



lifestyle. image. location.



SORRENTO towers

Sorrento Towers serves as the “gateway” to San Diego’s technology hub, Sorrento Mesa. Sorrento Towers is made up of two Class A office buildings totaling 296,000 SF, located next to numerous fast casual and sit down dining options. This campus setting provides the ultimate environment for today’s most innovative companies.

Sorrento Towers provides unparalleled amenities, which include: a cutting edge fitness center complete with shower and locker facilities, state-of-the art conference center, outdoor seating and gathering areas, covered parking and on-site management. The project is ideally situated on the western edge of Sorrento Mesa, which provides direct access to Interstate 805 and is in close proximity to the Amtrak station.

SORRENTO towers

COURTYARD

MERCATO AT SORRENTO

Planet Fitness	Fiesta Mexican Grille
Bank of America	Grater Grilled Cheese
Chase Bank	Daru Indian & Gastropub
Postal Annex	Ike's Love & Sandwiches
Advanced Dentistry Institute	McDonald's
Corner Office Bar & Kitchen	Flame Broiler
Coxinha Store	

SORRENTO PLAZA

Rubio's	Moment Sushi
Subway	Mirch Masala
CROUTONS	Bb.q Chicken



AllSpice
Best Dressed
Fricken Burgers
Uncommon Cury

PUNJABI TANDOOR



SORRENTO MESA CROSSROADS

Armando's Taco Shop	Naseem's Bakery & Kabob
Mr Holy Gao	Hanaya Susi
Madras Cafe	SDCCU



SORRENTO towers

CONVENIENTLY LOCATED

Less than half a mile to I-805 and approximately 5 miles to I-15. With a plethora of amenities in walking distance and in less than a miles drive. With an abundance of amenities in in walking distance. From sit down restaurants to quick eats and a multitude of hotels location in close proximity.

