

San Diego Office & Flex Survey

1,000 to 3,000 square feet of office and flex for a podcast and production studio,
across seven San Diego submarkets, direct or sublease

The requirement

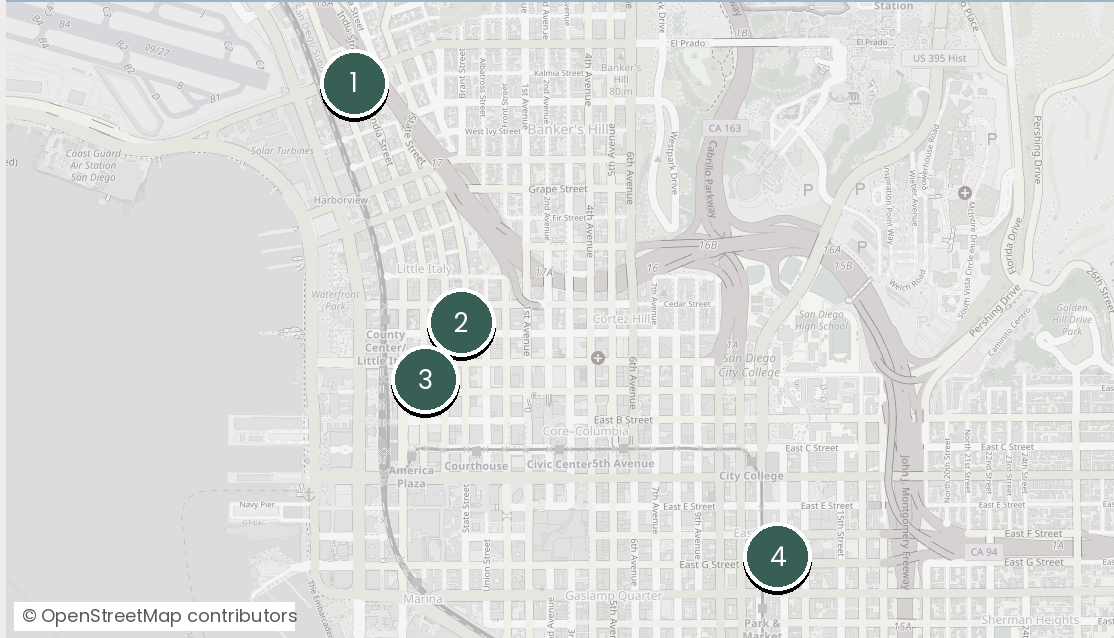
Tidewater Studio is a production company that records a podcast and needs private offices or an open office area, plus a lockable room for camera and production equipment, on a 3-year term. Every suite carried here was checked against its marketing floor plan or listing description for that combination. Coworking and medical space are excluded.

SIZE 1,000 – 3,000 square feet, office or flex	STRUCTURE Direct 3-year term; no qualifying sublease runs 3 years	AREA Seven areas Point Loma, Ocean Beach, Little Italy, Downtown, Mission Valley, PB/Morena, Sorrento Valley/Mesa	CARRIED 23 sites, 25 suites
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Midway suites are carried with Point Loma and are marked as such. Rates are asking rates, not reconfirmed.

