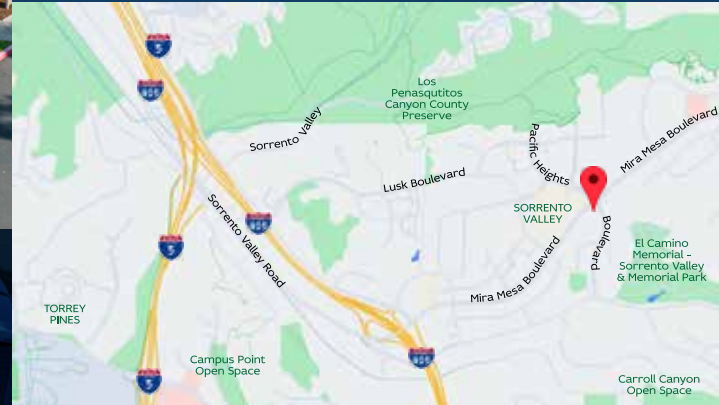




Features – Property details

- ~ 150,674 sf multi-tenant industrial/flex
- ~ 3.23:1 parking ratio
- ~ 10' x 10' ground level doors
- ~ 100/200 amps, 100/208 volt 3 phase power
- ~ Skylights in warehouse
- ~ Well located with easy access to 5 and 805 fwys
- ~ On-site management and leasing office



Sorrento Mesa Business Center

5915-5995 Mira Mesa Blvd, San Diego • 9823-9883 Pacific Heights Blvd, San Diego

Birtcher
Anderson & Davis



For more information:

Kimberly Hart

858.926.7174

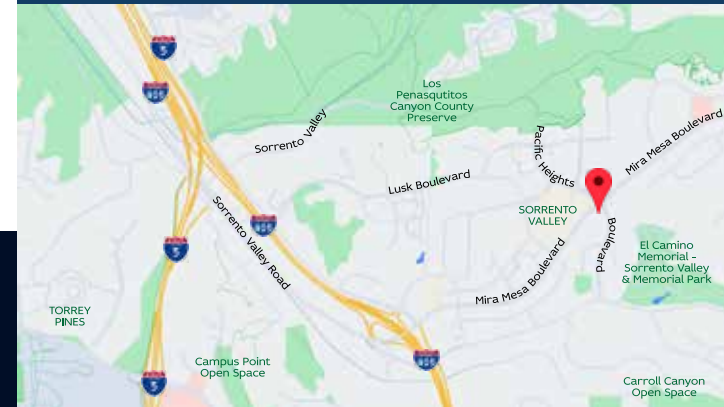
khart@birtcherandersondavis.com

CA DRE #01343506



Available Suites

| Unit # | SF | Rent (sf/mo) | Date Available |
|--------|----------|--------------|----------------|
| 9823-K | 1,823 sf | \$2.10 | Now |
| 9863-E | 1,603 sf | \$2.10 | Now |
| 9863-D | 1,576 sf | \$2.10 | Now |
| 9833-A | 1,674 sf | \$2.10 | Dec 2024 |



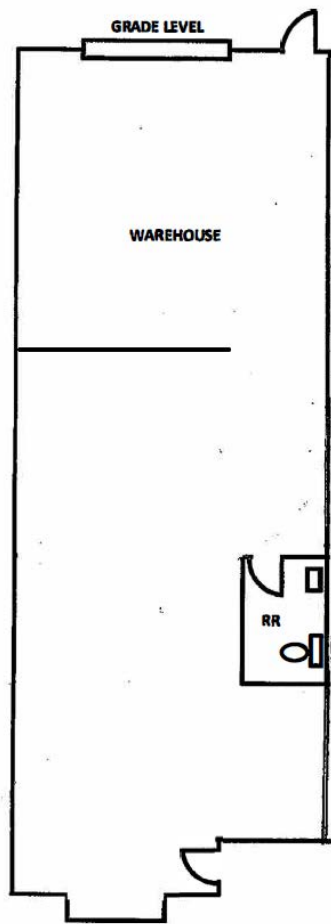
Sorrento Mesa Business Center Site Plan and Current Availability

For more information:

Kimberly Hart
 858.926.7174
 khart@birtcherandersondavis.com
 CA DRE #01343506

Birtcher
 Anderson & Davis





9823 Pacific Heights Blvd, Suite K

1,823 sf

Available now.