amenities

SORRENTO towers

**TWO-SEVEN
STORY OFFICE
BUILDINGS
TOTALING
296,327 SF**

**HIGH IMAGE GLASS
FAÇADE EXTERIOR**

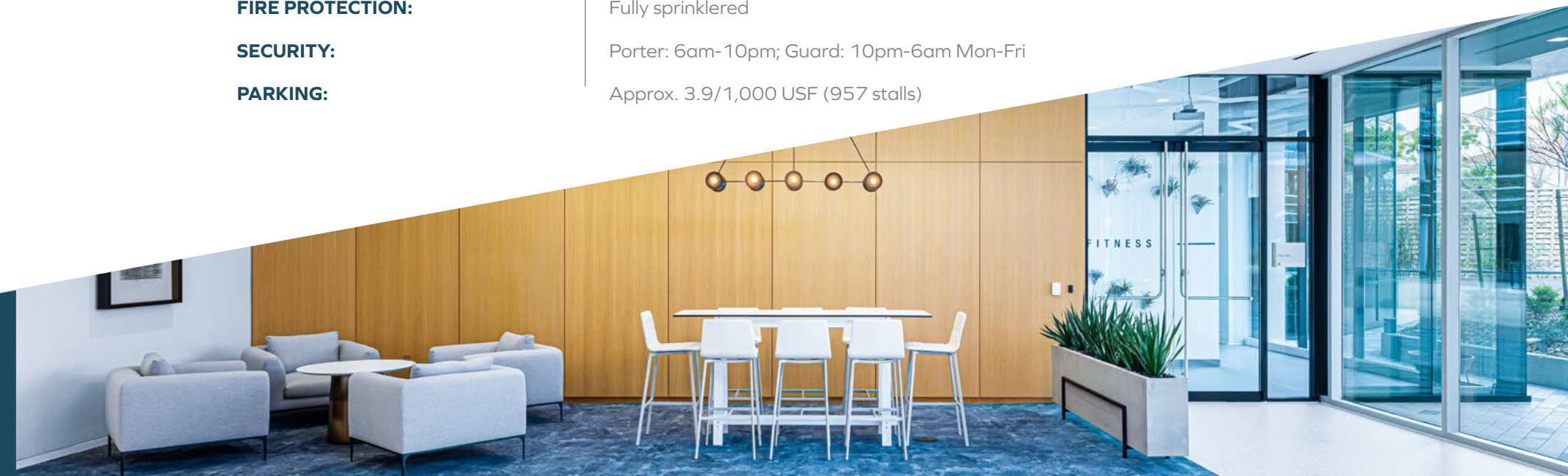
**SUBTERRANEAN
PARKING PROVIDE
SECURITY AND
DIRECT ACCESS TO
BUILDING LOBBIES**

**ON-SITE PROPERTY
MANAGER AND
SECURITY**

**INSTITUTIONAL
OWNERSHIP**

Building Specs

YEAR BUILT:	1989 // Renovations in 2020
ZONING:	IL-3-1
STRUCTURAL:	Steel frame construction, metal decking with concrete topping
EXTERIOR:	Glass curtain wall system
TYPICAL COLUMN SPACING:	28' by 30'
LOAD FACTOR:	15-20%
FLOOR-TO-FLOOR HEIGHT:	13'-0"
FINISHED CEILING HEIGHT:	8'-10"
HVAC:	80-ton cooling capacity. Cooling tower with water source heat pump system
EMERGENCY GENERATOR:	Two diesel 375 kVA capacity emergency generators serve the fire life safety
ELECTRICAL:	2,000-amp, 277/480V, three phase, 4-wire
FIRE PROTECTION:	Fully sprinklered
SECURITY:	Porter: 6am-10pm; Guard: 10pm-6am Mon-Fri
PARKING:	Approx. 3.9/1,000 USF (957 stalls)





MODERN
LANDSCAPE



INVITING
COLLABORATION
AREAS



CONNECTION TO
RETAIL



CASUAL SEATING



WI-FI ACCESS



CONFERENCING &
TRAINING CENTER



NEW FITNESS
CENTER/LOCKER
ROOM



MODERN
COMMON
AREAS



Mercato at Sorrento

FOOD

- Corner Office Bar & Kitchen
- Coxinha Store
- Fiesta Mexican Grille
- Grater Grilled Cheese
- Daru Indian & Gastropub
- Ike's Love & Sandwiches
- McDonald's
- Flame Broiler

