

SORRENTO HEIGHTS

9980 & 10020 HUENNEKENS STREET
SAN DIEGO, CA 92121



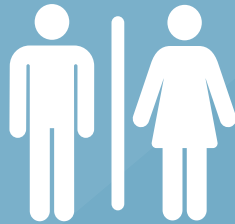
SORRENTO HEIGHTS

9980 & 10020 HUENNEKENS ST.
60,291 RSF & 32,540 RSF

PROJECT FEATURES



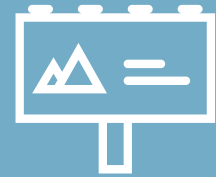
Ability to offer 5/1,000 USF
parking ratio



Renovated
restrooms

9.9%

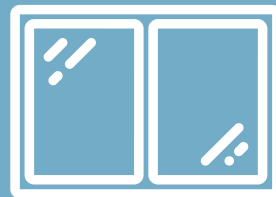
Low core factor



Building and
monument signage available



In the center of
San Diego's Tech Hub



Floor to ceiling
window line



On-site shower facilities



Excellent canyon views

**WHATEVER YOUR
STYLE, WE'LL HELP
YOU ACHIEVE IT.**



**FLOOR-TO-CEILING
WINDOWLINE**

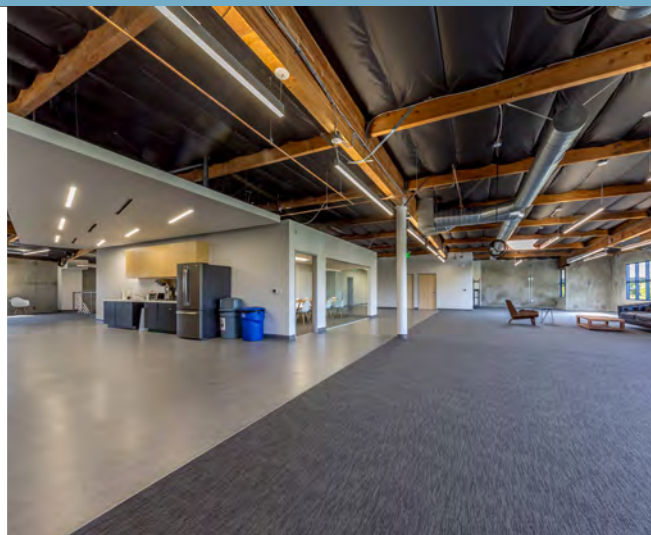


UPGRADED RESTROOMS

CONCEPTUAL CREATIVE OFFICE BUILDOUT



OPEN TO STRUCTURE CEILINGS



LARGE OPEN LAYOUT



OPEN BISTRO-STYLE BREAK ROOM

SUITE 140 - 15,659 RSF

Available: Now

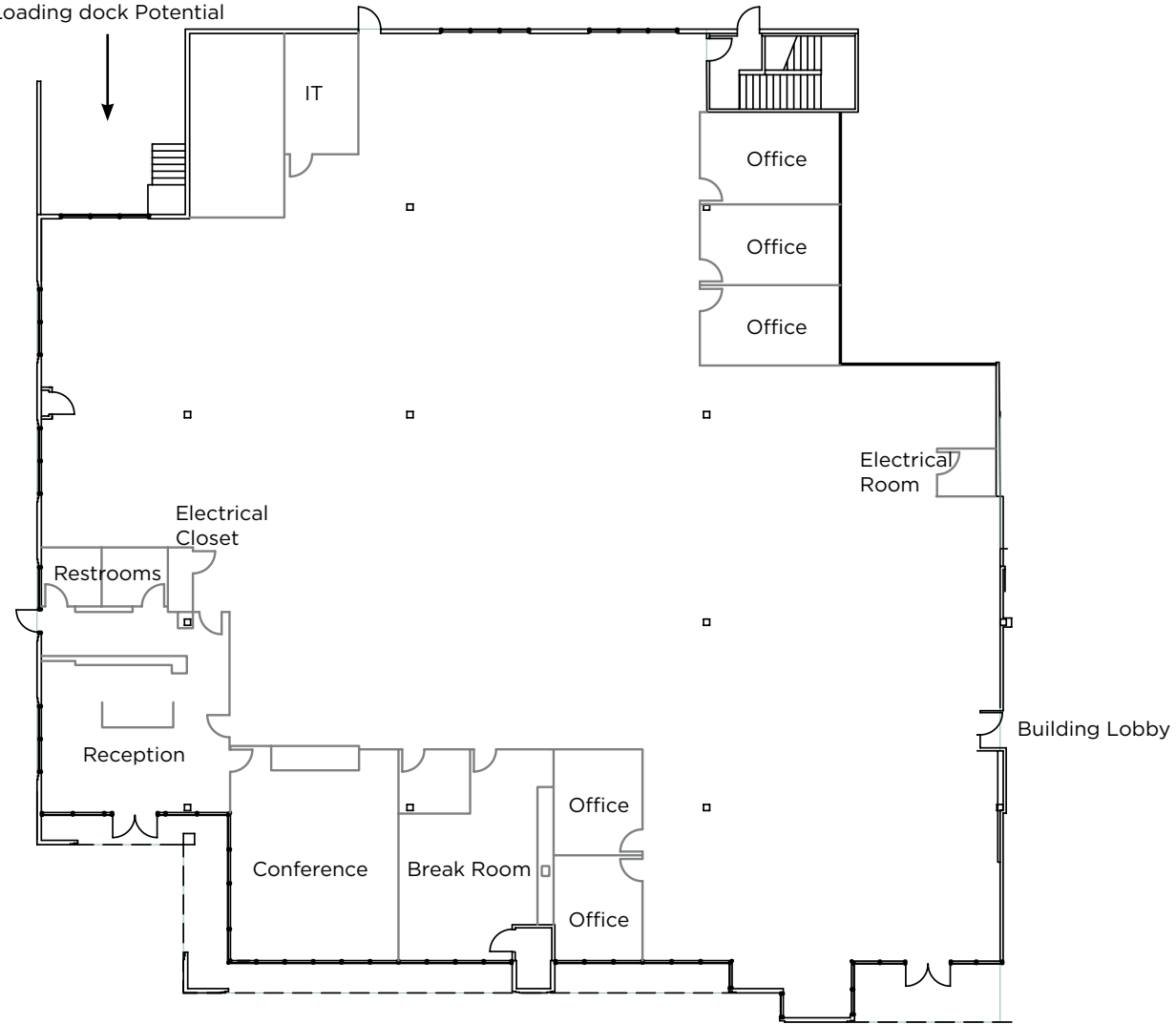
Lease Rate: \$2.25 +E

Comments:

- » Partial White Box Condition
- » 5 Offices
- » Conference Room
- » Dedicated Reception
- » Breakroom
- » Large Open Area
- » Floor-to-Ceiling Windowline
- » 5/1,000 USF parking

