

LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE



RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619 500 7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA Lic. 01773573

12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
F: +1 858 630 6320
www.cushmanwakefield.com



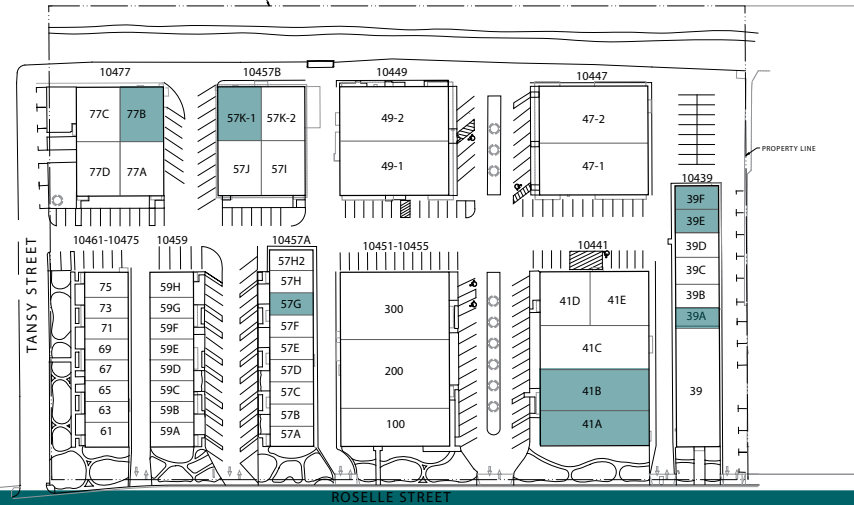
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PROJECT FEATURES:

- 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.
10439 Roselle St, Suite F	800	\$2.15 IG PSF/Month	Open office, (1) restroom, balance warehouse, and (1) grade level door. Available now.
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 G	800	\$2.15 IG PSF/ Month	Open office, (1) restroom, balance warehouse, and (1) grade level door. Available now.
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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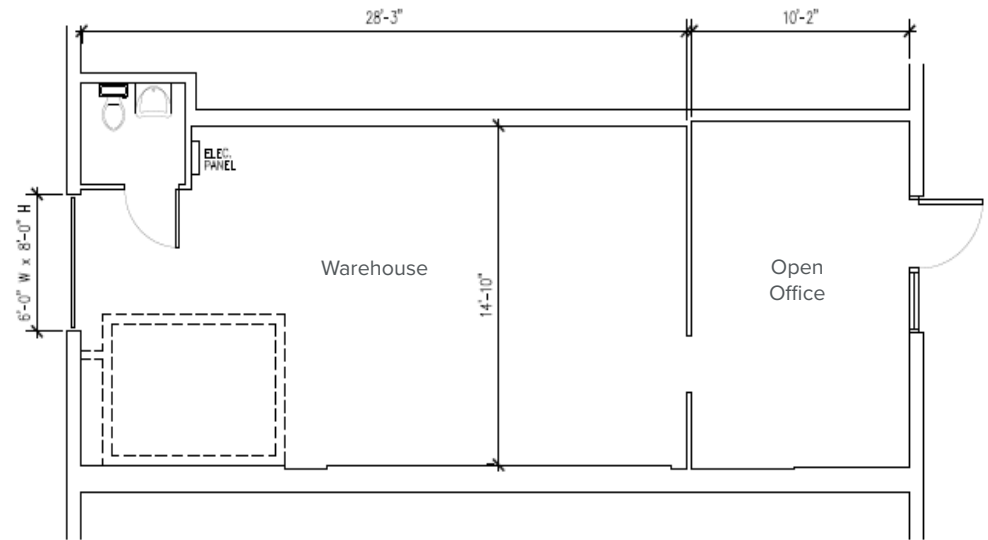
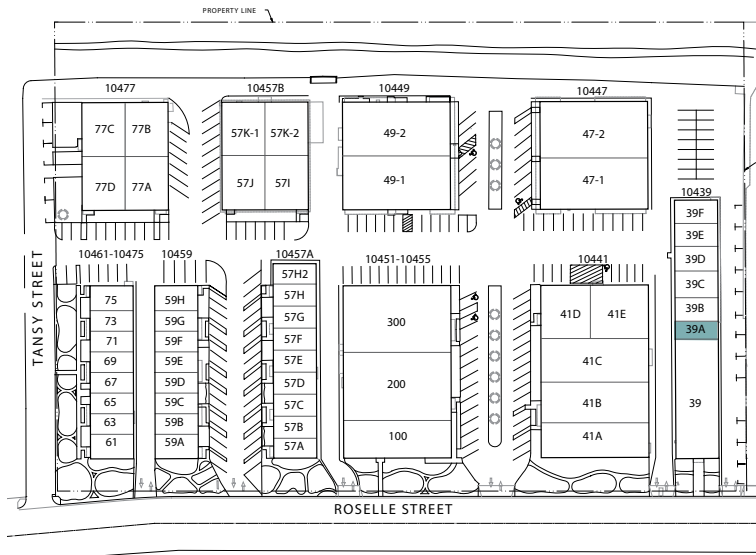


