

LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE



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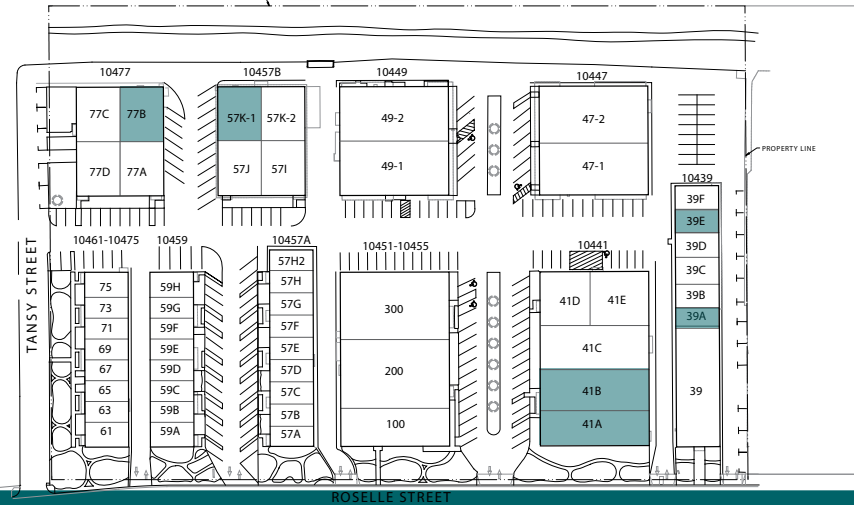
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PROJECT FEATURES:

- Combination of office, warehouse and lab
- Climate-controlled warehouse space
- Suite sizes starting at 550 SF
- Central San Diego location
- Grade level loading doors
- 5 minutes north of La Jolla at the bottom of 1-5/Sorrento Valley Road



AVAILABILITY	SF	LEASE RATE	COMMENTS
10439 Roselle St, Suite A	550	\$2.15 IG PSF/Month	Open office, (1) restroom, balance warehouse, and (1) grade level door. Available 12/1/2024.
10439 Roselle St, Suite E	800	\$2.15 IG PSF/Month	Details Pending.
10441 Roselle St, Suite A-B	8,000	Negotiable	(10) private offices, (4) restrooms, (8) production rooms, (1) breakroom. (2) grade level doors. Available 2/1/2025.
10441 Roselle St, Suite A	4,000	Negotiable	(3) private offices, conference room, open office area, (2) restrooms, balance warehouse. (1) grade level door. Spec plan timing TBD.
10441 Roselle St, Suite B	4,000	Negotiable	(1) private offices, conference room, large open office area, (2) restrooms, balance warehouse. (1) grade level door. Spec plan timing TBD.
10457 Roselle St, Suite K1	2,000	\$2.05 IG PSF/Month	Reception, open office, (1) restroom, balance warehouse, and (1) grade level door. Available now.
10477 Roselle St, Suite B	2,000	\$2.05 IG PSF/Month	Open office area, restroom, balance warehouse, and (1) grade level door. Available now.

