

SORRENTO COMMERCE PARK



**UNDER NEW
OWNERSHIP**

RENOVATIONS UNDERWAY

9540-9550 WAPLES STREET // SAN DIEGO, CA // 92121

FOR MORE INFORMATION:

Chris Duncan
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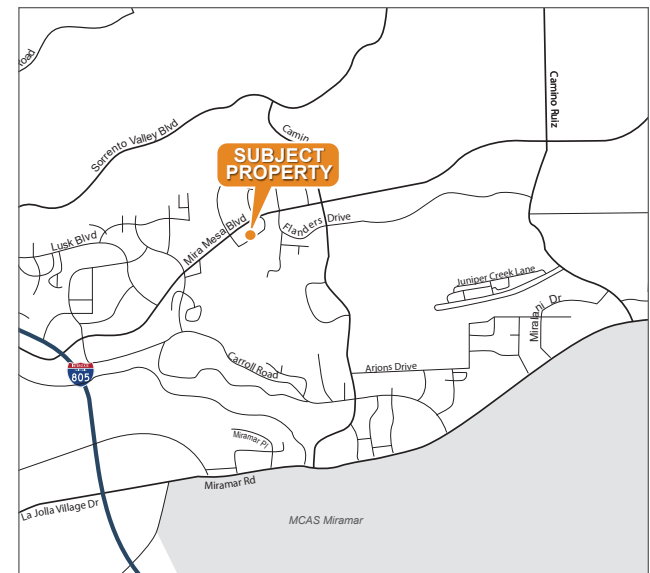
Greg Marx
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PROPERTY FEATURES

- » Two building flex project totaling $\pm 35,294$ SF
- » R&D/Industrial/Lab space available
- » 15' - 24' clear height
- » Grade level loading doors
- » 3.57/1,000 parking ratio
- » Easy access to I-5 and I-805

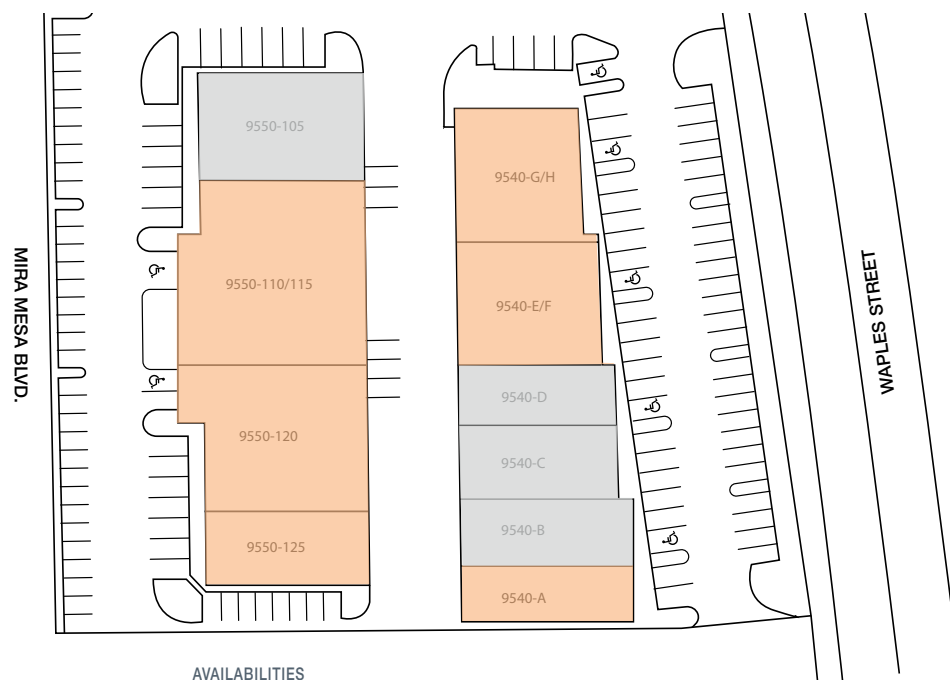


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SORRENTO COMMERCE PARK

SITE PLAN

OCCUPIED
 AVAILABLE



AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	RATE	COMMENTS
9550	105	4,375	65%	\$1.55 NNN	65% office, 1 grade level door, 24' clear height, sprinklered, 1 conference room, break room, 3 private offices, and open office space
9540	B	1,831	25%	\$2.30 NNN	Lab space with VCT flooring, 2 offices/workrooms, 1 conference room, 1 grade level door
9540	C	1,798	25%	\$1.55 NNN	25% office, 1 grade level door, approximately 15'-16' clear height
9540	D	1,783	40%	\$1.55 NNN	40% office, 1 grade level door, approximately 15'-16' clear height



