



SORRENTO RIDGE

7220 TRADE STREET • SAN DIEGO, CA 92121

CONNOR WIECK

Vice President | License #02007940
858.458.3329 | cwieck@voitco.com

BRANDON KEITH

Senior Vice President | License # 01177792
858.458.3326 | bkeith@voitco.com

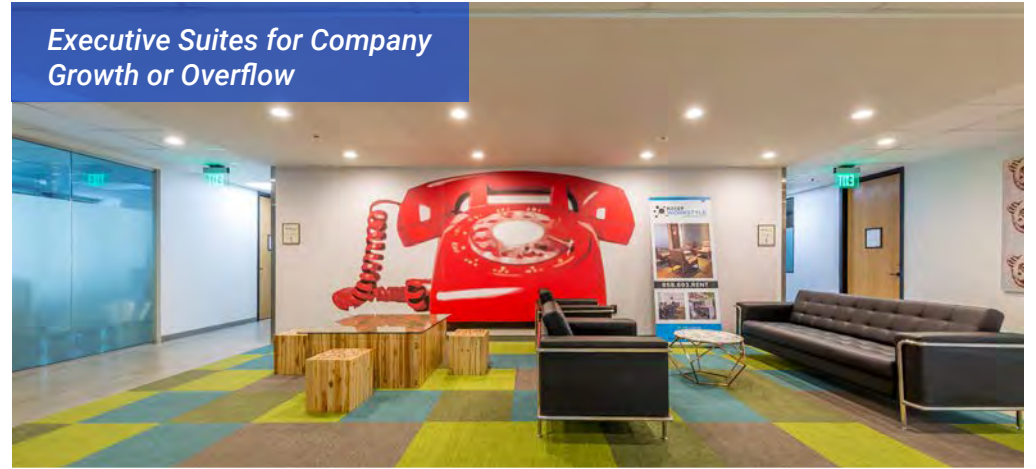
Voit

REAL ESTATE SERVICES

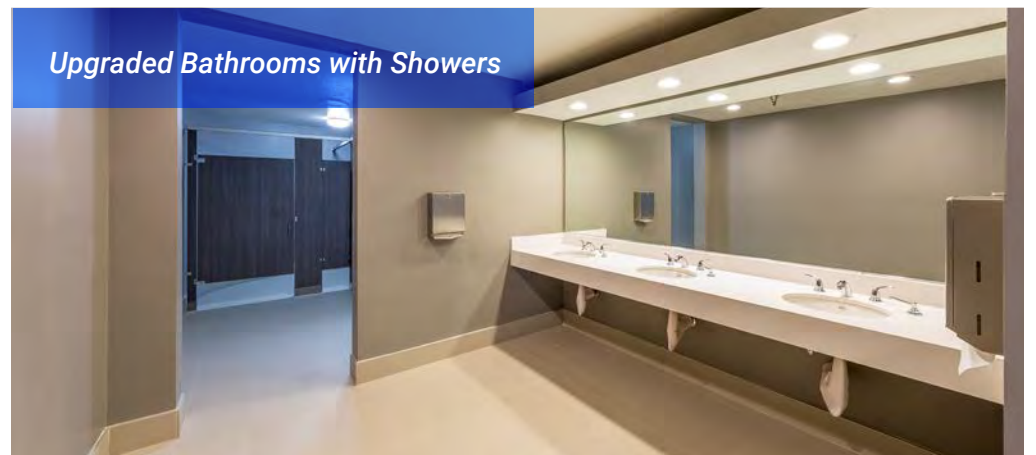
Outdoor Water Feature and Shaded Lunch Areas



Executive Suites for Company Growth or Overflow



Upgraded Bathrooms with Showers



Common Area Lounge with WiFi



Common Area Kitchen





Office Rate: \$2.65/SF + Utilities
Light Lab Rate: \$2.95/SF + Utilities



103,325 SF



3.69:1,000 SF



Built: 1986 / Renovated: 2019



Zoning: IL-2-1
(Office, Medical and Lab)



