

Sorrento Ridge Corporate Center

7220 TRADE STREET, SAN DIEGO, CA 92121

PROJECT FEATURES

- Desirable Sorrento Mesa/Miramar location
- Excellent corporate identity
- On-site Day Porter
- Expansion opportunities within the project
- Recently refurbished landscaping and common areas
- Dramatic water features
- Views of Sorrento Mesa
- Direct access to Sorrento Mesa via Camino Santa Fe and Carroll Road
- Excellent access to I-805, I-5, I-15 via Mira Mesa Blvd. and Miramar Road
- Shower facilities
- Energy light retrofit complete
- Fiber optic cable to building
- Space Available from 210 RSF to 5,395 RSF

REDUCED RATE

- \$0.99 + Util. PSF/Mo. PROMOTIONAL Rate on Suite 209 only.
- \$1.35 + Util. PSF/Mo. for under 5,000 RSF
- \$1.25 + Util. PSF/Mo. for over 5,000 RSF

(Please note rates are subject to term of lease and shall increase by \$0.10 PSF annually.)



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Sorrento Ridge Corporate Center, located at 7220 Trade Street, consists of one, three-story, +/-101,000 square foot atrium-style office building. The ownership has made many upgrades to the project which include: updated common areas, new spec suites, a resurfaced parking lot, upgraded landscaping, project monument and building signage.

Sorrento Ridge Corporate Center is located on the border of Sorrento Mesa and Miramar, providing tenants with multiple access points into both Sorrento Mesa and Miramar via Camino Santa Fe, Carroll Road and Trade Street. This project is conveniently located within close proximity to I-805, I-5, I-15, Hwy 56 and Hwy 52. This central location provides easy access to many residential communities including: Sorrento Valley, Mira Mesa, UTC, La Jolla, Carmel Valley, Del Mar and Scripps Ranch to name a few.

This project is in close proximity to the following amenities, including Plaza Sorrento (Starbuck's, Bally's Total Fitness, Mail Boxes Etc., CompCity, and an international food court), Office Depot, 24 Hour Fitness, and many banks and hotels.

Sorrento Ridge Corporate Center can accommodate tenants ranging in size from approximately 210 to 5,395 square feet and has the ability to accommodate future expansion within the project. **Rates have been reduced to as low as \$0.99 per square foot, plus utilities.** Please note rates are subject to term of lease and shall increase by \$0.10 PSF annually.

If you would like further information, or would like to schedule a tour, please contact one of us at 858.453.0505.

Sincerely,
Voit Commercial Brokerage
Jon Boland, Ryan Bracker & Jon Hamby



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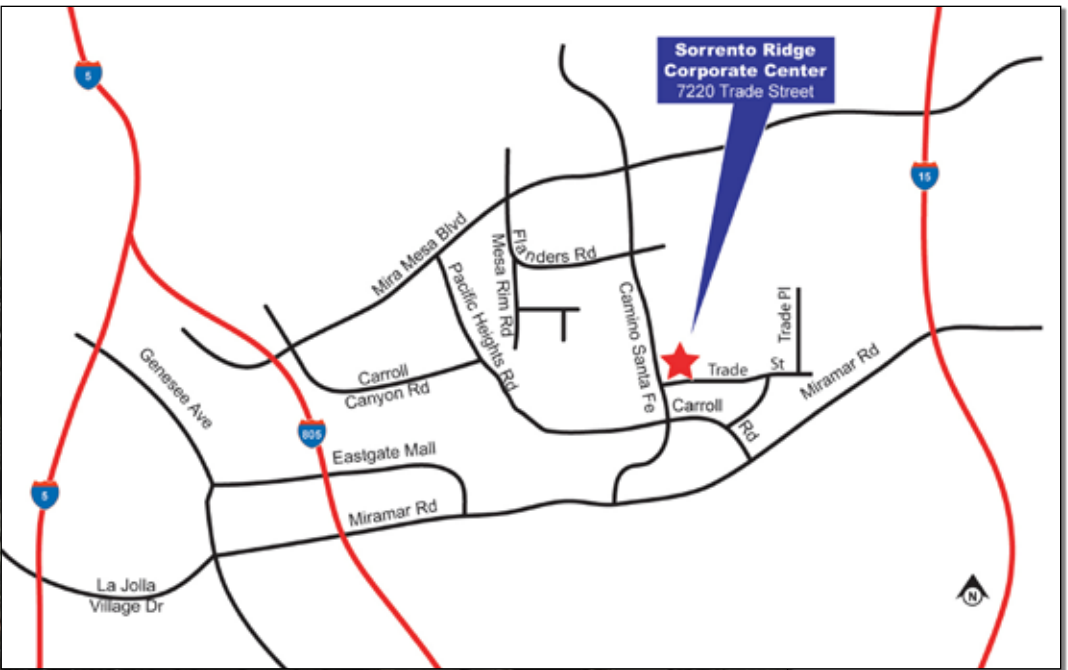
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AERIAL/LOCATION MAP



