

Sorrento Terrace

11839-11855 SORRENTO VALLEY ROAD, SAN DIEGO, CA 92121

±1,040 SF - ±5,433 SF
AVAILABLE FOR LEASE OR SALE

Flexible Lease Term

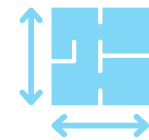


Voit
REAL ESTATE SERVICES

MULVANEY
COMMERCIAL
ADVISORS

SIOR

CCIM



±39,438 SF
BUILDING SIZE



±1.59 Acres
LOT SIZE



±1.37/1,000 SF
PARKING RATIO
(Additional Street Parking)



1982
YEAR BUILT



Flexible
LEASE TERM

- » Multi-use project - Zoned IL-3-1 (City of San Diego)
- » Immediate access to I-5, I-805 and SR-56 via the Carmel Mountain Road on/off ramps and Sorrento Valley Coaster Station
- » Direct access to hiking, jogging and bike trails through Torrey Pines and Carmel Valley
- » Minutes away from prominent retail center, Torrey Hills Marketplace with restaurants, banks, hotels
- » Adjacent to exclusive housing in Torrey Pines, Torrey Hills, Carmel Valley, Rancho Santa Fe, and Del Mar

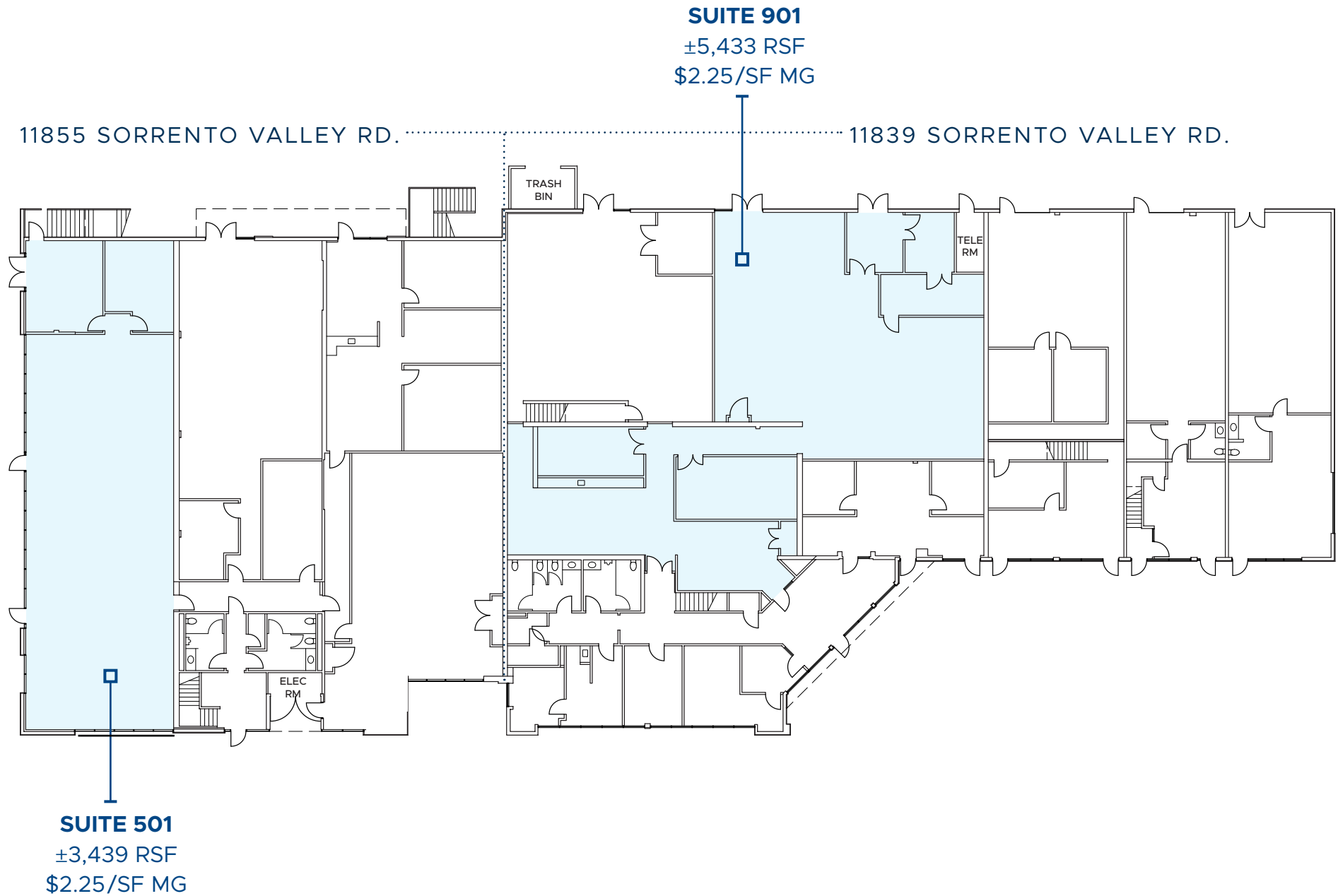
LEASE AVAILABILITIES

SUITE	RSF	PRICE	NOTES	AVAILABILITY
FIRST FLOOR				
501	±3,439 RSF	\$2.25 /SF MG	100% Office	Now
901	±5,433 RSF	\$2.25 /SF MG	±100% Production / Warehouse Space	Now
SECOND FLOOR				
523	±3,787 RSF	\$2.25 /SF MG	100% Office	Now
901B	±3,664 SF	\$2.25 /SF MG	100% Office	Now
925 / 926	±1,040 SF	\$2.25 /SF MG	100% Office	Now