Atrium Courtyard Building



Three Stories



Monument Signage Available



I-5 & I-805 Freeway Access



Showers On-site



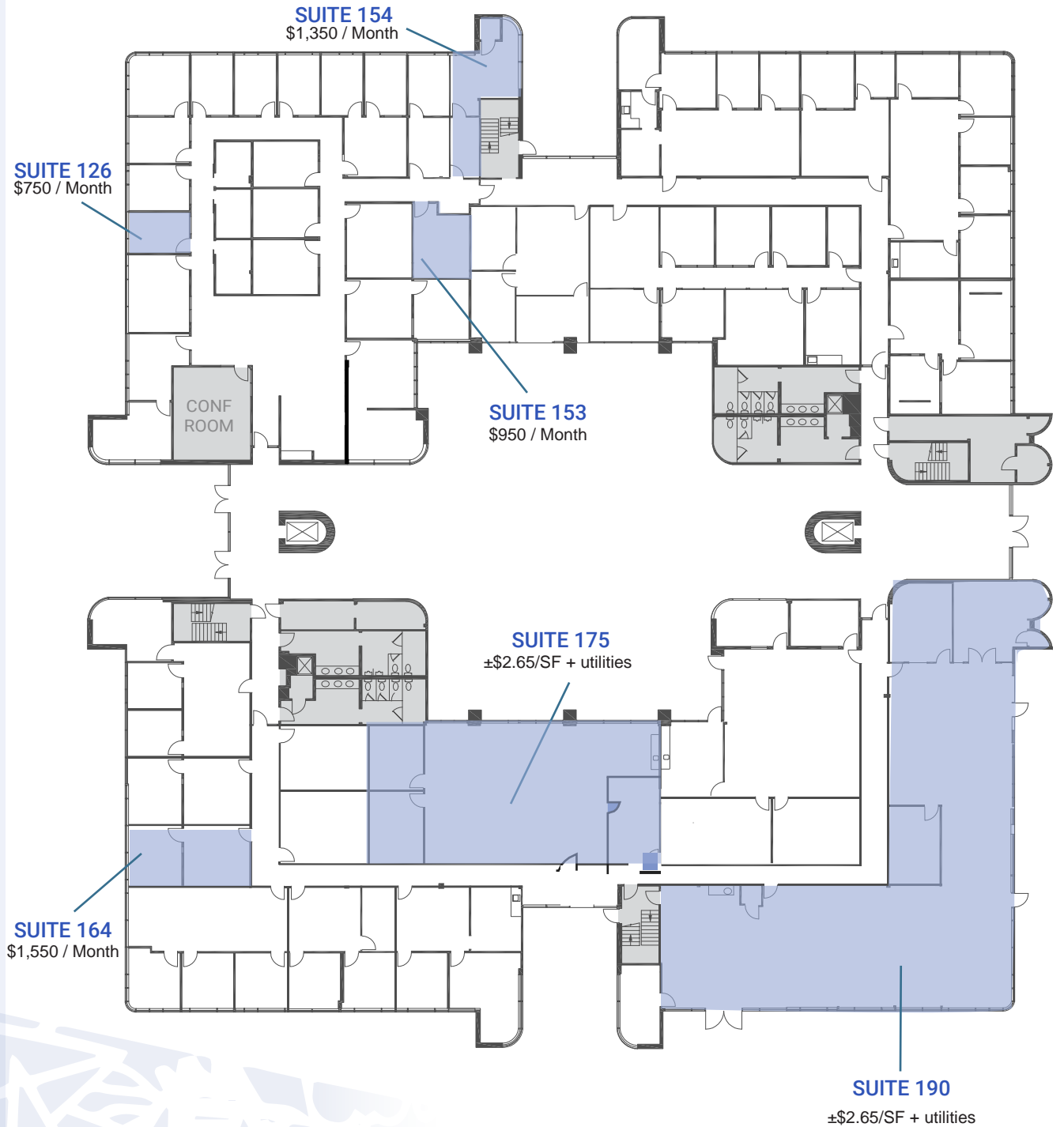
FLOOR PLANS

First Floor

CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
*126	±131	\$750/Month	NOW
*153	±191	\$950/Month	NOW
*154	±220	\$1,350/Month	NOW
*164	±404	\$1,550/Month	NOW
175	±2,375	±\$2.65/SF + Utilities	NOW
190	±5,364	±\$2.65/SF + Utilities	NOW

