



SORRENTO  
towers



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



## MERCATO AT SORRENTO

- |                                   |                         |
|-----------------------------------|-------------------------|
| Planet Fitness                    | Ike's Love & Sandwiches |
| Bank of America                   | Sitar Indian Cuisine    |
| Chase Bank                        | Greek Cafe              |
| Postal Annex                      | Fiesta Grille           |
| Advanced Dentistry Institute      | Grater Grilled Cheese   |
| Corner Office Craft Bar & Kitchen | McDonald's              |
| Daru (Gastropub)                  |                         |



- Slow Poke
- Fricken Burgers
- All Spice
- Best Dressed

## PUNJABI TANDOOR



## SORRENTO PLAZA

- Croutons
- Subway
- Rubio's Coastal Grill

## SORRENTO MESA CROSSROADS

- |                   |                         |
|-------------------|-------------------------|
| Holy Gao          | Designer Eyes Optometry |
| SDCCU             | Maxi's Luncheonette     |
| Taj Mahal         | Acupuncture             |
| KinderCare        | Armando's Taco Shop     |
| Fairlane Cleaners | The Grill Deli-Market   |



# 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**

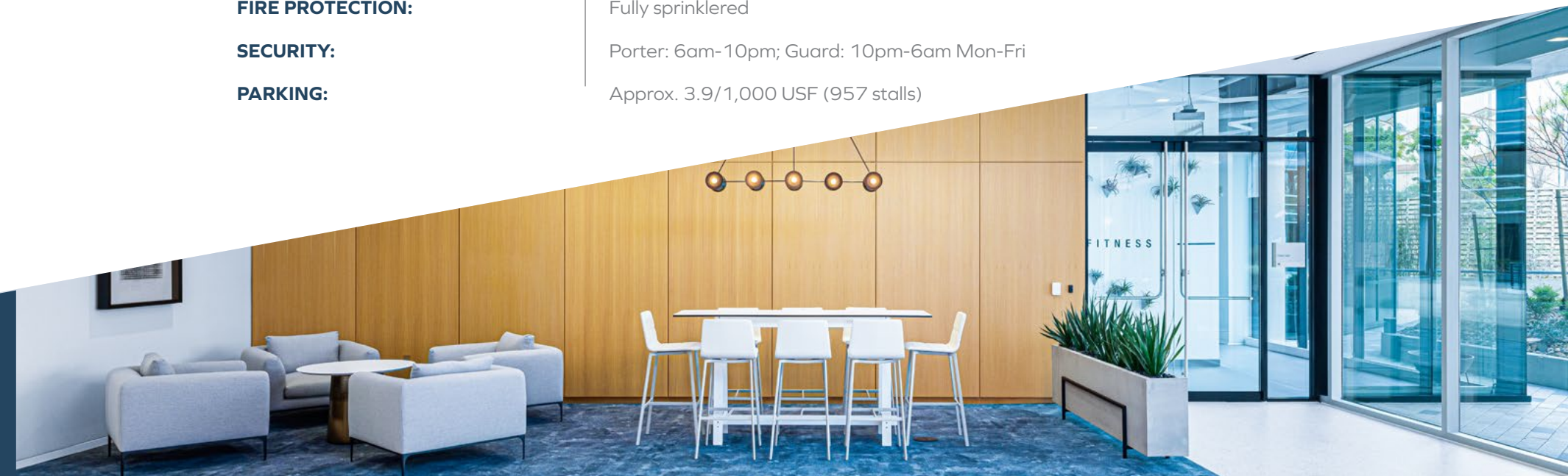
**SUBTERRANEAN  
PARKING PROVIDE  
SECURITY AND  
DIRECT ACCESS TO  
BUILDING LOBBIES**

**ON-SITE PROPERTY  
MANAGER AND  
SECURITY**

**INSTITUTIONAL  
OWNERSHIP**

## Building Specs

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







MODERN  
LANDSCAPE



INVITING  
COLLABORATION  
AREAS



CONNECTION TO  
RETAIL



CASUAL SEATING



WI-FI ACCESS



CONFERENCEING &  
TRAINING CENTER



NEW FITNESS  
CENTER/LOCKER  
ROOM



MODERN  
COMMON  
AREAS







# Sorrento Court

## FOOD

- Sitar Indian Cuisine
- McDonald's
- The Greenspot Salad Co
- Rumbo a Tijuana
- Fiesta Mexican Grille
- The Flame Broiler