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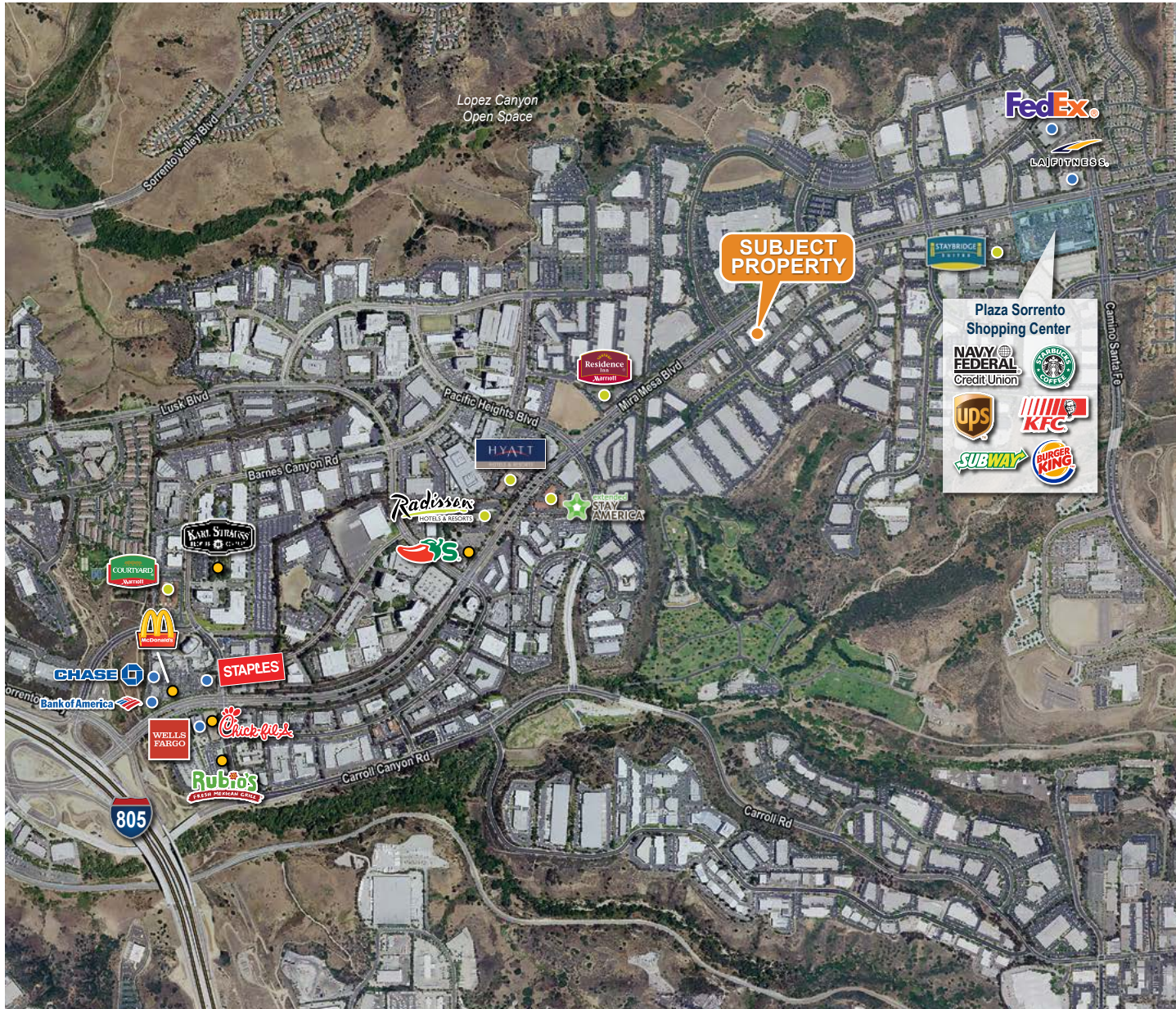
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bkm
CAPITAL
PARTNERS

