

PACIFIC

SORRENTO

TECHNOLOGY

CAMPUS

FOR LEASE

± 110,819 SF CORPORATE CAMPUS OPPORTUNITY

10110/10130/10150 Sorrento Valley Road
San Diego, CA 92121

Please contact:

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± 110,819 SF CORPORATE CAMPUS OPPORTUNITY

FOR LEASE

- ± 110,819 SF - Three Building Campus
- ± 88,749 SF Available Now!
- Suites from ± 4,000 SF
- Renovations Underway
- 4.7/1,000 Parking Ratio (530 spaces)
- 12 Handicap Spaces
- Incredible Central San Diego Location
- 16.5 Acre Park-like Setting
- Many Outdoor Amenities
- Large Water Feature
- Grade-Level and Dock-High Loading (potential for additional)
- Built-Out for a Variety of Uses:
 - Office
 - Flex
 - R&D
 - Light-Industrial/Manufacturing
 - Life Science

LEASE RATE: from \$1.45/SF NNN

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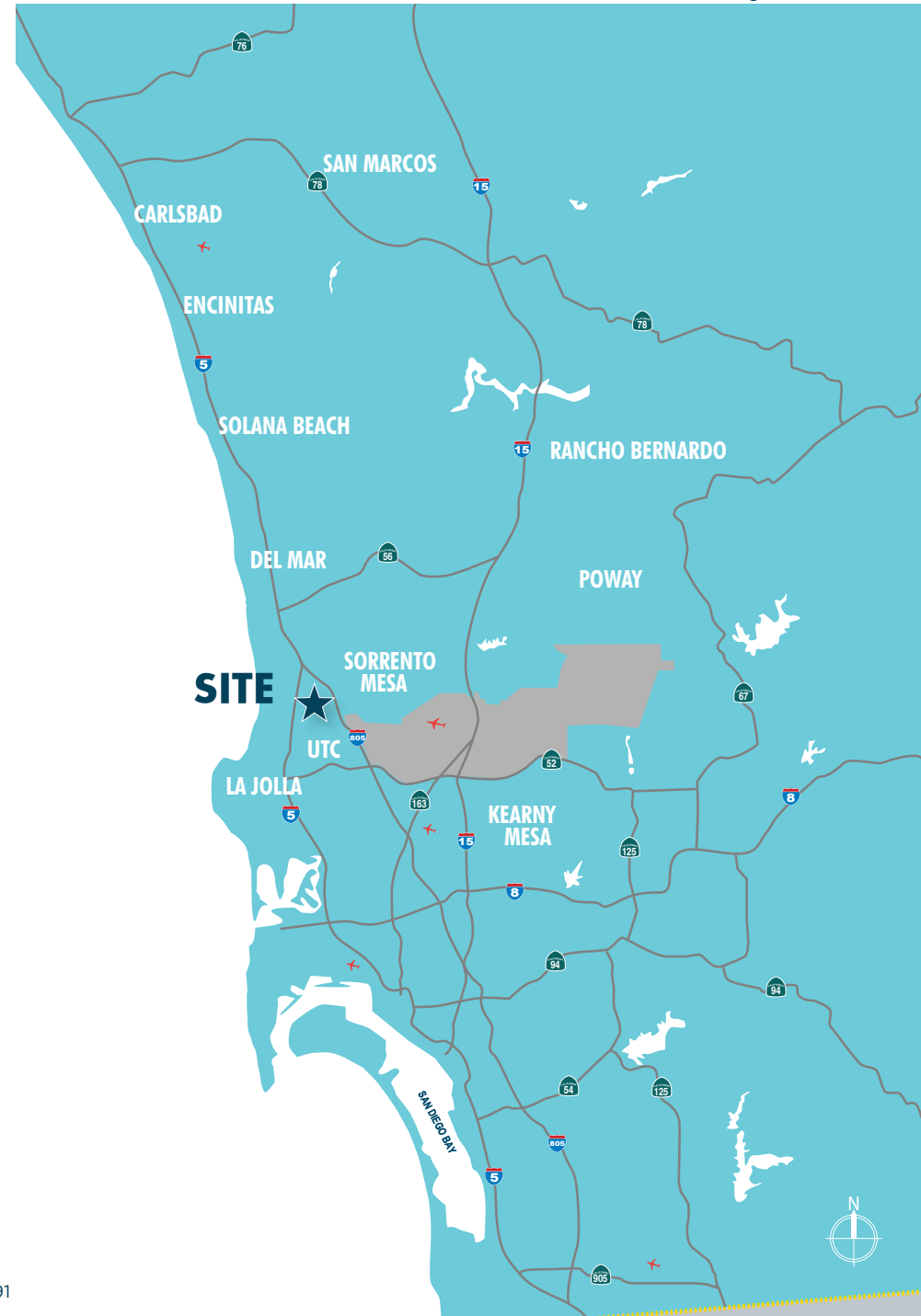
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10110/10130/10150 Sorrento Valley Road



overall site plan

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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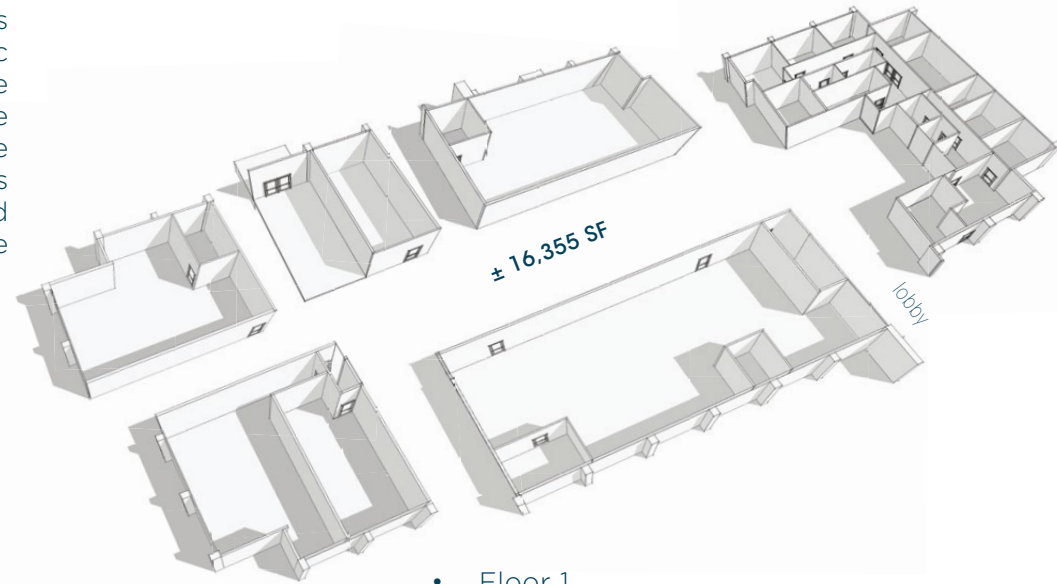
FOR LEASE

