



For Sublease

7270 Trade Street, Suites 102 & 103, San Diego CA 92121

PROPERTY OVERVIEW

- ± 9,820 SF
- 1st floor - ± 7,239 SF
- 2nd floor - ± 2,581 SF
- Term until end of January 2028
- 1 grade level door with shared dock well
- Parking: 3.6/1,000 SF
- 24' clear height
- 4 restrooms
- Existing climate controlled lab area - see floorplan
- ± 600 AMPS 277/480v (Verify)

7270 Trade Street, Suites 102 & 103 | **Floor Plan**
± 9,820 SF



2nd Floor - ± 2,581 SF

- 8 private offices (6 window lined)
- Extensive glass-line w/natural light
- Two stairwell access points
- Men's & Women's restrooms
- Conference/copy room
- Private balcony
- Break area

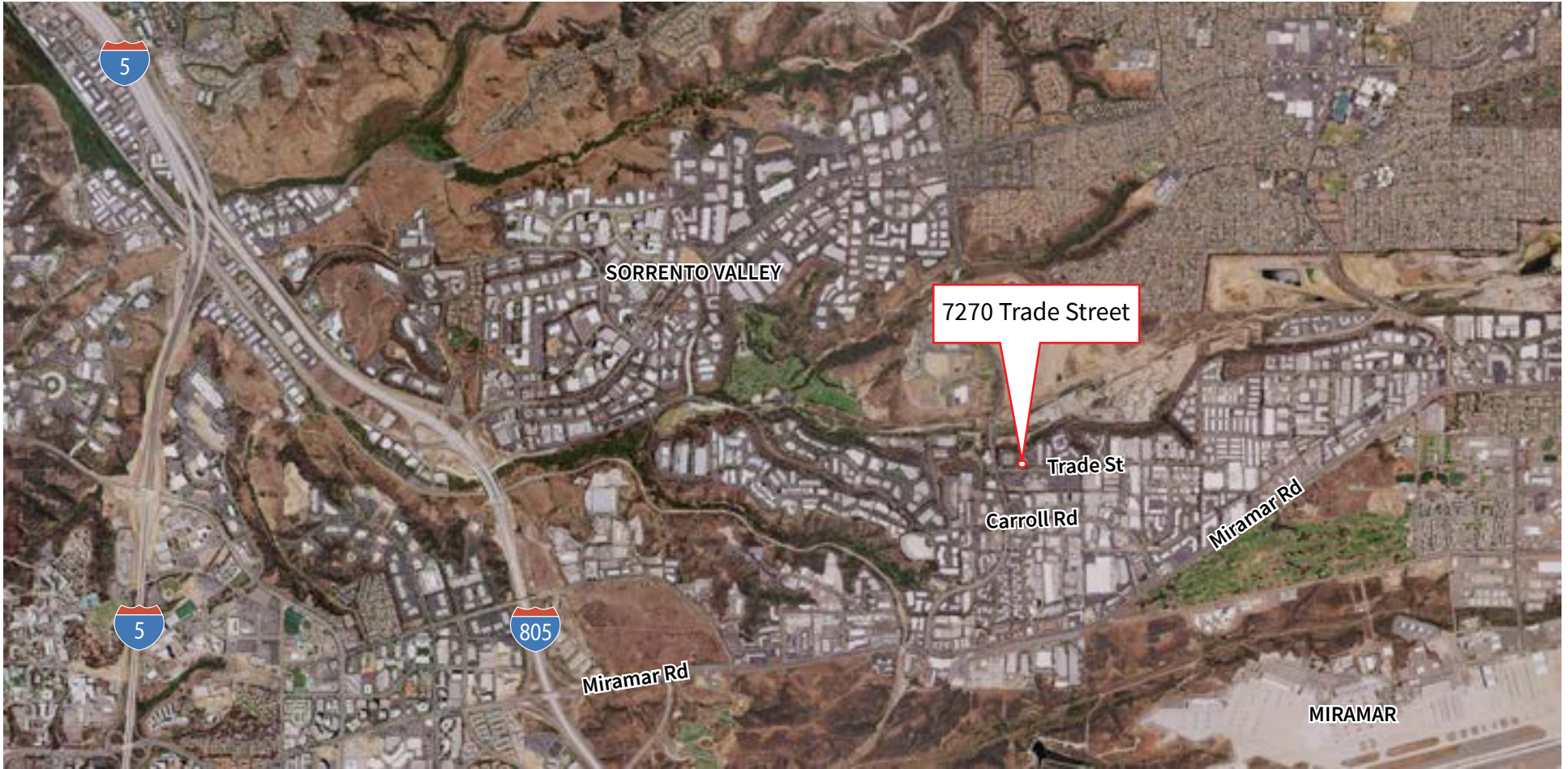


1st Floor - ± 7,239 SF

- Private lobby
- 8 private offices with large open office area
- Custom wood floors throughout
- Floor to ceiling window glass walls
- Break and lounge area
- Two (2) restrooms
- Existing wet lab in place
- Grade level loading door

7270 Trade Street, Suites 102 & 103 | Interior Photos





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SORRENTO VALLEY

7270 Trade Street

Trade St

Carroll Rd

Miramar Rd

5

805

Miramar Rd

MIRAMAR