

SUBLEASE

SORRENTO MESA BUSINESS PARK

# 9823 PACIFIC HEIGHTS BLVD

SAN DIEGO, CALIFORNIA 92121

**+/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE**

**+/-1,280 - 9,220 SF AVAILABLE | FLEX / R&D IMPROVEMENTS | GRADE-LEVEL LOADING | CLIMATE-CONTROLLED**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 9823 PACIFIC HEIGHTS BLVD

SUITE Q | SUITE R | SUITE S | SUITE T | SUITE U | SUITE V

- ✓ +/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE
- ✓ DIVISIBLE: +/- 1,280 - 9,220 SF AVAILABLE
- ✓ FLEXIBLE LEASE TERMS
- ✓ R&D / FLEX IMPROVEMENTS
- ✓ IDEAL FOR MANUFACTURING USES
- ✓ SIX TOTAL GRADE-LEVEL DOORS
- ✓ 16' CLEAR-HEIGHT
- ✓ WAREHOUSE SPACE WITH SKYLIGHTS
- ✓ AMPLE PARKING
- ✓ LOCATED WITHIN SORRENTO MESA BUSINESS PARK,  
A 150,000 SF MULTI-TENANT BUSINESS PARK WITH  
ON-SITE PROPERTY MANAGEMENT
- ✓ EXCELLENT SORRENTO MESA LOCATION  
JUST OFF MIRA MESA BLVD

IMMEDIATE AVAILABILITY

\$1.65 PSF NNN



**SUITE Q**

±1,290 SF  
 WAREHOUSE  
 ONE GRADE-LEVEL DOOR  
 RECEPTION  
 PRIVATE OFFICE  
 PRINT / UTILITY ROOM  
 RESTROOM

**SUITE R**

±1,290 SF  
 WAREHOUSE  
 ONE GRADE-LEVEL DOOR  
 RECEPTION  
 PRIVATE OFFICE  
 RESTROOM

**SUITE S**

±1,580 SF  
 WAREHOUSE  
 ONE GRADE-LEVEL DOOR  
 RECEPTION  
 PRIVATE OFFICE  
 RESTROOM

**SUITE T**

±1,580 SF  
 WAREHOUSE  
 ONE GRADE-LEVEL DOOR  
 RECEPTION  
 PRIVATE OFFICE  
 RESTROOM

**SUITE U**

±1,280 SF  
 WAREHOUSE / PRODUCTION  
 ONE GRADE-LEVEL DOOR  
 RECEPTION  
 PRIVATE OFFICE  
 RESTROOM

**SUITE V**

±2,200 SF  
 WAREHOUSE  
 ONE GRADE-LEVEL DOOR  
 RECEPTION  
 TWO PRIVATE OFFICES  
 KITCHENETTE / BREAKROOM  
 RESTROOM

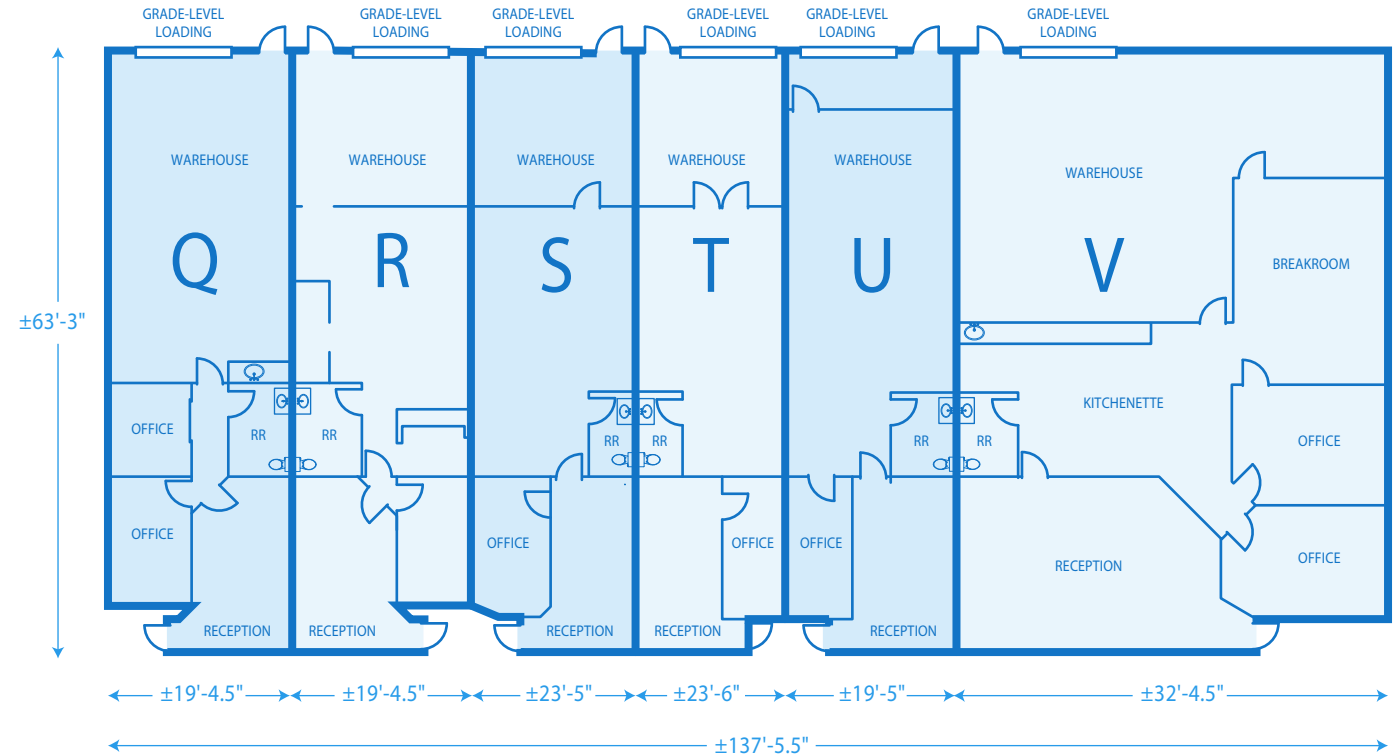
**+/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE**

