

FOR LEASE SORRENTO TERRACE

11839 - 11855 Sorrento Valley Road
San Diego, CA 92121



PROPERTY HIGHLIGHTS

- Two-building project totaling 39,438 SF on 1.59 acres
- Immediate access to I-5, I-805 and SR-56 via the Carmel Mountain Road on/off ramps
- Direct access to hiking, jogging and bike trails through Torrey Pines and Carmel Valley
- Walking distance to restaurants, banks, hotels, and Sorrento Valley Coaster Station
- Minutes away from prominent retail center, Torrey Hills Marketplace
- Adjacent to exclusive housing in Torrey Pines, Torrey Hills, Carmel Valley, Rancho Santa Fe, and Del Mar
- Multi-use project comprised of office, lab, and warehouse space - Zoned IL-3-1 (City of San Diego)

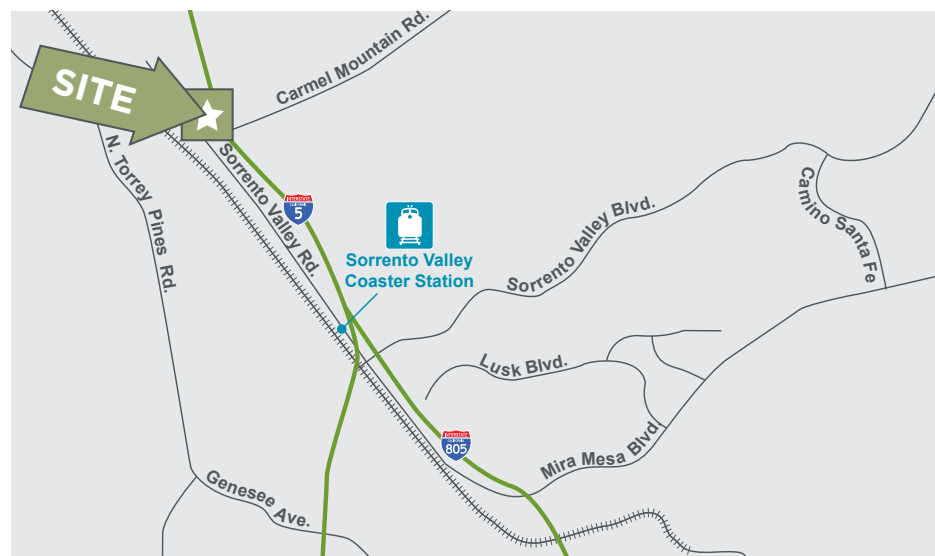
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AVAILABILITY

Suite	Square Footage	Price	Notes
503	2,069 RSF	\$2.00/SF MG	Climate controlled warehouse space with open vaulted ceiling and open floor plan
505	1,911 RSF	\$2.00/SF MG	Open office layout
521	3,104 RSF	\$2.00/SF MG	Second floor office suite consisting of reception, conference, private offices, kitchen and open bullpen area
523	3,787 RSF	\$2.00/SF MG	Second floor office suite with reception, conference room, kitchen, perimeter private offices & storage
524	2,599 RSF	\$2.00/SF MG	Second floor office suite with reception, conference room, kitchen, 3 private offices & open bullpen area
901	10,796 SF	\$2.25/SF MG	First/second floor combined office/lab/warehouse space. Approximately 65% improved with stacked modern, creative office space and the balance warehouse.
923	786 RSF	\$2.25/SF MG	Second floor office suite with open floor plan and westerly views to the nature preserve