## BANKING

- Chase

## HEALTH

- Dentist
- Optometrist
- Planet Fitness

## RETAIL

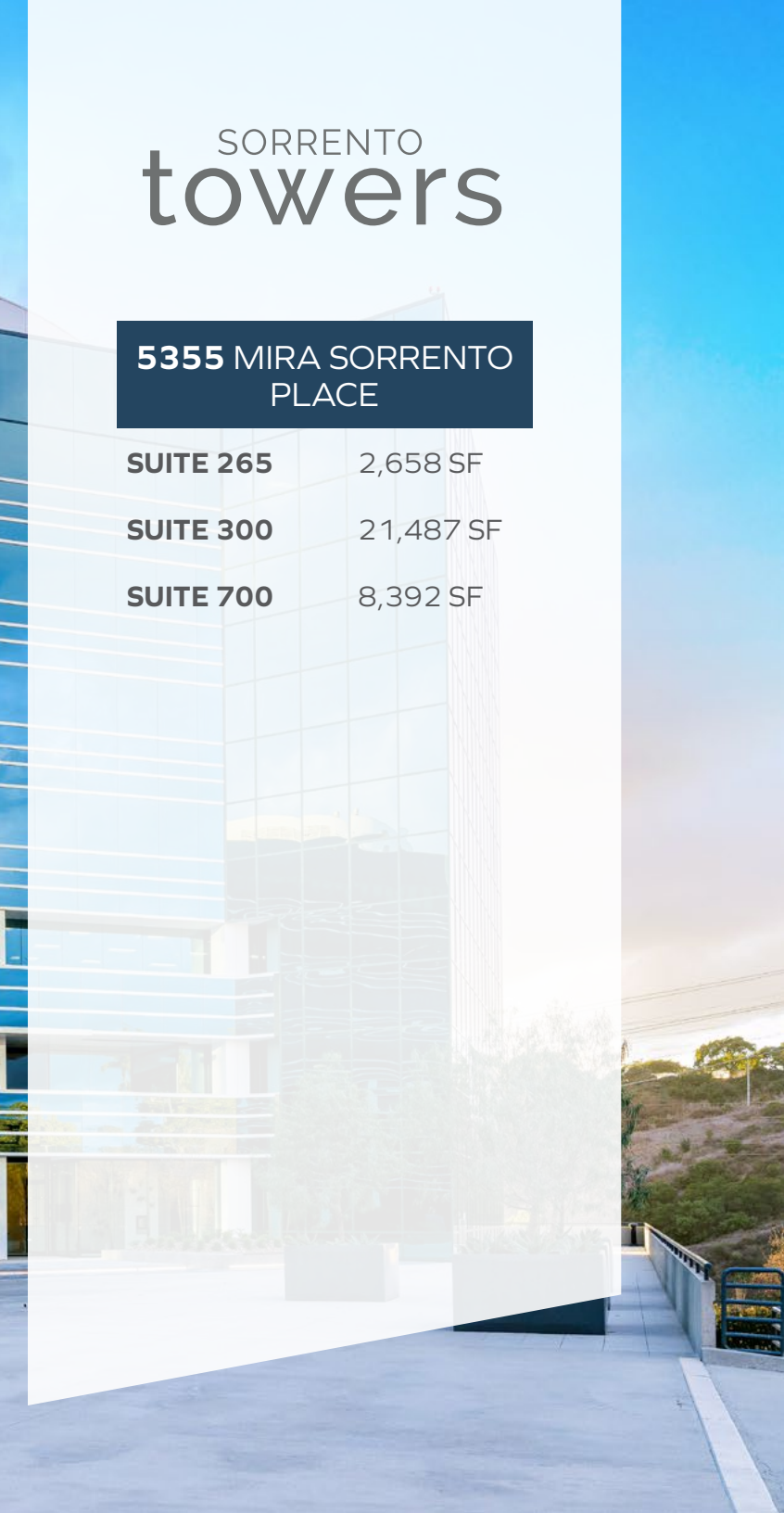
- Dry Cleaner
- Car Wash and Gas Station
- Orchids Nails & Spa
- Staples