The twenty-three sites

DOWNTOWN & LITTLE ITALY · SITES 1 – 4



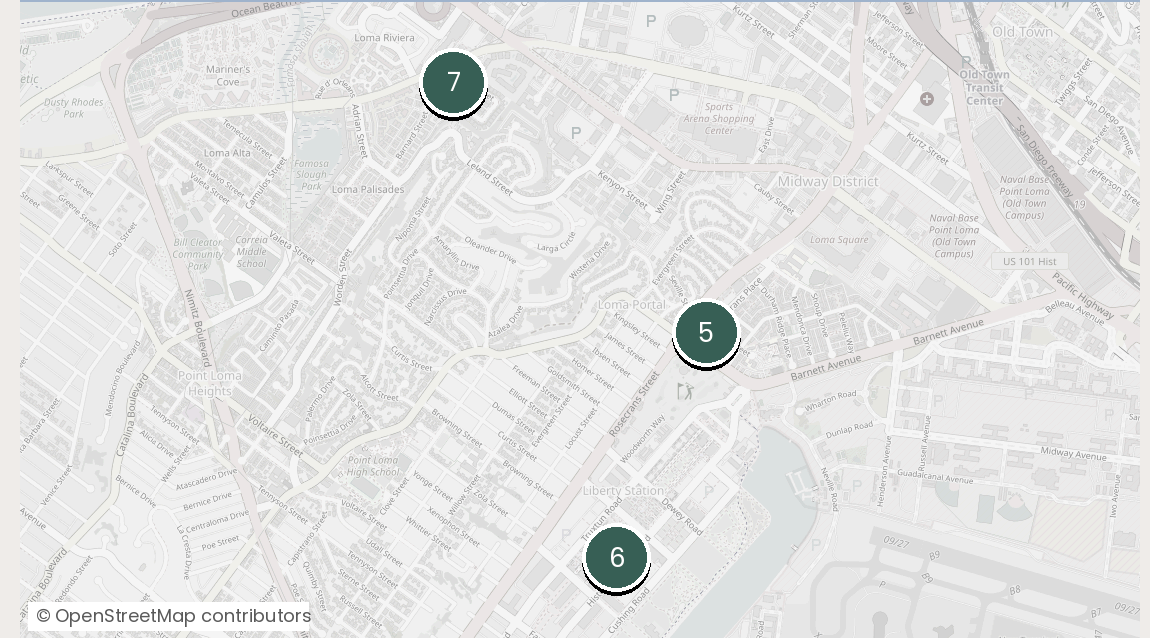
1 909 W Laurel St 150

2 1500-1520 State St 150, 120

3 1350 Columbia St 500

4 700-740 13th St 208

POINT LOMA & MIDWAY · SITES 5 – 7



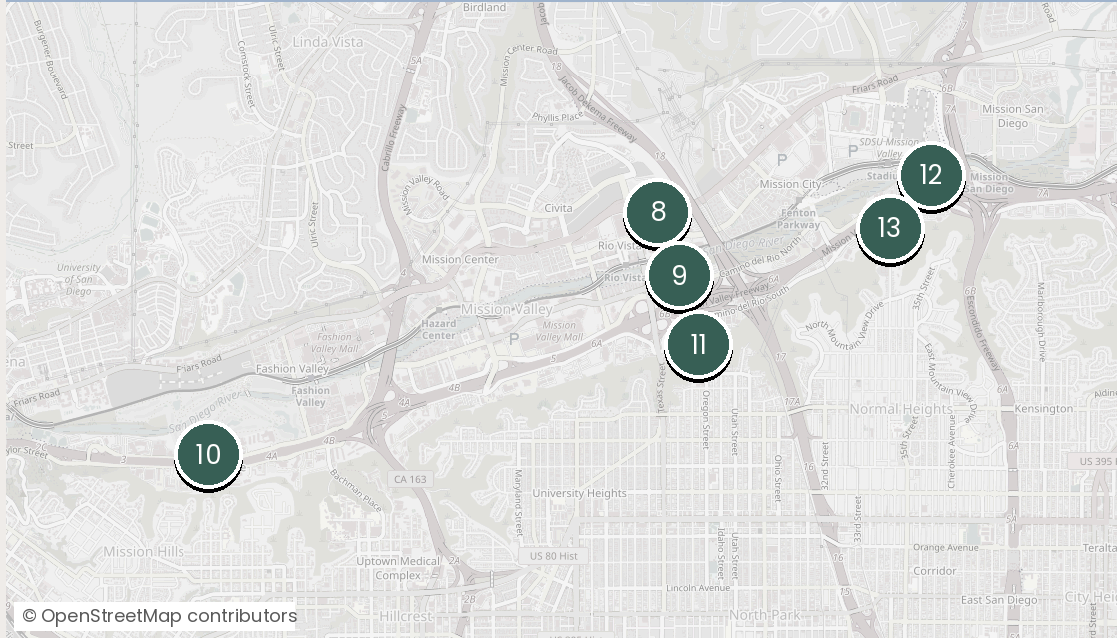
5 3065 Rosecrans Pl 200

6 2468 Historic Decatur Rd 140

7 4001-4021 W Point Loma Blvd A

The twenty-three sites

MISSION VALLEY · SITES 8 – 13



8 8889 Rio San Diego Dr 104

10 1650 Hotel Cir N 125

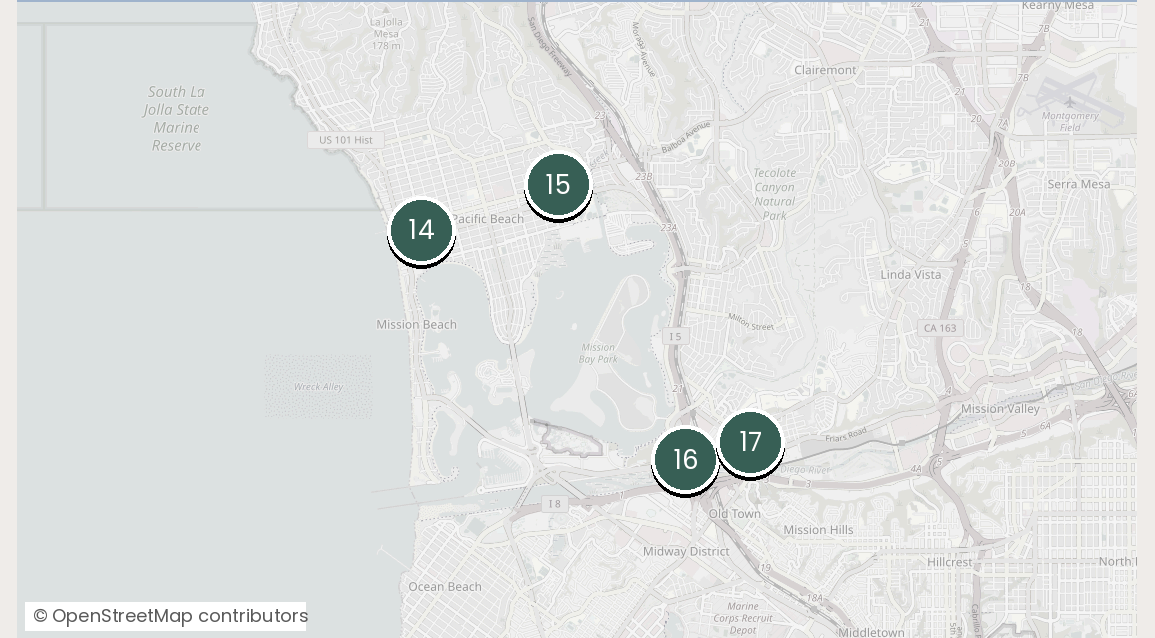
12 3636 Camino del Rio N 100

9 8885 Rio San Diego Dr 107

11 2535 Camino Del Rio S 105

13 3465 Camino del Rio S 400

PB & MORENA · SITES 14 – 17



14 967-969 Hornblend St

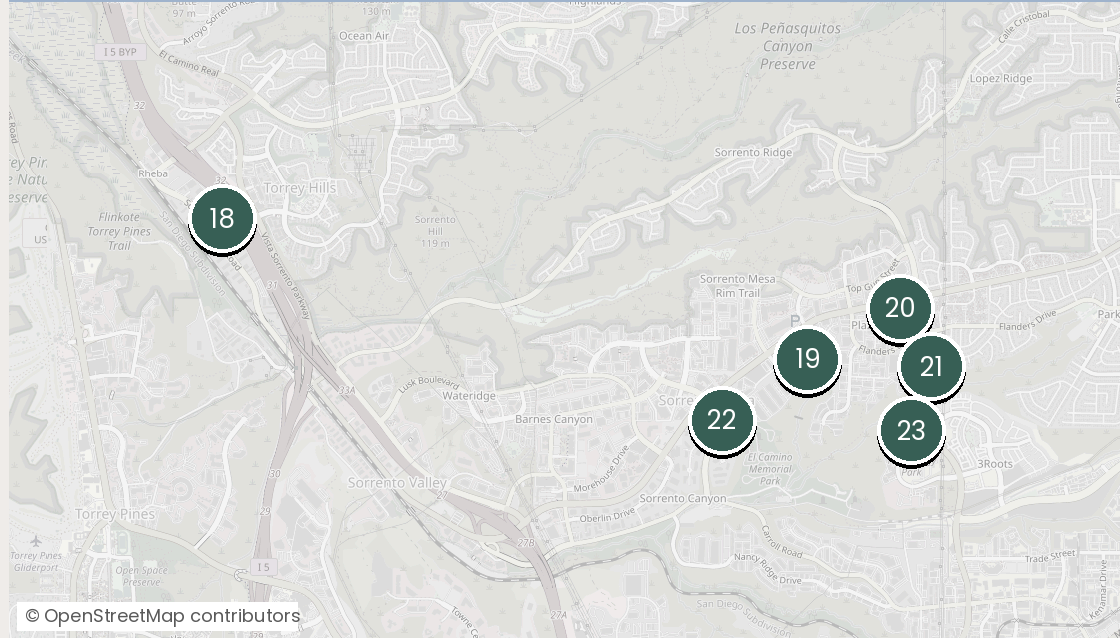
16 4891-4895 Pacific Hwy 4891-115, 4891-103