Grade level door, private restroom

Asking \$2.10 per sf per month, plus NNN

Estimated NNN for 2024 is \$0.46/sf per month



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

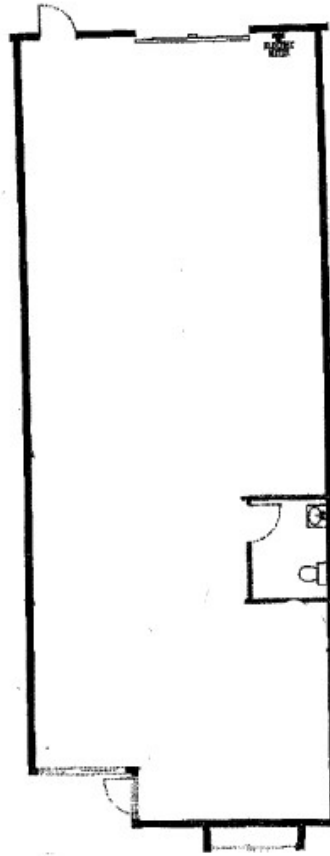
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Anderson & Davis





9863 Pacific Heights Blvd, Suite D

1,576 sf

Available now.

Open warehouse space with one grade level roll up door. HVAC throughout.

Asking \$2.10 per sf per month, plus NNN Estimated NNN for 2024 is \$0.46/sf per month



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

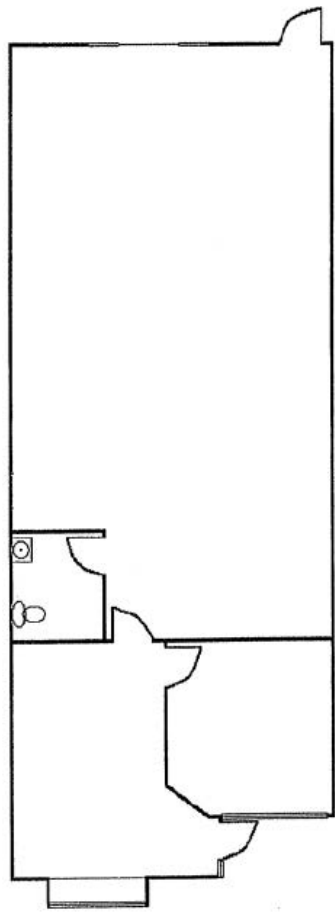
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9863 Pacific Heights Blvd, Suite E

1,603 sf

Available now.

Reception area, one private office, private restroom, and open warehouse space with one grade level roll up door.

Asking \$2.10 per sf per month, plus NNN

Estimated NNN for 2024 is \$0.46/sf per month



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

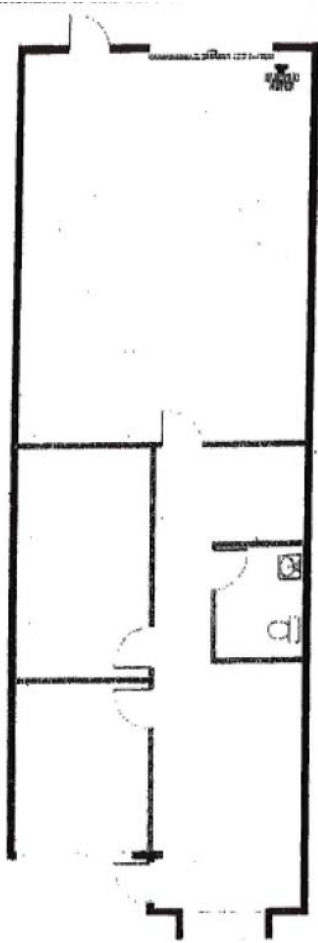
Kimberly Hart

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9833 Pacific Heights Blvd, Suite A

1,674 sf

Available now.

Reception, 2 private offices, private restroom and warehouse. End unit.

Asking \$2.10 per sf per month, plus NNN

Estimated NNN for 2024 is \$0.46/sf per month



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

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Location and Amenities

- ~ Easy access to 5 and 805 fwys
- ~ EV charging on-site
- ~ On-site deli
- ~ Close proximity to life science and biotech campuses

Hotels

- ~ Marriott Residence Inn
- ~ Hyatt
- ~ Radisson
- ~ Extended Stay America
- ~ Staybridge Suites

Restaurants

- ~ Gravity Heights
- ~ Karl Strauss
- ~ Rubio's
- ~ Chick-fil-A
- ~ McDonald's
- ~ Starbucks

Sorrento Mesa Business Center

Nearby Amenities

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Sorrento Mesa Business Center Building Photos

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