LOCATION



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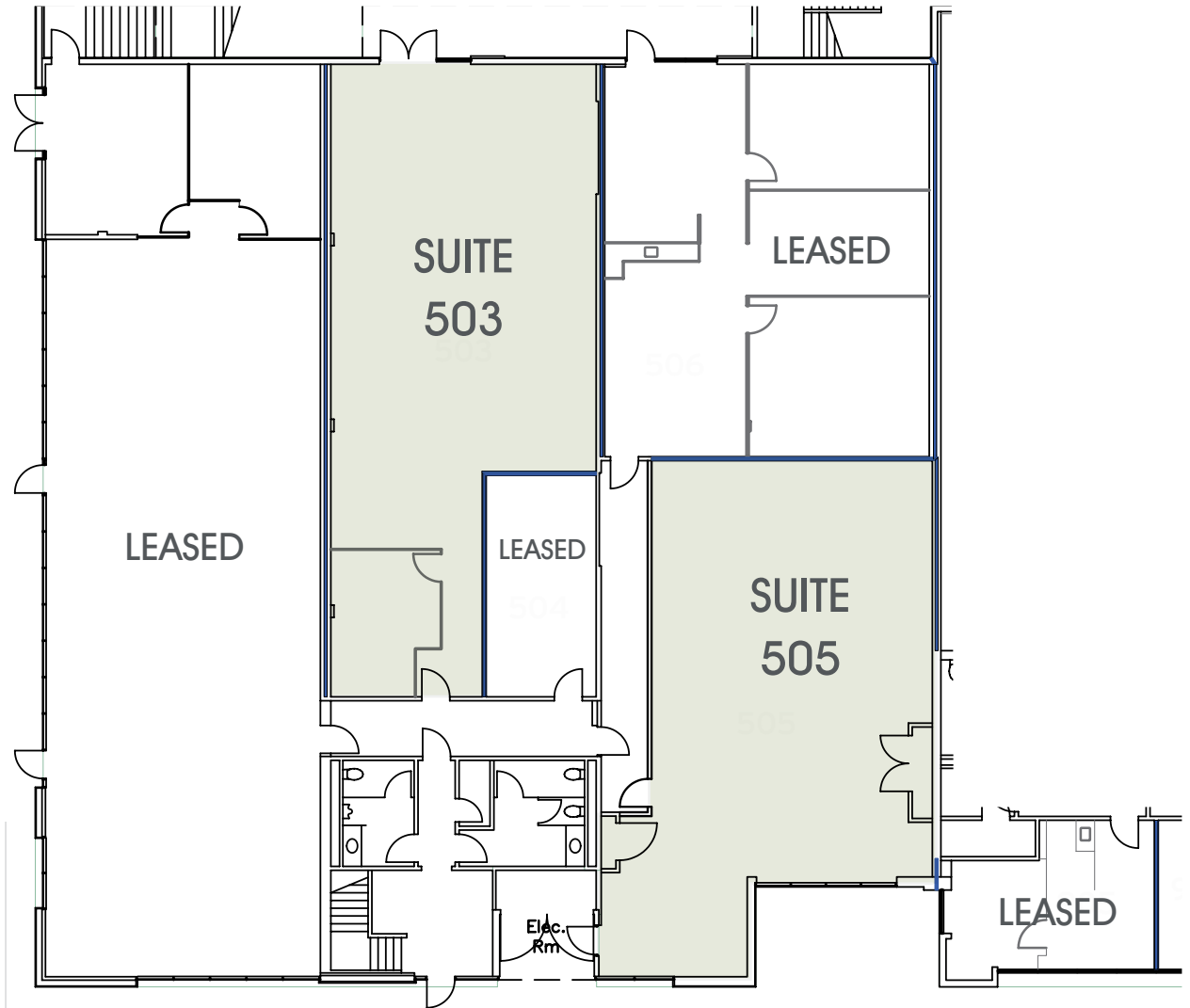
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SUITE 503 | 2,069 RSF

- Climate controlled warehouse space with vaulted ceiling and open floor plan

SUITE 505 | 1,911 RSF

- Second generation open office floor plan with private entry off the sidewalk



FIRST FLOOR



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SUITE 521 | 3,104 RSF

- 2nd floor creative office suite consisting of reception, conference, private offices, kitchen and open bullpen area. Direct views of Torrey Pines Preserve.