15 2280 Garnet Ave A

17 814 Morena Blvd 108/109

The twenty-three sites

SORRENTO VALLEY & MESA · SITES 18 – 23



18 11575 Sorrento Valley Rd 207

20 10340 Camino Santa Fe E

22 9823 Pacific Heights Blvd R

19 9909 Huennekens St 215

21 10320 Camino Santa Fe D

23 7098 Miratech Dr 130

The twenty-three, side by side

	PROPERTY	SUITE	AREA	AVAILABLE SF	PUBLISHED RATE	MONTHLY RENT	AVAILABLE	TERM
1	909 W Laurel St	150	Downtown & Little Italy	2,707	\$2.85/SF/mo + Util	\$7,715	Immediately	Negotiable
2	1500-1520 State St	150	Downtown & Little Italy	1,600	\$1.00/SF/mo + Util	\$1,600	Immediately	2–5 years
		120	Downtown & Little Italy	2,000	\$1.00/SF/mo + Util	\$2,000	Immediately	2–5 years
3	1350 Columbia St	500	Downtown & Little Italy	2,719	\$2.95/SF/mo + Elec	\$8,021	30 Days	Negotiable
4	700-740 13th St	208	Downtown & Little Italy	1,544	\$1.30/SF/mo + Elec	\$2,007	Immediately	Negotiable
5	3065 Rosecrans Pl	200	Point Loma & Midway	2,413	\$1.78/SF/mo MG	\$4,295	Immediately	Negotiable
6	2468 Historic Decatur Rd	140	Point Loma & Midway	1,435	\$3.73–4.56/SF/mo	\$5,355–6,545	30 Days	Negotiable
7	4001-4021 W Point Loma Blvd	A	Point Loma & Midway	2,000	Verifying	Verifying	Immediately	Negotiable
8	8889 Rio San Diego Dr	104	Mission Valley	2,041	\$3.15/SF/mo + Elec	\$6,429	Immediately	Negotiable
9	8885 Rio San Diego Dr	107	Mission Valley	2,595	\$2.85/SF/mo + Util	\$7,396	Immediately	Negotiable
10	1650 Hotel Cir N	125	Mission Valley	1,525	\$1.00/SF/mo + Elec	\$1,525	Immediately	Negotiable
11	2535 Camino Del Rio S	105	Mission Valley	1,532	\$2.25/SF/mo + Elec	\$3,447	Immediately	Negotiable
12	3636 Camino del Rio N	100	Mission Valley	2,238	\$2.25/SF/mo MG	\$5,036	Immediately	Negotiable
13	3465 Camino del Rio S	400	Mission Valley	2,703	\$2.20/SF/mo + Elec	\$5,947	Dec 2026	Negotiable
14	967-969 Hornblend St	Whole floor	PB & Morena	2,072	\$3.75/SF/mo + Util	\$7,770	Immediately	Negotiable
15	2280 Garnet Ave	A	PB & Morena	1,500	\$2.45/SF/mo NNN + \$0.91 CAM	\$3,675	Immediately	Negotiable
16	4891-4895 Pacific Hwy	4891-115	PB & Morena	1,785	\$2.00/SF/mo + Elec	\$3,570	Immediately	Negotiable
		4891-103	PB & Morena	1,224–2,503	\$2.00/SF/mo + Elec	\$5,006	Immediately	Negotiable
17	814 Morena Blvd	108/109	PB & Morena	1,530	\$2.25/SF/mo + Util	\$3,442	Immediately	Negotiable
18	11575 Sorrento Valley Rd	207	Sorrento Valley & Mesa	2,490	\$2.38–2.91/SF/mo NNN	\$5,924–7,240	Immediately	Negotiable
19	9909 Huennekens St	215	Sorrento Valley & Mesa	2,889	\$1.95/SF/mo + Elec	\$5,634	Immediately	Negotiable
20	10340 Camino Santa Fe	E	Sorrento Valley & Mesa	1,873	\$1.60/SF/mo NNN + \$0.63 CAM	\$2,997	Oct 2026	Negotiable
21	10320 Camino Santa Fe	D	Sorrento Valley & Mesa	1,603	\$1.55/SF/mo NNN + \$0.63 CAM	\$2,485	Oct 2026	Negotiable
22	9823 Pacific Heights Blvd	R	Sorrento Valley & Mesa	1,333	\$1.65–2.02/SF/mo NNN	\$2,205–2,695	Immediately	3–5 years
23	7098 Miratech Dr	130	Sorrento Valley & Mesa	2,052	\$3.65/SF/mo NNN	\$7,490	Immediately	Negotiable

Monthly rent is suite SF times the asking rate, before NNN, CAM, utilities or parking. FS full service · MG modified gross · NNN triple net (tenant pays taxes, insurance and common-area costs) · + Elec / + Util tenant pays electricity or utilities · Jan janitorial.

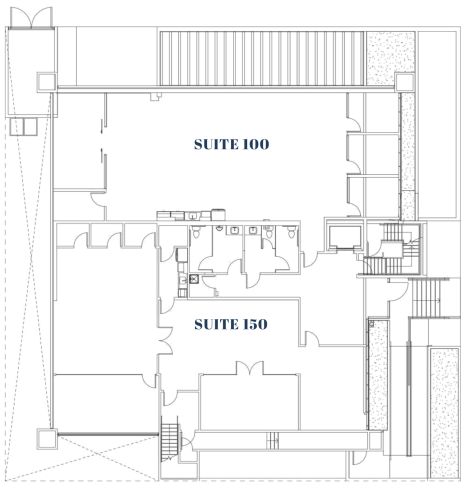
909 W Laurel St

Suite 150

AVAILABLE	2,707 SF · Direct
PUBLISHED RATE	\$2.85/SF/mo + Util
EST. MONTHLY RENT	\$7,715 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Open area, 3 enclosed rooms, closet, kitchenette
BUILDING	11,000 SF two-story office building in Little Italy; full renovation 2017; 30-stall underground covered garage; building signage with freeway visibility; elevator
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- OM rent roll lists Suite 150 at 2,793 SF and Suite 100 at 2,707 SF; survey figure is 2,707 SF for Suite 150.
- Building is offered for sale at \$7,250,000 as an investment or owner-user property, and Suite 150 is shown as a potential 1-year seller leaseback.
- Underground covered garage with 30 stalls; covered parking offered at \$100 per stall.
- Property sits near the I-5 on-ramp with freeway frontage.



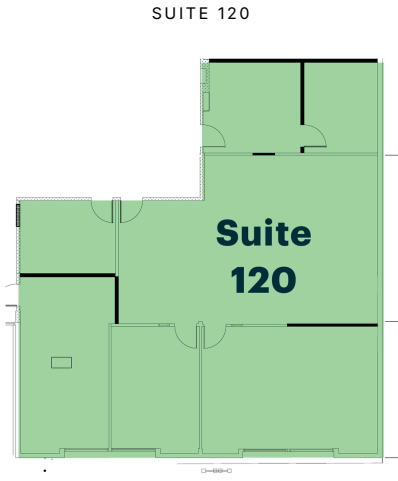
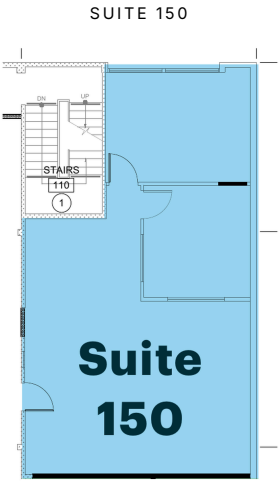
1500-1520 State St

Suite 150, Suite 120 · State Street Center

AVAILABLE	2 suites, 1,600 – 2,000 SF · Direct 150: 1,600 SF 120: 2,000 SF
PUBLISHED RATE	150: \$1.00/SF/mo + Util 120: \$1.00/SF/mo + Util
EST. MONTHLY RENT	150: \$1,600 120: \$2,000 a month at asking
OCCUPANCY	150: Immediately 120: Immediately
TERM QUOTED	2–5 years
OFFICES	150: Open area with 2 enclosed rooms 120: Central open area with about 5 enclosed rooms
BUILDING	Two-story office building (28,100 SF); built 1978, renovated 2020; 45-car subterranean parking with elevator access; updated restrooms and flooring
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Flyer lists the lease rate at \$1.50 PSF plus utilities; survey figure is \$1.00 plus utilities.
- Suites 150 and 120 share a wall on the first floor (1,600 SF and 2,000 SF).
- Flyer plan shows 6 enclosed rooms in Suite 120; survey figure says about 5.
- Restrooms are in the shared first-floor core, outside both suites.