+/-1,280 - 9,220 SF AVAILABLE | CAN BE LEASD TOGETHER OR SEPARATELY | FLEXIBLE LEASING TERMS



## +/- 9,220 SF SINGLE-STORY INDUSTRIAL / FLEX SUITE

- ✓ SIX INDUSTRIAL / FLEX SUITES TOTALING +/-9,220 SF
- ✓ +/-1,280 - 9,220 SF AVAILABLE
- ✓ FLEX / R&D IMPROVEMENTS
- ✓ SIX TOTAL GRADE-LEVEL LOADING DOORS
- ✓ WAREHOUSE SPACE WITH SKYLIGHTS
- ✓ 16' CLEAR-HEIGHT
- ✓ CLIMATE-CONTROLLED
- ✓ PRIVATE OFFICES



Q	R	S	T	U	V
±1,290 SF	±1,290 SF	±1,580 SF	±1,580 SF	±1,280 SF	±2,200 SF

TORREY PINES



FIESTA MEXICAN GRILL  
SITAR INDIAN CUISINE  
GREENSPOT SALAD CO.  
THE FLAME BROILER  
MARISCOS LA REYNA DEL SUR  
MCDONALD'S

ALDI  
BURGER KING  
KFC  
URBANE CAFE  
PHO KITCHEN  
KOTIJA JR TACO  
DONUT TOUCH  
SUE'S KOREAN KITCHEN  
NANAY'S BEST BBQ  
MARKETPLACE GRILLE  
CHARMINAR INDIAN FOOD

LA FITNESS  
FEDEX SHIP CENTER

MICHAELS  
SPROUTS  
MARSHALLS  
PANDA EXPRESS  
MANNA BBQ  
RED LOBSTER  
CRAB HUT  
LITTLE SAKANA SUSHI  
L&L HAWAIIAN BBQ  
CHIPOTLE  
COTIXAN MEXICAN  
ROBEKS SMOOTHIES

MIRA MESA



WALGREENS  
99 CENTS STORE  
JOLLIBEE  
CARL'S JR  
IHOP  
STARBUCKS

TARGET  
BROKEN YOLK CAFE  
SAYULITAS MEXICAN  
MAX'S RESTAURANT  
PIZZA HUT

SORRENTO VALLEY



SORRENTO MESA



CHICK-FIL-A  
ON A ROLL CAFE  
CROUTONS  
RUBIOS  
SUBWAY

CARL'S JR  
DENNY'S  
BETTER BUZZ COFFEE  
NATSUMI SUSHI AND SEAFOOD  
SAINT ARCHER BREWING CO.  
CUTWATER SPIRITS  
MCDONALD'S  
TACO BELL  
DIXIELINE LUMBER

CARROLL ROAD

MIRAMAR

THYME FOR LUNCH CAFE & GRILL  
DUCK FOOT BREWING  
PURE PROJECT  
BALLAST POINT BREWING

MIRAMAR ROAD

UCSD



UNIVERSITY CITY

LA JOLLA



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