SORRENTO COMMERCE PARK

EXTERIOR RENDERINGS



PLANNED IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage
- Roof Repairs
- Spec Suites

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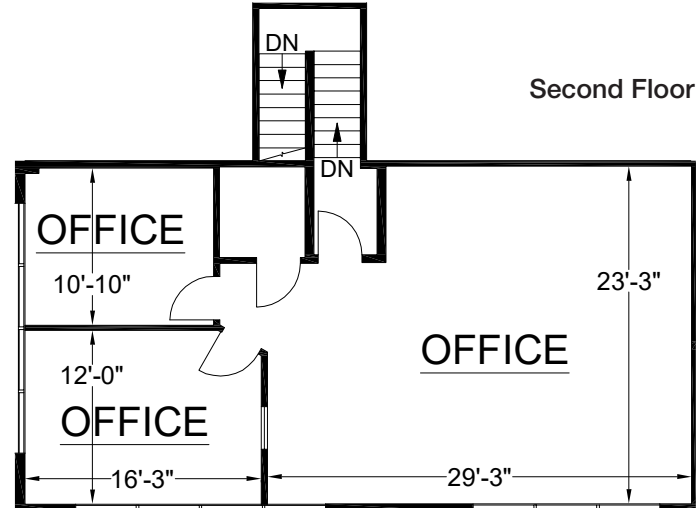
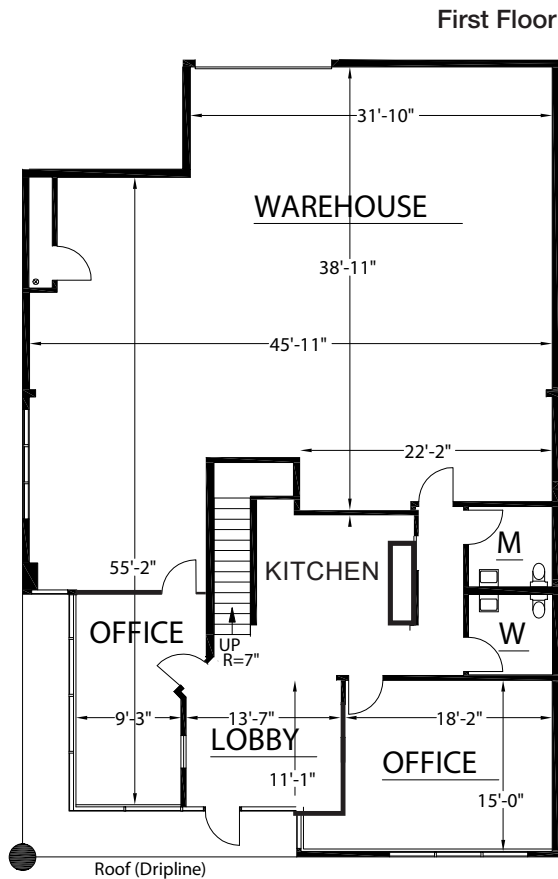


SORRENTO COMMERCE PARK

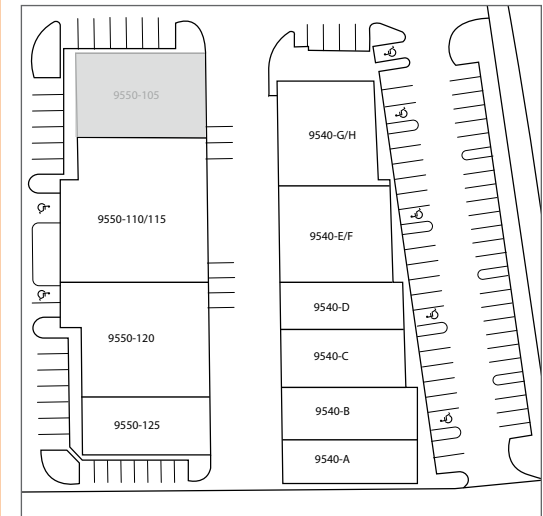
FLOOR PLANS

SUITE DATA:

