



1,590 SF AVAILABLE FOR SUBLEASE

# SORRENTO MESA BUSINESS CENTER

9853 PACIFIC HEIGHTS BOULEVARD, SUITE C, SAN DIEGO, CA 92121



**SUITE C**  
AVAILABLE SUITE

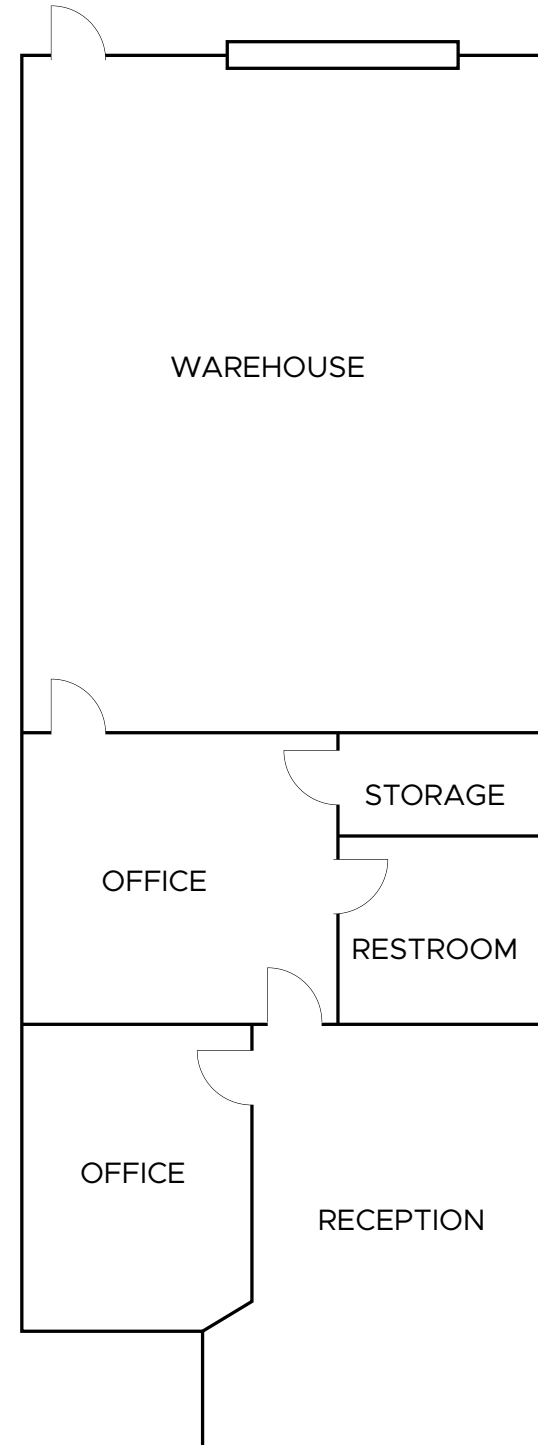


**1,590 SF**  
SF AVAILABLE



**\$1.35/SF NNN**  
SUBLEASE RATE

TOTAL BUILDING SF	15,488 SF
TOTAL LAND AREA	10.78 AC
PARKING RATIO	3.23/1,000 SF
STORIES	One
ZONING	IL-2-1
CEILING HEIGHT	14' - 16'
LEASE EXPIRATION	12/31/22 (Longer Term Available)
AVAILABLE	Available Now







## PROPERTY FEATURES

- » Mira Mesa Boulevard frontage
- » Sublease through – 12/31/2022, longer term available
- » Approximately 75% Office
- » One grade level door
- » Conveniently accessed by the 5 & 805 freeways
- » Easily accessible and close to an array of outstanding amenities and housing options
- » 24-hour access
- » Car charging station
- » Property manager on site
- » Signage available
- » Quality technology, life science and industrial tenancy throughout the entire center







LAIFITNESS



### Plaza Sorrento Shopping Center

- NAVY FEDERAL Credit Union
- STARBUCKS COFFEE
- UPS
- KFC
- SUBWAY
- BURGER KING

**SITE**



Carroll Rd

Carroll Canyon Rd

Lusk Blvd

Barnes Canyon Rd

Pacific Heights Blvd

Mira Mesa Blvd

Camino Santa Fe

Sorrento

Vista Sorrento