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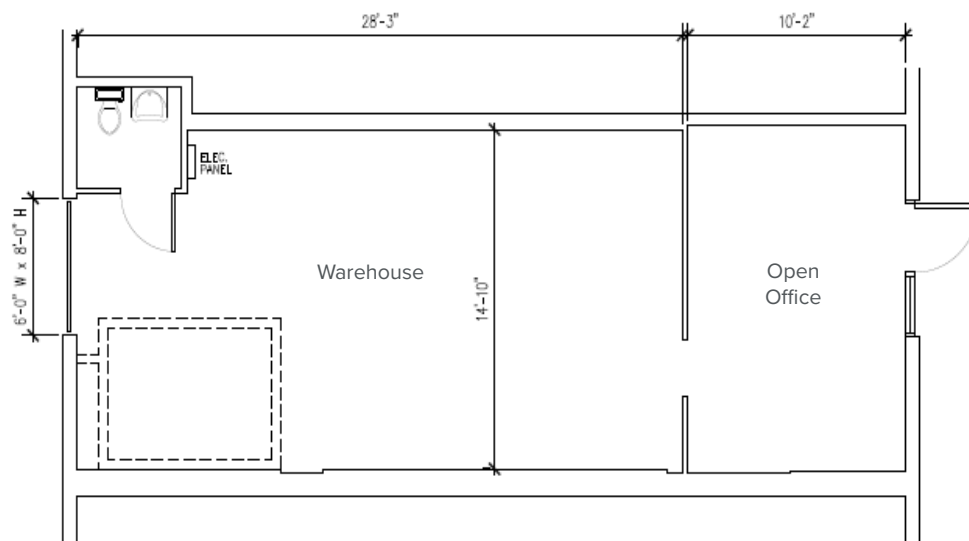
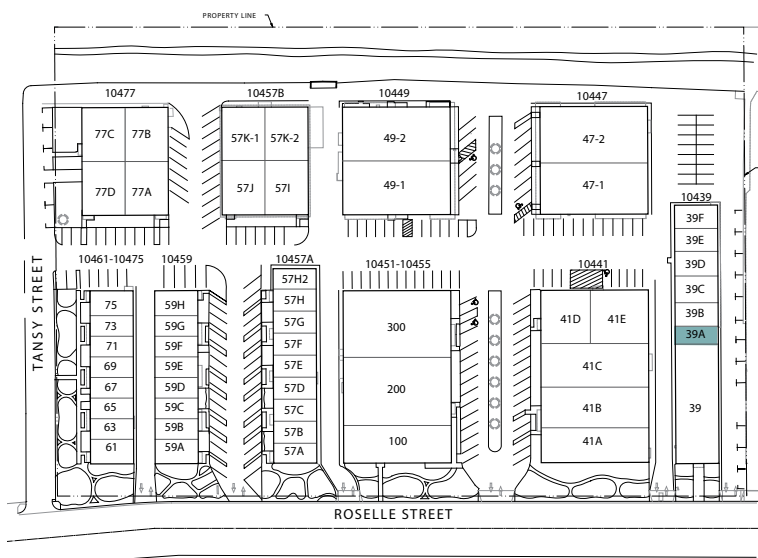


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AVAILABILITY	SF	LEASE RATE
10439 Roselle St., Ste A	550	\$2.15 IG PSF/Month
Open office, (1) restroom, balance warehouse, and (1) grade level door. Available 12/1/2024.		



FLOOR PLAN TO
BE VERIFIED

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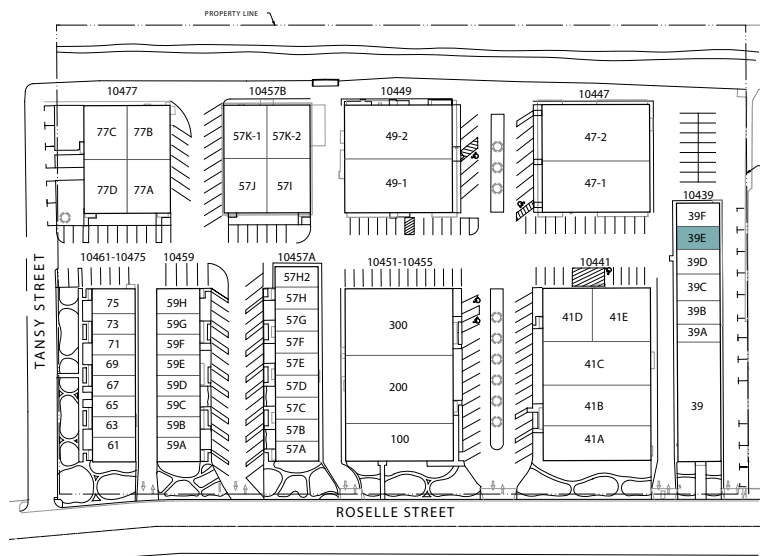
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AVAILABILITY	SF	LEASE RATE
10439 Roselle St., Ste E	800	\$2.15 IG PSF/Month
Details Pending.		

(Floor Plan Pending)