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AVAILABILITY	SF	LEASE RATE
10439 Roselle St., Ste A	550	\$2.15 IG PSF/Month
Open office, (1) restroom, balance warehouse, and (1) grade level door. Available 12/1/2024.		



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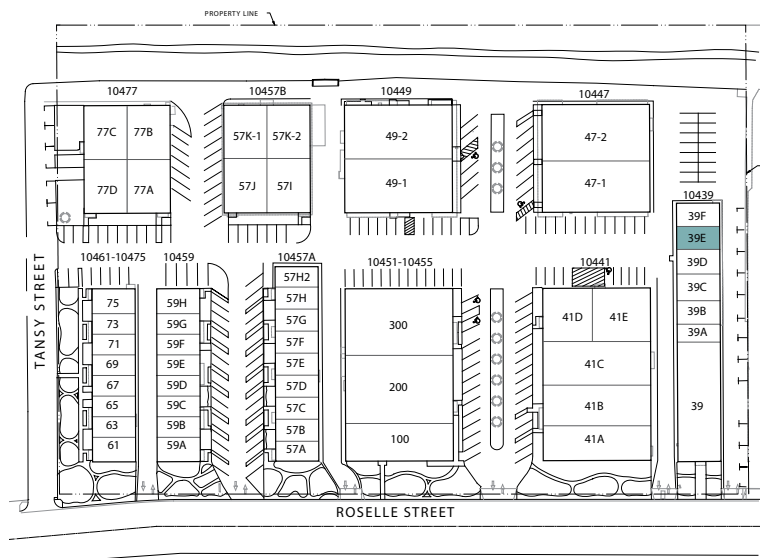
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AVAILABILITY	SF	LEASE RATE
10439 Roselle St., Ste E	800	\$2.15 IG PSF/Month
Details Pending.		

(Floor Plan Pending)



