



# 11189 Sorrento Valley Rd

San Diego, CA 92121

## \$2.95 NNN

*\*Note: Free rent through June of 2026 for a minimum 3-year lease*

4,543 SF Available

### Lab Space Available Now



End unit in a private setting. Building & Monument signage.



Across the street from the Sorrento Valley Coaster station.



Move-in ready. Above-market percentage of lab to office ratio.



Connectivity to nature. Lush landscaping & seating on the banks of Los Penasquitos Creek.

*\*Tenant will be responsible for any potential OpEx and utilities charges during this promo free rent period.*

# Property Profile



## Lab

- Furnished with benches and hoods
- Four 6' and two 8' fume hoods
- All hoods with racks and 22 A&F storage
- House DI water and gas
- Lab support rooms
- Separate 100 SF vented chemical storage
- Single-pass air in labs

## Office

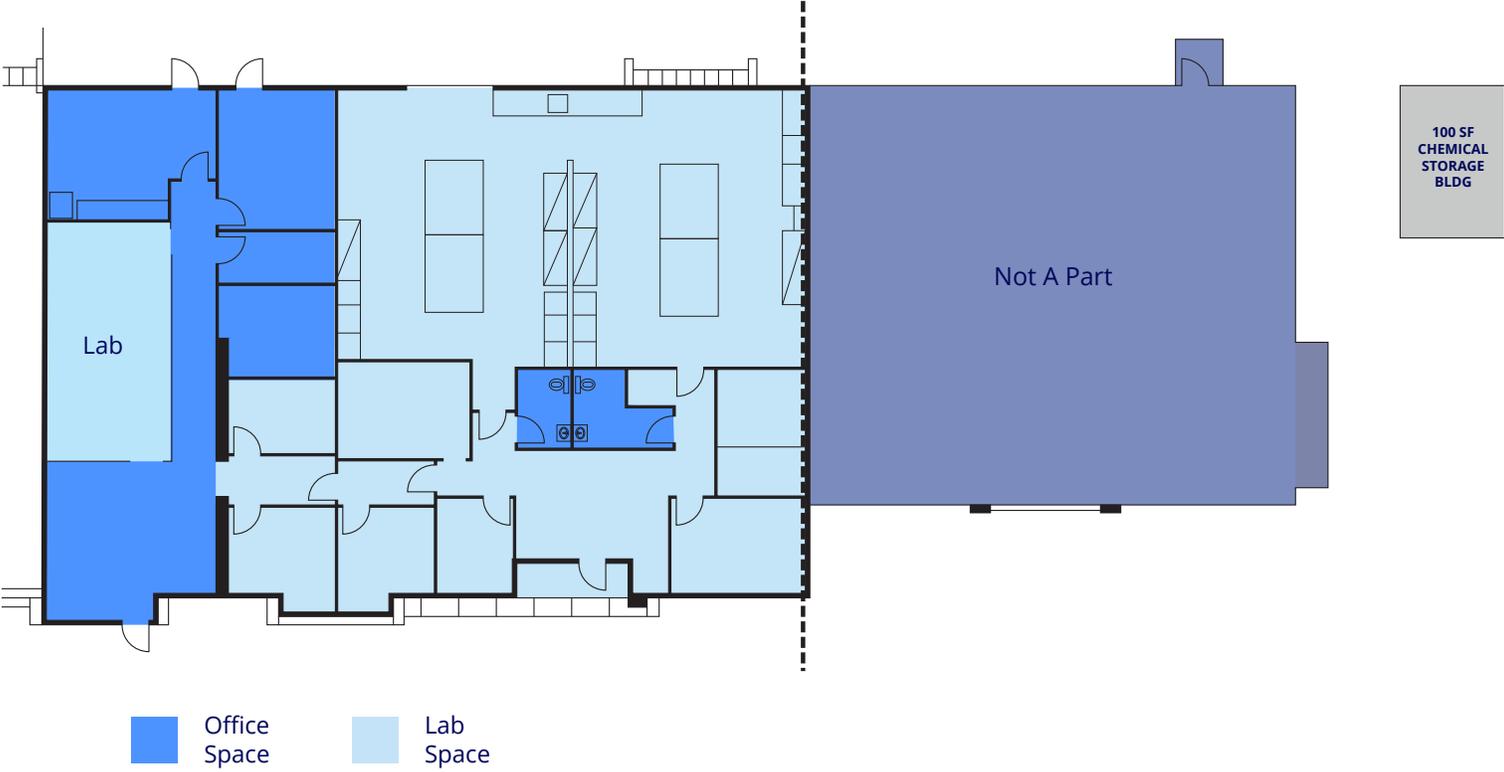
- Mix of private offices and lab support rooms. Upgraded finishes to accommodate maximum flexibility for office or lab users.
- Conference room, two restrooms, multiple private offices, and kitchen/break room
- New interior paint, ceiling tiles, and flooring
- Complete HVAC refurbishing with 1 year warranty

## Premium Site

Conveniently situated within the **Venture Sorrento Office Park**, just west of I-5, in the Sorrento Valley Lab submarket, it stands directly opposite from the Sorrento Valley Coaster Station.

# Floorplan

4,543 SF Available



# Property Gallery

Hallway



Lab



Lab with existing fume hoods



Entry



Kitchen/Break Room





PACIFIC OCEAN

CARMEL VALLEY

11189  
Sorrento Valley Rd

SORRENTO VALLEY

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# Contact

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