

FOR LEASE

EL CAMINO BUSINESS PARK

**6322
FERRIS
SQUARE**

SAN DIEGO, CA 92121

SORRENTO MESA

**±6,600 SF TWO-STORY
FLEX BUILDING**

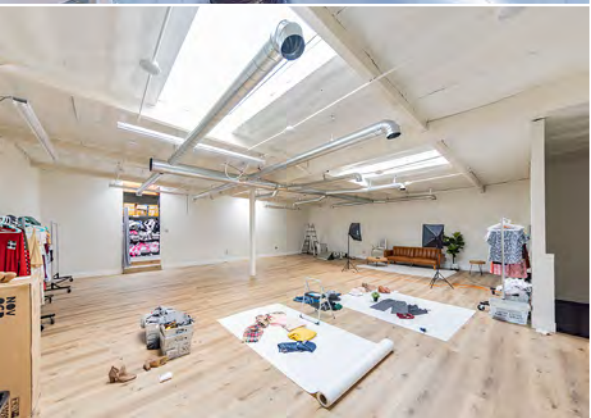
±6,000 - 6,600 SF AVAILABLE

**SORRENTO
MESA**



- ▶ ±6,600 SF two-story flex building
- ▶ ±6,000 - 6,600 SF available
- ▶ Two roll-up doors
- ▶ Corner unit in private, park like setting
- ▶ 20 - 30% ground floor production space (8' ceilings)
- ▶ Beautifully upgraded second floor office space
- ▶ Ideal for R&D, flex, tech uses
- ▶ Located in the desirable Sorrento Mesa submarket, a notable corporate neighborhood
- ▶ Flexible leasing options
- ▶ Immediate occupancy

