

AVAILABLE FOR SALE

±16,126 SF SORRENTO VALLEY OFFICE/LAB BUILDING
OWNER/USER OPPORTUNITY WITH INCOME

10717
SORRENTO VALLEY ROAD

SAN DIEGO, CA 92121



CHRIS DUNCAN, SIOR
SENIOR VICE PRESIDENT
Lic #01324067 | 858.458.3307
cduncan@voitco.com

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10717

SORRENTO VALLEY RD

PROPERTY FEATURES

- » ±16,126 SF Freestanding Two-Story Office/Lab Building
- » 1st Floor fully leased to Lab Tenant (Approx. 8,000 SF currently at \$3.25 Gross or \$26,007.50/month) through November 14, 2024. Tenant may be willing to vacate Q3 2023 to provide full building availability
- » New Lab improvements, bathrooms, and Lobby area in 1st Floor
- » 2nd story office vacant and available for Owner/User or Future Tenant
- » Breakroom and Restroom with showers on each floor
- » Elevator served
- » New Roof in progress
- » 8 meters plus house meter
- » Potential for I-5 Freeway Signage
- » Well located in Corporate Office/Biotech Hub of Sorrento

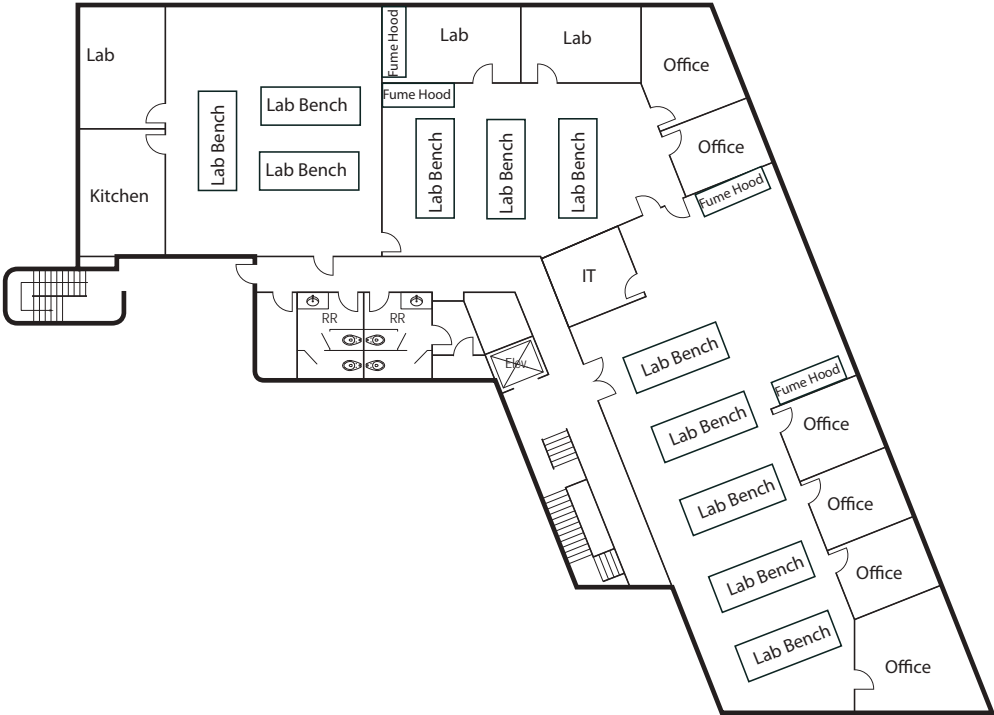
SALE PRICE: \$7,500,000



FLOOR PLAN

1ST FLOOR

(±8,000 SF Leased to Lab Tenant through November 15, 2024. Tenant may be willing to vacate early Q3 2023 to allow for full building User)



2ND FLOOR

(±8,126 SF Office available for Owner/User to occupy)



AMENITIES MAP





CHRIS DUNCAN, SIOR | Senior Vice President / Partner | 858.458.3307 | cduncan@voitco.com | Lic. #01324067

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 | www.voitco.com

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