* Executive spaces available for shorter terms





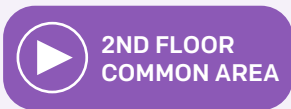
FLOOR PLANS

Second Floor

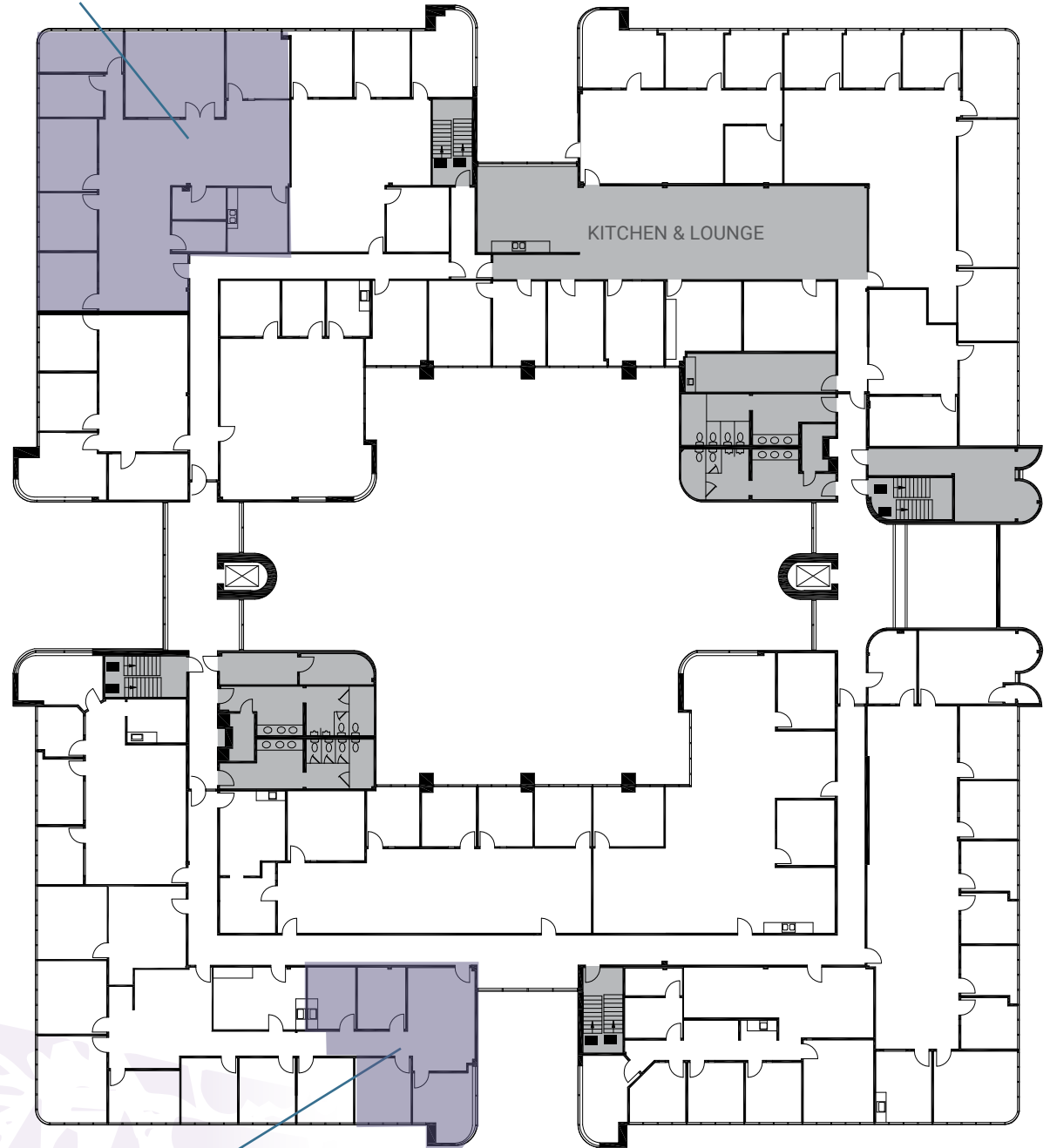
CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
230*	±3,415	\$2.95/SF + Utilities	NOW
256	±1,249	\$2.65/SF + Utilities	NOW

*Space is currently built out as a light lab.