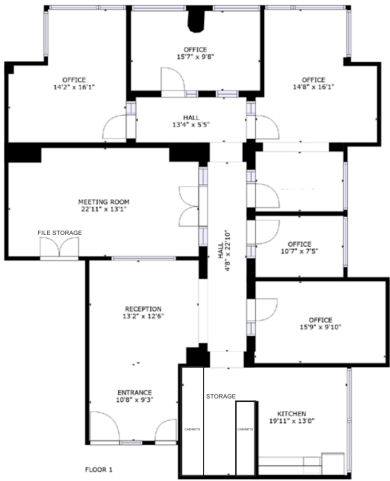
1350 Columbia St

Suite 500 · MetroWork

AVAILABLE	2,719 SF · Direct
PUBLISHED RATE	\$2.95/SF/mo + Elec
EST. MONTHLY RENT	\$8,021 a month at asking
OCCUPANCY	30 Days
TERM QUOTED	Negotiable
OFFICES	5 offices, meeting room, reception, storage room, kitchen
BUILDING	Class B, nine-story office condominium building (77,859 SF) built 2007; typical floor 6,678 SF; Little Italy; walk score 99; immediate access to I-5 and SR-163
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Plan shows 5 offices, a meeting room with file storage, reception, a storage room and a kitchen.
- A ground-floor live music venue (Music Box signage at the street entrance) occupies the base of the building.
- Building parking is limited to about 7 covered spaces (0.09 per 1,000 SF).
- Building is an office condominium and the space is also listed for sale.



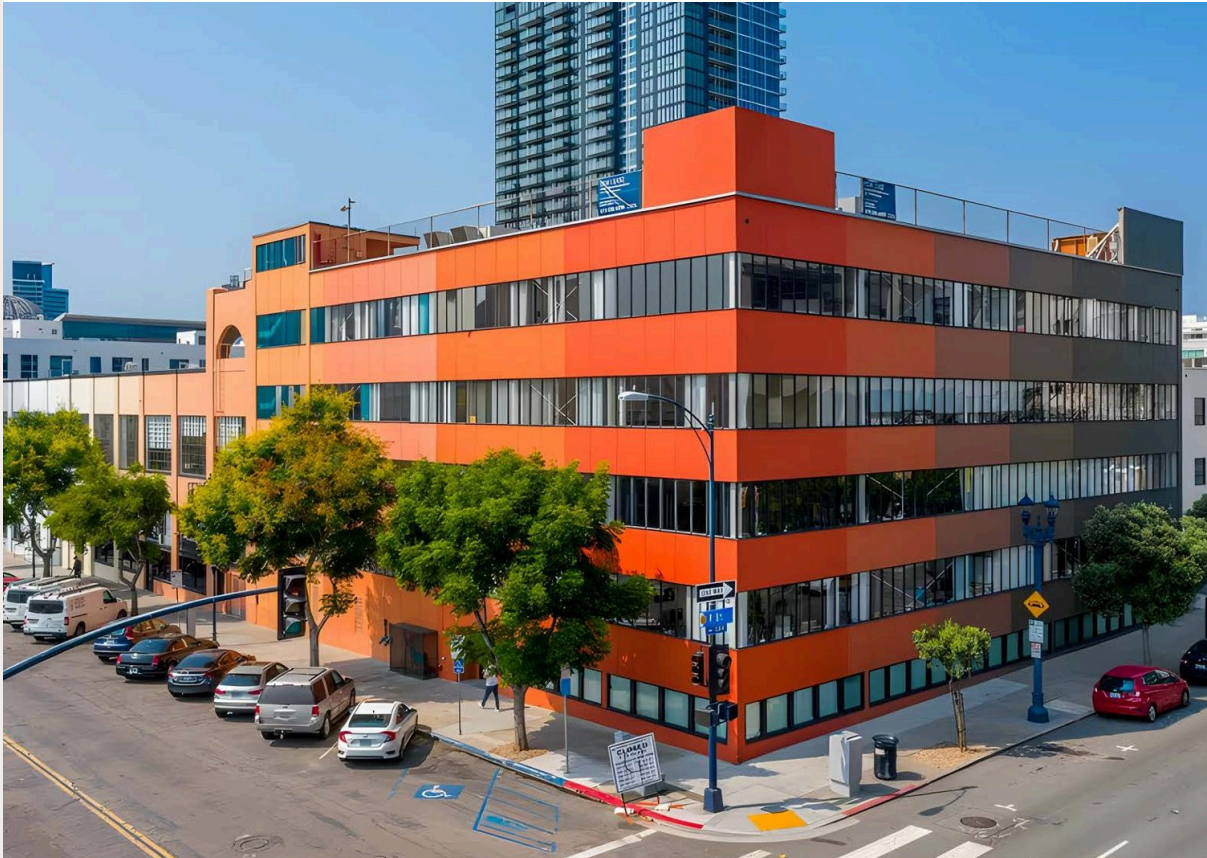
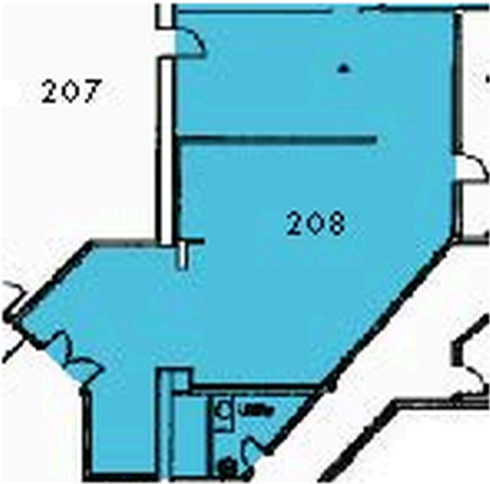
700-740 13th St

Suite 208 · East Village Art Block

AVAILABLE	1,544 SF · Direct
PUBLISHED RATE	\$1.30/SF/mo + Elec
EST. MONTHLY RENT	\$2,007 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Open plan with reception and a small enclosed storage room; interior, no windows
BUILDING	The Ratner (710-740 13th St), part of the East Village Art Block; historic 1925 construction, five stories; original hardwood floors, exposed ceilings, operable windows; clear heights up to 20 ft; oversized freight elevator; Google WebPass internet available; shared on-site conference room
CONDITION	Partial build-out
FLYERS	Flyer

DETAILS

- Flyer lists Suite 208 at 1,554 RSF; survey figure is 1,544 SF.
- Interior suite with no exterior windows; plan shows a small utility room at the south end.
- Building has original hardwood floors and floors above the 2nd floor.
- Oversized freight elevator serves the building for equipment moves.