TOTAL SUITE AREA 4,375 SF



SITE PLAN



Sorrento Commerce Park
9450-9550 Waples Street
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9550
SUITE 105

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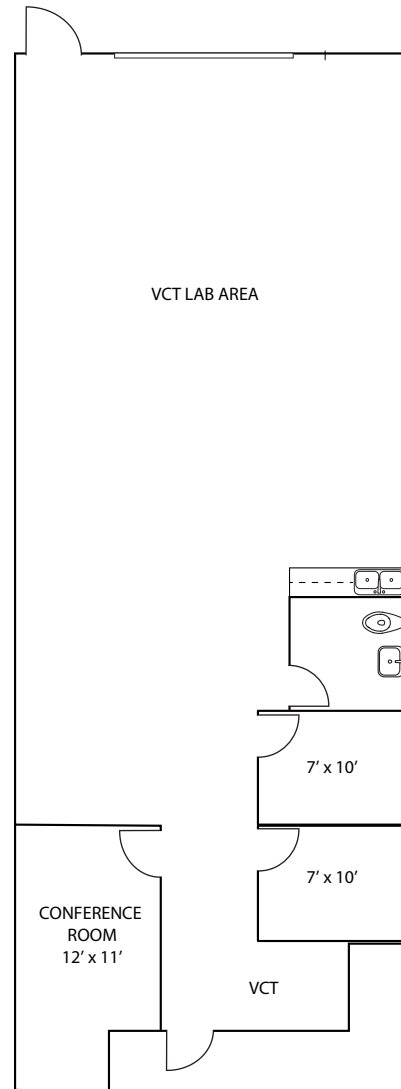


SORRENTO COMMERCE PARK

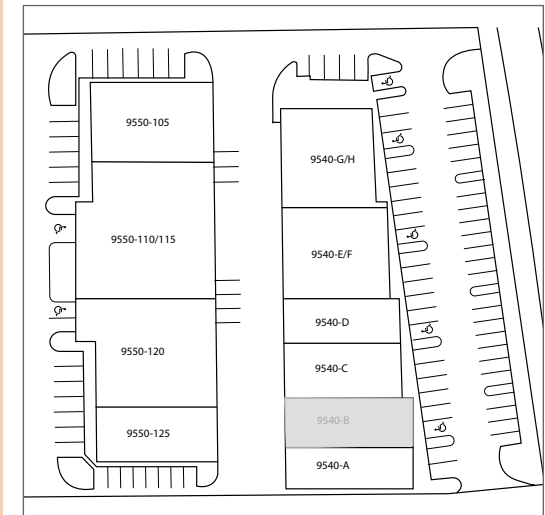
FLOOR PLANS

SUITE DATA:

RENTABLE AREA 1,831 SF



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9540
SUITE B

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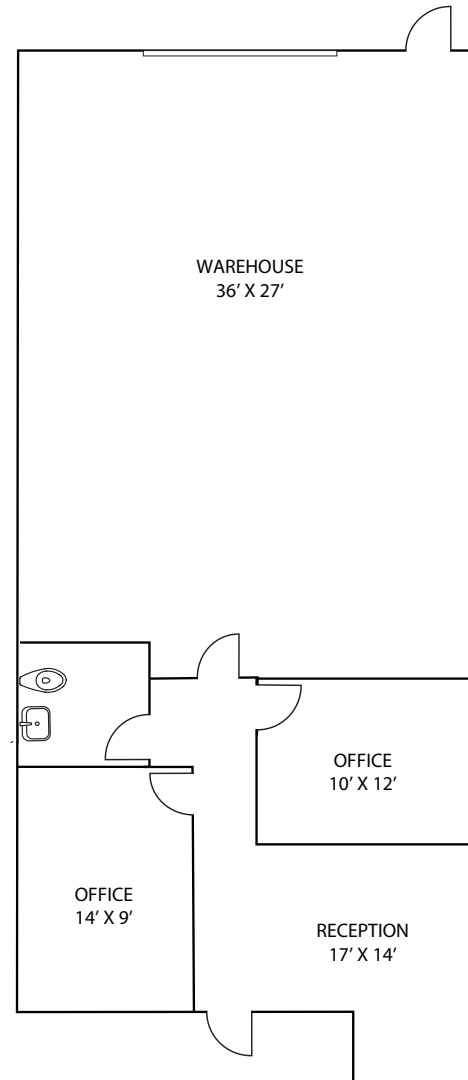