AS-BUILT

Loading dock Potential

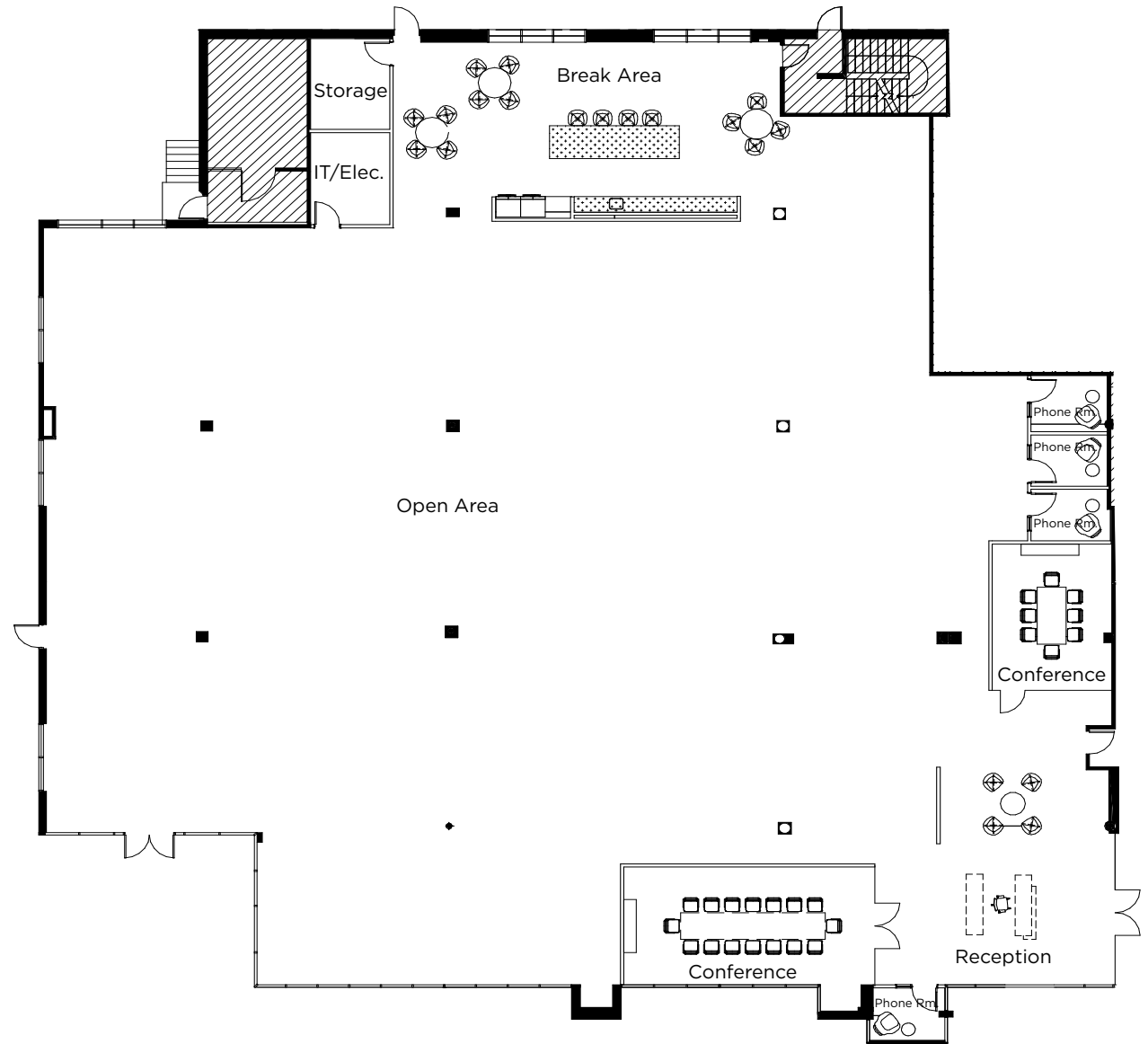


SUITE 140 - 15,659 RSF

Available: 30 Days
Lease Rate: \$2.25 +E
Comments:

- » **Planned Spec Suite!**
- » Large Open Area
- » Conference Room
- » Reception
- » Break Area
- » Phone Rooms
- » Storage
- » IT
- » Floor-to-Ceiling Windowline
- » 5/1,000 USF parking

