



11189 Sorrento Valley Rd

San Diego, CA 92121

\$2.95 NNN

Note: A minimum 3-year lease term is required.

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 Peñasquitos Creek.

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

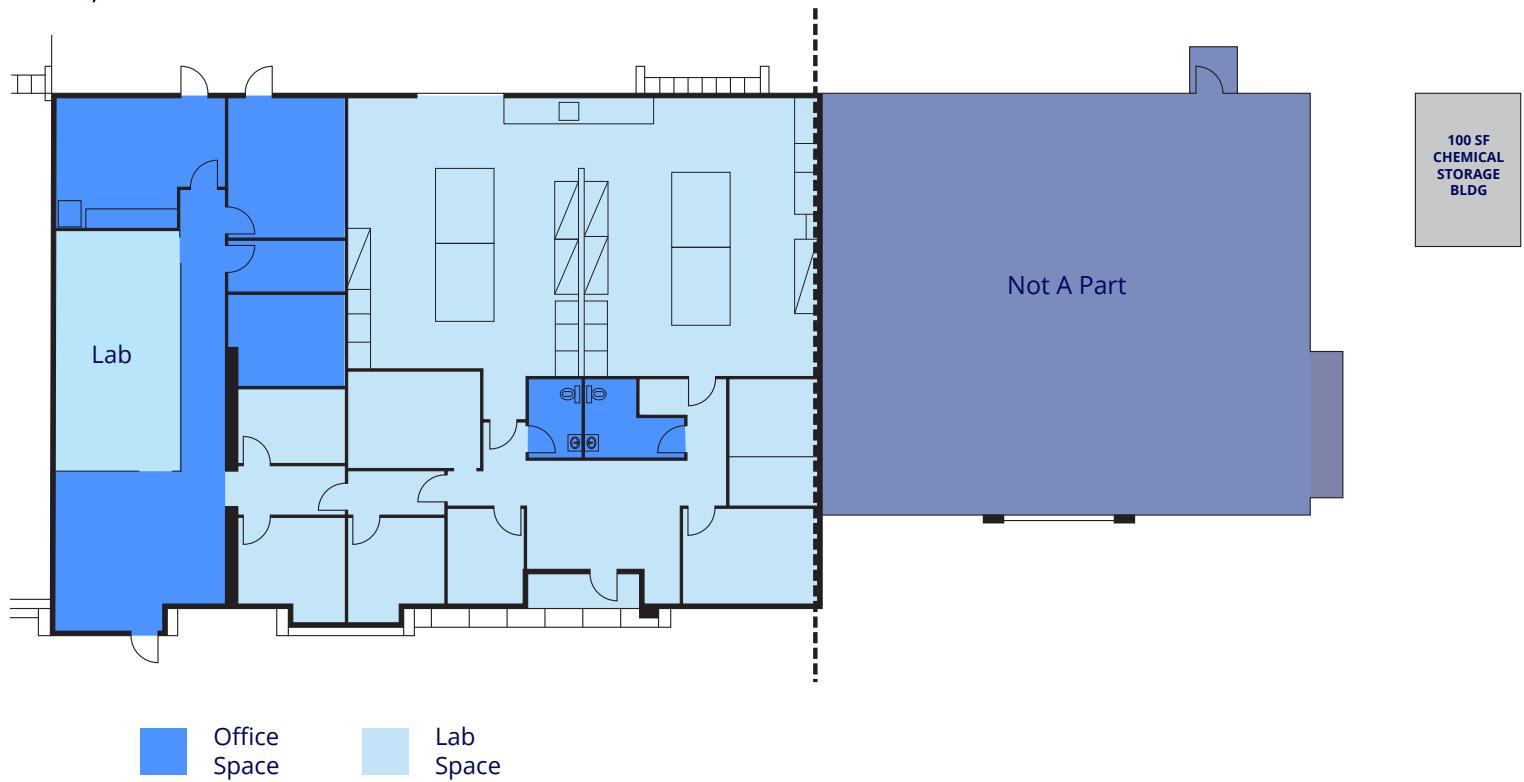
- Mix of private offices and lab support rooms. Upgraded finishes to accommodate maximum flexibility for office or lab users.
- Conference room, two restrooms, multiple private offices, and kitchen/break room
- New interior paint, ceiling tiles, and flooring
- Complete HVAC refurbishing with 1 year warranty

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



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