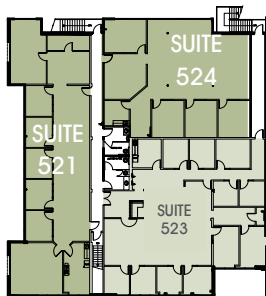
SUITE 523 | 3,787 RSF

- 2nd floor office suite with reception, conference room, kitchen, perimeter private offices, and storage

SUITE 524 | 2,599 RSF

- 2nd floor office suite with reception, conference room, kitchen, 3 private offices, and open bullpen area

SECOND FLOOR



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SUITE 901 | 10,796 RSF

- First/second floor combined office/lab/warehouse space. Approximately 65% improved with stacked modern, creative office space and the balance warehouse.

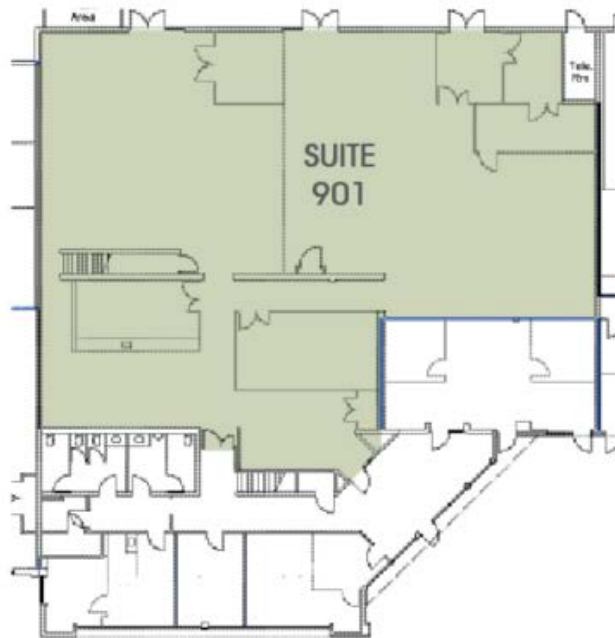
[CLICK HERE](#)
VIRTUAL TOUR
1ST FLOOR LOBBY

[CLICK HERE](#)
VIRTUAL TOUR
2ND FLOOR

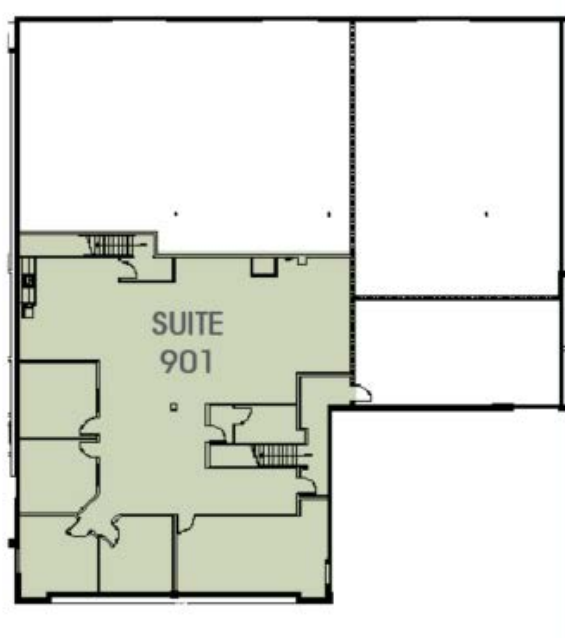
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LAB 

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ENTRY 

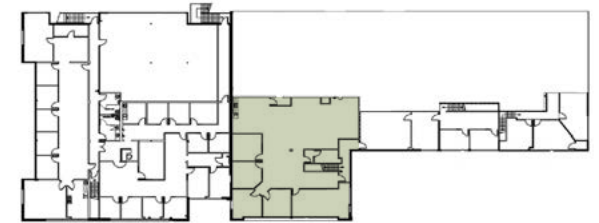
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



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SUITE 923 | 786 RSF

- 2nd floor office suite with open floor plan and westerly views of Torrey Pines Preserve



SECOND FLOOR