SUITE 230
\$2.95/SF + utilities
(light lab existing)



SUITE 256
±\$2.65/SF + utilities



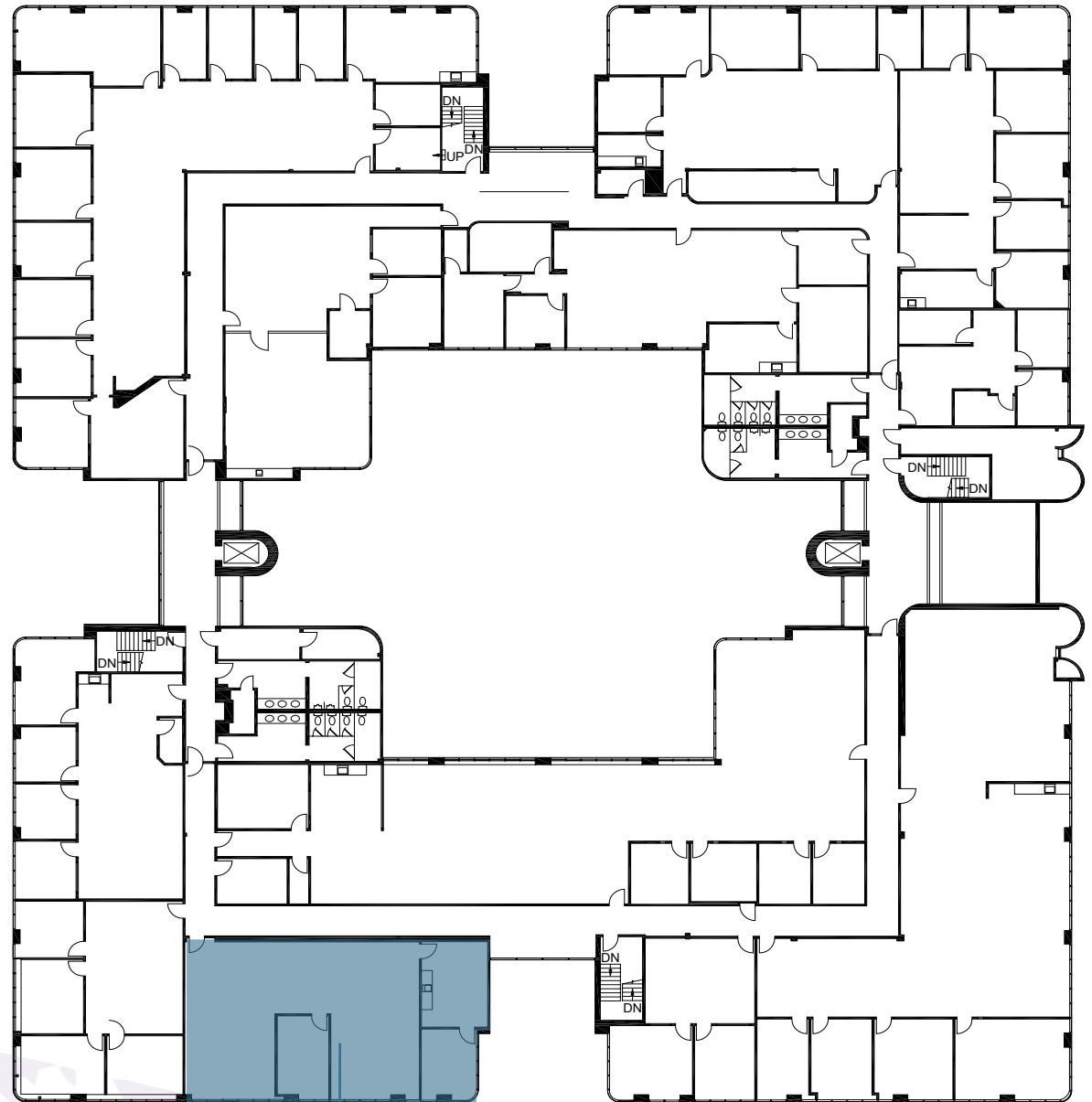
FLOOR PLANS

Third Floor

CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
365	±2,594	\$2.65/SF + Utilities	January 1, 2025

*Space is currently built out as a light lab.