10110/10130/10150 Sorrento Valley Road

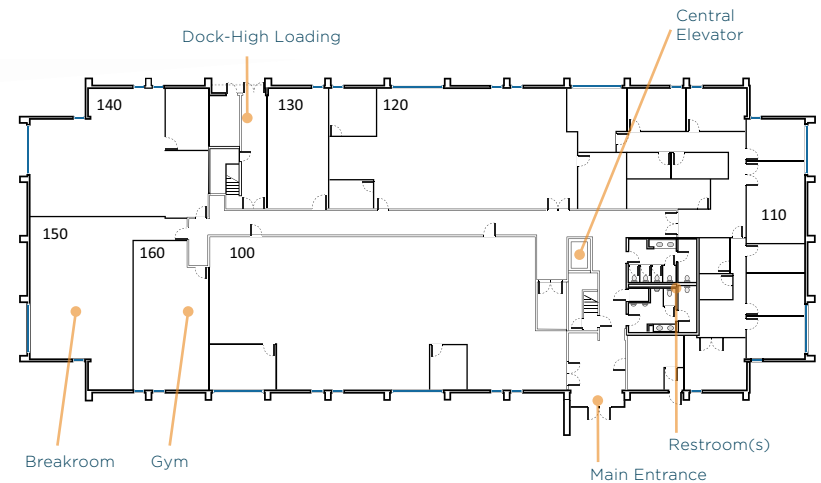
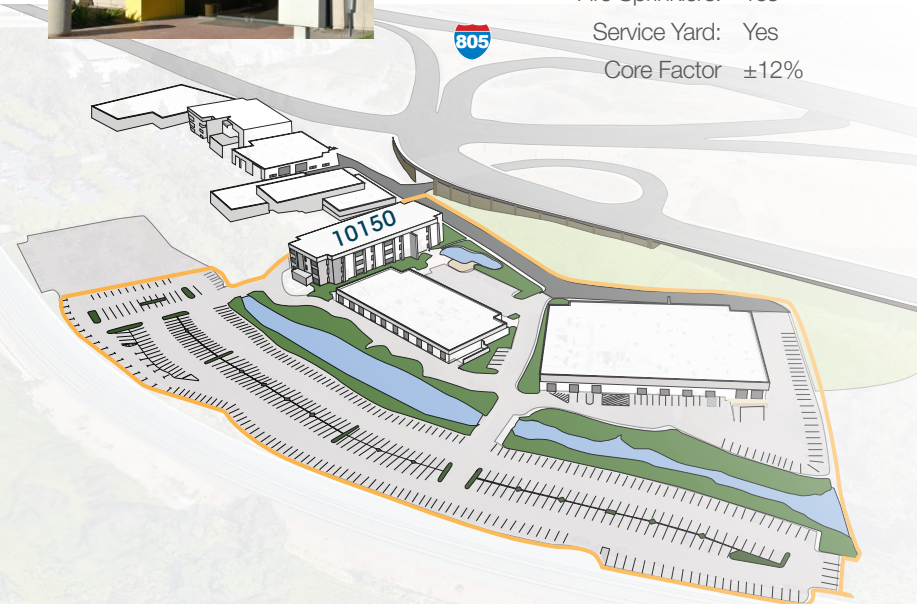
The 10150 building is a 3-story office building immediately adjacent to the freeway. Its close proximity provides signage opportunities to thousands of cars per week and benefits from immediate proximity to public transportation, yet maintains a private environment through exclusive access, landscaping and site layout. The building accommodates a range of uses from R&D to Light chemistry, general office and administrative functions. In its current configuration the premises offers private offices and open bull-pen areas, a high ceiling reception area, wide hallways and multiple conference rooms, server rooms, and collaborative employee areas both inside and outside of the subject premises.



10150	
Available SF:	47,864
Use:	Office/R&D
Power:	1,600 A, 450 V
Loading:	One Dock
Floors:	Three
Food Court:	Yes
Workout Room:	Yes
Showers:	Yes
Ceiling Height:	9' - 10'
Flooring:	Carpet
Fire Sprinklers:	Yes
Service Yard:	Yes
Core Factor	±12%

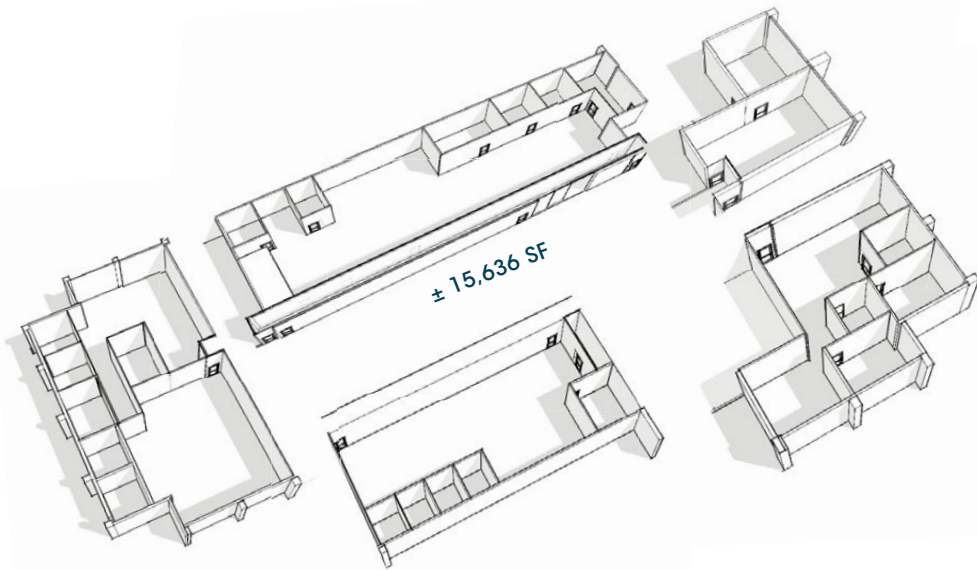


- Floor 1
- ± 16,355 SF Floor plate
- 18 Private offices
- Break room and restrooms
- Conference rooms