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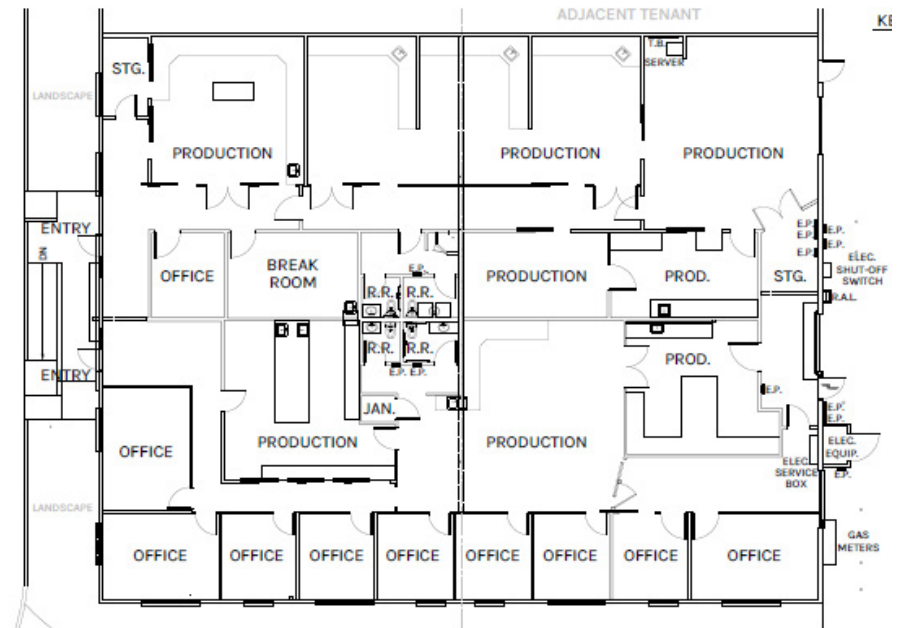


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AVAILABILITY	SF	LEASE RATE
10441 Roselle St., Ste A-B	8,000	Negotiable
(10) private offices, (4) restrooms, (8) production rooms, (1) breakroom. (2) grade level doors. Available 2/1/2025.		



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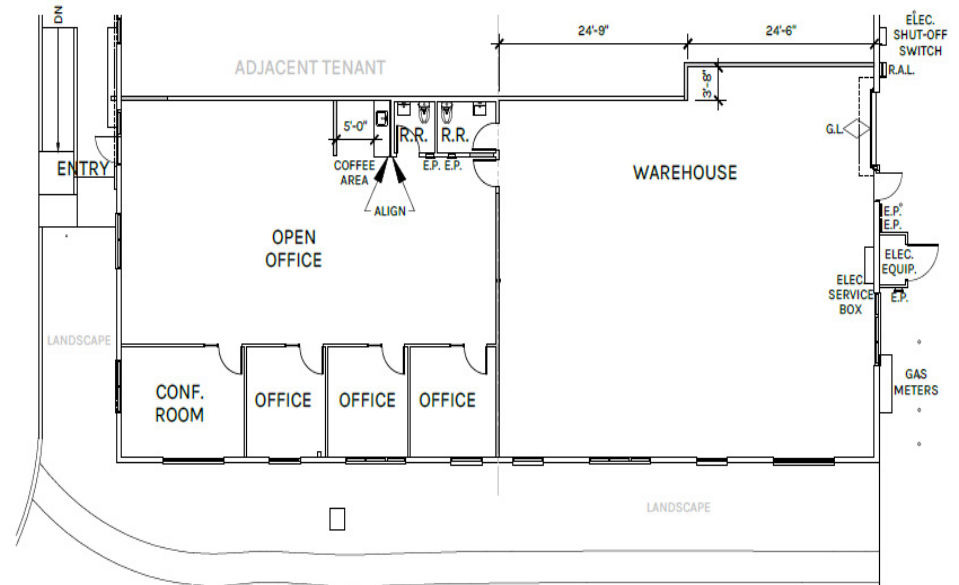
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SPEC PLAN

AVAILABILITY	SF	LEASE RATE
10441 Roselle St., Ste A	4,000	Negotiable
(3) private offices, conference room, open office area, (2) restrooms, balance warehouse. (1) grade level door. Spec plan timing TBD.		