SUITE 365
±\$2.65/SF + utilities

DRIVE

- 8 MINUTES TO: UTC
- 10 MINUTES TO: Sorrento Valley Amtrak Station
- 12 MINUTES TO: UCSD
- 20 MINUTES TO: Downtown / San Diego Int'l Airport
- 25 MINUTES TO: McClellan Palomar Airport
- 40 MINUTES TO: US Mexico Border



3 ROOTS



<http://www.live3roots.com/>





3 ROOTS

SORRENTO MESA

A NEW WELLTOPIA OF HEALTHY LIVING IN SORRENTO MESA

Life in Balance

A new community designed to care for the people who live in it. Charge your EV and your imagination with holistic living inspired by a balance of wonder, wellness and wisdom.



Wander & Wonder

A walk along a creek can help us connect to nature and each other. An unexpected park or art sculpture can spark joy and excitement. A healthy life is one that connects us to the people and places we love while introducing us to some new ones long the way.



Live Well

Residents can find the right balance with state-of-the-art exercise facilities, along with nutritional education and community events, including a 6 AM outdoor spin class. There is a lap pool and separate family pool as well.





40 Acres
Parks



8 Miles
Trails



1,800
Homes

3ROOTS

SORRENTO MESA

3Roots is planned to include nearly 40 acres of parks, 8 miles of trails, a range of 1,800 new homes close to regional job centers, new restaurants and gatherings spaces – all amidst hundreds of acres of preserved open space.

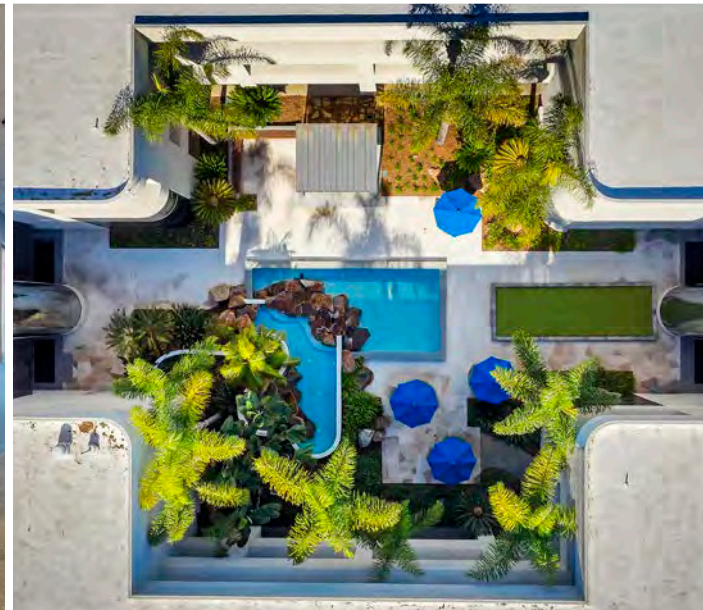
Over 60% of the community is dedicated to open spaces that give us room to breathe and relax in meaningful ways.

The Root Collective is a home for residents to discover urban energy and creativity filled with an eclectic mix of artisanal restaurants, local retail, coffees shops and pop-up galleries.

State-of-the-art Fit & Rec Center, Pool & Spa, EV Charging Stations, and Mobility Hub all included.

Punch through thoroughfare that will connect direct to I-805.





CONNOR WIECK

Vice President | License #02007940
858.458.3329 | cwieck@voitco.com

BRANDON KEITH

Senior Vice President | License # 01177792
858.458.3326 | bkeith@voitco.com

Voit

REAL ESTATE SERVICES

4180 LA JOLLA VILLAGE DRIVE, SUITE 100, LA JOLLA, CA 92037 | 858.453.0505 P | 858.408.3976 F | LIC #01991785 | WWW.VOITCO.COM

Licensed as Real Estate Salesperson & Broker by the DRE. ©2022 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.