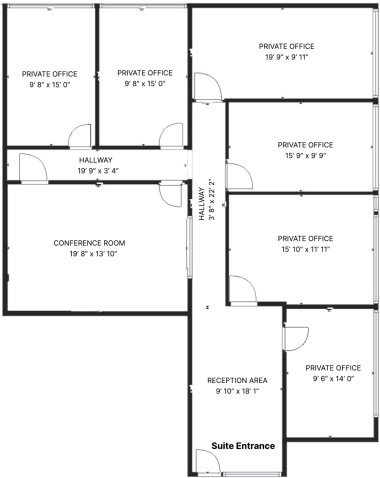
3065 Rosecrans Pl

Suite 200 · Loma Starr

AVAILABLE	2,413 SF · Direct
PUBLISHED RATE	\$1.78/SF/mo MG
EST. MONTHLY RENT	\$4,295 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	6 private offices, conference, reception; no open area or storage room
BUILDING	Loma Starr, 26,000 SF office building in Point Loma near Rosecrans St and Lytton St/Barnett Ave; updated landscaping and restrooms; renovated elevator; secured, covered, gated garage parking; one block from Liberty Station
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Flyer and plan list Suite 200 at 2,242 RSF; survey figure is 2,413 SF.
- Plan shows 6 private offices (about 9 ft 6 in x 14 ft to 19 ft 9 in x 9 ft 11 in), a 19 ft 8 in x 13 ft 10 in conference room and a 9 ft 10 in x 18 ft 1 in reception area.
- Plan shows no open area, storage room, kitchen or in-suite restroom.
- Secured, covered, gated garage parking.



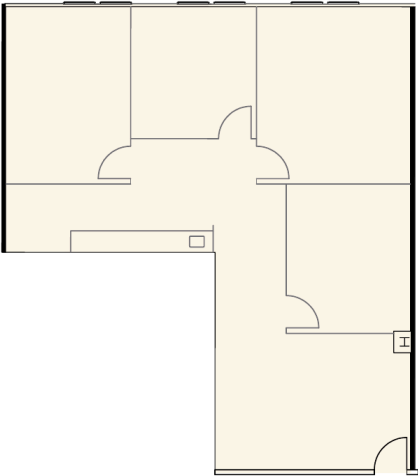
2468 Historic Decatur Rd

Suite 140 · Liberty Station

AVAILABLE	1,435 SF · Direct
PUBLISHED RATE	\$3.73–4.56/SF/mo
EST. MONTHLY RENT	\$5,355–6,545 a month at asking
OCCUPANCY	30 Days
TERM QUOTED	Negotiable
OFFICES	3 private offices, conference room, open break area
BUILDING	Liberty Station office campus (187,269 SF, four buildings at 2280, 2468 and 2488 Historic Decatur Rd and 2750 Womble Rd); ENERGY STAR 2023 certification
CONDITION	Not stated
FLYERS	Flyer

DETAILS

- Former spec suite with 3 private offices, a conference room and an open break area; available now.
- Contiguous with Suite 130 for up to 3,483 RSF.
- Lobby renovations at 2468 Historic Decatur Rd are complete.



4001-4021 W Point Loma Blvd

Suite A · The Marketplace at West Point Loma

AVAILABLE	2,000 SF · Direct
PUBLISHED RATE	Verifying
EST. MONTHLY RENT	Verifying
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Listing describes 6 office rooms, open meeting area, kitchenette; split over 2 floors
BUILDING	Standalone 2-story office building (listed building size 1,992 SF) at 4001 W Point Loma Blvd within The Marketplace at West Point Loma shopping center, anchored by a grocery store
CONDITION	Full build-out
FLYERS	No flyer published

DETAILS

- Size conflict: survey figure is 2,000 SF, listing record shows 1,992 SF for Suite A and the whole building.
- Listing describes 6 office rooms, an open meeting area and a kitchenette split over 2 floors.
- Space sits inside a grocery-anchored retail center with shared surface parking.



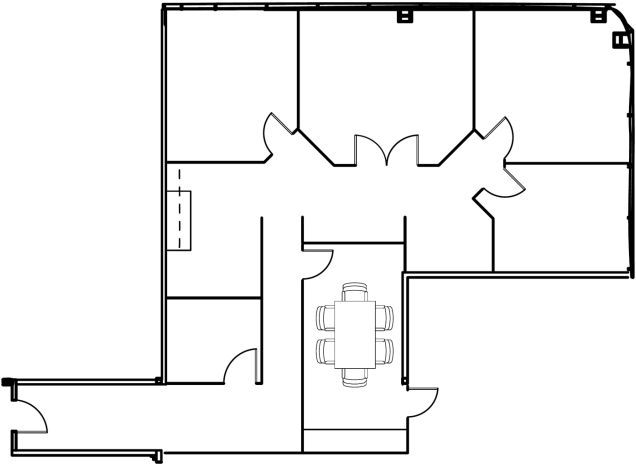
8889 Rio San Diego Dr

Suite 104 · Rio Vista Plaza

AVAILABLE	2,041 SF · Direct
PUBLISHED RATE	\$3.15/SF/mo + Elec
EST. MONTHLY RENT	\$6,429 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	4 private offices, conference, break counter, small enclosed room
BUILDING	Class A, 2 stories, 29,639 SF, steel frame construction, on-site building engineer, 4.0/1,000 parking ratio, building and monument signage, walking distance to Rio Vista trolley station
CONDITION	Not stated
FLYERS	Flyer

DETAILS

- Availability conflict: survey figure says immediately, flyer says available with 30 days notice.
- Contiguous with Suite 102 (3,373 SF, available 8/1/27) for up to 5,414 SF combined.
- Plan shows 4 window offices, a conference room and 2 small interior rooms off a central corridor; one interior room could be tested as a recording booth.
- An elevated freeway runs directly behind the building in aerial photos, and the Rio Vista trolley station is within walking distance.



8885 Rio San Diego Dr

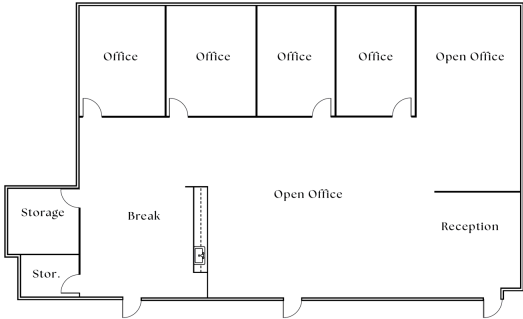
Suite 107 · Rio Vista Bldg

AVAILABLE	2,595 SF · Direct
PUBLISHED RATE	\$2.85/SF/mo + Util
EST. MONTHLY RENT	\$7,396 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	4 private offices, large open office, reception, break room, 2 storage rooms
BUILDING	3 stories, 110,556 SF total, 36,183 SF average floor plate, south-facing San Diego River views, common area conference room, interior courtyard with outdoor seating, 5 minute walk to Rio Vista trolley station
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Spec suite with newer finishes; the 4 window-line private offices have glass fronts, which limits their use as recording rooms without added treatment.
- Plan shows 2 storage rooms off the break area and 3 doors along one long wall.
- Aerial shows the trolley line running between the building and the San Diego River.