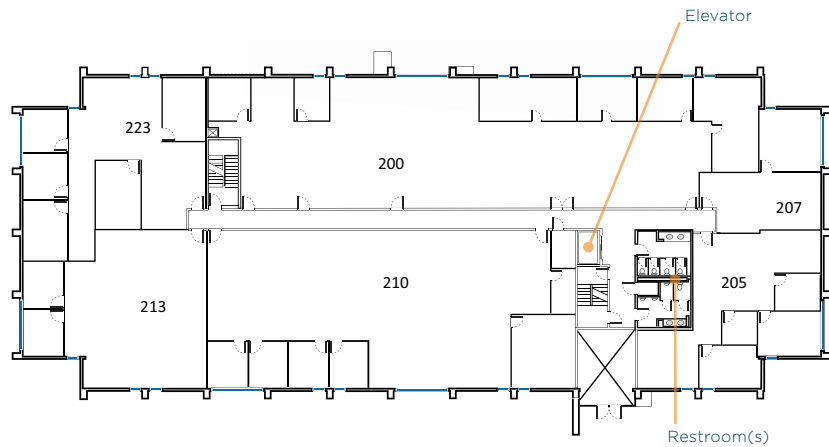


Current Demising

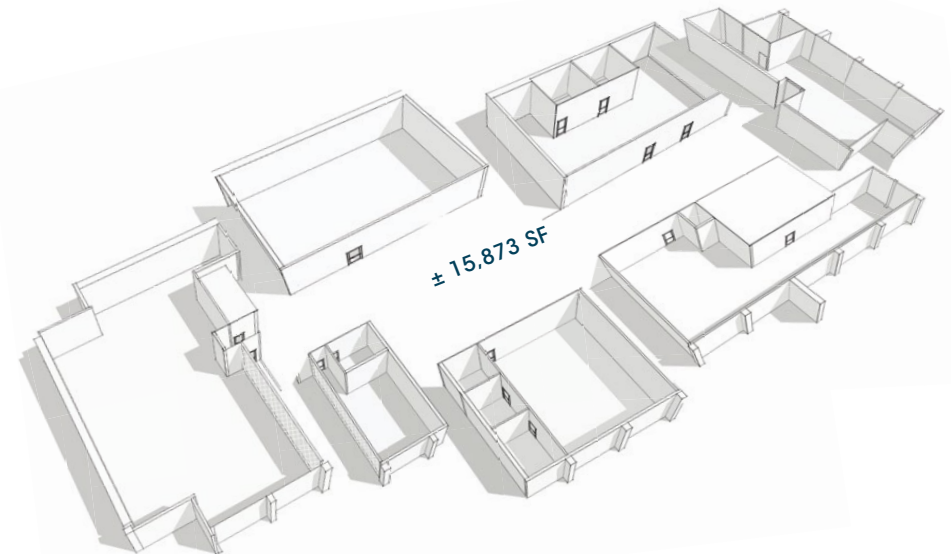
10150 Floor Plans



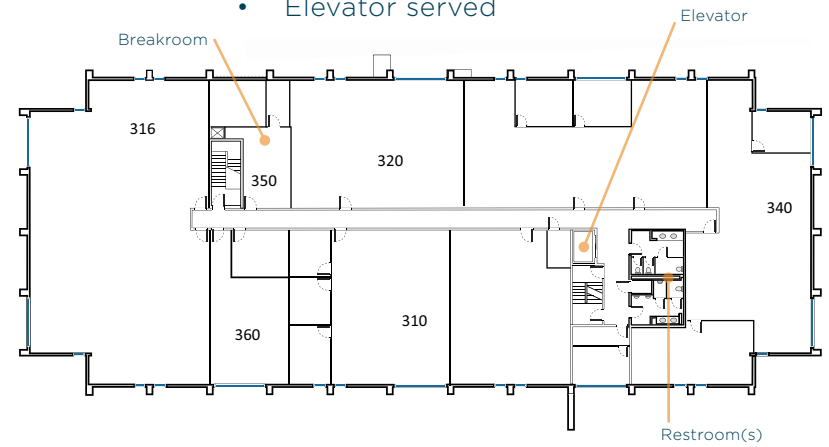
- Floor 2
- ± 15,636 SF Floor plate
- 8' Ceilings
- 26 Private offices
- Break room and restrooms
- Elevator served



Current Demising



- Floor 3
- ± 15,873 SF Floor plate
- 9' Ceilings
- Executive level
- 10 Private offices
- Break room and restrooms
- Elevator served