SALE OPPORTUNITY: PLEASE CONTACT LISTING AGENTS



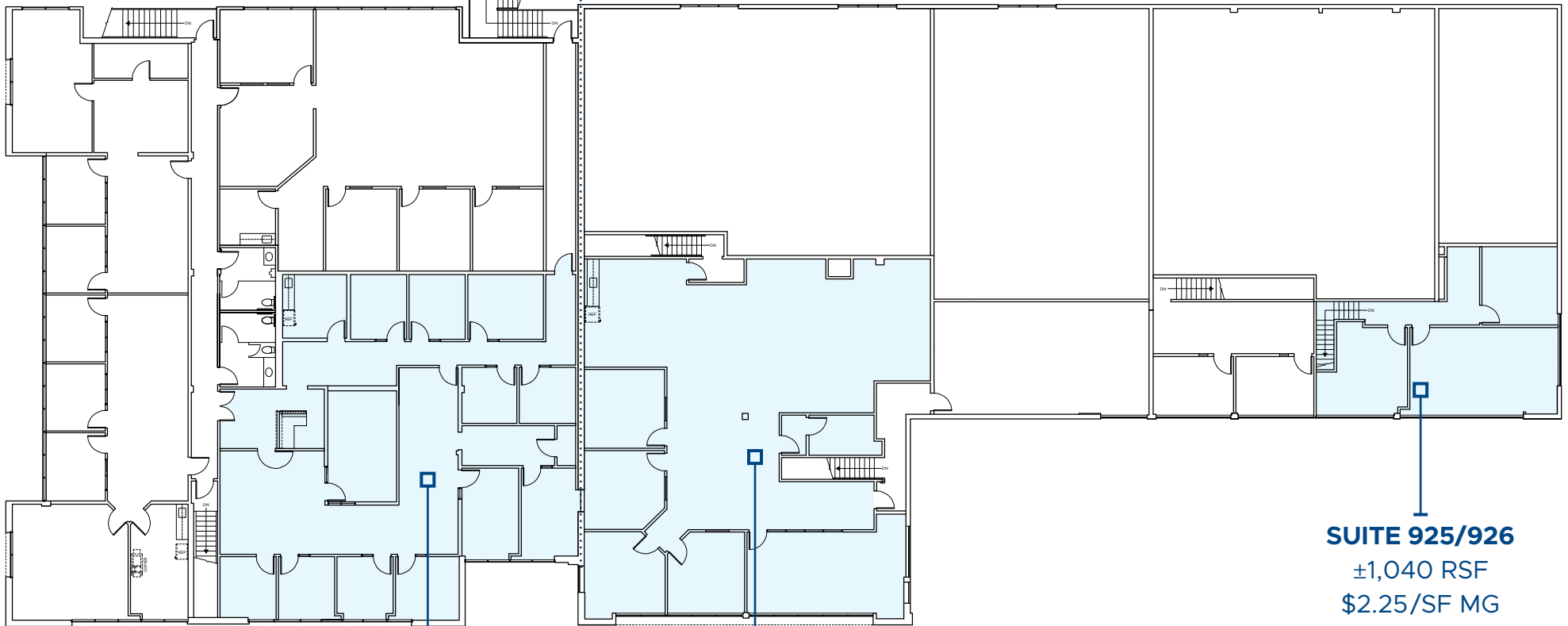
FIRST FLOOR



SECOND FLOOR

11855 SORRENTO VALLEY RD.

11839 SORRENTO VALLEY RD.

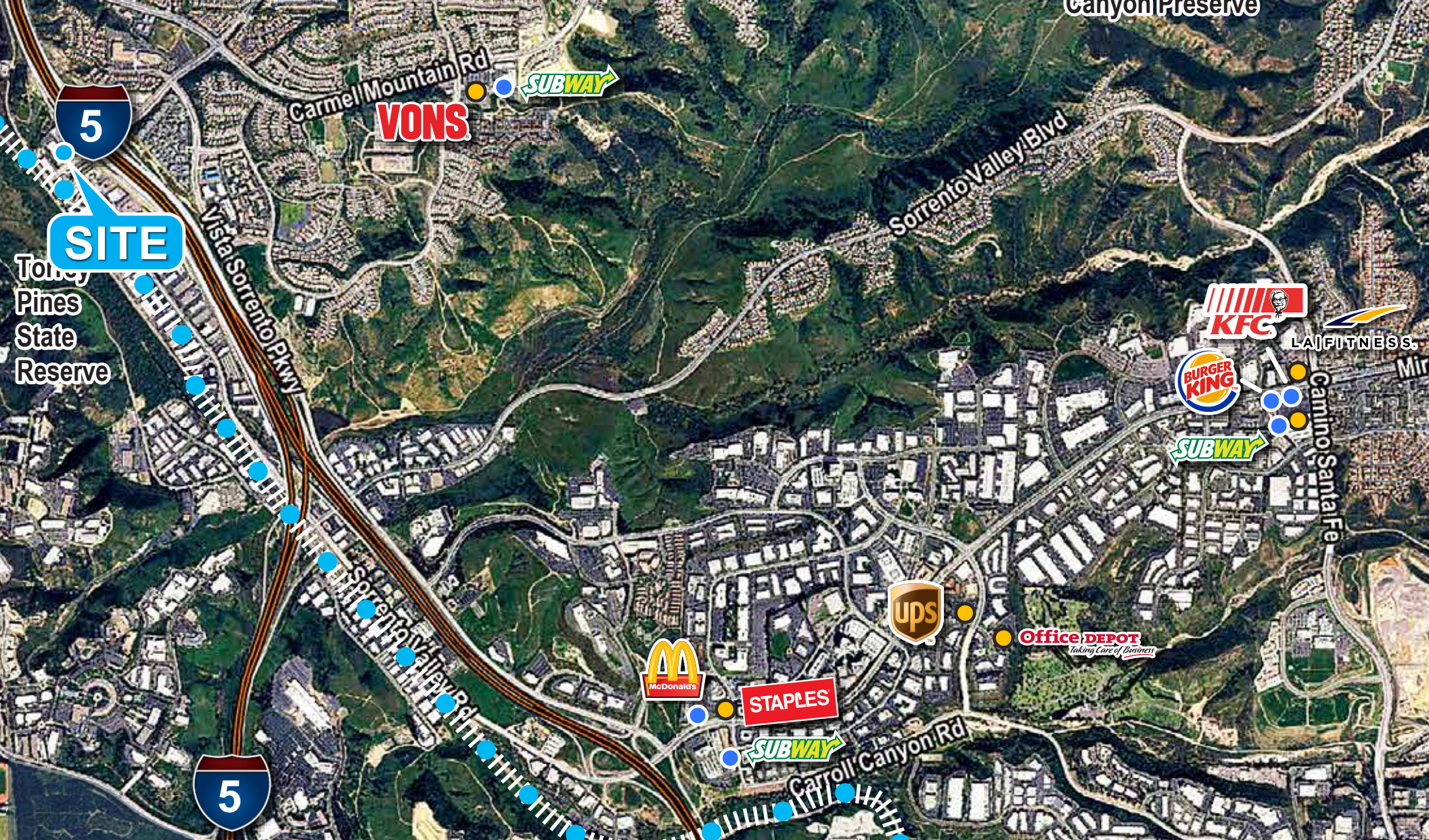


SUITE 523
±3,787 RSF
\$2.25/SF MG

Reception, conference
room, kitchen, perimeter
private offices & storage

SUITE 901B
±3,664 RSF
\$2.25/SF MG

SUITE 925/926
±1,040 RSF
\$2.25/SF MG



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