# SORRENTO towers

**5355 MIRA SORRENTO PLACE**

<b>SUITE 265</b>	2,658 SF
<b>SUITE 300</b>	21,487 SF
<b>SUITE 700</b>	8,392 SF

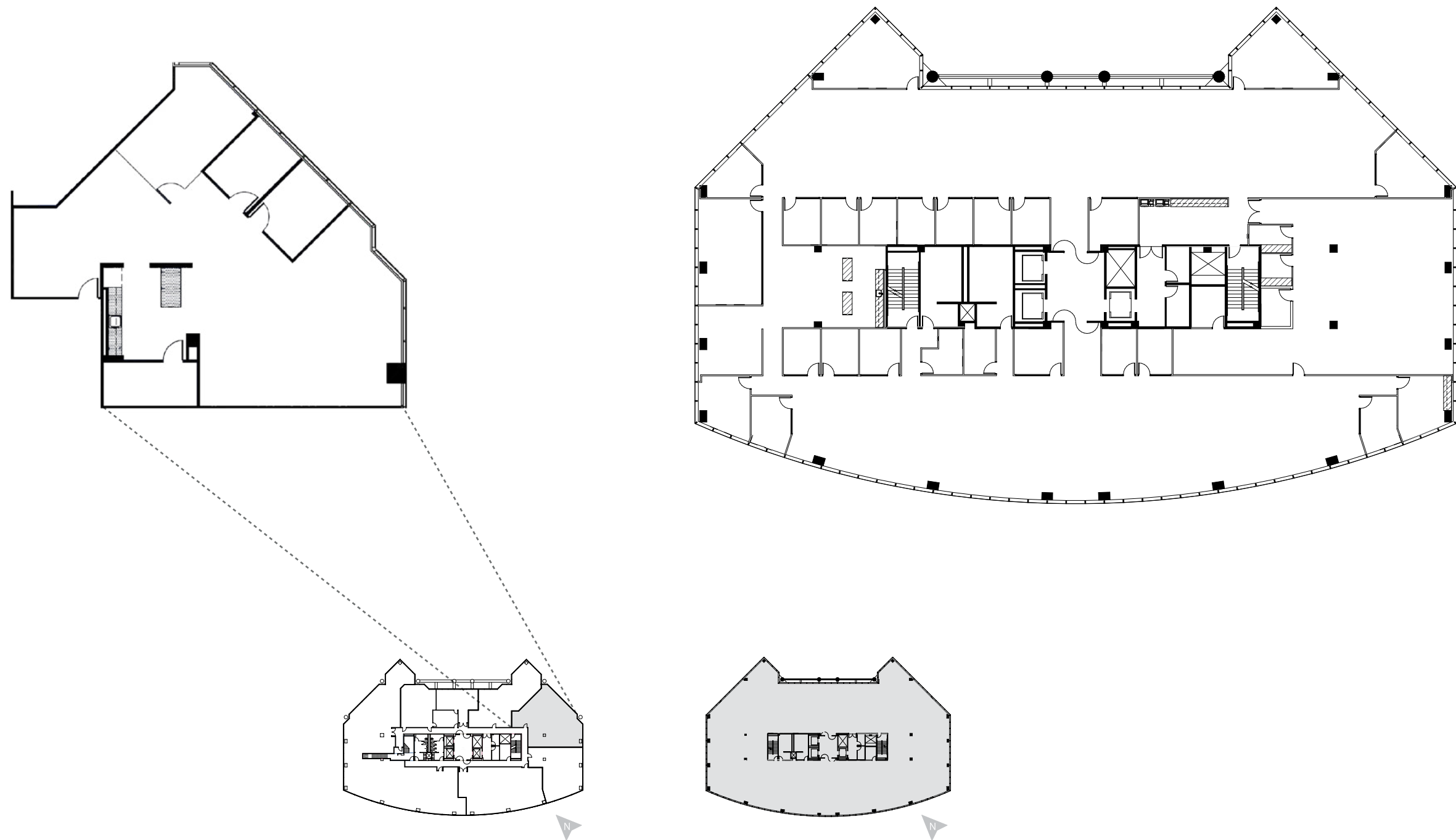




# 5355 Mira Sorrento

Suite 265 - 2,658 SF  
Available Now

SORRENTO  
towers



# 5355 Mira Sorrento

Suite 300 - 21,487 SF  
Available 90 Days

SORRENTO  
towers