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BUILDING SPECS

BUILDING SIZE:	1st Floor Approx. 31,791 2nd Floor Approx. 34,799 3rd Floor Approx. 36, 509 Total: Approx. 101,099 RSF
YEAR BUILT:	1986
PARKING RATIO:	3.5/1,000 per USF
ELEVATORS:	2 Glass Elevators
HVAC:	Cooling Tower with Individual Heat Pumps
POWER:	3 Phase, 120/208 (Separately Metered)
EXTERIOR TYPE:	Concrete Aggregate and Glass
SECURITY:	Card Key Access
BUILDING CORE FACTOR:	Approximately 14%
ZONING:	IL-2-1 (Formerly M1-B)
BAY DEPTHS:	Varies by Floor
MULLION SPACING:	4' on Center
HIGH SPEED DATA:	Fiber optic cable to building



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AVAILABILITY

SUITE #	SIZE	REDUCED RATE	COMMENTS	DATE AVAILABLE
100	3,113 RSF	\$1.35 + Utilities	Reception, (11) Private Offices, (1) Break Room, (1) Server Room, Open Area	60 Day notice
101 *	930 RSF	\$1.35 + Utilities	Reception, (3) Private Offices	Immediately
102 *	1,547 RSF	\$1.35 + Utilities	Reception, (3) Private Offices, (1) Conference Room, Storage Room, Open Area	Immediately
115	5,318 RSF	\$1.25 + Utilities	Reception, (7) Private Offices, (1) Conference Room, (1) Break Room, (1) Server Room, Open Area	Immediately
201 **	3,055 RSF	\$1.35 + Utilities	Reception, (8) Private Offices, (1) Break Room	12/31/09
207 ***	3,878 RSF	\$1.35 + Utilities	Reception, (12) Private Offices, (1) Break Room	12/31/09
209 **	2,125 RSF	\$0.99 + Utilities	Reception, (4) Private Offices, (1) Conference Room	12/31/09
215 ***	1,517 RSF	\$1.35 + Utilities	Reception, (4) Private Offices, (1) Conference Room, Open Area	30 Day notice
390	210 RSF	\$1.35 + Utilities	(2) Private Offices	Immediately
* Combined	2,477 RSF	\$1.35 + Utilities	Portion of 1st Floor Available to Single Tenant	Immediately
** Combined	5,180 RSF	\$1.25 + Utilities	Portion of 2nd Floor Available to Single Tenant	12/31/09
*** Combined	5,395 RSF	\$1.25 + Utilities	Portion of 2nd Floor Available to Single Tenant	12/31/09