HEALTH

- Dentist
- Optometrist
- Planet Fitness

RETAIL

- GOLFTEC
- PostalAnnex
- U-Haul Dealer

BANKING

- Chase
- Bank of America



SORRENTO towers

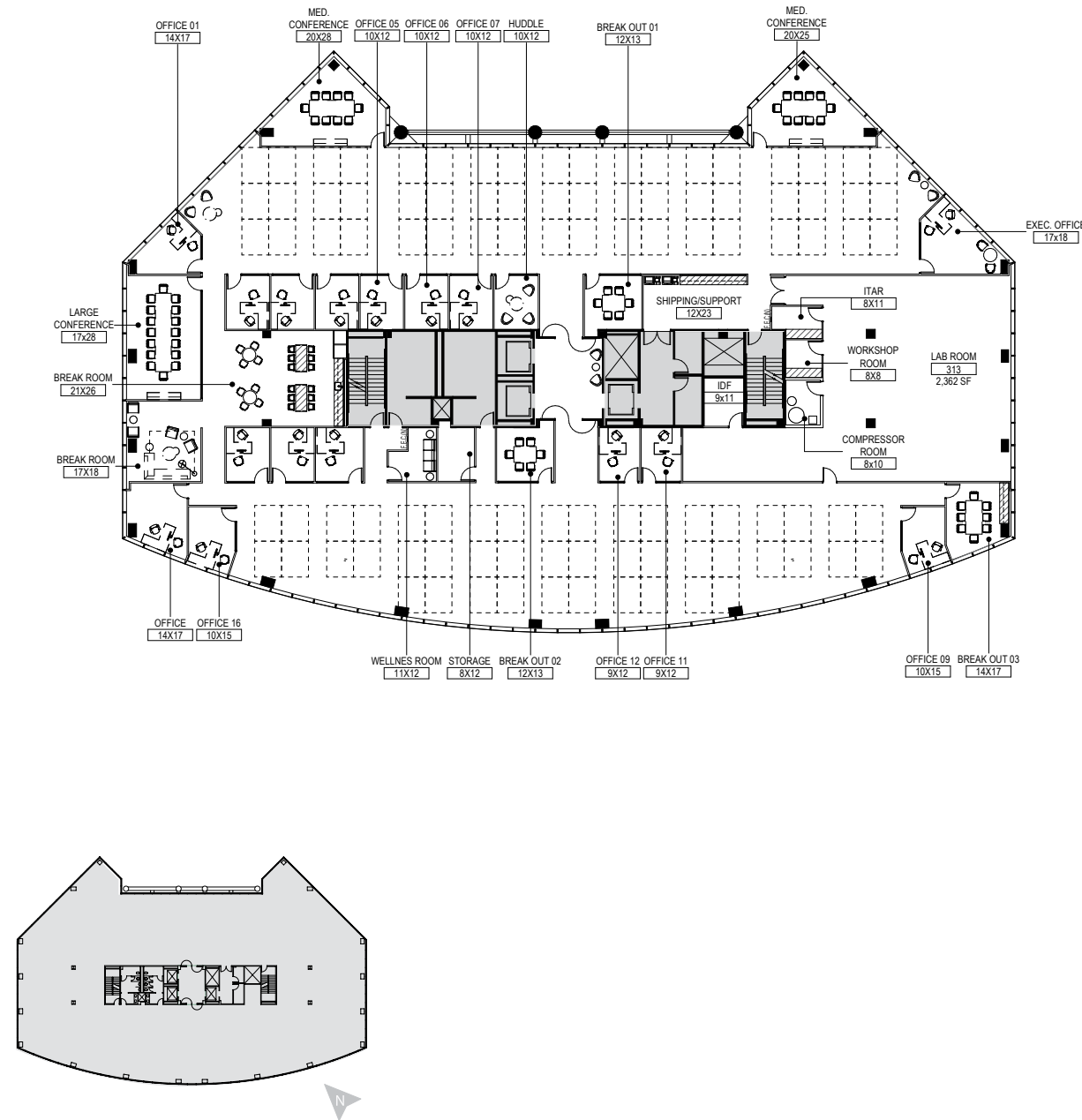
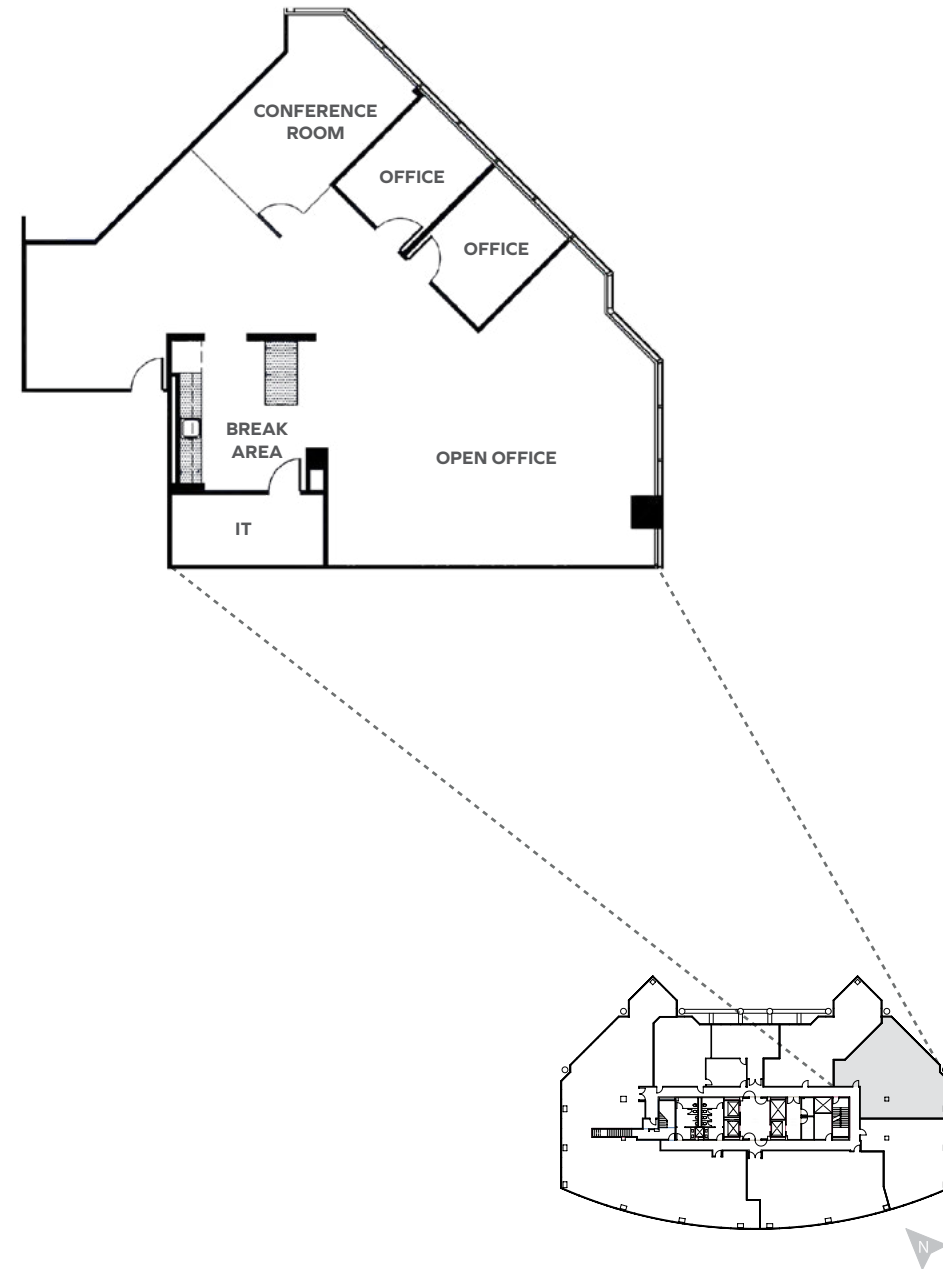
5355 MIRA SORRENTO PLACE