LEASE RATE: \$2.25 / SF GROSS + ELECTRIC

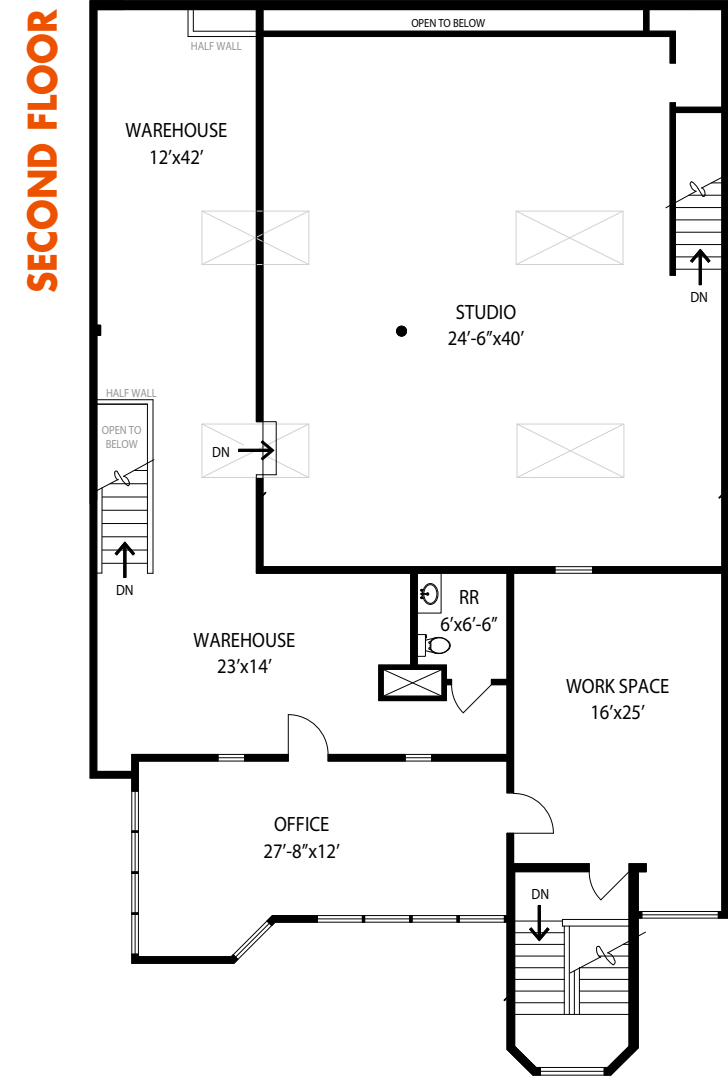
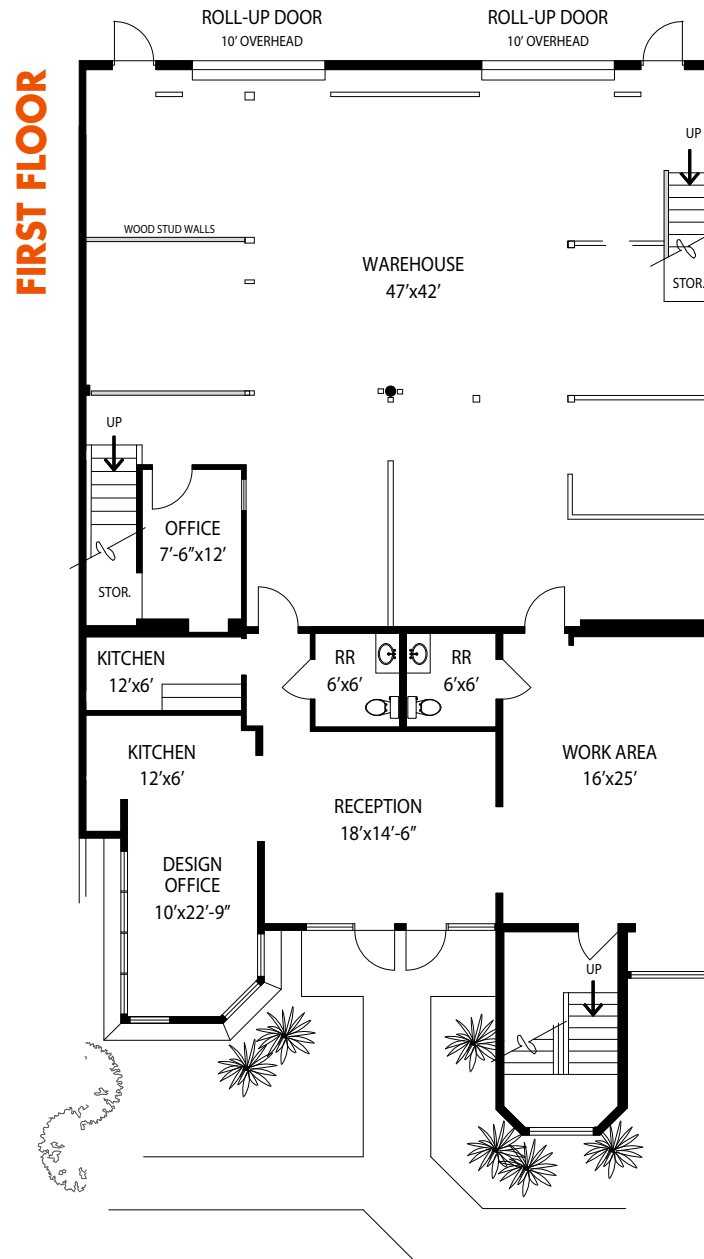


