





#### **PROPERTY FEATURES**

- » Two-Story Office/Lab Building
- » Potential for a Variety of Uses
- » Elevator Served
- » Prime Location in Sorrento Mesa
- » Monument Signage
- » Ample Parking
- » Close to Amenities

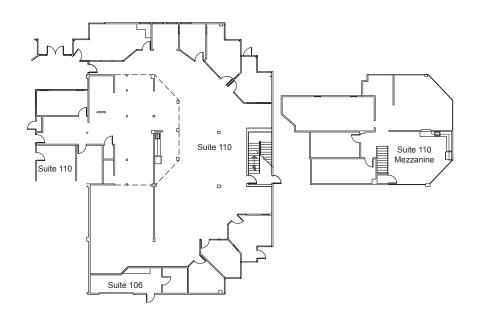
#### **AVAILABILITY**

- » Suite 110 ±9,181 RSF (Divisible)
- » Suite 200 ±3,647 RSF
- » Suite 215 ±2,889 RSF
- » Suite 230 ±3,041 RSF
- » Lease Rate: Office: \$1.75/SF + E
- » Lease Rate: Lab: Call Broker

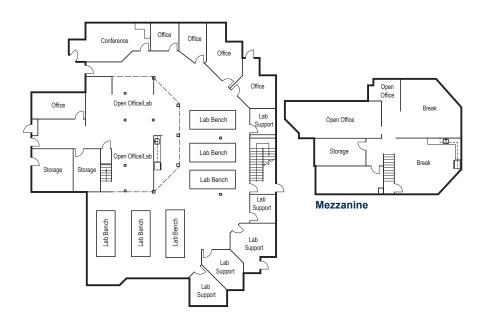
SUITE 110				
TOTAL RSF	LEASE RATE	STATUS		
±9,181	Lease Rate: Office: \$1.75/SF + E Lease Rate: Lab: Call Broker	Available Now		



## AS-IS BUILDOUT

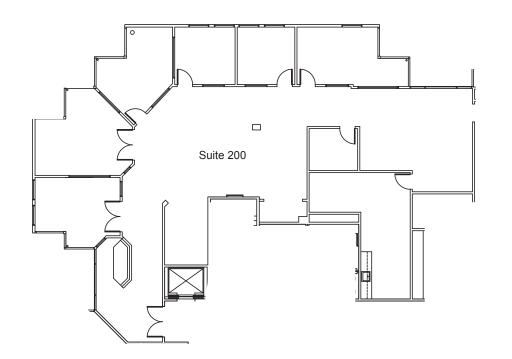


## HYPOTHETICAL

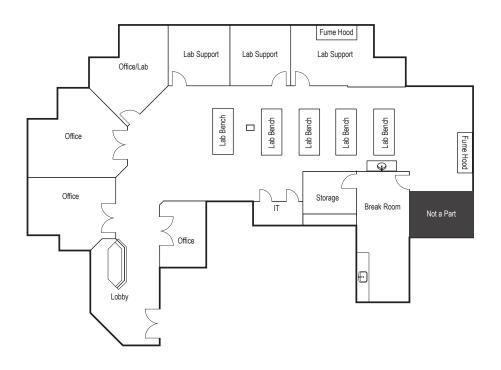


SUITE 200				
TOTAL RSF	LEASE RATE	STATUS		
±3,647	Lease Rate: Office: \$1.75/SF + E Lease Rate: Lab: Call Broker	Available Now		

# AS-IS BUILDOUT

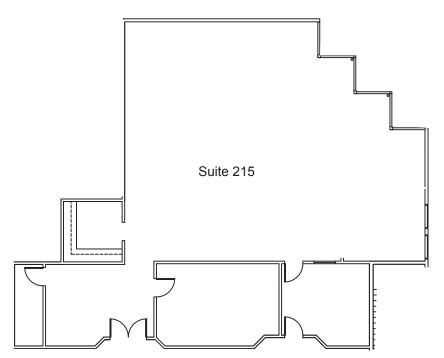


# HYPOTHETICAL

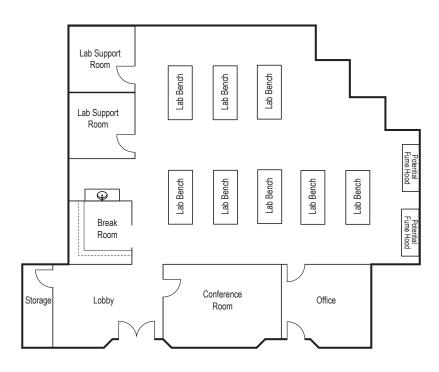


SUITE 215				
TOTAL RSF	LEASE RATE	STATUS		
±2,889	Lease Rate: Office: \$1.75/SF + E Lease Rate: Lab: Call Broker	Available Now		

# AS-IS BUILDOUT



## HYPOTHETICAL



SUITE 230				
TOTAL RSF	LEASE RATE	STATUS		
±3,041	Lease Rate: Office: \$1.75/SF + E Lease Rate: Lab: Call Broker	Available Now		