SUITE 265	2,658 SF
SUITE 300	21,487 SF
SUITE 600	5,611 SF
SUITE 700	8,392 SF

5355 Mira Sorrento

Suite 265 - 2,658 SF
Available Now

SORRENTO
towers



5355 Mira Sorrento

Suite 300 - 21,487 SF
Available 90 Days

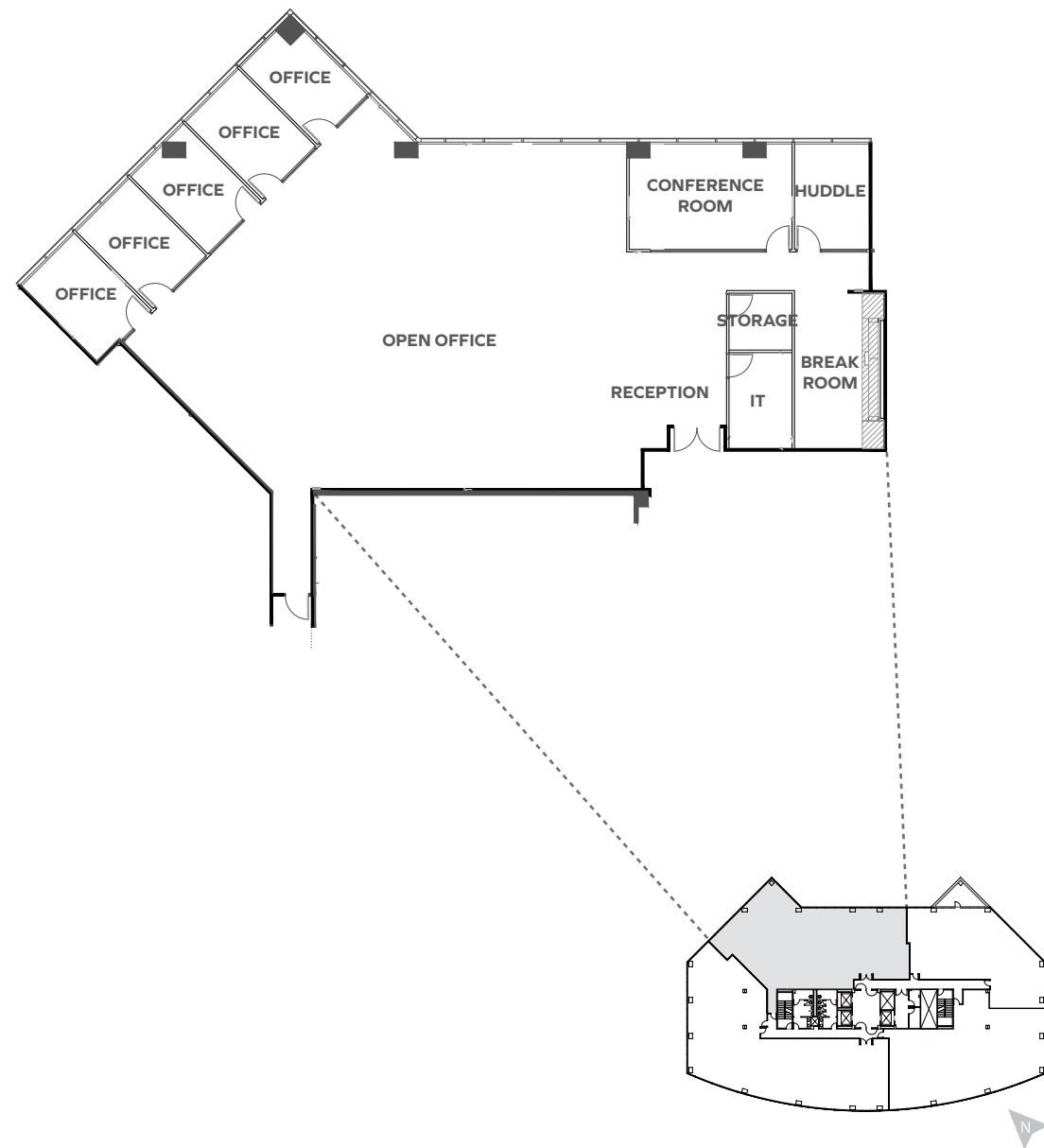
SORRENTO