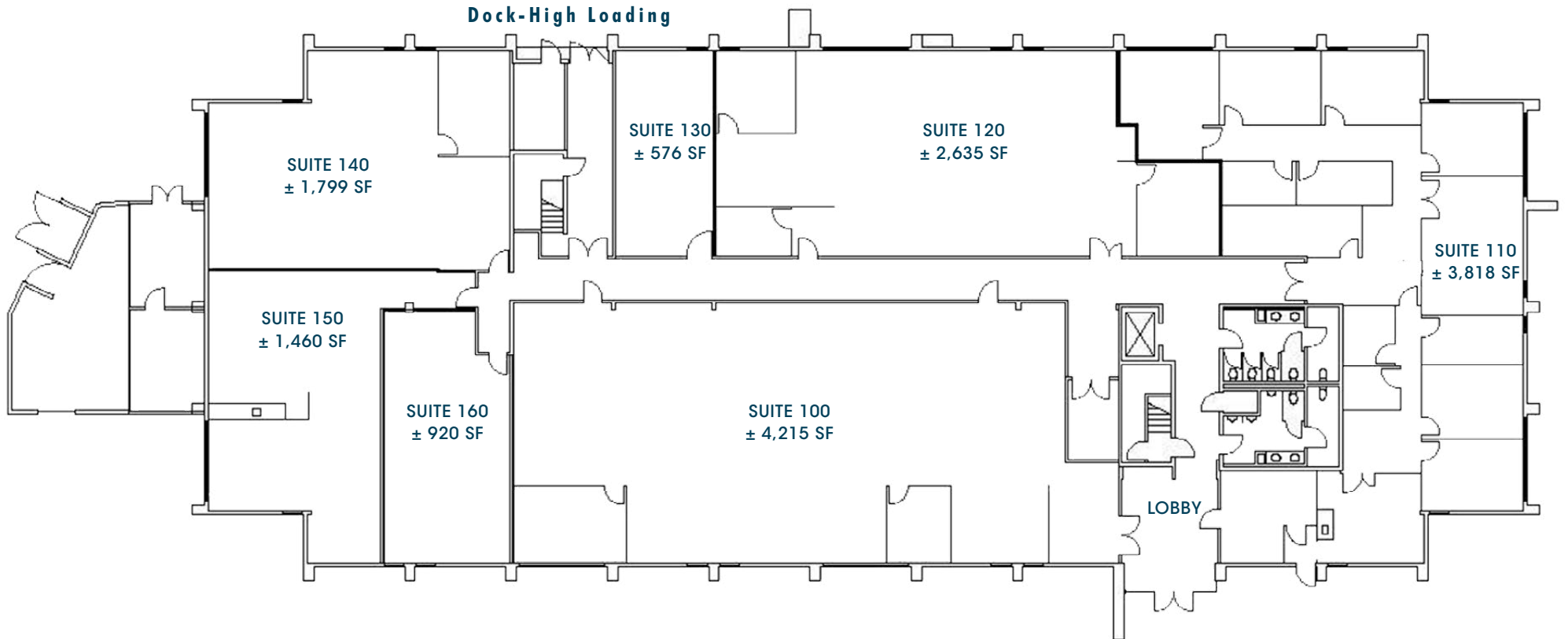
Current Demising

± 110,819 SF CORPORATE CAMPUS OPPORTUNITY

FOR LEASE

10150 Sorrento Valley Road | 1st Floor

Current configuration - Divisible to ± 4,000 SF



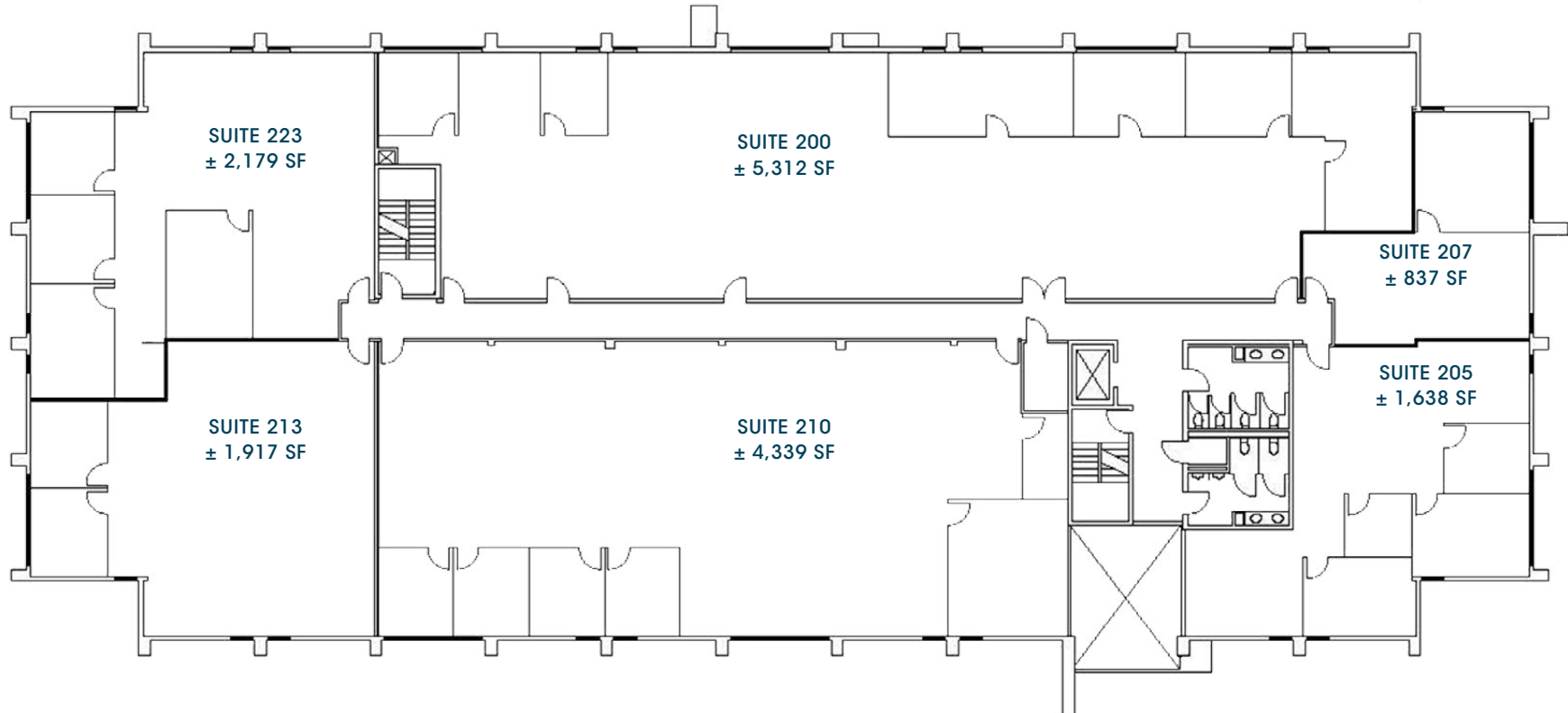
Suite	SF Available	Floor Contiguous	Building Contiguous	Rent/SF
100	4,215	16,355	47,864	\$1.95/SF + U & J
110	3,818	16,355	47,864	\$1.95/SF + U & J
120	2,635	16,355	47,864	\$1.95/SF + U & J
130	576	16,355	47,864	\$1.95/SF + U & J
140	1,799	16,355	47,864	\$1.95/SF + U & J
150	1,460	16,355	47,864	\$1.95/SF + U & J
160	920	16,355	47,864	\$1.95/SF + U & J

*Core factor estimated to be ± 12%

10150 Floor Plans

10150 Sorrento Valley Road | 2nd Floor

Current configuration - Divisible to $\pm 4,000$ SF



Suite	SF Available	Floor Contiguous	Building Contiguous	Rent/SF
200	5,312	15,636	47,864	\$1.95/SF + U & J
205	1,638	15,636	47,864	\$1.95/SF + U & J
210	4,339	15,636	47,864	\$1.95/SF + U & J
213	1,917	15,636	47,864	\$1.95/SF + U & J
223	2,179	15,636	47,864	\$1.95/SF + U & J