SPEC SUITE TO BE COMPLETED BY NOVEMBER 2019



SUITE 250 - 15,096 RSF

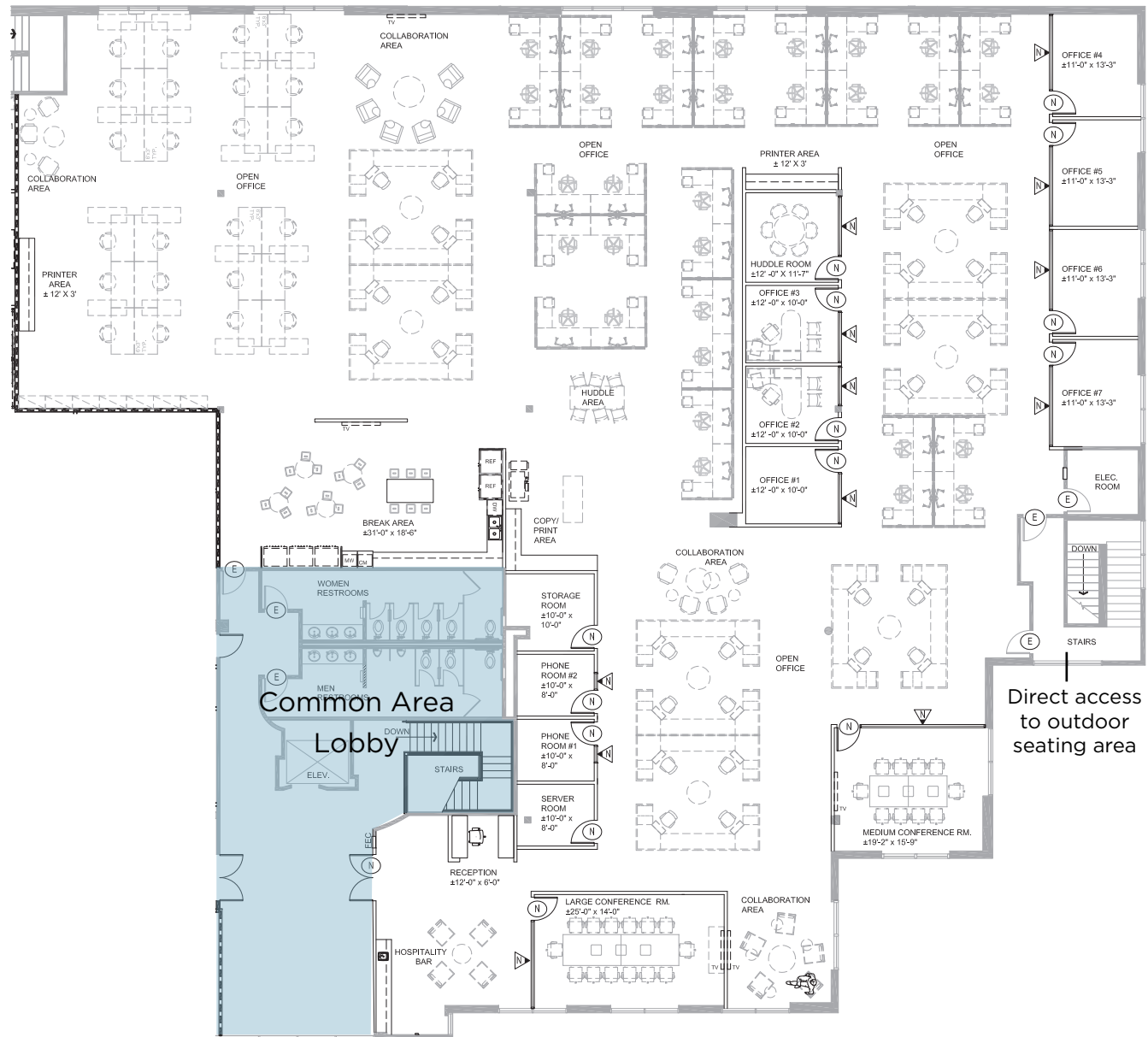
Available: Now

Lease Rate: \$2.25 +E

Comments:

- » Floor is Currently in Shell Condition
- » Large Efficient Floor Plate
- » 5/1,000 USF Parking
- » Floor-to-Ceiling Windowline
- » Building Signage Available

TENANT HYPOTHETICAL PLAN - 15,096 RSF



Direct access to outdoor seating area



SORRENTO HEIGHTS

ABOVE STANDARD
PARKING RATIO
5/1000 USF



RENOVATED OUTDOOR SEATING & MEETING AREA



RESTAURANTS

- 1 Which Wich, Flame Broiler, Jamba Juice, Chicks Natural, Starbuck, Greek Cafe, McDonald's, Kabul West
- 2 Rubio's, Subway, Croutons, On A Roll Cafe, Opera Patisserie, Sher-E-Punjab, Shallot
- 3 Punjabi Tandoor
- 4 Karl Strauss Brewing
- 5 Chili's Grill & Bar
- 6 Armando's Taco Shop, Grill & Market, Maxi's Luncheonette, Mr. Holy Gao, Naseems Bakery & Kabob
- 7 The WineSellar & Brasserie
- 8 Mamma Lina's
- 9 Green Flash Brewing Co.
- 10 Burger King, KFC, Starbucks, Donut Touch, Indian Tandoor, Knockout Pizza, Subway, Marketplace Grille, Urbane Cafe, Habaneros Mexican, Spices Thai Cafe

SURROUNDING AMENITIES



BANKS + SERVICES

- | | |
|-------------------------|---------------------|
| 1 Bank of America/Chase | 4 SDCCU |
| 2 Wells Fargo | 5 Sharp Rees-Stealy |
| 3 Mission Federal | |