towers



5355 Mira Sorrento

Suite 600 - 5,611 SF
Available 8/1/2025

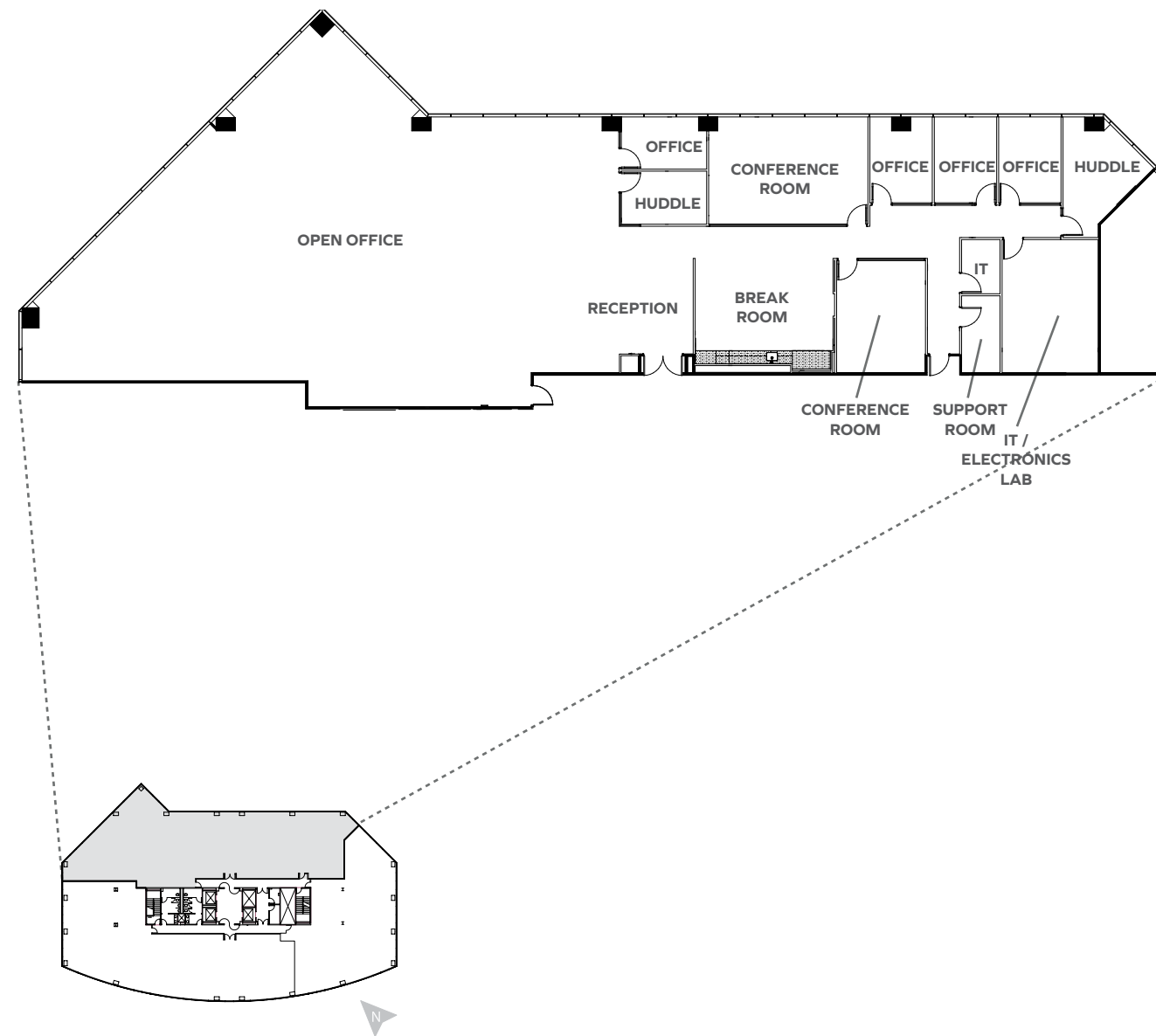
SORRENTO
towers



5355 Mira Sorrento

Suite 700 - 8,392 SF
Available Now

SORRENTO
towers





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