

SORRENTO VALLEY

# OBERLIN BUSINESS PARK

5830 OBERLIN DRIVE  
SUITE 305  
SAN DIEGO, CA 92121

±1,410 SF OFFICE SUITE

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

FOR LEASE







- ✔ ±1,410 SF third-floor office suite
- ✔ 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

LEASE RATE | \$2.50 / SF + UTILITIES

AVAILABLE | WITHIN 30 DAYS

TERM | 12 - 36 MONTHS

HOA FEES | \$322.50 / MONTH

**OBERLIN BUSINESS PARK**  
5830 OBERLIN DRIVE | SUITE 305

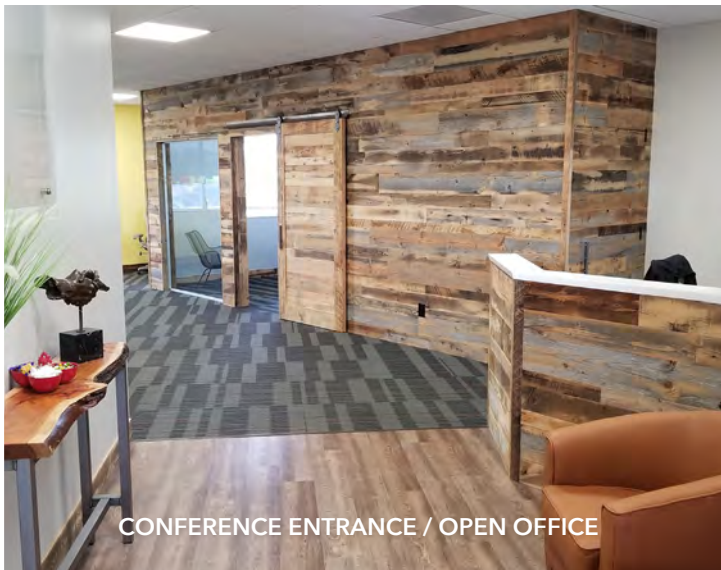




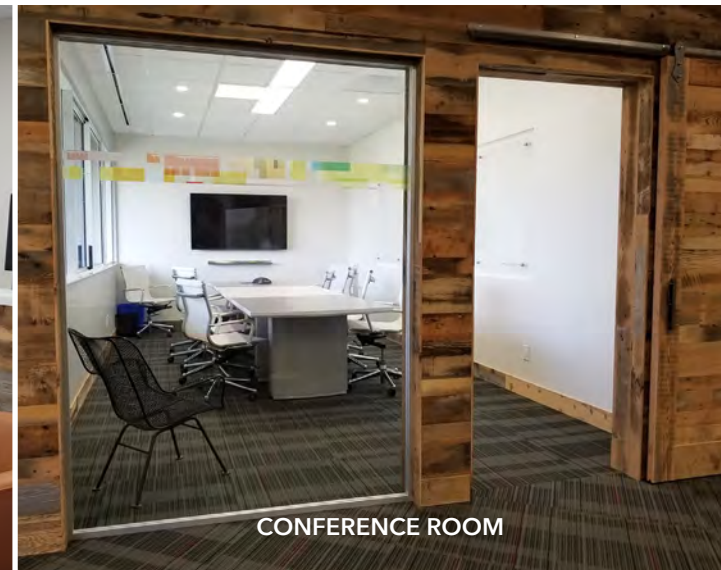
ENTRANCE



RECEPTION / WAITING AREA



CONFERENCE ENTRANCE / OPEN OFFICE



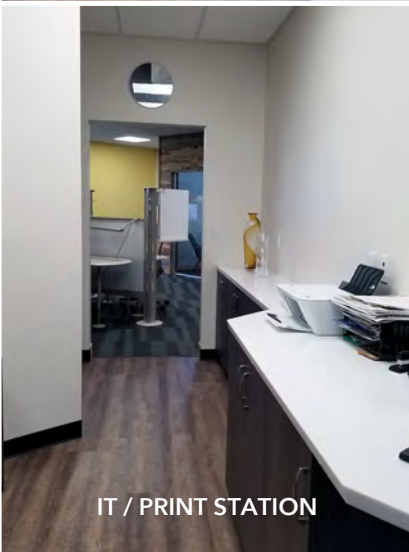
CONFERENCE ROOM



OUTDOOR PATIO



ENTRANCE TO IT / KITCHEN



IT / PRINT STATION



KITCHENETTE



