

±1,878 SF AVAILABLE FOR LEASE

SORRENTO BUSINESS PLAZA

5820 OBERLIN DRIVE, SUITE 203, SAN DIEGO, CA 92121

YEAR 1 PROMO RATE

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Voit
REAL ESTATE SERVICES



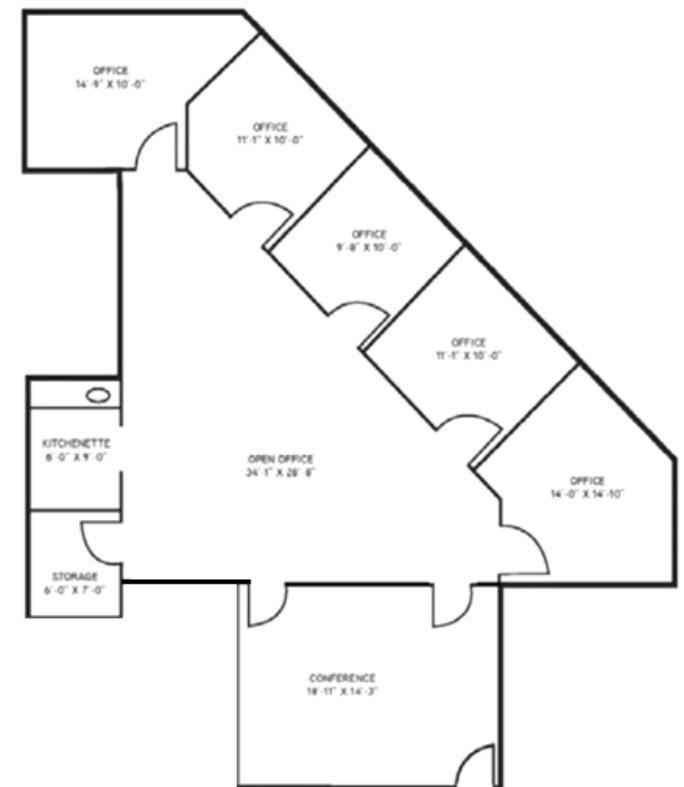
SUITE 203: 1,878 SF
LEASE RATE: \$1.95* +E&J

*Year 1 Promo Rate

- » 6 private offices
- » Conference room
- » Kitchenette
- » Server room
- » Open area
- » Available with 30 days notice

PROPERTY HIGHLIGHTS

- » Attractive office building with central courtyard and well maintained landscaping
- » Upgraded glass lined lobby, restrooms, and elevator
- » Western Sorrento Mesa location with easy freeway access to I-805
- » Close proximity to numerous eating establishments and retail amenities
- » Designated parking spaces for visitors and employees





SORRENTO MESA SUBMARKET

Sorrento Mesa is a neighborhood in northwestern San Diego, California. It lies on a mesa with many ridges, north of Carroll Canyon Road, east of Interstate 805, west of Camino Santa Fe, and south of a canyon locally known as Lopez Canyon. Its proximity to San Diego's freeways (I-5 and I-805) make **SORRENTO BUSINESS PLAZA** extremely accessible from virtually all areas of the county and the new Carroll Canyon extension project further enhances that accessibility. The property is also minutes from the Sorrento Valley COASTER station, providing convenient public transit access from numerous areas in San Diego.

Sorrento Mesa, one of San Diego's most mature submarkets, has undergone exciting changes as surging demand for the area has caused owners to renovate and reposition their assets to achieve significantly higher rents. The large office, retail, entertainment and academic facilities encircled by San Diego's most desirable and expensive submarkets – UTC, Del Mar Heights, Torrey Pines and Sorrento Mesa – Sorrento Valley together form San Diego's "North City edge city", edge city being a term that describes a major center of employment outside a traditional downtown, has benefited from an upward pressure on rents being exerted by these surrounding areas. This, along with better accessibility than other nearby submarkets, has caused tenants to locate in Sorrento Mesa as they seek to be near the technology and biotechnology clusters forming within the new progressive space options now available in the Valley.

The area is primarily zoned for light industrial use. At its center is the San Diego Tech Center. There is a particular concentration of businesses in the fields of telecommunications, wireless applications, and biotechnology research. There are also hotels, restaurants, and small retail areas which cater primarily to employees and visitors of the businesses.



