



10220 & 10260 Sorrento Valley Road, San Diego, CA



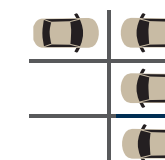
- Building top freeway visible signage
- Two single story buildings - 10220 Sorrento Valley Road consisting of 20,533 SF and 10260 Sorrento Valley Road consisting 37,466 SF
- NNN's are approximately \$0.53
- Available now
- Close proximity to retail
- Large floor plates
- Mixture of roll up doors

Lease Rate: Negotiable

Features



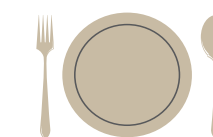
Building Top
Signage



4/1,000
Parking Ratio



Freeway
Visability



Close Proximity
to Retail

Chris High
Senior Managing Director
858.875.3604
chris.high@ngkf.com
CA RE License #01734544

Steve Bruce
Senior Managing Director
858.875.3605
steve.bruce@ngkf.com
CA RE License #01455744

Conor Evans
Associate
858.875.3607
conor.evans@ngkf.com
CA RE License #01963596

Newmark Knight Frank
4655 Executive Drive, Suite 800
San Diego, CA 92121
858.875.3600
Corporate CA RE License #01355491

Private Patios

Upgraded Entrance

Outdoor Meeting Areas

Roll Up Doors

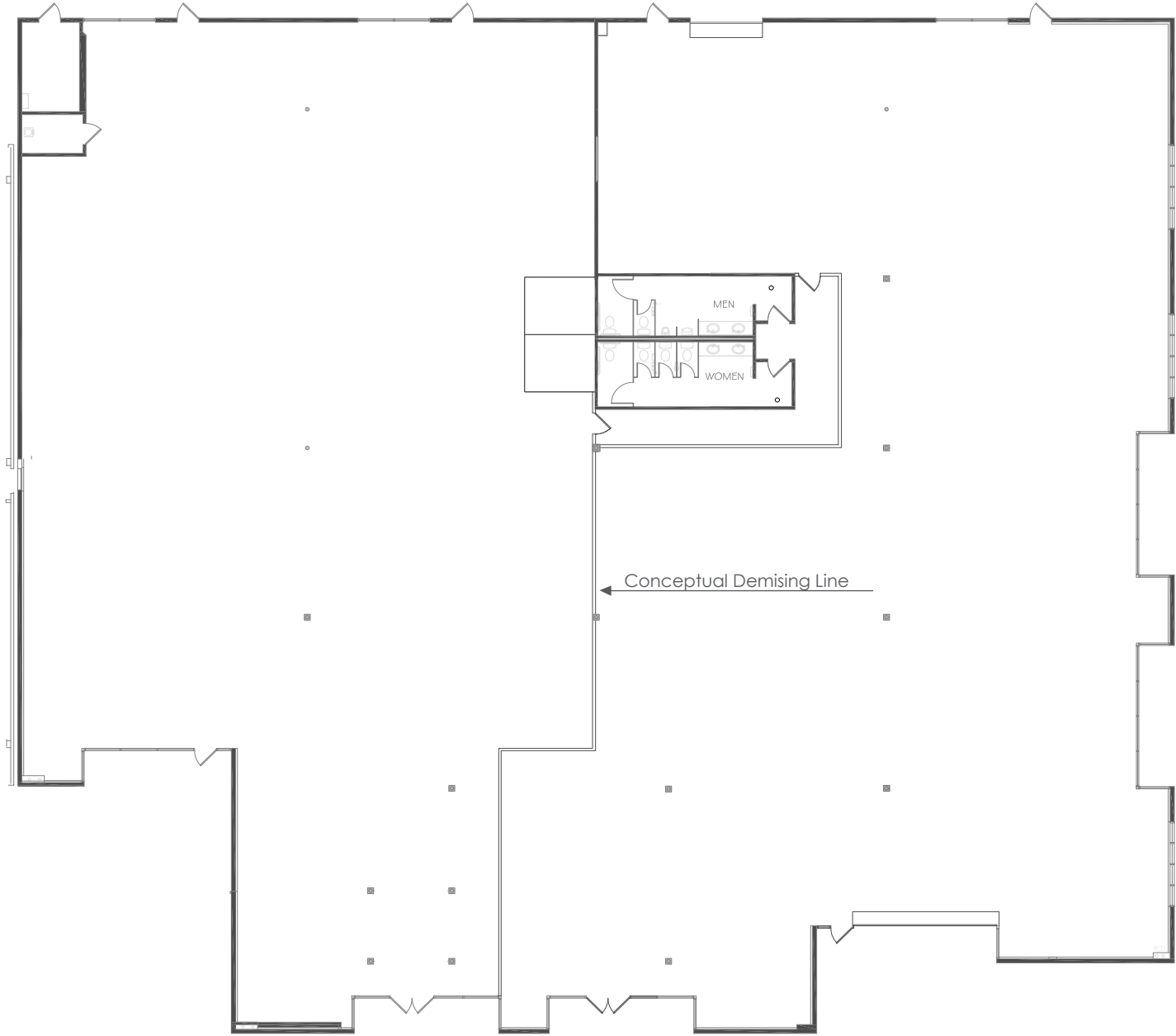
Signage Available

Outdoor BBQ



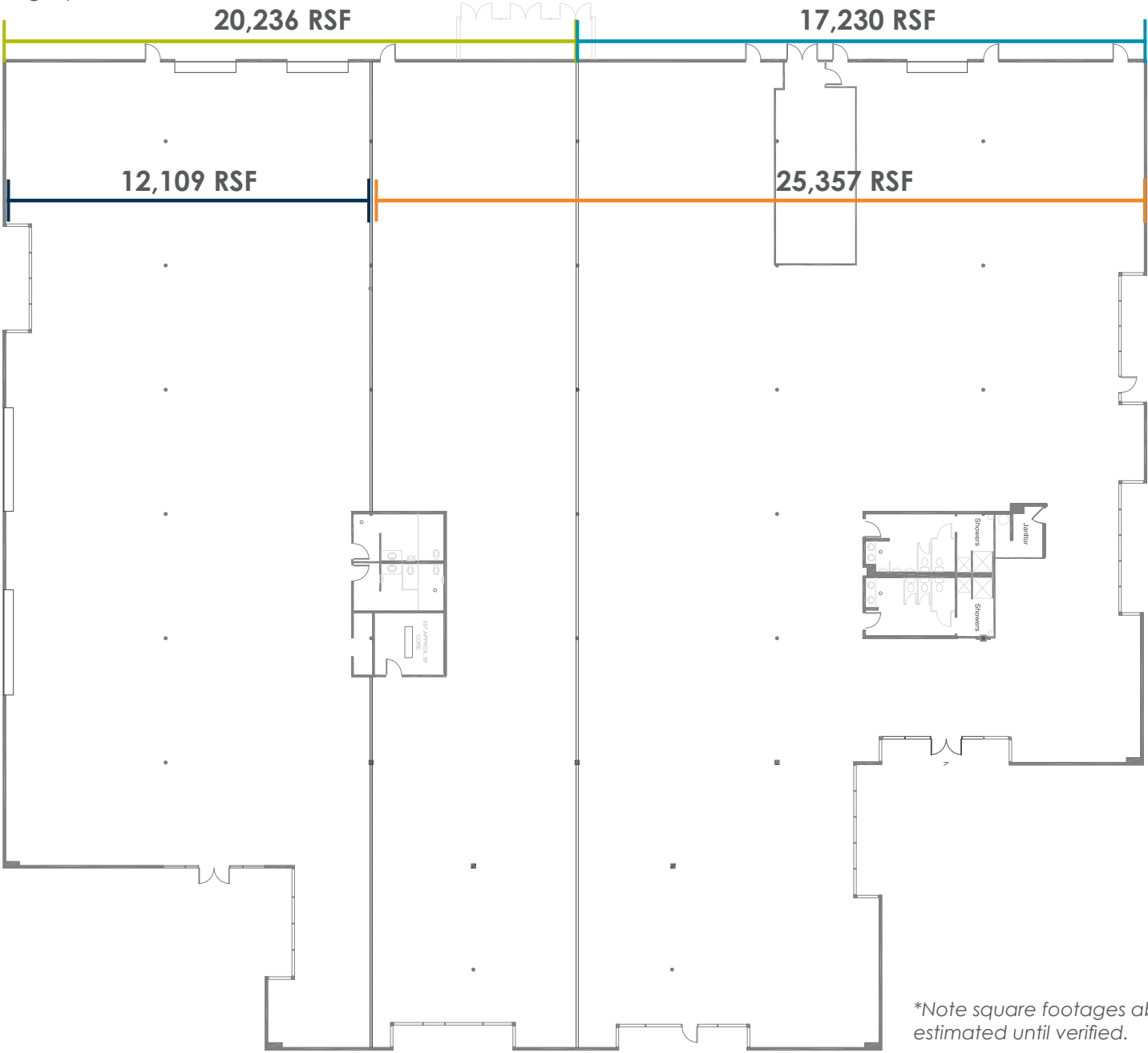
10220 Sorrento Valley Road | Building Floor Plan | 20,533 SF

Can be demised to 9,876 RSF and 10,657 RSF



10260 Sorrento Valley Road | Building Floor Plan | 37,466 SF

Demising Options Below



*Note square footages above are estimated until verified.





Chris High

Senior Managing Director
858.875.3604
chris.high@ngkf.com
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steve.bruce@ngkf.com
CA RE License #01455744

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Associate
858.875.3607
conor.evans@ngkf.com
CA RE License #01963596