*Core factor estimated to be $\pm 12\%$

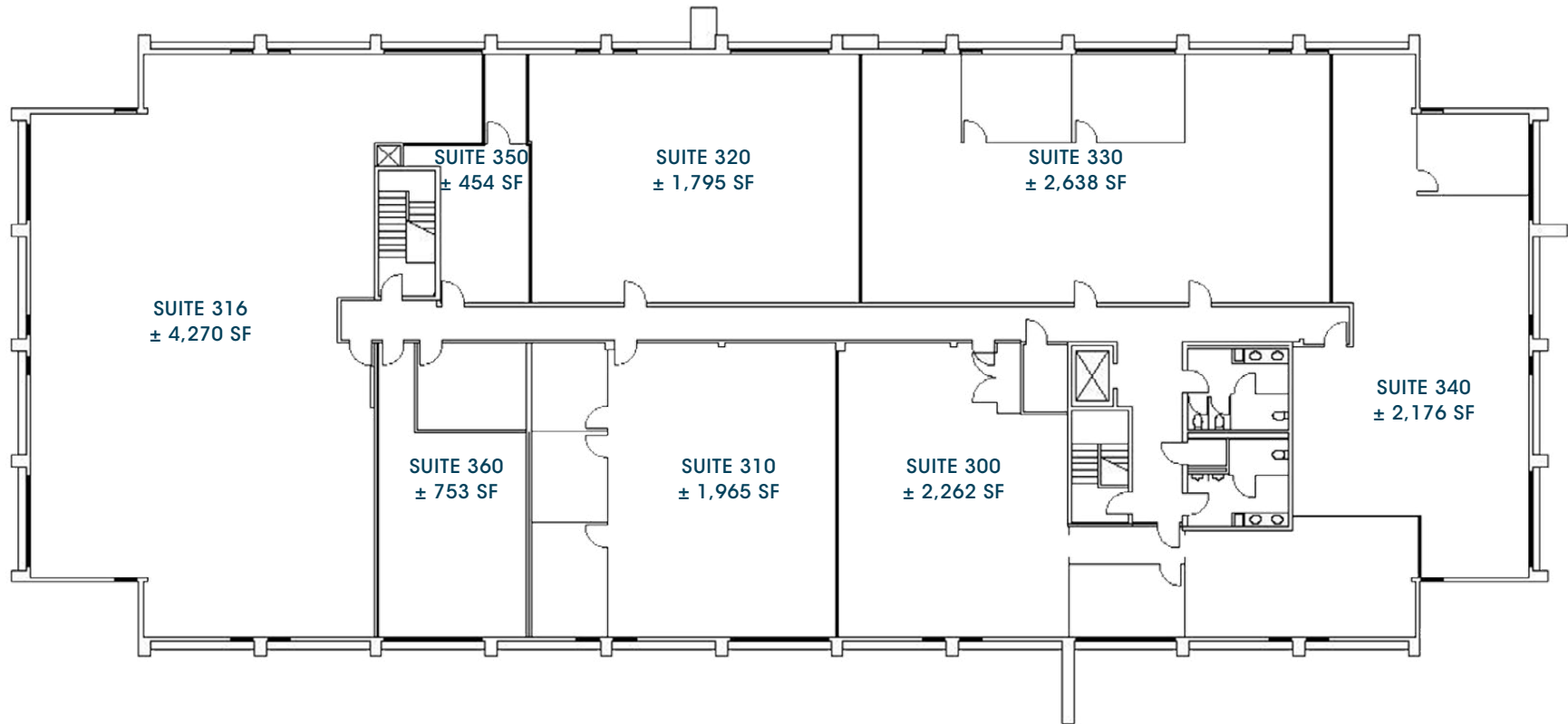
± 110,819 SF CORPORATE CAMPUS OPPORTUNITY

FOR LEASE

10110/10130/10150 Sorrento Valley Road

10150 Sorrento Valley Road | 3rd Floor

Current configuration - Divisible to ± 4,000 SF



Suite	SF Available	Floor Contiguous	Building Contiguous	Rent/SF
300	2,262	15,873	47,864	\$1.95/SF + U & J
310	1,965	15,873	47,864	\$1.95/SF + U & J
316	4,270	15,873	47,864	\$1.95/SF + U & J
320	1,795	15,873	47,864	\$1.95/SF + U & J
330	2,638	15,873	47,864	\$1.95/SF + U & J
340	2,176	15,873	47,864	\$1.95/SF + U & J
350	454	15,873	47,864	\$1.95/SF + U & J
360	753	15,873	47,864	\$1.95/SF + U & J

*Core factor estimated to be ± 12%

Campus Wide Availability

Office Suites divisible to $\pm 4,000$ SF

Suite	SF Available	Floor Contiguous	Building Contiguous	Space Type	Notes:
10150					
100	4,215	16,355	47,864	Office	• Office Suites divisible to $\pm 4,000$ SF
110	3,818	16,355	47,864	Office	
120	2,635	16,355	47,864	Office	• Entire building currently vacant
130	576	16,355	47,864	Office	
140	1,799	16,355	47,864	Office	
150	1,460	16,355	47,864	Office	• Uses from R&D, light chemistry to straight office
160	920	16,355	47,864	Office	
200	5,312	15,636	47,864	Office	• Showers, gym and food court
205	1,638	15,636	47,864	Office	
210	4,339	15,636	47,864	Office	• Building signage opportunities
213	1,917	15,636	47,864	Office	
223	2,179	15,636	47,864	Office	• Dock-high loading
300	2,262	15,873	47,864	Office	
310	1,965	15,873	47,864	Office	• Full-floors available
316	4,270	15,873	47,864	Office	
320	1,795	15,873	47,864	Office	• Park-like setting w/ outdoor seating/dining areas
330	2,638	15,873	47,864	Office	
340	2,176	15,873	47,864	Office	• Rates from \$1.95 + U & J
350	454	15,873	47,864	Office	
360	753	15,873	47,864	Office	
10130					
A	3,994	10,849	10,849	Flex/Manufacturing	Avail 2019
B	6,979	10,849	10,849	Flex/Manufacturing	Avail 2019
10110					
A	8,165	40,885	40,885	Flex	\$1.45/SF NNN
B	14,603	40,885	40,885	Flex	\$1.45/SF NNN
C	18,117	40,885	40,885	Lab/Flex	\$1.45/SF NNN