SUITE 107 | 2,595 RSF



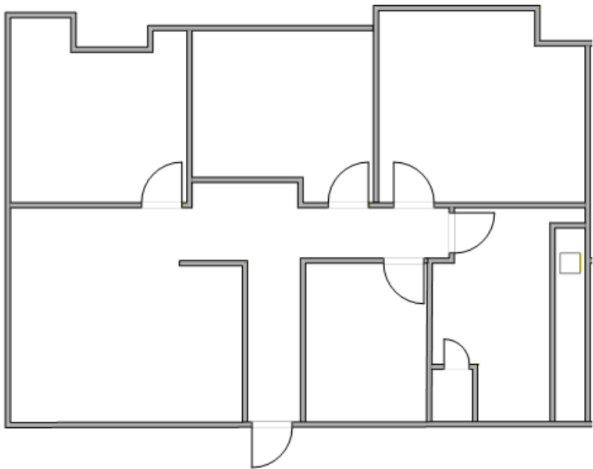
1650 Hotel Cir N

Suite 125 · Hotel Circle Plaza

AVAILABLE	1,525 SF · Direct
PUBLISHED RATE	\$1.00/SF/mo + Elec
EST. MONTHLY RENT	\$1,525 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	3 private offices, open office, break room/storage area, server room
BUILDING	Approx. 29,045 SF multi-tenant office building; suites from about 1,500 to 8,063 SF; covered parking at about 5 per 1,000 SF; monument signage
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Flyer quotes \$1.00/SF plus electric, and ownership will consider month-to-month or one-year leases only.
- Plan shows 3 private offices, an open office, a break room/storage area and a server room.
- Building faces I-8 on Hotel Circle North.
- Covered parking at about 5 per 1,000 SF.



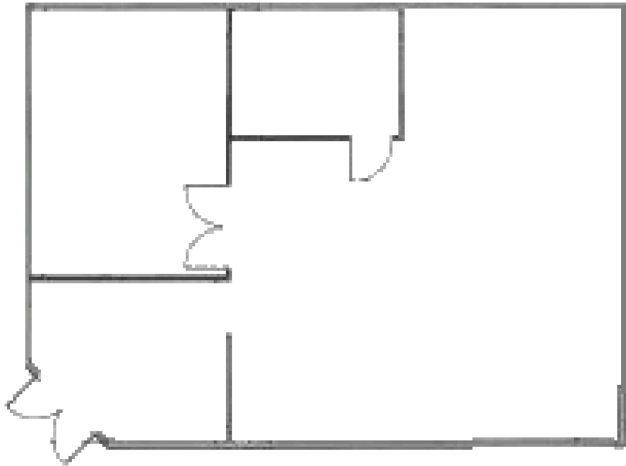
2535 Camino Del Rio S

Suite 105 · Mission Valley Executive Tower

AVAILABLE	1,532 SF · Direct
PUBLISHED RATE	\$2.25/SF/mo + Elec
EST. MONTHLY RENT	\$3,447 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Large open area, reception, 1 office, conference
BUILDING	4-story elevator-served office building with recently renovated common areas, 4.0/1,000 parking ratio with underground parking available, onsite fitness center, monument signage available, spec suites
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Flyer describes reception, 1 office, a conference room and an open area; only 2 enclosed rooms besides the office, so a recording room would likely need to be built.
- Underground parking is available in addition to surface parking.
- Building backs onto a hillside on the south side of the valley along Camino del Rio South, next to I-8.



3636 Camino del Rio N

Suite 100

AVAILABLE	2,238 SF · Direct
PUBLISHED RATE	\$2.25/SF/mo MG
EST. MONTHLY RENT	\$5,036 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Listing describes 4 private offices, conference, reception, open workspace
BUILDING	2-story multi-tenant professional office building, 28,551 SF, 2 entrances, elevator, unreserved onsite parking at 2.9/1,000 SF leased (105 spaces) plus visitor parking, visible from I-8
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Size and rate conflict: survey figure is 2,238 SF at \$2.25 MG; 2017 marketing shows 2,596 SF at \$1.75/SF plus electric.
- Room count conflict: the current listing shows 4 private offices and a conference room; the 2017 marketing shows 3 private offices and 2 conference rooms. The plan shows 5 enclosed rooms either way.
- First-floor suite with access from the main lobby; building has an elevator and 2 entrances.
- Building is visible from I-8 across Camino del Rio North.

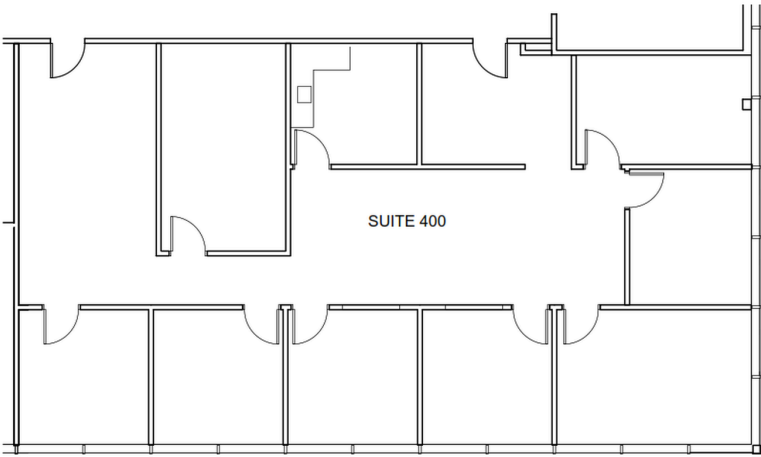


3465 Camino del Rio S

Suite 400 · Stadium View

AVAILABLE	2,703 SF · Direct
PUBLISHED RATE	\$2.20/SF/mo + Elec
EST. MONTHLY RENT	\$5,947 a month at asking
OCCUPANCY	Dec 2026
TERM QUOTED	Negotiable
OFFICES	7 private offices, conference, break room, storage area; no open area
BUILDING	Stadium View, approx. 46,653 SF multi-tenant office building; two elevators; covered, secured parking with reserved stalls available; remodeled lobby and common areas; on-site owner/management; freeway signage available; I-8 frontage (254,980 vehicles per day). Class, stories and year built not stated.
CONDITION	Full build-out
FLYERS	Flyer

- DETAILS
- Fourth floor suite served by two elevators; plan shows private offices lining the exterior windows and interior rooms along a central corridor, with no open work area.
 - Building sits on Camino del Rio S directly beside I-8 (254,980 vehicles per day).
 - Covered, secured parking with reserved stalls available.
 - Flyer notes new ownership with interior improvements underway.



967-969 Hornblend St

Whole floor

AVAILABLE	2,072 SF · Direct
PUBLISHED RATE	\$3.75/SF/mo + Util
EST. MONTHLY RENT	\$7,770 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Open area, lobby, about 5 rooms with doors, kitchenette, restroom
BUILDING	Two-story, approx. 6,578 RSF building on 0.14 acres (6,250 SF lot), CC-4-2 zoning; 11 gated parking spaces plus 1 motorcycle space, part covered; operable roll-up window and skylights; 3 separate electric meters; natural gas; fiber via Spectrum; 24/7 building and HVAC access; ADT and security cameras; exterior balconies; building signage available. Year built not stated.
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Building is also offered for sale at \$4,850,000 (reduced from \$5,750,000).
- First floor plan shows a central open area ringed by about 5 doored rooms, a lobby with the stair to the second floor, restroom and kitchenette.
- 11 gated parking spaces plus 1 motorcycle space behind the building, part covered, with alley access through a secured gate.
- Two blocks from the beach in central Pacific Beach, near Garnet Ave retail and nightlife.