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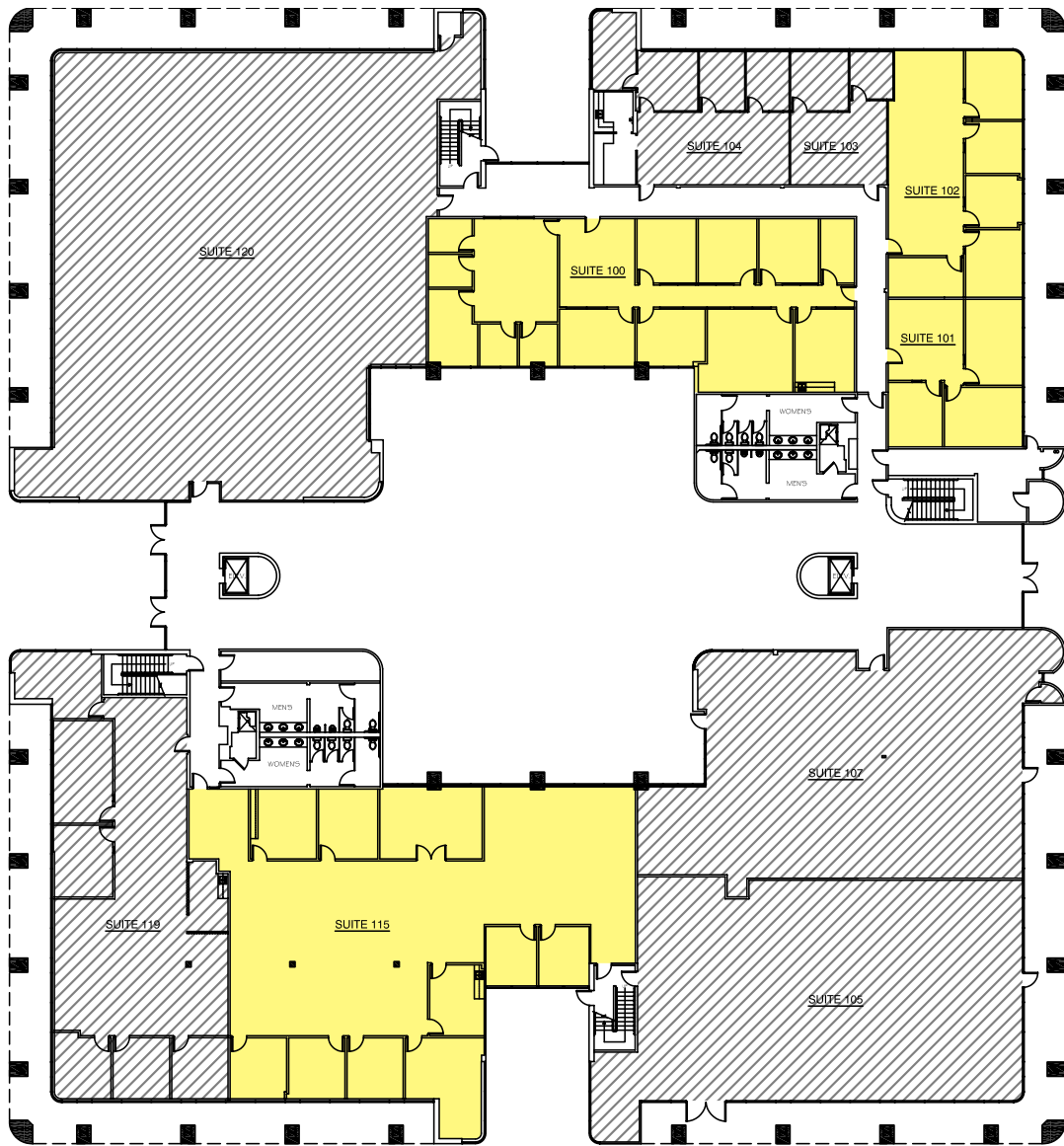