GAS

- | | |
|-------------|-----------|
| 1 Americana | 3 Chevron |
| 2 Shell | |

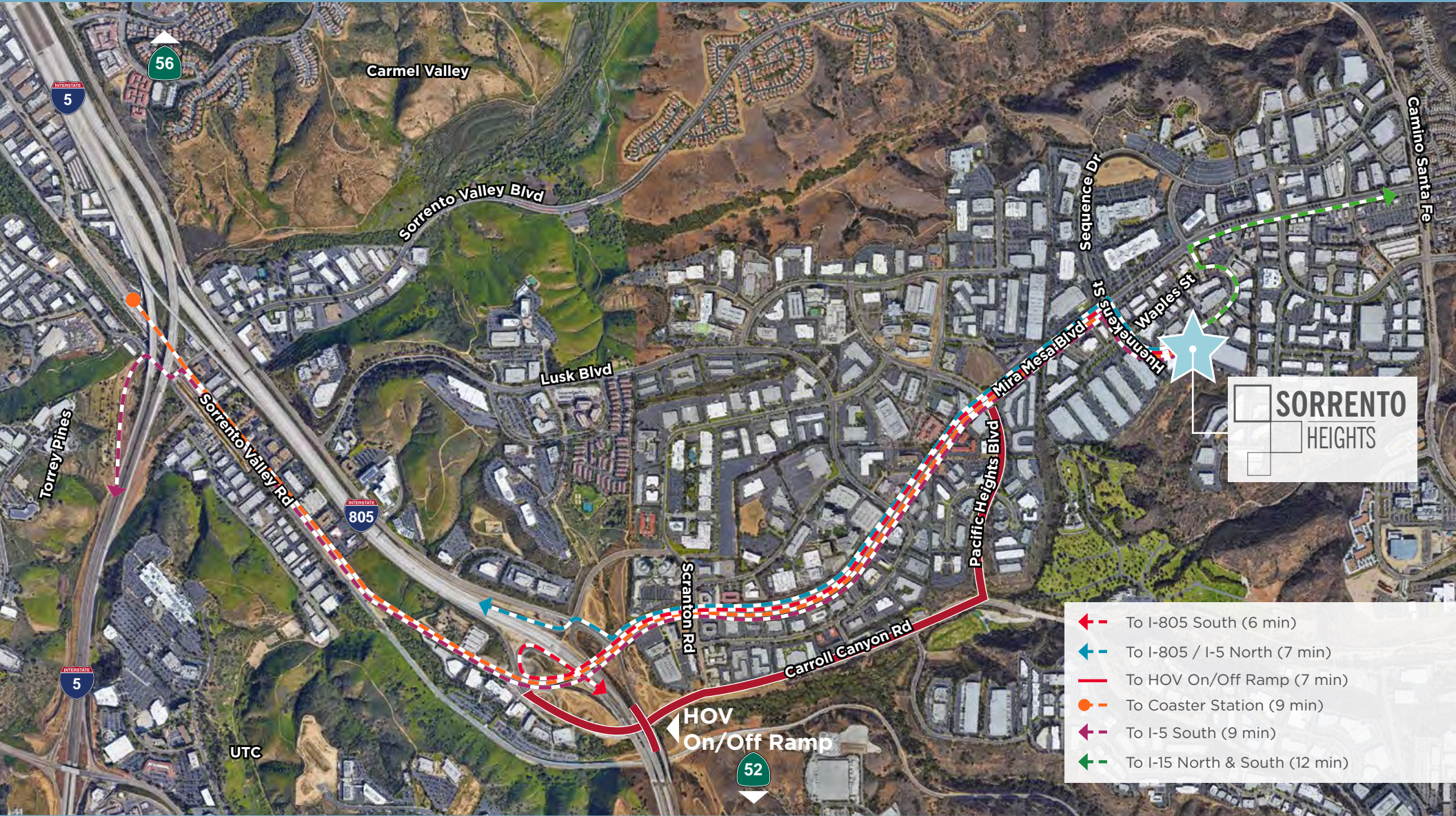
LODGING

- | | |
|-----------------|---------------------|
| 1 Courtyard | 3 Hyatt House |
| 2 Residence Inn | 4 Staybridge Suites |

PUBLIC TRANSPORTATION



--- Sorrento Mesa Coaster / Pacific Surfliner Station



For more information, please contact:

Derek Hulse
 +1 858 334 4005
 derek.hulse@cushwake.com
 CA Lic. 01740180

Mike Novkov
 +1 858 546 5412
 mike.novkov@cushwake.com
 CA Lic. 01890388



4747 Executive Drive, Suite 900
 San Diego, CA 92121
 main +1 858 452 6500
 fax +1 858 452 3206
 www.cushmanwakefield.com