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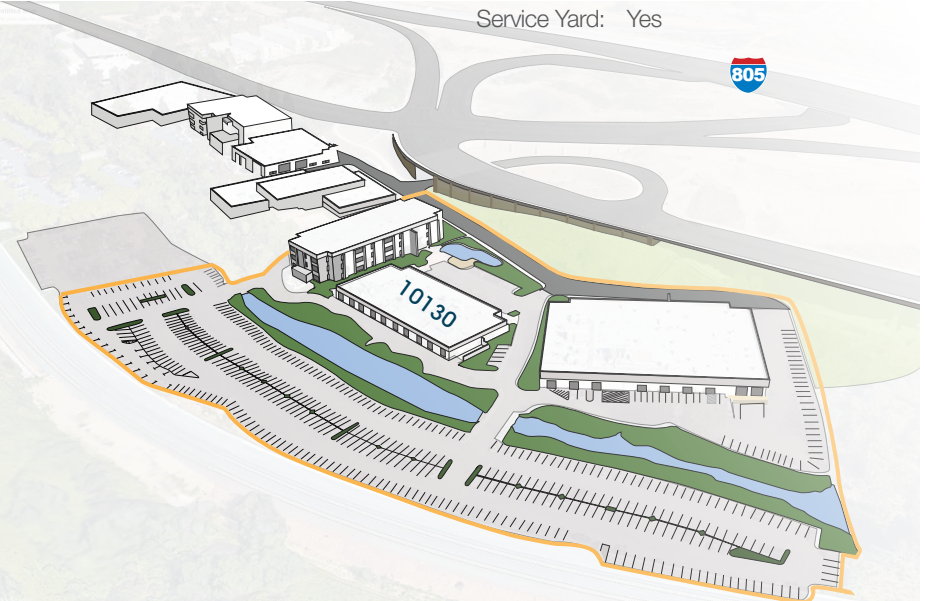
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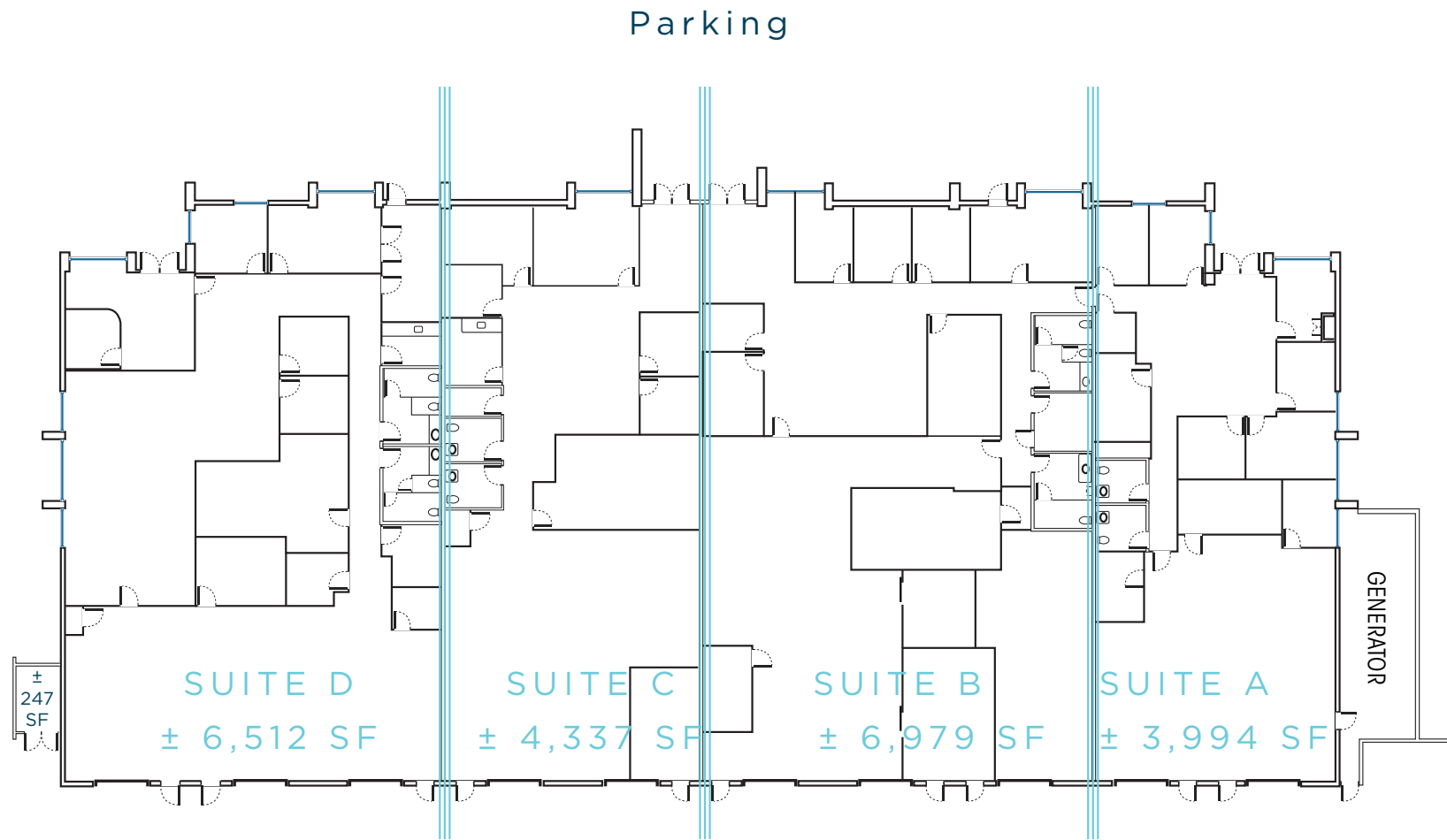
The 10130 building is the smallest building of the subject campus. It features multiple separate entrances and roll-up doors, which allows simultaneous shipping and receiving functions. In its current condition, the building is laid out for office and R&D type space. The property has a back-up generator, wet lab space and is 100% climate-controlled throughout. Offices throughout the building are oriented toward the front end of the property to keep the R&D/shipping receiving areas open.



10130	
Available SF:	± 10,849 SF
Use:	R&D
Power:	800 A
Loading:	10 Grade-Level
Floors:	One
Emergency Power:	250 kw Generator
Fire Sprinklers:	Yes
Building Height:	17'
Outdoor Seating:	Yes
Showers:	Yes
Notes:	Currently divided into 4 suites, 2 (11,220 SF) are leased thru 2019
Service Yard:	Yes



10130 Floor Plans



- Currently divided into 4 suites
- ± 10,973 SF Future Availability

± 22,069 SF Total

==== Current Demising

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The 10110 building features a range of space types, from Heavy Chemistry to light manufacturing, general office and R&D. The building is served by multiple separate entrances, which can accommodate various departments or can be opened up to encourage a contiguous space. Additionally multiple grade level doors allows simultaneous shipping and receiving functions. In its current condition, the building is laid out for office and R&D type use. The property has a back-up generator, wet labs and is 100% climate-controlled throughout. Offices throughout the building are oriented toward the front end of the property to keep the R&D/shipping receiving areas open. This property has the highest ceiling height of the 3 building campus - allowing heavier shipping/receiving and warehousing capacity.