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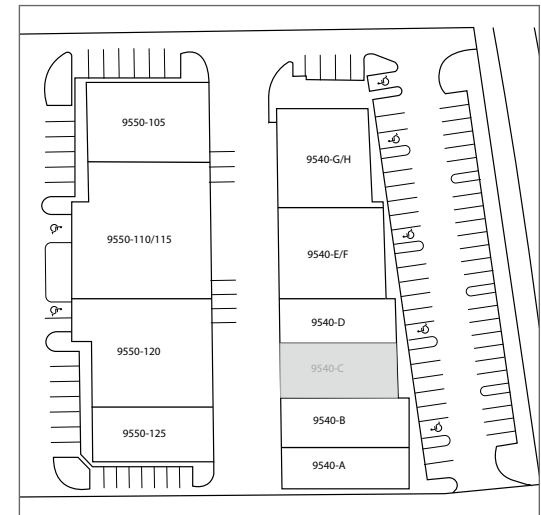
FLOOR PLANS

SUITE DATA:

RENTABLE AREA 1,798 SF



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9540
SUITE C

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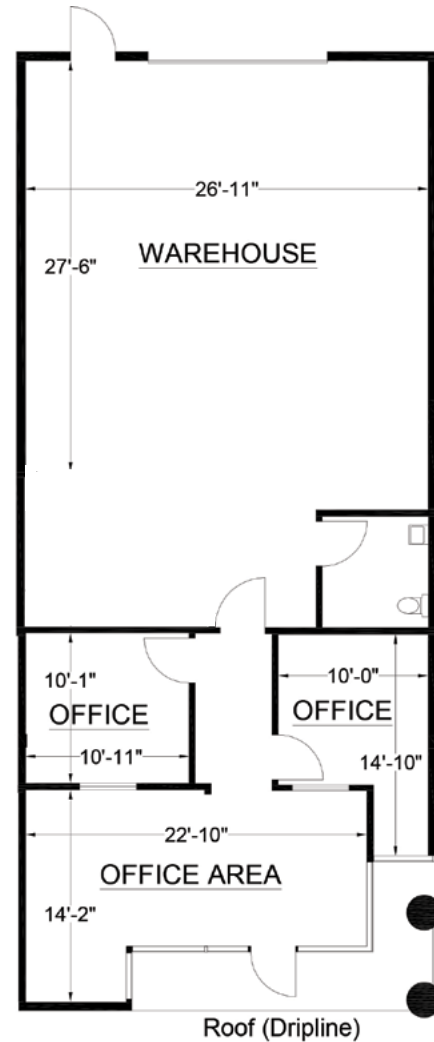


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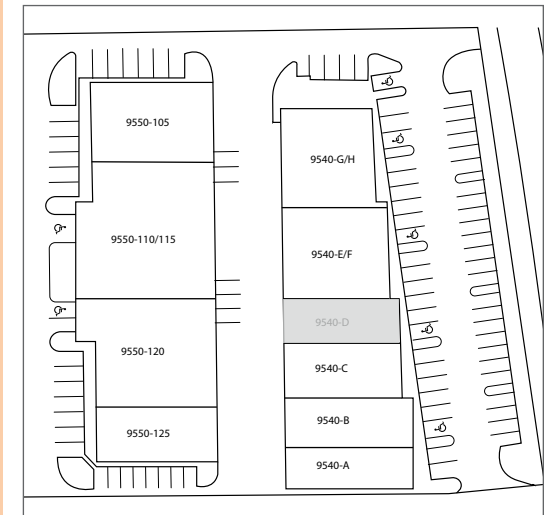
FLOOR PLANS

SUITE DATA:

TOTAL SUITE AREA 1,783 SF



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9540
SUITE D

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