2280 Garnet Ave

Suite A

AVAILABLE	1,500 SF · Direct
PUBLISHED RATE	\$2.45/SF/mo NNN + \$0.91 CAM
EST. MONTHLY RENT	\$3,675 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Front open area, 2 rooms with doors, small rear rooms
BUILDING	Two-story, 5,840 SF office/retail building at the corner of Garnet Ave and Pendleton St, C-1 zoning; 5 on-site parking spaces plus street parking; building signage; approx. 53,068 cars per day on Garnet Ave. Year built not stated.
CONDITION	Partial build-out
FLYERS	Flyer

DETAILS

- Available area is the Garnet Ave front of the first floor; the rear portion of the floor is already leased (flyer cover: new lease signed).
- Garnet Ave carries approx. 53,068 cars per day past the storefront glass.
- Only 5 on-site parking spaces for the whole building, otherwise street parking.
- Second floor of the building has a massage spa tenant.



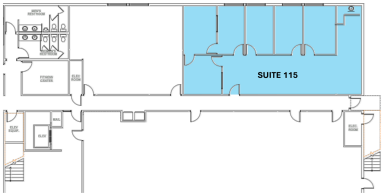
4891-4895 Pacific Hwy

Suite 4891-115, Suite 4891-103

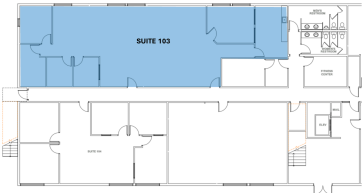
AVAILABLE	2 suites, 1,785 – 2,503 SF · Direct 4891-115: 1,785 SF 4891-103: 1,224–2,503 SF
PUBLISHED RATE	4891-115: \$2.00/SF/mo + Elec 4891-103: \$2.00/SF/mo + Elec
EST. MONTHLY RENT	4891-115: \$3,570 4891-103: \$5,006 a month at asking
OCCUPANCY	4891-115: Immediately 4891-103: Immediately
TERM QUOTED	Negotiable
OFFICES	4891-115: 6 offices along an open office, kitchenette 4891-103: 4 offices, conference, open office, break room, 3 small rooms
BUILDING	Two-story office building on Pacific Hwy with assigned parking at 4 per 1,000 SF, fiber internet, fitness room, showers and lockers, gender-neutral restroom and mother's room
CONDITION	Full build-out
FLYERS	Flyer

- DETAILS
- Suite 103: open office, conference room, break room, 4 private offices and kitchenette; divisible to about 1,224 SF and 1,279 SF.
 - Suite 115: open office and 6 private offices with a kitchenette; available now.
 - Restrooms are in the shared building core, outside both suites.
 - Building fronts Pacific Hwy next to I-5.

SUITE 4891-115



SUITE 4891-103



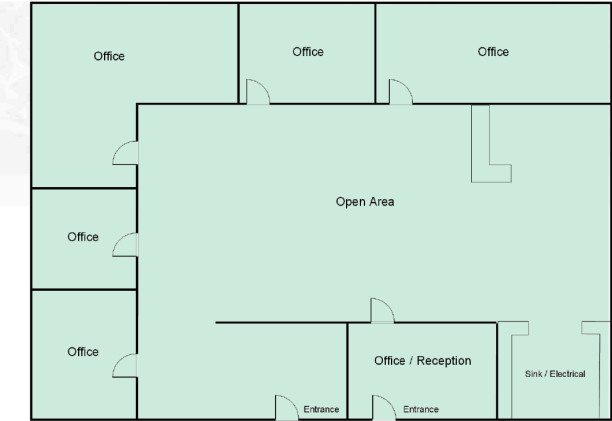
814 Morena Blvd

Suite 108/109 · Sun Office Plaza

AVAILABLE	1,530 SF · Direct
PUBLISHED RATE	\$2.25/SF/mo + Util
EST. MONTHLY RENT	\$3,442 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	5 offices, reception, central open area, small utility room
BUILDING	Sun Office Plaza, 3-story office building across the street from the Morena/Linda Vista trolley station; 24/7 access; direct SDG&E metering with individually controlled HVAC; parking up to 3.6 per 1,000 SF
CONDITION	Partial build-out
FLYERS	Flyer

DETAILS

- Plan shows 5 offices, an office/reception room, a central open area, a sink/electrical room and 2 entrances.
- Garages are available for \$250 per month, a lockable option for equipment storage.
- Rate is plus separately metered utilities and includes janitorial 3 times per week.
- Trolley station and I-5/I-8 are adjacent.



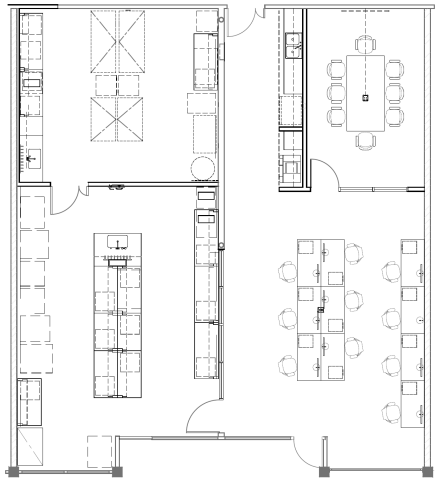
11575 Sorrento Valley Rd

Suite 207 · SOVA

AVAILABLE	2,490 SF · Direct
PUBLISHED RATE	\$2.38–2.91/SF/mo NNN
EST. MONTHLY RENT	\$5,924–7,240 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	Open office (about 10 desks), conference, 2 enclosed lab rooms; no private offices
BUILDING	SOVA Science District, Central campus (approx. 250,454 SF across its buildings) in Sorrento Valley next to the Sorrento Valley train station; on-campus patio, fitness center and outdoor exercise yard, coffee cart, taco restaurant and brewery; EV charging; tenant events program. Class, stories and year built for 11575 not stated.
CONDITION	Not stated
FLYERS	Flyer

DETAILS

- Plan shows two enclosed lab rooms with casework, sinks and benches, a conference room and an open office with about 11 desks, and no private offices.
- Portfolio marketing lists this space as suite 207-208 at 2,515 RSF; current marketing shows suite 207 at 2,490 RSF.
- Campus is next to the Sorrento Valley rail station and near I-5 and I-805.
- On-campus brewery, taco restaurant and patio events can bring crowd noise.