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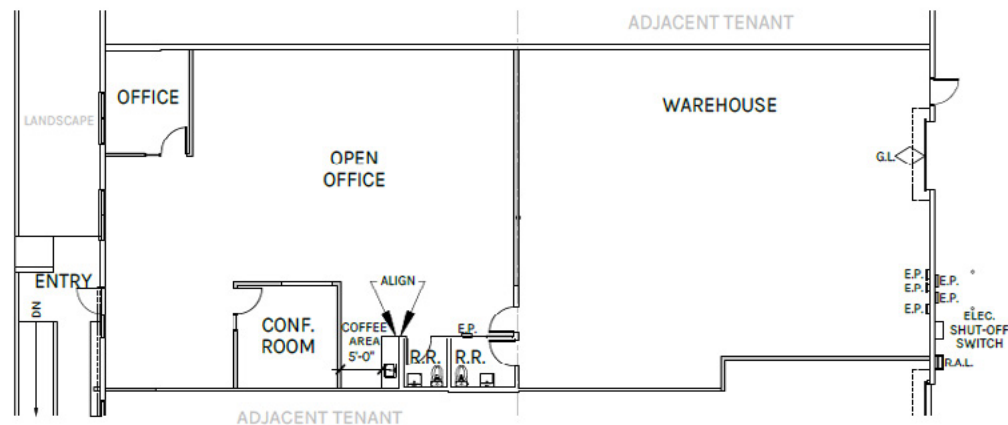
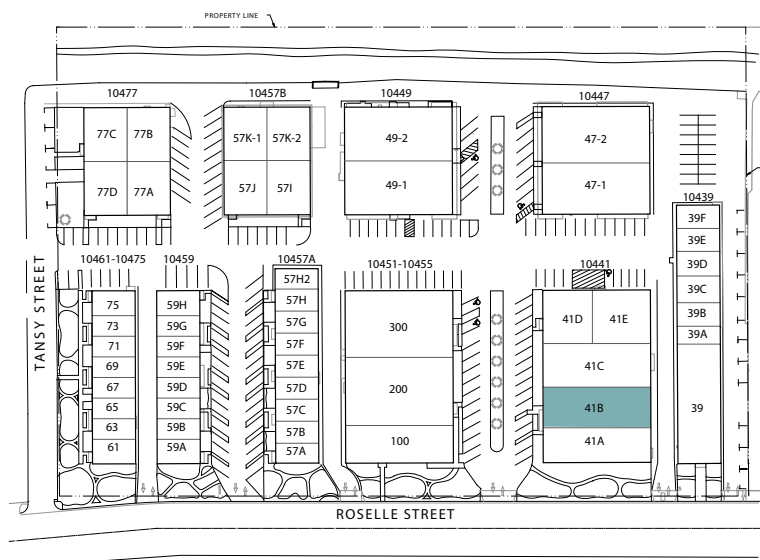
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SPEC PLAN

AVAILABILITY	SF	LEASE RATE
10441 Roselle St., Ste B	4,000	Negotiable
1) private offices, conference room, large open office area, (2) restrooms, balance warehouse. (1) grade level door. Spec plan timing TBD.		



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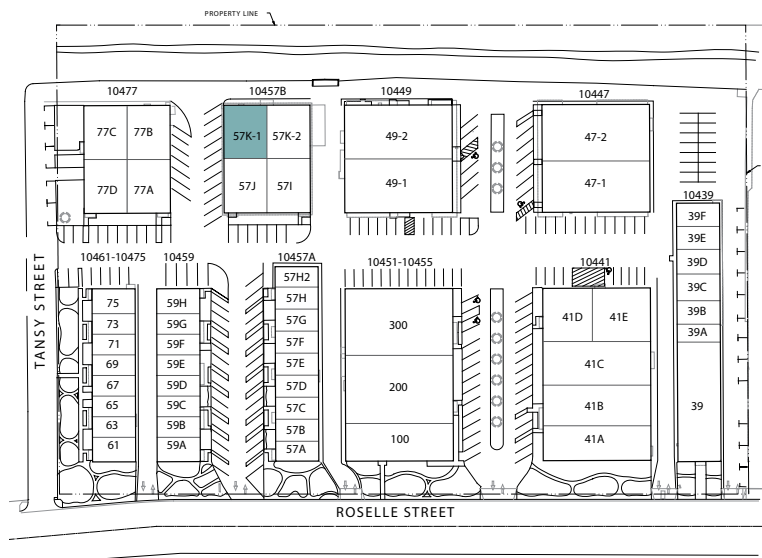


