

SORRENTO SUMMIT

7473 Lusk Blvd, San Diego, CA 92121



±100,000 SF of Office Space with R&D Lab Infrastructure

Available for Sublease

Term through the December 2035



Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

Sorrento Summit is strategically located in San Diego's highly sought-after Sorrento Valley submarket, offering not only breathtaking views but also convenient access to major transportation routes I-805 and I-5 and an array of nearby dining and shopping.



Building Specs

- R&D / Lab infrastructure
- 8,000 amps
 - 4000-amp 480 V
 - 4000-amp 208 V
- 800 tons cooling/chillers
- Floor weight capacity for labs
- Compressed air
- Sit/stand desks throughout
- Shipping/receiving truck door
- Freight elevator



Building Amenities

- Fitness Center
- Cafeteria
- 14 Electric Vehicle (EV)





Cubicle Workstation Zone



Common Area Workspace



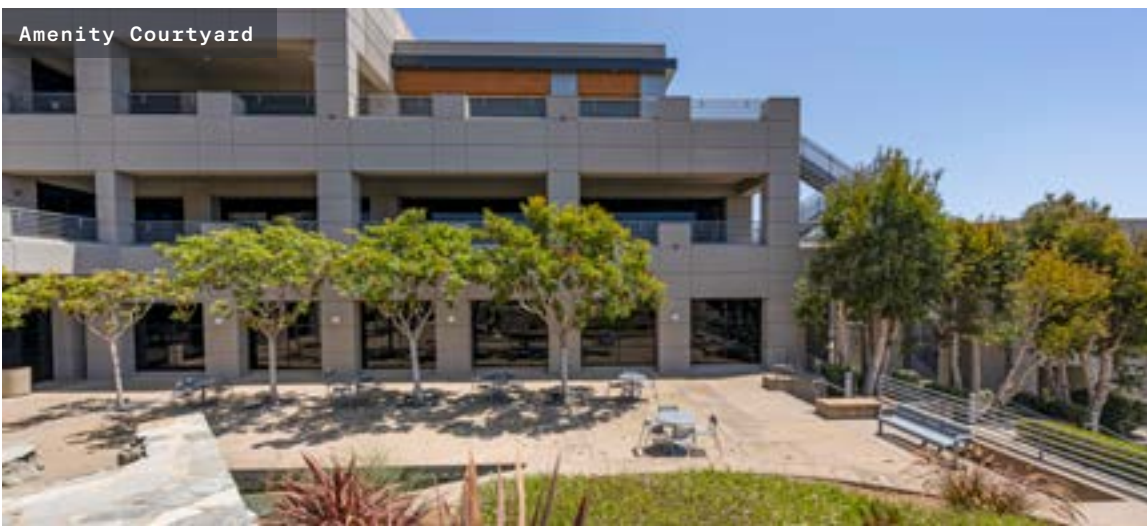
Modern Kitchen with Dining Space



Lobby



Entrance Roundabout



Amenity Courtyard



R&D Lab

Key Features Enhance your operations at Sorrento Summit, combining modern office space with a versatile warehouse or R&D area. Featuring multiple loading doors, to streamline logistics and optimize productivity.

basement/
loading
area



R&D/
warehouse
area



R&D/
warehouse
area



Loading door
with $\pm 14'$
clear height



Amenity Courtyard



Convenient Conference
Room Access Hallway



R&D Lab



Cubicle Workstation Zone



Common Area Workspace



Modern Kitchen with Dining Space



Modern Kitchen with Dining Nook



Lobby Entrance



Cubicle Workstation Zone



Cubicle Workstation Zone



Amenity Courtyard

FLOOR PLAN

1ST FLOOR 46,020 RSF

- 155 cubes
- 14 offices
- 5 conference rooms
- 1 training room
- 3 engineering labs w/ compressed air
- 1 lab
 - 20,000 SF
 - Compressed air
- 1 grade level truck door
- Clear Height:
± 14'



- Conference room
- Huddle room
- Break room
- Offices
- Lab or ± 14' Warehouse
- Grade level loading

FF&E subject to deal terms & availability at time of negotiations

FLOOR PLAN

2ND FLOOR

44,006 RSF

- 190 cubes
- 34 offices
- 15 conference rooms
- 2 labs



Conference room Huddle room Break room Offices Lab
Training room

FF&E subject to deal terms & availability at time of negotiations

AREA AMENITIES



**TORREY
PINES**

**SORRENTO
SUMMIT**

Copa
Vida

Coaster
Station

Come on
In! Cafe

Courtyard
by Marriott

Sorrento
Court

Karl
Strauss

Sorrento
Plaza

Holiday Inn
Express

Country Inn
& Suites

Homestead
Suites

Gravity
Heights

Residence
Inn

Dominic's
Deli

Staybridge
Suites

Plaza
Sorrento

HOTELS

Courtyard by Marriott
Residence Inn
Holiday Inn Express
Country Inn & Suites
Homestead Suites
Staybridge Suites

SHOPPING CENTER

Sorrento Court
Sorrento Plaza
Sorrento Mesa Crossroads
Plaza Sorrento

COFFEE

Starbucks
Copa Vida

RESTAURANTS

Lean and Green
Gravity Heights
Croutons Restaurant
Subway
Rubio's Fresh Mexican Grill
Sher Punjab Indian
Skewers
Opera Café and Patisserie
Quiznos
Jamba Juice
The Greek Cafe
Chicks Natural
Thai Chada
Salad Farm
Flame Broiler
Sitar Indian Cuisine
Delicacy Chinese
Pascucci Italian
Fiesta Mexican Grille
Kabul House of Kabobs
Pho Station Vietnamese
Moose's BBQ and Philly
Come On In! Café
Nico's Taco Shop
Submarina
The Grill and Market
Hanaya Sushi
Kings Garden Chinese
Golden Bagel
Subway
Spices Thai Café

SORRENTO SUMMIT

Tim Olson
+1 858 410 1253
tim.olson@jll.com
RE License #01364117

Greg Moore
+1 858 410 6367
greg.moore@jll.com
RE License #02068852

Carly Ross
+1 858 352 2911
carly.ross@jll.com
RE License #02157346



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