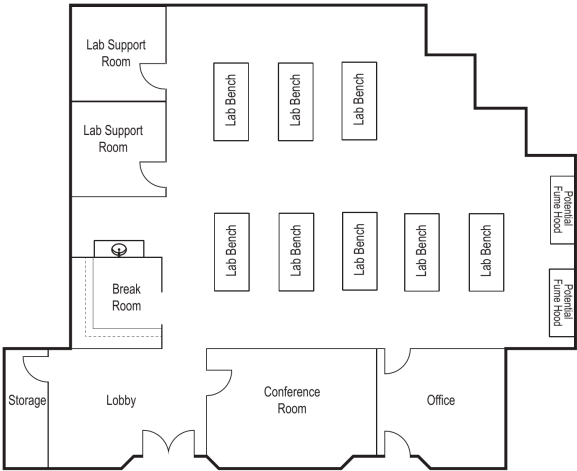
9909 Huennekens St

Suite 215 · Lusk-Mira Mesa Bldg Park

AVAILABLE	2,889 SF · Direct
PUBLISHED RATE	\$1.95/SF/mo + Elec
EST. MONTHLY RENT	\$5,634 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	1 office, conference, break room, storage room, 2 lab support rooms, open lab
BUILDING	Two-story lab building in Sorrento Mesa; elevator served; biology and chemistry lab uses; benching, sinks and fume hood available; monument signage. Year built and parking ratio not stated in flyer.
CONDITION	Partial build-out
FLYERS	Flyer

DETAILS

- Second-floor corner suite reached by elevator; no grade-level door or ground-floor loading shown for the suite.
- Suite is roughly 80% lab and 20% office, with VCT flooring, a lab sink and 8 lab benches in the open area.
- Flyer lists the suite at \$5.00 sf NNN plus \$0.48 and available October 1, 2023, which conflicts with the current \$1.95 + Elec, available immediately.



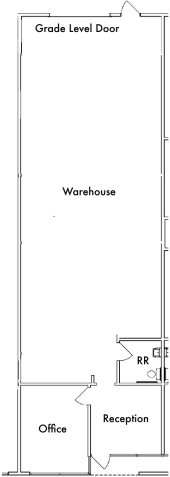
10340 Camino Santa Fe

Suite E · Sorrento Mesa Commerce Center

AVAILABLE	1,873 SF · Direct
PUBLISHED RATE	\$1.60/SF/mo NNN + \$0.63 CAM
EST. MONTHLY RENT	\$2,997 a month at asking
OCCUPANCY	Oct 2026
TERM QUOTED	Negotiable
OFFICES	Reception, 1 office, restroom, warehouse with 12×10 grade-level door, 14–16 ft clear
BUILDING	Sorrento Mesa Commerce Center, approx. 43,842 SF multi-tenant industrial park (6915 Flanders Dr and 10320 to 10340 Camino Santa Fe); new office improvements
CONDITION	Partial build-out
FLYERS	Flyer

DETAILS

- Grade-level loading door 12 ft x 10 ft, 14 to 16 ft clear, 200 amps 3-phase power per suite.
- NNN charges of \$0.63/SF per month are in addition to base rent.
- Offices are air-conditioned.
- Parking at 3.85 per 1,000 SF in a multi-tenant industrial park; neighbors are small flex users.



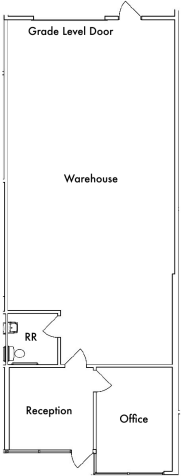
10320 Camino Santa Fe

Suite D · Sorrento Mesa Commerce Center

AVAILABLE	1,603 SF · Direct
PUBLISHED RATE	\$1.55/SF/mo NNN + \$0.63 CAM
EST. MONTHLY RENT	\$2,485 a month at asking
OCCUPANCY	Oct 2026
TERM QUOTED	Negotiable
OFFICES	Reception, 1 office, restroom, warehouse with 12×10 grade-level door
BUILDING	Sorrento Mesa Commerce Center, approx. 43,842 SF multi-tenant industrial park (6915 Flanders Dr and 10320 to 10340 Camino Santa Fe); new office improvements
CONDITION	Not stated
FLYERS	Flyer

DETAILS

- Grade-level loading door 12 ft x 10 ft, 14 to 16 ft clear, 200 amps 3-phase power per suite.
- NNN charges of \$0.63/SF per month are in addition to base rent.
- Offices are air-conditioned.
- Power for Suite D is listed as TBD.



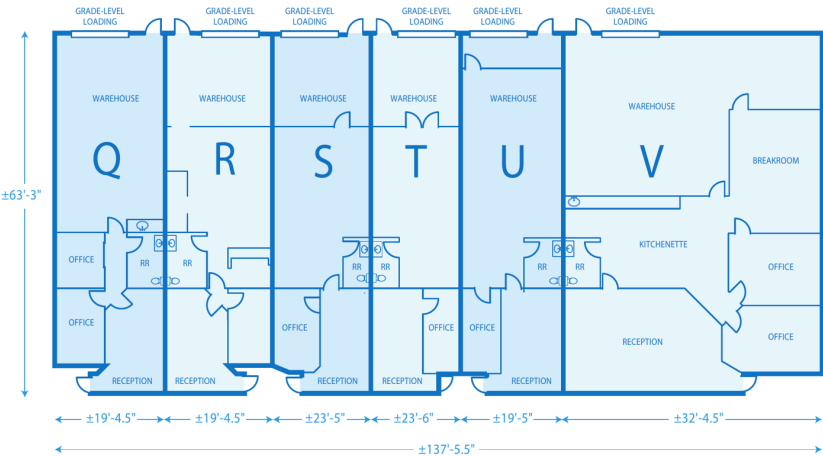
9823 Pacific Heights Blvd

Suite R · Sorrento Mesa Business Park

AVAILABLE	1,333 SF · Direct
PUBLISHED RATE	\$1.65–2.02/SF/mo NNN
EST. MONTHLY RENT	\$2,205–2,695 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	3–5 years
OFFICES	Reception, 1 office, restroom, warehouse with grade-level door, 16 ft clear
BUILDING	Single-story industrial/flex building within a 150,000 SF multi-tenant business park with on-site property management; 16' clear height; warehouse space with skylights; climate-controlled; six grade-level doors across the 9,220 SF block (suites Q to V). Year built and parking ratio not stated.
CONDITION	Full build-out
FLYERS	Flyer

DETAILS

- Offered as a sublease.
- Flyer shows Suite R at 1,290 SF, while the survey figure lists 1,333 SF; flyer rate is \$1.65 NNN versus the \$1.65 to \$2.02 NNN range in the survey figure.
- Flyer lists reception, private office, restroom, warehouse and one grade-level door; the floor plan shows no labeled office in R.
- Warehouse has 16' clear height and skylights.



7098 Miratech Dr

Suite 130 · Fenton Technology Park

AVAILABLE	2,052 SF · Direct
PUBLISHED RATE	\$3.65/SF/mo NNN
EST. MONTHLY RENT	\$7,490 a month at asking
OCCUPANCY	Immediately
TERM QUOTED	Negotiable
OFFICES	2 offices, reception, open lab, storage area, enclosed lab support room
BUILDING	Three-building park (7090, 7094 and 7098 Miratech Dr); spec light lab suites with safety shower/eyewash, lab sink, TC/equipment room, coffee bar, private in-suite restrooms, fiber optic access, outdoor eating areas; clear heights 8' to 10' and 7' to 11'. Year built and parking ratio not stated.
CONDITION	Spec suite
FLYERS	Flyer

DETAILS

- Clear height is listed at 8' to 10' and 7' to 11' across the park.
- Suite has 2 private offices, reception, 2 in-suite restrooms, a coffee bar and a lab support room that could serve as an isolated booth.
- Open area is built as a lab with fixed benches and an emergency eyewash and shower.
- Suite is about 24'-4" wide with a front glass storefront entry; no grade-level door is shown on the plan.



Prepared for Tidewater Studio

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Sample deliverable: names, properties and figures are illustrative.

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