

TORREY PINES BUSINESS PARK



VISTA SORRENTO PARKWAY | SORRENTO VALLEY BOULEVARD • SORRENTO VALLEY

R&D/INDUSTRIAL & CREATIVE OFFICE SPACE FOR LEASE



Real value in a changing world

R&D/INDUSTRIAL & CREATIVE OFFICE SPACE



LOCATION

Immediately adjacent to I-5/805 Interchange
Excellent access to Torrey Hills
Walking distance to Coaster Station

PROJECT

Beautiful park setting
Office/flex/warehouse space available
Flexible and efficient floorplans
Clear heights range from 11'-16'
On-site Post Office
Sand volleyball courts
Tennis courts
Outdoor basketball court
Shower/changing rooms
Freeway visible
Institutional ownership



■ Available

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AVAILABILITY

3974 Sorrento Valley Blvd. Suite 200/300	5,810 rsf	\$1.15 NNN	Great for “creative office” users. New restrooms, large break room, windowline on 3 sides including two glassed-in roll-up doors.
4010 Sorrento Valley Blvd. Suite 200	7,888 rsf (divisible)	\$1.15 NNN	Fronts Sorrento Valley Blvd. Can be converted to 100% office or “creative office” space. Generic office improvements with 70% office including a built-in reception, 7 private offices, conference room, kitchen and open area for over 20 cubicles. 30% warehouse in 2 separate bays with 2 grade level roll-up doors. Can divide to 3,500 s.f.

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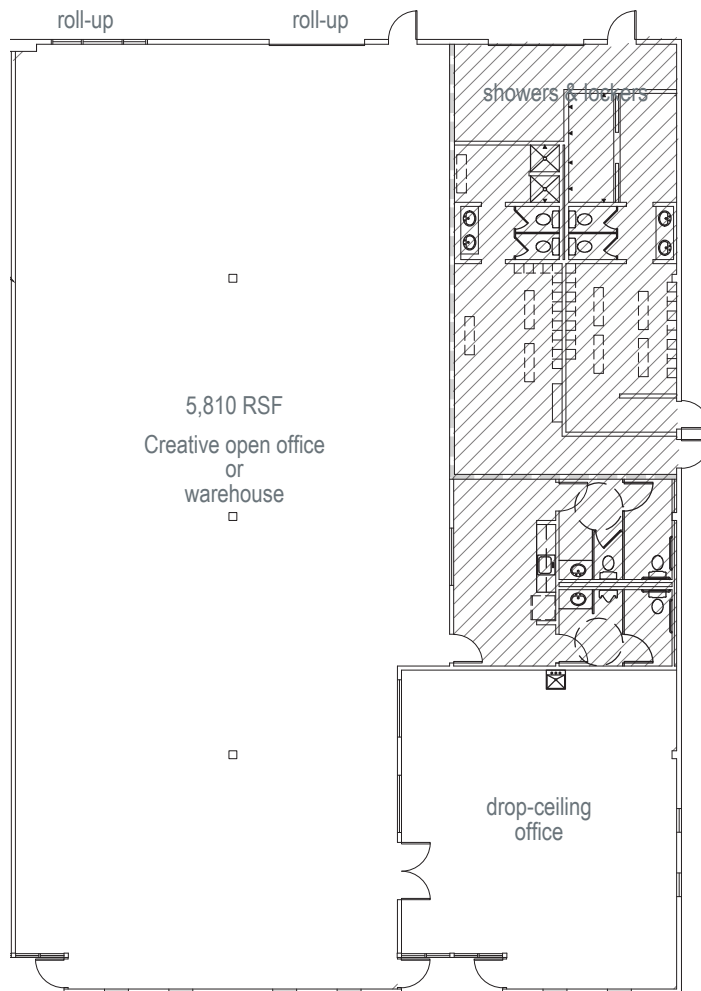
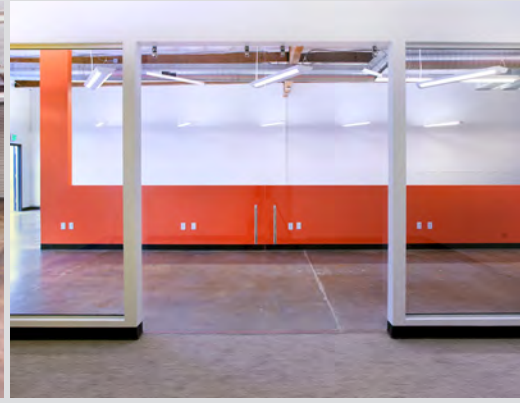


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