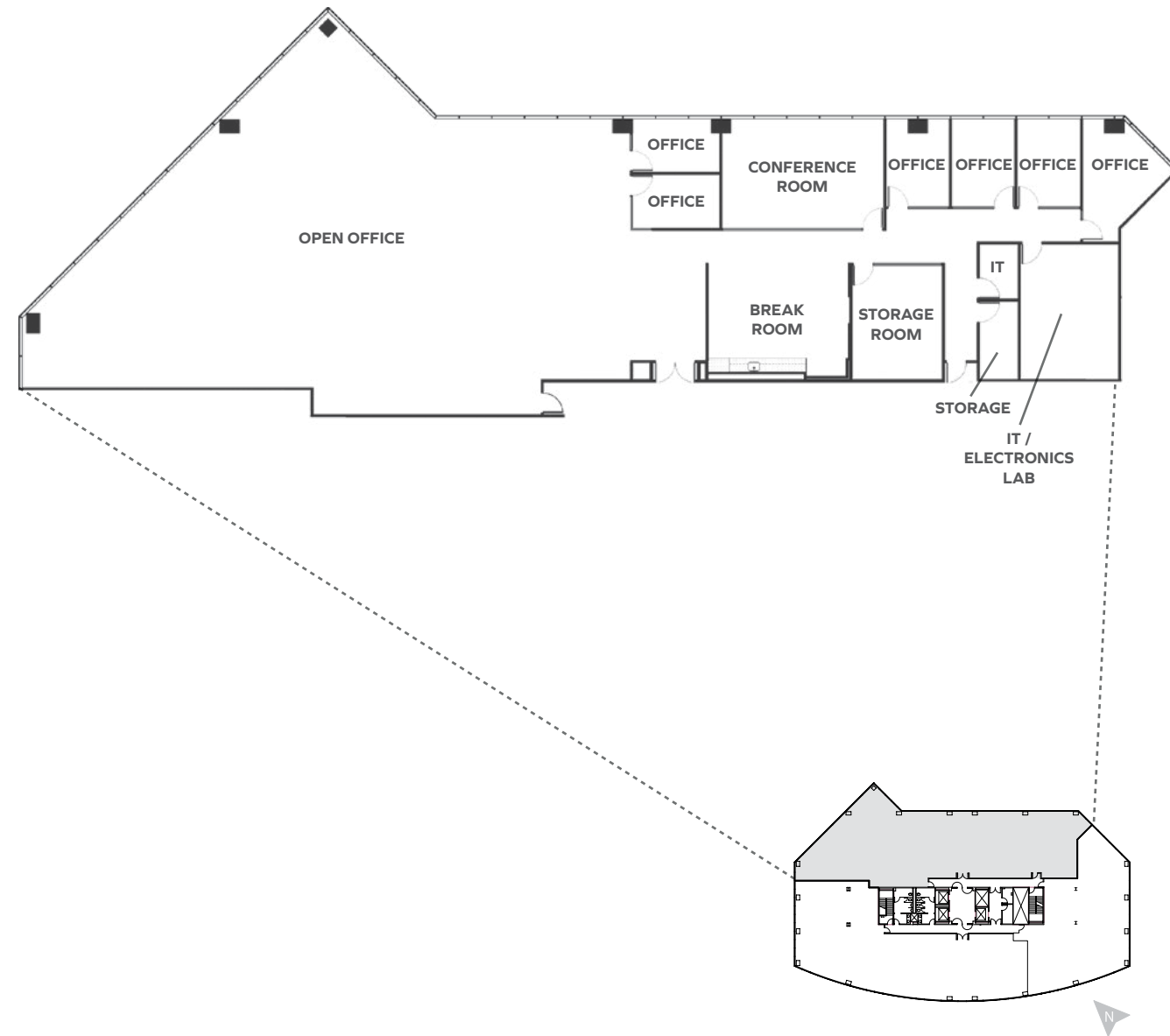




# 5355 Mira Sorrento

Suite 700 - 8,392 SF  
Available Now

## SORRENTO towers





# SORRENTO towers

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[View Site Specific COVID-19 Prevention Plan](#)

The logo for KBS, consisting of the letters 'KBS' in a large, bold, white serif font on a dark blue background.