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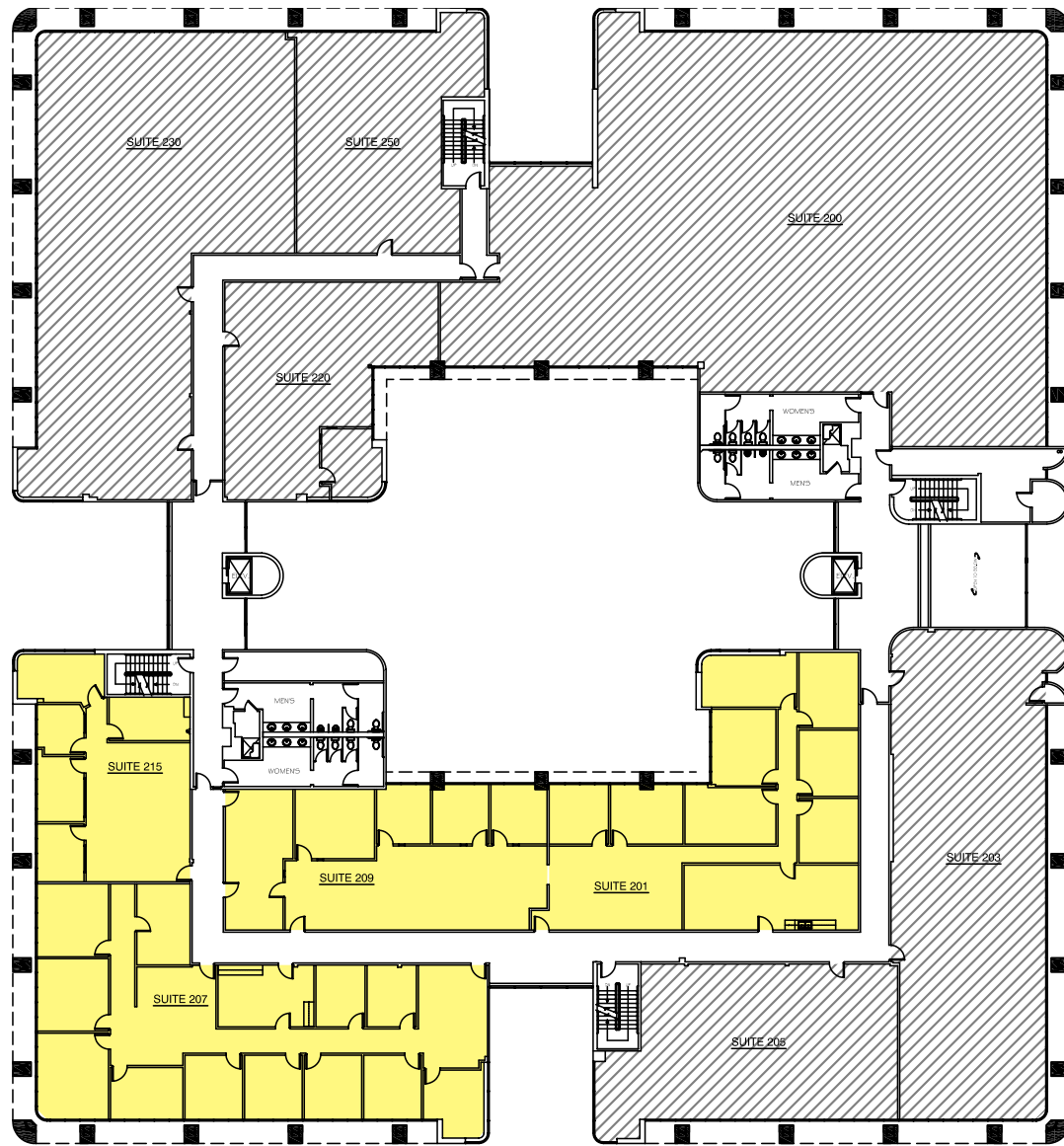
