

# FOR LEASE

# SORRENTO TERRACE

11839-11855 Sorrento Valley Road, San Diego, California 92121

## PROJECT FEATURES

- Unparalleled access to I-5/805 via the new Carmel Mountain Road on/off ramps
- Walking distance to restaurants
- Close proximity to retail center
- Great access to Torrey Pines, Torrey Hills and Del Mar Heights
- Under new ownership!
- Renovations underway which include the addition of approximately 40 street parking stalls at the north end of Sorrento Valley Road, new stairwell up to building from Sorrento Valley Road, new landscape, new exterior paint, new common restrooms and corridors
- Spec office suites, R&D and lab space

### EXCLUSIVELY OFFERED BY:

Brad Tecca 858.546.5420 btecca@breb.com  
Brett Ward 858.546.5470 bward@breb.com



**GRUBB & ELLIS**  
BRE Commercial  
*Independently Owned and Operated*

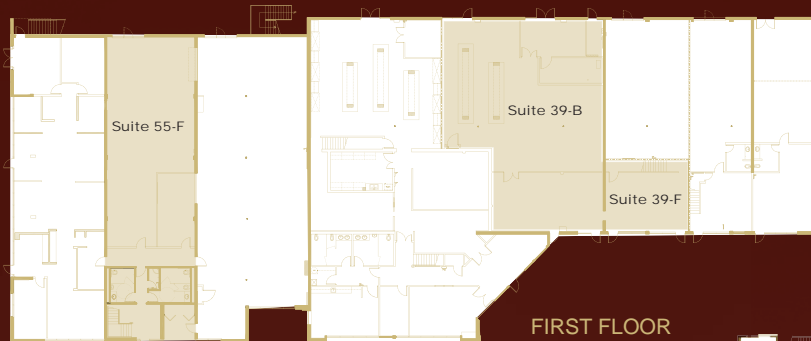
4350 La Jolla Village Drive, Suite 500, San Diego, CA 92122  
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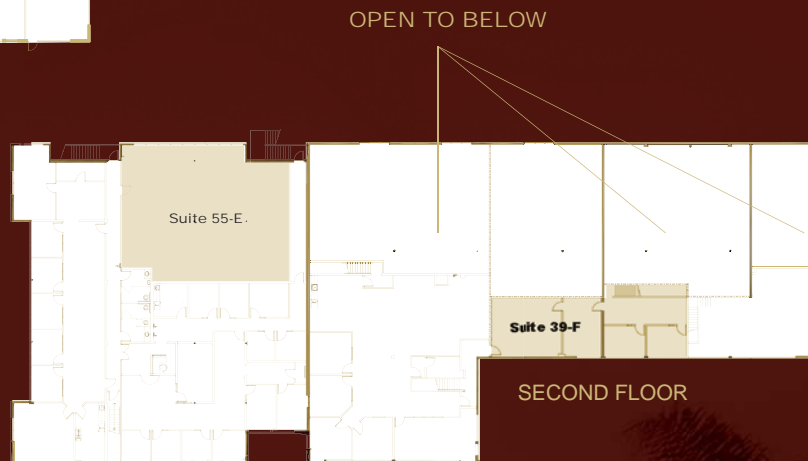
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 AVAILABLE

FIRST FLOOR



OPEN TO BELOW

SECOND FLOOR

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SUITE	SF	RATE	BUILD-OUT
39-B (Lab)	4,276	\$2.20 NNN (\$0.25 NNN)	Combination of lab, open office and second-story private offices.
39-F (1st floor)	745	\$1.75 Gross	
39-F (2nd floor)	1,556	\$1.75 Gross	
55-E	2,908	\$1.75 Gross	100% open office.
55-F	1,994	\$1.75 Gross	



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Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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