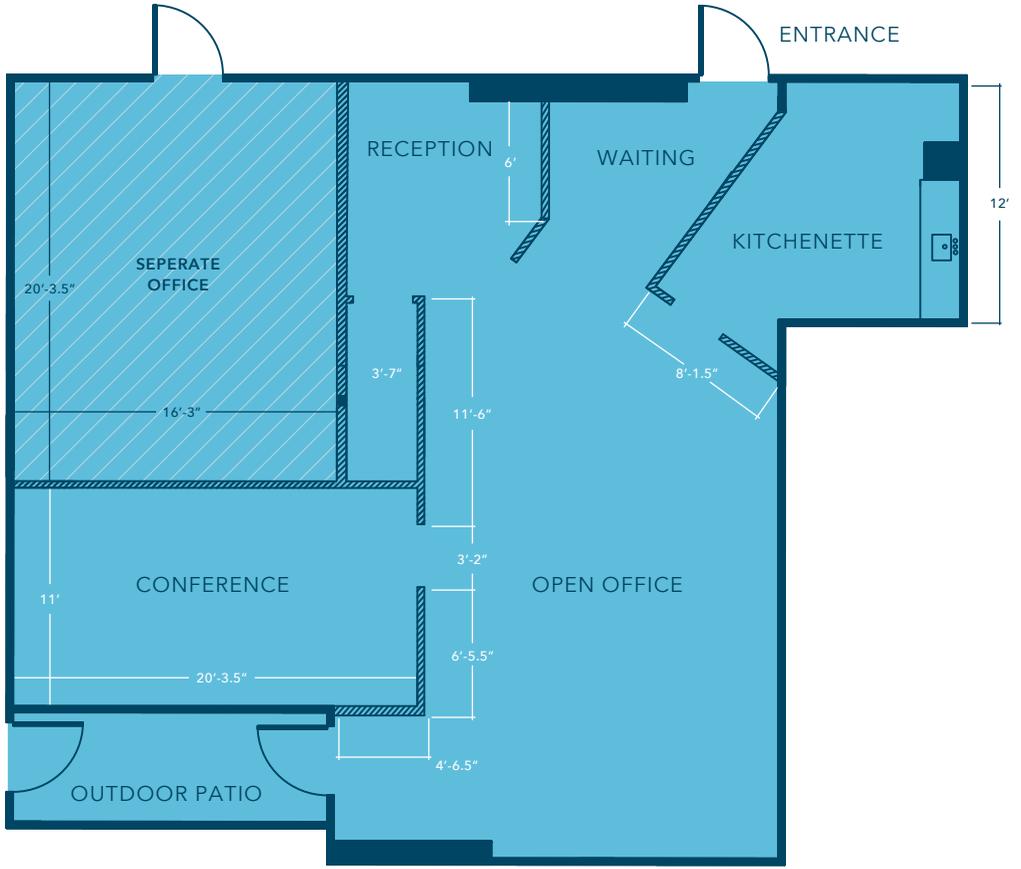


KITCHENETTE

5830 OBERLIN DRIVE | SUITE 302

±1,701 SF THIRD FLOOR OFFICE CONDO

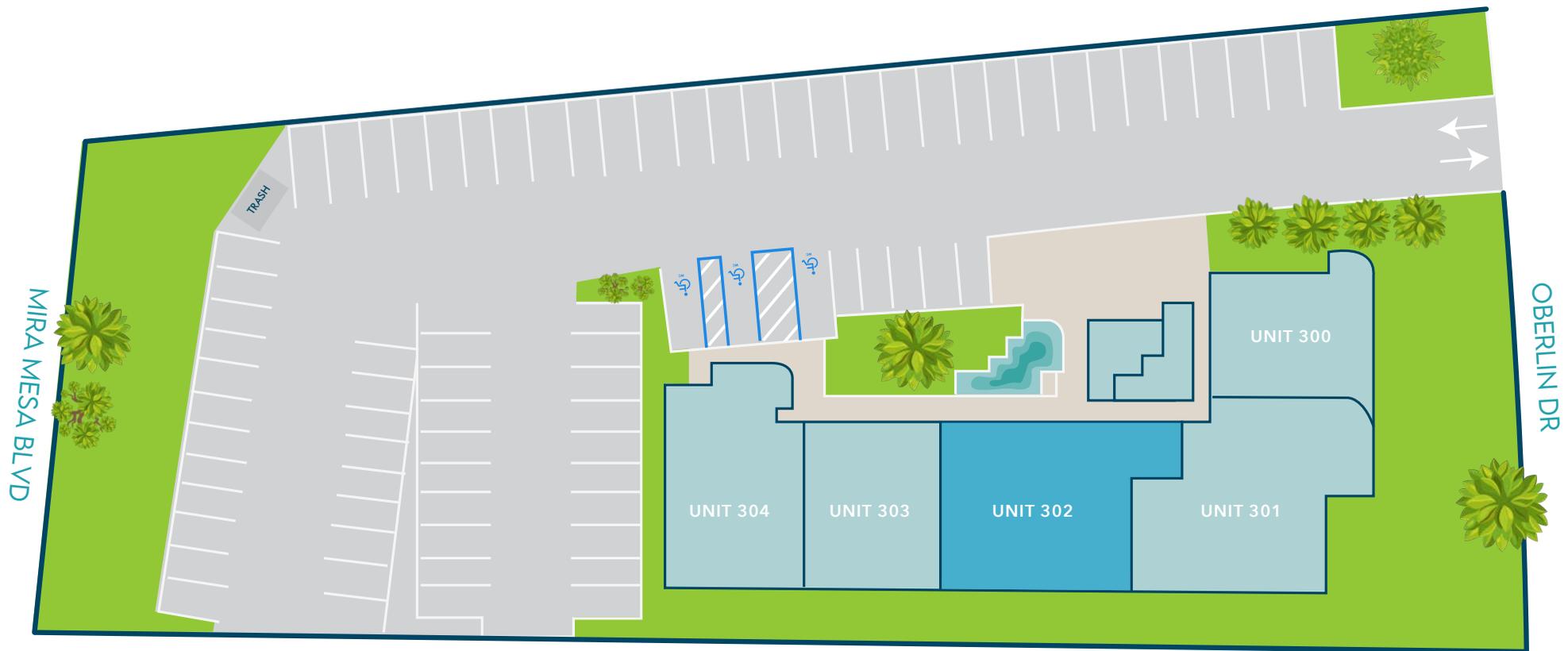
FLOOR PLAN



Floor plan not to scale, for reference only.



SITE PLAN



THREE STORY MULTI-TENANT BUSINESS PARK

Site plan not to scale, for reference only.



 
BHC CHICKEN
GRATER GRILLED CHEESE
FIESTA MEXICAN GRILL
CORNER OFFICE PIZZA / BEER
IKE'S LOVE & SANDWICHES



MIRA MESA BLVD



 
 
PHO KITCHEN
CHARMINAR INDIAN
SUE'S KOREAN KITCHEN
DONUT TOUCH
URBANE CAFE

 
CALIFORNIA ENGLISH
MIRCH MASALA INDIAN
CROUTONS
BB.Q CHICKEN

MIRAMAR ROAD

SORRENTO VALLEY

OBERLIN BUSINESS PARK

5830 OBERLIN DRIVE
SUITE 302
SAN DIEGO, CA 92121

±1,410 SF OFFICE SUITE

For more information or tours,
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FOR
SALE / LEASE



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