DAYTIME BUSINESSES

1	5
MILE	MILE
1,741	18,720

DAYTIME EMPLOYMENT

1	5
MILE	MILE
17,907	285,091

37,863

MIRA MESA BOULEVARD +
SCRANTON ROAD

12,302

CARROLL CANYON ROAD +
YOUNGSTOWN

12,214

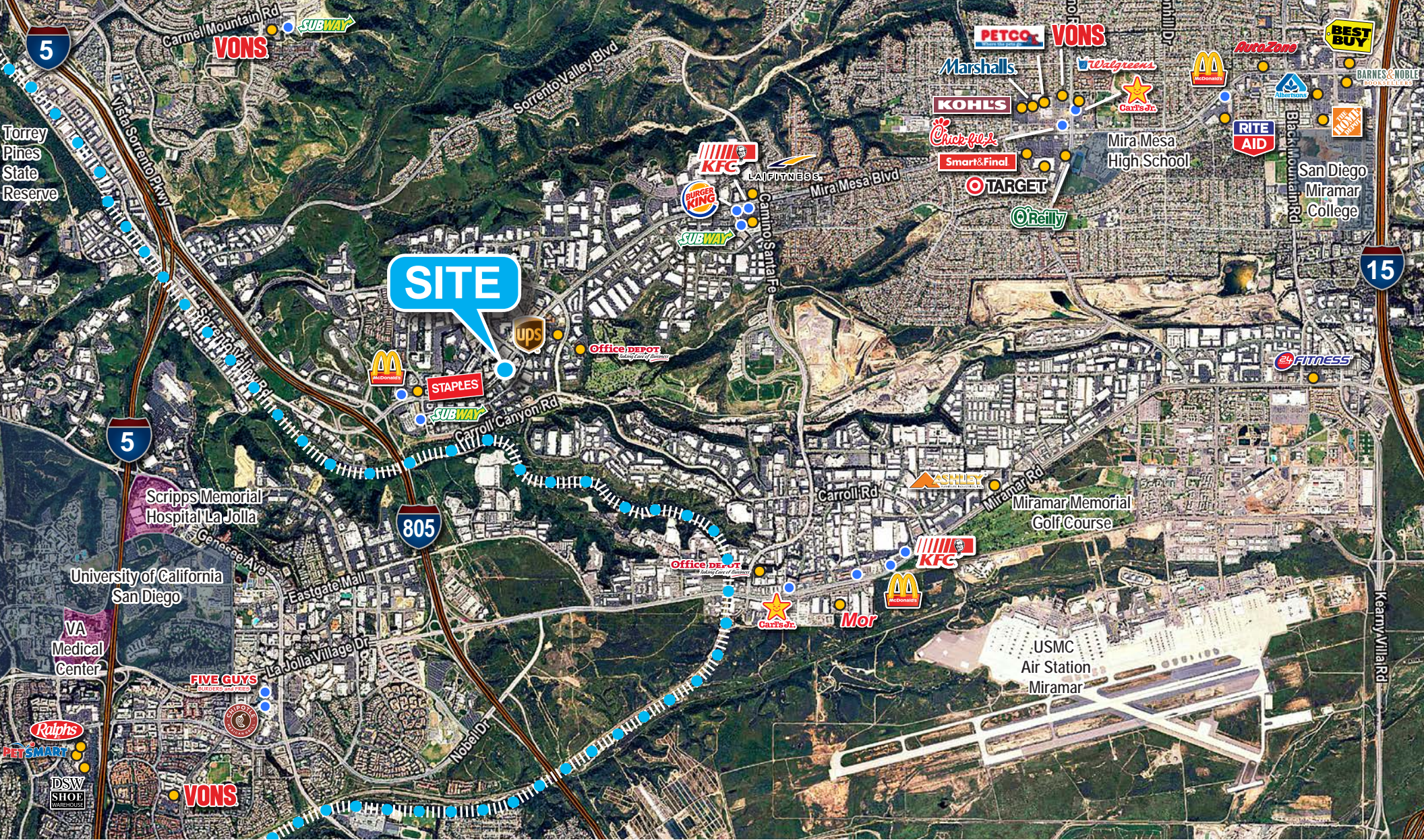
LUSK BOULEVARD +
MOREHOUSE DRIVE

POPULATION

1	694
MILE	
5	252,332
MILE	

MEDIAN HOUSEHOLD INCOME

1	\$177,702
MILE	
5	\$111,229
MILE	



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