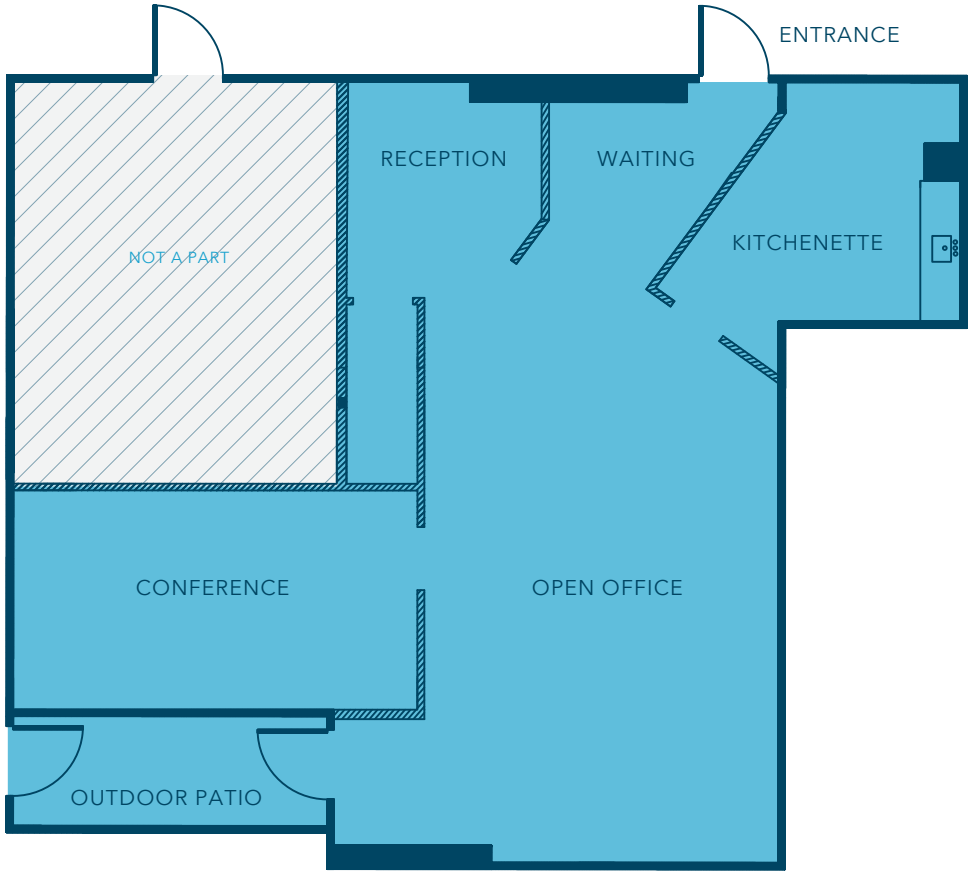
OPEN OFFICE

5830 OBERLIN DRIVE | SUITE 305

±1,410 SF THIRD FLOOR OFFICE



FLOORPLAN



Floorplan not to scale, for reference only.







INTERSTATE 5

INTERSTATE 5

INTERSTATE 805



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



MIRA MESA BLVD



CALIFORNIA ENGLISH  
MIRCH MASALA INDIAN  
CROUTONS  
BB.Q CHICKEN



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

MIRAMAR ROAD



OBERLIN BUSINESS PARK

SORRENTO VALLEY / MIRA MESA



SORRENTO VALLEY

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SUITE 305  
SAN DIEGO, CA 92121

±1,410 SF OFFICE SUITE

For more information or tours,  
please contact:

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FOR LEASE



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