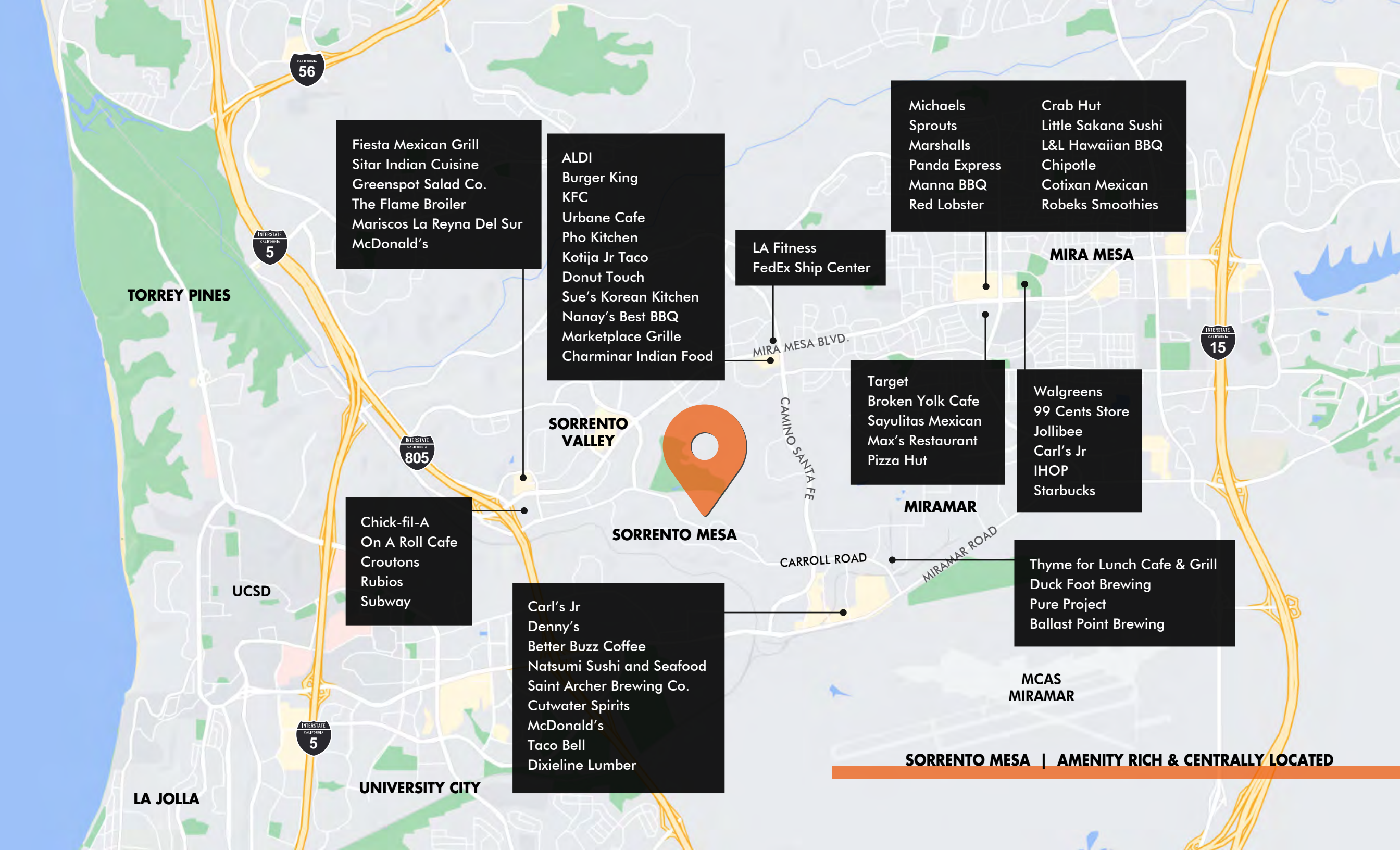
6322 FERRIS SQUARE

6322 FERRIS SQUARE

**±6,600 SF TWO-STORY
FLEX BUILDING**

±6,000 - 6,600 SF AVAILABLE





Fiesta Mexican Grill
Sitar Indian Cuisine
Greenspot Salad Co.
The Flame Broiler
Mariscos La Reyna Del Sur
McDonald's

ALDI
Burger King
KFC
Urbane Cafe
Pho Kitchen
Kotija Jr Taco
Donut Touch
Sue's Korean Kitchen
Nanay's Best BBQ
Marketplace Grille
Charminar Indian Food

LA Fitness
FedEx Ship Center

Michaels
Sprouts
Marshalls
Panda Express
Manna BBQ
Red Lobster
Crab Hut
Little Sakana Sushi
L&L Hawaiian BBQ
Chipotle
Cotixan Mexican
Robeks Smoothies

MIRA MESA

Target
Broken Yolk Cafe
Sayulitas Mexican
Max's Restaurant
Pizza Hut

Walgreens
99 Cents Store
Jollibee
Carl's Jr
IHOP
Starbucks

Chick-fil-A
On A Roll Cafe
CROUTONS
Rubios
Subway

Carl's Jr
Denny's
Better Buzz Coffee
Natsumi Sushi and Seafood
Saint Archer Brewing Co.
Cutwater Spirits
McDonald's
Taco Bell
Dixieline Lumber

Thyme for Lunch Cafe & Grill
Duck Foot Brewing
Pure Project
Ballast Point Brewing

MIRAMAR

**MCAS
MIRAMAR**

SORRENTO MESA | AMENITY RICH & CENTRALLY LOCATED

6322 FERRIS SQUARE

SAN DIEGO, CA 92121

±6,600 SF TWO-STORY
FLEX BUILDING

±6,000 - 6,600 SF AVAILABLE

For more information or tours,
please contact:

PAUL BRITVAR

First Vice President

† 858.230.1166

pbritvar@lee-associates.com

CA RE Lic. #01949354

BRENT BOHLKEN

Senior Vice President / Principal

† 858.395.8053

bbohlken@lee-associates.com

CA RE Lic. #01022607

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.