10110

Available SF: 40,885

Use: Life Science/R&D

Power: 1,600 A x 2

Loading: 8 Grade/2 Dock

Floors: One

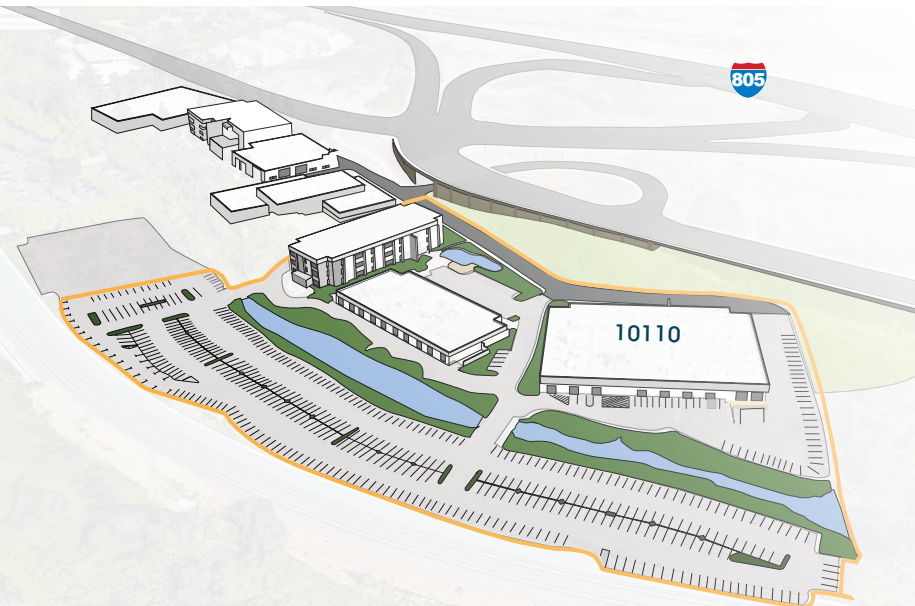
Emergency Power: 250 kW (Roof Mounted)

Fire Sprinklers: Yes

Building Height: 22'

Outdoor Seating: Yes

Showers: Yes



10110 Floor Plans



- Potential for up to eight (8) loading doors & two (2) dock doors
- ± 40,885 SF Available Now

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- Showers, lockers and gym facilities



- eCafe and lunch/vending bistro



- Outdoor meeting areas and work space



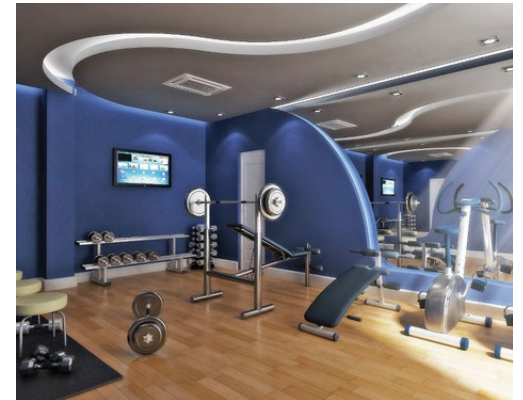
- Project-wide wifi for all common areas



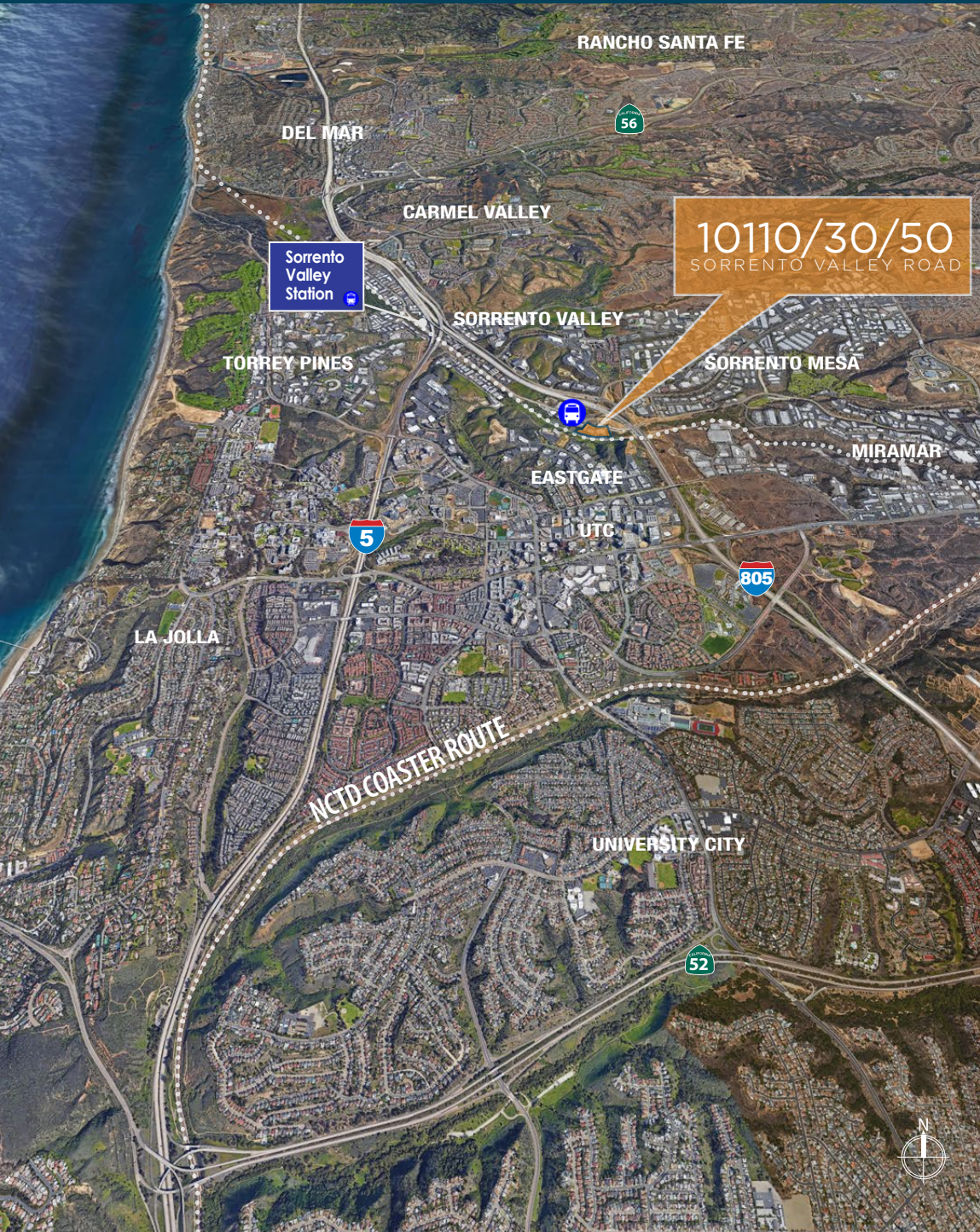
- Bicycle friendly project with locker storage and racks