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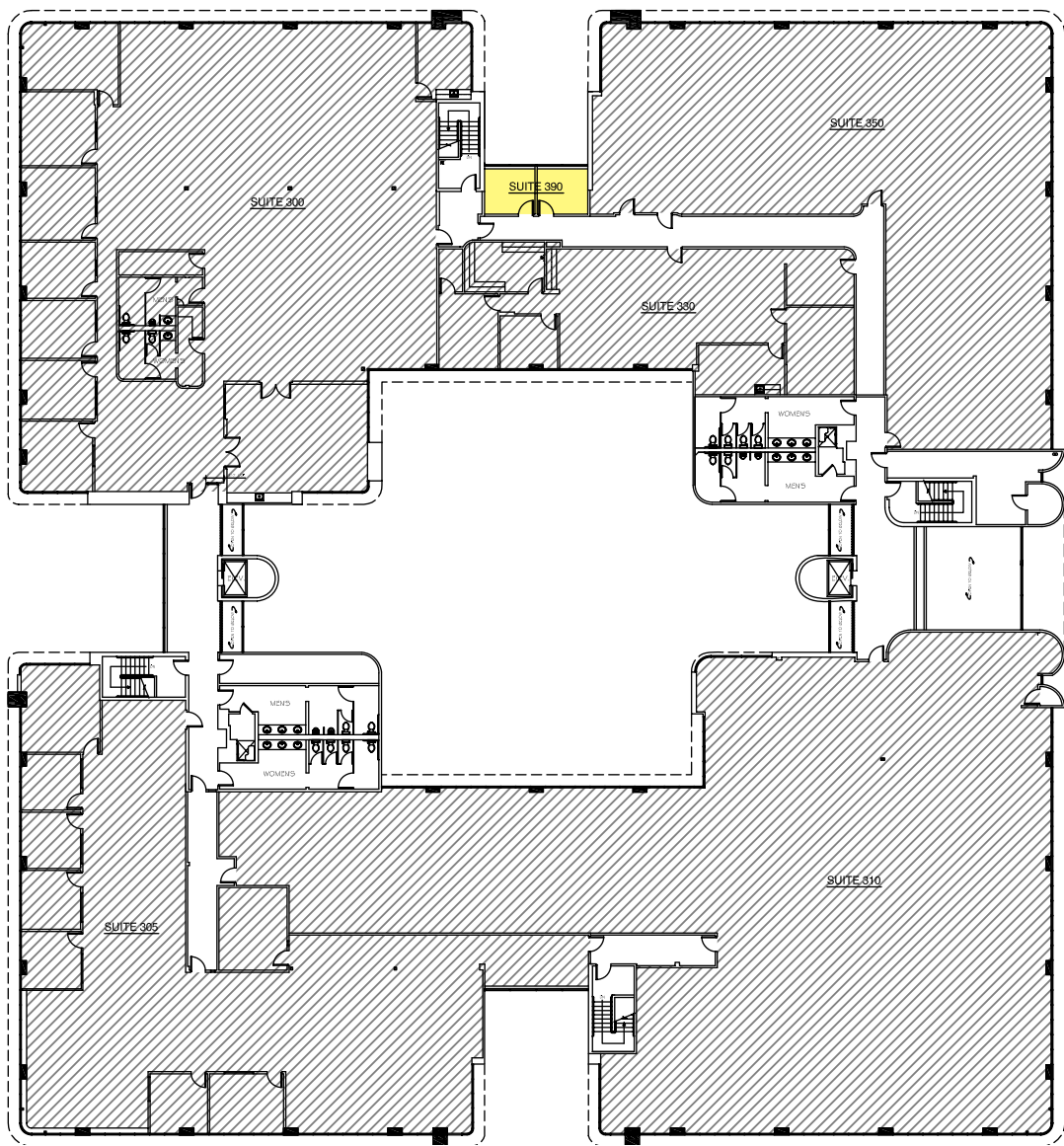
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