



## **SORRENTO SCIENCE PARK 4045 SORRENTO VALLEY BLVD**

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10,926 SQUARE FEET AVAILABLE FOR LEASE IN DYNAMIC  
SORRENTO VALLEY SUBMARKET



## SORRENTO SCIENCE PARK

PROPERTY HIGHLIGHTS

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### **Four Building Campus**

Located in the heart of Sorrento Valley

### **Efficient Free- Standing Building**

Perfect for mid-stage life science companies and start-ups in growth mode

### **Excellent Proximity & Ingresst/Egrees**

to I-5 and I-805 freeways

### **Walkable to Coaster Station**

0.4 miles // 5 minute walk

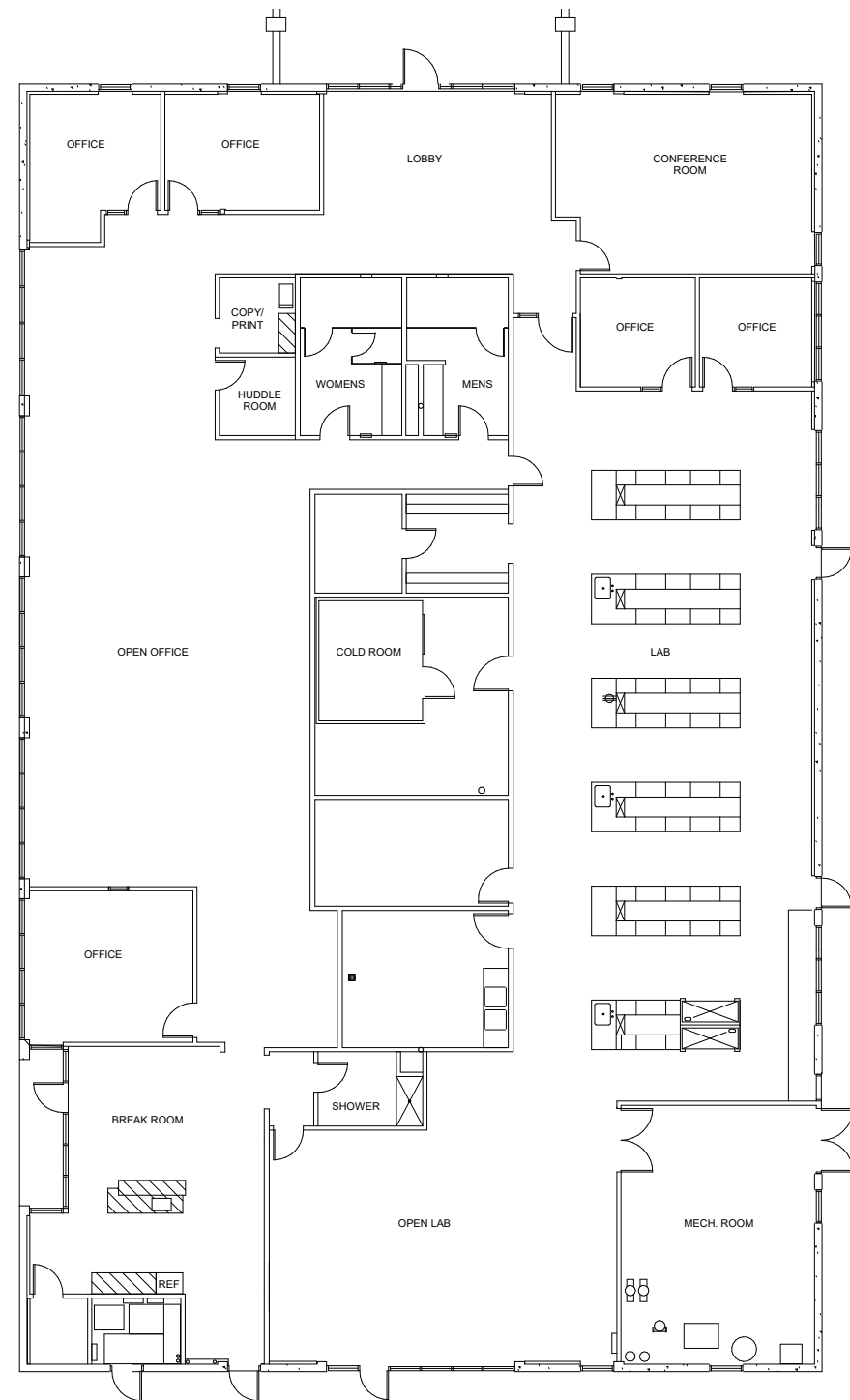
### **Corporate Neighbors**

Nuvasive, Qualcomm, Ferring Research Institute, Halozyme Therapeutics & Tandem Diabetes

# SORRENTO SCIENCE PARK

4045 SORRENTO VALLEY BLVD

FLOOR PLAN - 10,926 SF





### OUR SIGNATURE EXPERIENCE

Enjoy luxurious, world-class amenities and programming offered at the Alexandria at Torrey Pines.

- Numerous Event and Meeting Spaces
- Theater-Style Auditorium for Symposiums and Seminars
- EXOS - A Boutique Fitness Club with more than 250 classes a month including group training
- Farmer & the Seahorse, a farm-to-table eatery by Brian Malarkey + Copa Vida Coffee & Tea
- On-site Concierge Service... and more!





## SURROUNDING AMENITIES

### RESTAURANT & RETAIL

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| <ul style="list-style-type: none"> <li><b>1</b> Farmer &amp; The Seahorse</li> <li><b>2</b> A.R. Valentien</li> <li><b>3</b> The Grill at Torrey Pines</li> <li><b>4</b> Torreyana Grille</li> <li><b>5</b> Nautilus Green Acre</li> <li><b>6</b> Red O</li> </ul> | <ul style="list-style-type: none"> <li><b>7</b> Westfield UTC -<br/>Larsens Steakhouse    Nordstrom<br/>Shake Shack            24 Hour Fitness<br/>La Colombe Coffee    Arclight Cinemas<br/>SoulCycle                Sweetfin Poke<br/>Great Maple             True Food Kitchen<br/>Raised by Wolves      Tocaya Organica</li> <li><b>8</b> Aventine - Trulucks, Flemings,<br/>Cafe Japengo, The Melting Pot</li> <li><b>9</b> The Shops at La Jolla Village</li> <li><b>10</b> La Jolla Village Square</li> </ul> |
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### HOTELS

- 1** The Lodge at Torrey Pines
- 2** Estancia La Jolla
- 3** Sheraton La Jolla
- 4** Hyatt
- 5** Marriott
- 6** Embassy Suites