- Coaster shuttle access



Central San Diego Location



- Miles to UTC - 2.5
- Miles to Airport - 15.6
- Minutes to Coaster Station - 2.5
- HOV Access - 805 North & South
- Building Signage Exposure - 177,000 cars/day
- 112,000 SF Campus Opportunities - 0

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2016 Total Population:	2,511	86,511	229,460
2021 Projected Total Population:	2,620	91,465	242,161
2016-2021 Annual Rate Increase:	0.85%	1.12%	1.08%



	1 Mile	3 Mile	5 Mile
2016 Average Household Income	\$110,637	\$108,491	\$118,294
2021 Average Household Income	\$119,838	\$116,415	\$128,018

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Area Amenities

RESTAURANTS

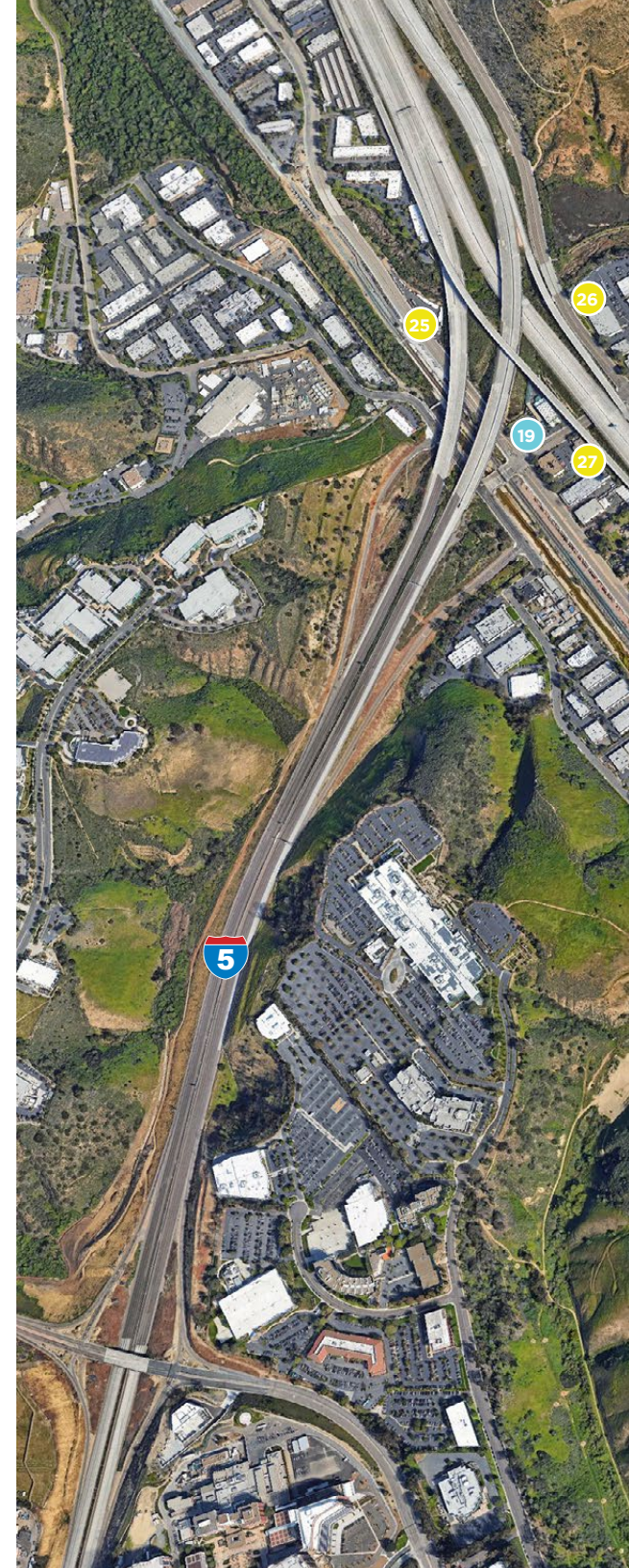
- 2 PUNJABI TANDOOR**
5424 Morehouse Drive
- 3 OPERA CAFE & PATISSERIE**
9254 Scranton Road
- 4 SHALLOT ASIAN CUISINE**
9254 Scranton Road, Suite 106
- 5 CROUTONS RESTAURANT**
9255 Scranton Road, Suite 102
- 6 SHER E PUNJAB**
9256 Scranton Road, Suite 103
- 7 CAFE JAY**
9450 Scranton Road, Suite 114-D
- 8 KARL STRAUSS BREWERY GARDENS**
9675 Scranton Road
- 9 TIMES SQUARE PIZZA & BAGELS**
9450 Scranton Road, Suite 114
- 10 THE GREENSPOT SALAD COMPANY**
9450 Scranton Road, Suite 112
- 11 STARBUCKS**
9276 Scranton Road
- 12 THE GREEK CAFÉ**
9450 Scranton Road
- 13 RUBIO'S FRESH MEXICAN GRILL**
9254 Scranton Road
- 14 THE FLAME BROILER**
9450 Scranton Road, Suite 115
- 15 WHICH WICH**
9430 Scranton Road, Suite 104

BANKS

- 16 WELLS FARGO BANK**
9276 Scranton Road, Suite 150
- 17 CHASE BANK**
9450 Scranton Road, Suite 105
- 18 BANK OF AMERICA**
9460 Scranton Road
- 19 UNION BANK**
11015 Sorrento Valley Road

OTHER

- 20 SAN DIEGO TECH CENTER FITNESS CENTER**
9605 Scranton Road
- 21 CROSSFIT DEL MAR**
10447 Roselle Street, Suite 1
- 22 STAPLES**
9420 Scranton Road
- 23 AMERICANA CAR WASH**
9510 Scranton Road
- 24 COURTYARD SAN DIEGO SORRENTO MESA**
9650 Scranton Road
- 25 SORRENTO VALLEY COASTER STATION**
- 26 US POST OFFICE**
10807 Vista Sorrento Pkwy
- 27 INVICTUS FITNESS**
10999 Sorrento Valley Road



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SORRENTO VALLEY BLVD.

LUSK BLVD.

VISTA SORRENTO PARKWAY

SORRENTO VALLEY ROAD

MIRA MESA BLVD.

GARROLL CANYON ROAD

805

10110/30/50
SORRENTO VALLEY ROAD

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