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SPEC PLAN



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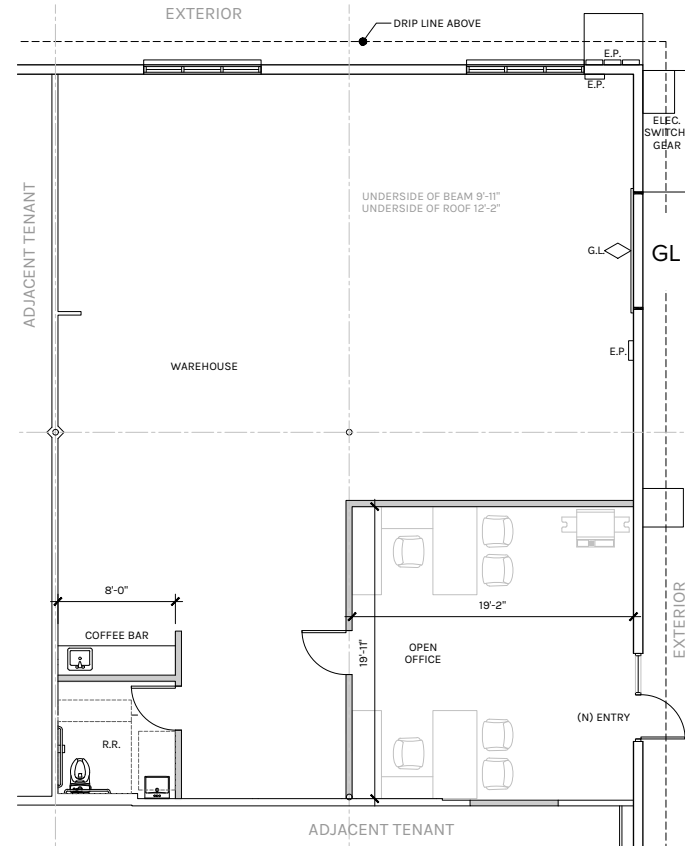


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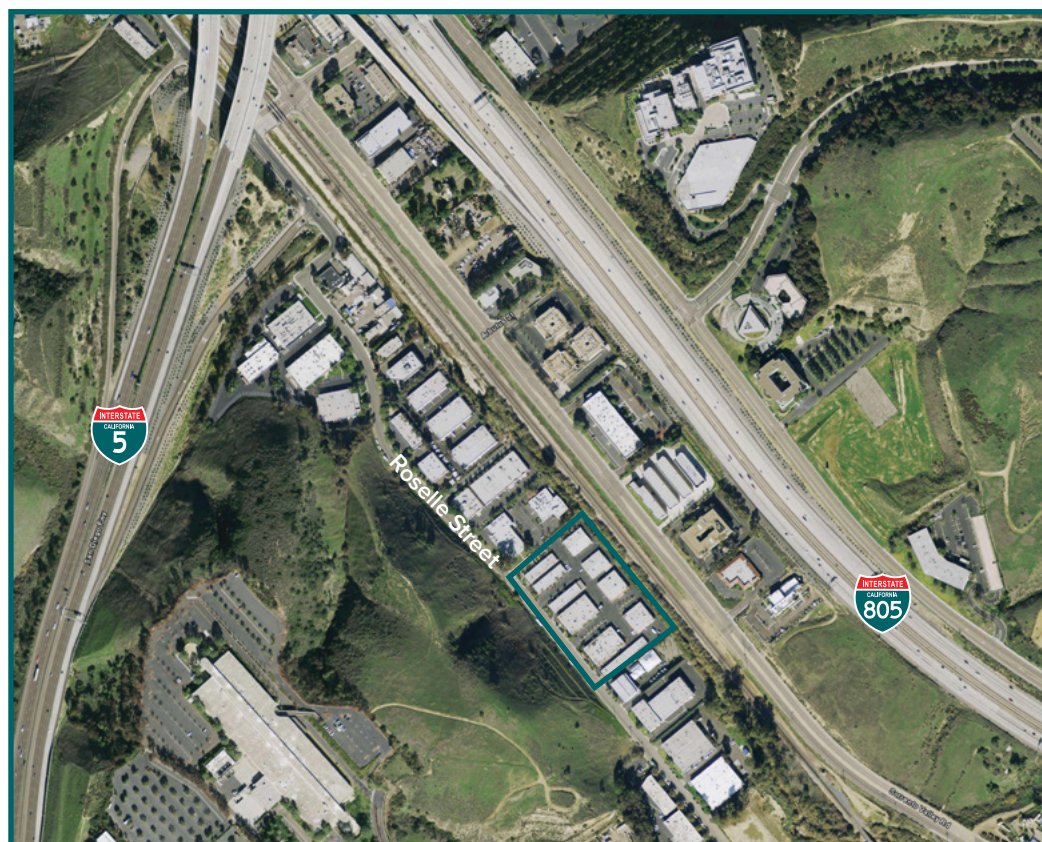
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