

FOR LEASE: ±3,508 SF - ±12,690 SF
LIFE SCIENCE / BIOTECH SPACE
IN SORRENTO MESA

9215

9215 BROWN DEER ROAD • SAN DIEGO, CA 92121

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

RANDY LaCHANCE, Executive Vice President, Partner
858.458.3374 | rlachance@voitco.com | Lic. #00969674

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REAL ESTATE SERVICES

PROPERTY FEATURES

- » An approximately 12,690 square foot ground floor, single-story multi-tenant building
- » Divisible with multiple options
- » Corporate image building with 20-40% Office and balance Lab
- » Ideal for Biotech, Microbiology, and Chemistry uses
- » 16' clear height in Storage Area
- » 3.30/1,000 SF Parking Ratio
- » Lab benches, sinks and chemistry fume hoods in each suite
- » Separate tissue culture or support rooms
- » Prime location in Sorrento Mesa just minutes to I-805, I-5 & I-15
- » Available Immediately



LEASE RATE: \$4.55/SF NNN
(NNN=\$0.49/SF)



Property DETAILS

\$4.55/SF NNN
LEASE RATE

\$0.49/SF
NNN EXPENSES

12,690 SF
BUILDING SIZE

0.75 AC
LOT SIZE

IL-2-1
ZONING

1-DH / 3-GL
LOADING

1986
YEAR BUILT

3.3/1,000
PARKING RATIO

16 FEET
WAREHOUSE CLEAR HEIGHT

Availability DETAILS

SUITE A

SPACE

±3,508 /SF

SUITE SIZE

1-GL / DH ACCESS

LOADING

- » Private Offices
- » Reception
- » Fume Hoods
- » Lab with benches
- » Kitchen
- » Storage

SUITE B

SPACE

±4,472 /SF

SUITE SIZE

1-GL / DH ACCESS

LOADING

- » Private Offices
- » Reception
- » Fume Hood
- » Labs with benches
- » Kitchenette
- » Storage

SUITE C

SPACE

±4,710 /SF

SUITE SIZE

1-GL

LOADING

- » Private Offices
- » Reception
- » Fume Hood
- » Labs with Benches
- » Break Room
- » Storage

Nation's fastest growing, attractive
hubs for life sciences and innovation

Sorrento Mesa



TRAFFIC COUNTS

10,247

Carroll Road + Brown Deer Road

14,710

Carroll Road + Rehco Road

19,178

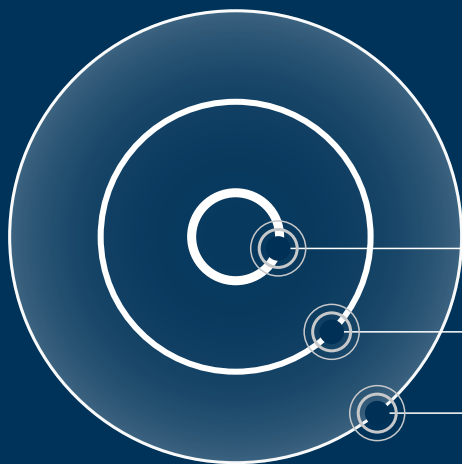
Camino Santa Fe + Trade Street

22,830

Camino Santa Fe + Rasha Street

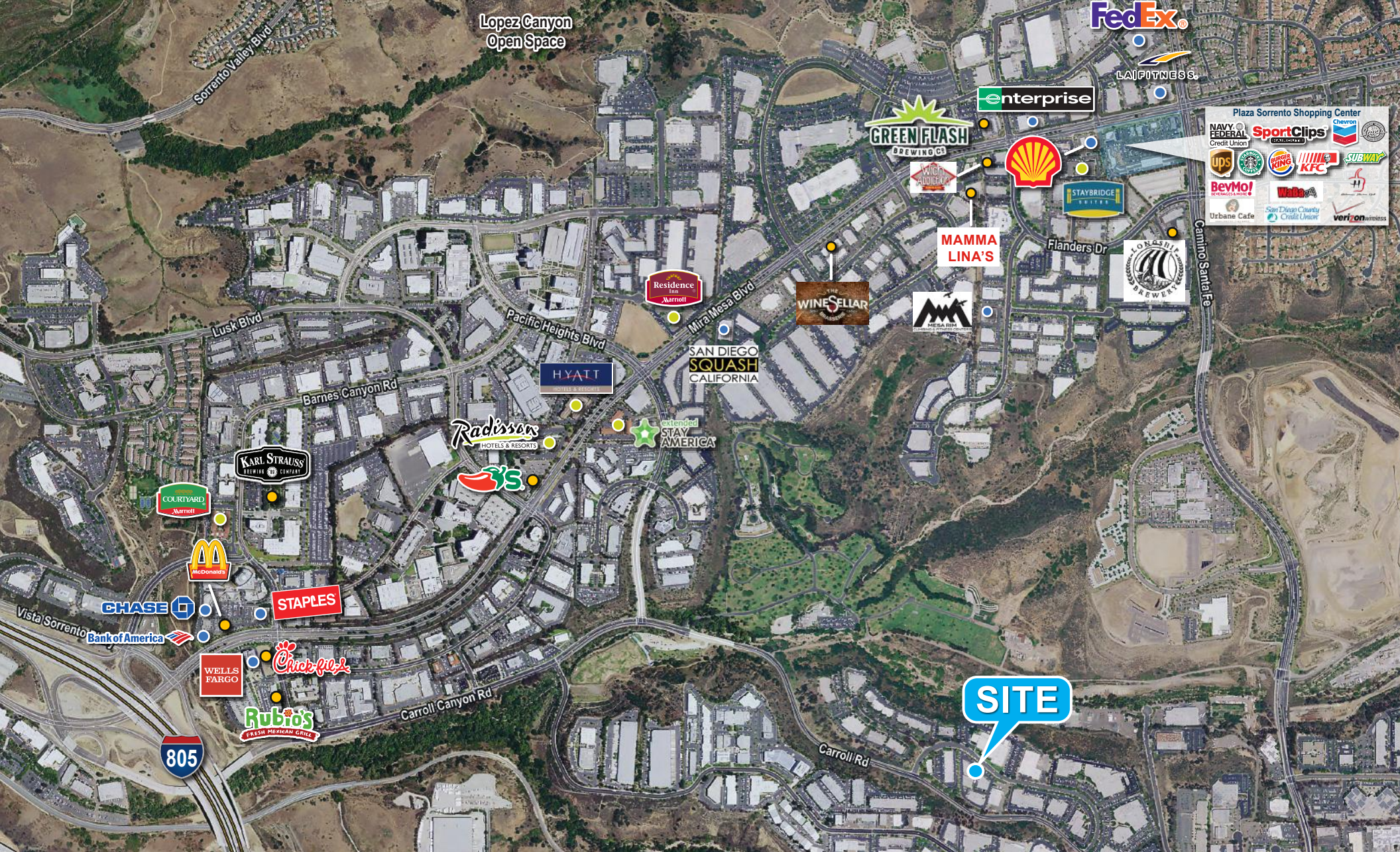
19,492

Camino Santa Fe + Summer Ridge Road



DEMOGRAPHICS

	Population	Households	Household Income	Home Value	Median Age
1 Mile	123	38	\$133,842	\$704,545	39.4
3 Mile	78,961	29,451	\$122,554	\$736,456	36.7
5 Mile	238,212	87,474	\$135,495	\$770,087	38.1



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

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