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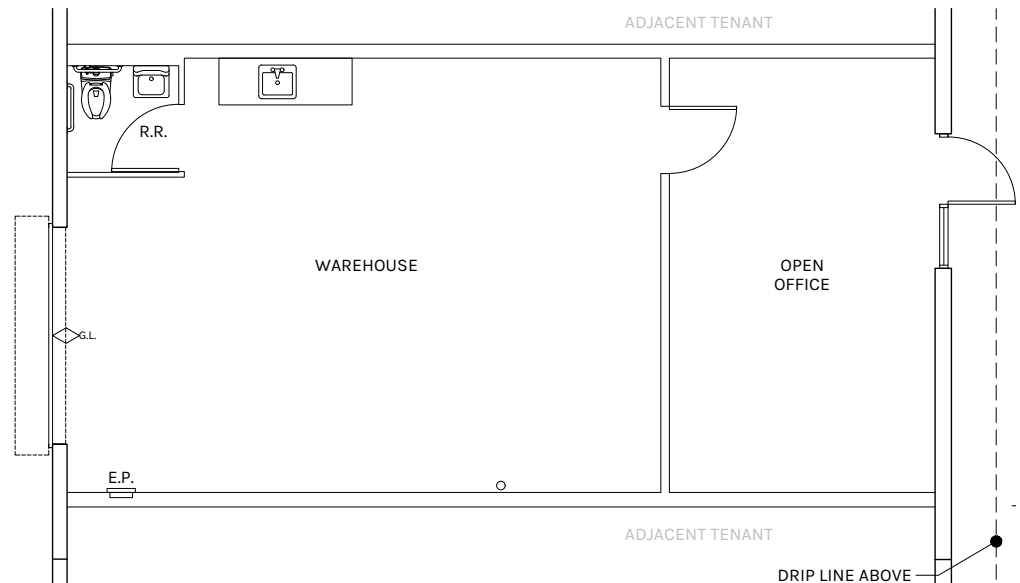
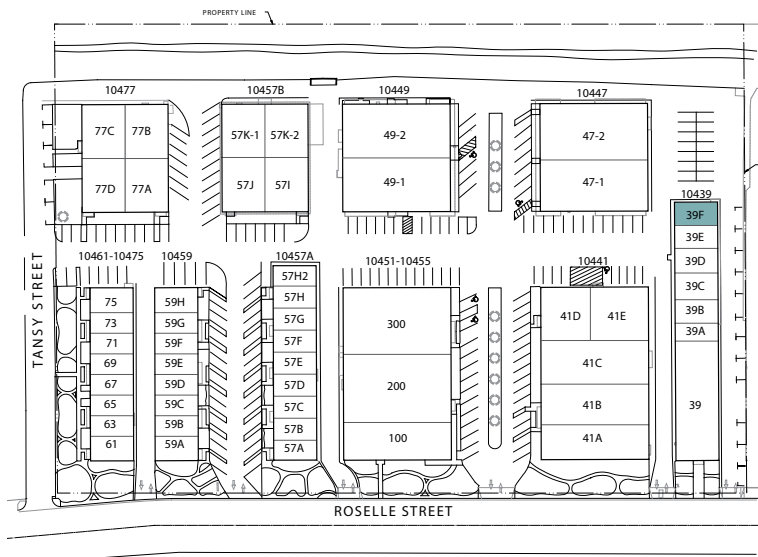


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AVAILABILITY	SF	LEASE RATE
10439 Roselle St., Ste F	800	\$2.15 IG PSF/Month
Open office, (1) restroom, warehouse with (1) grade level door. Available now.		



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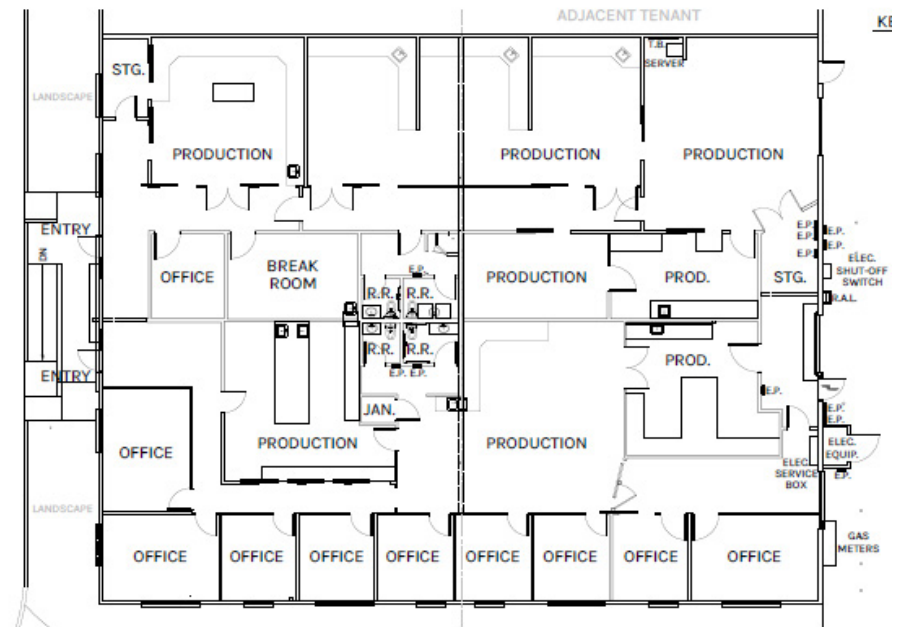
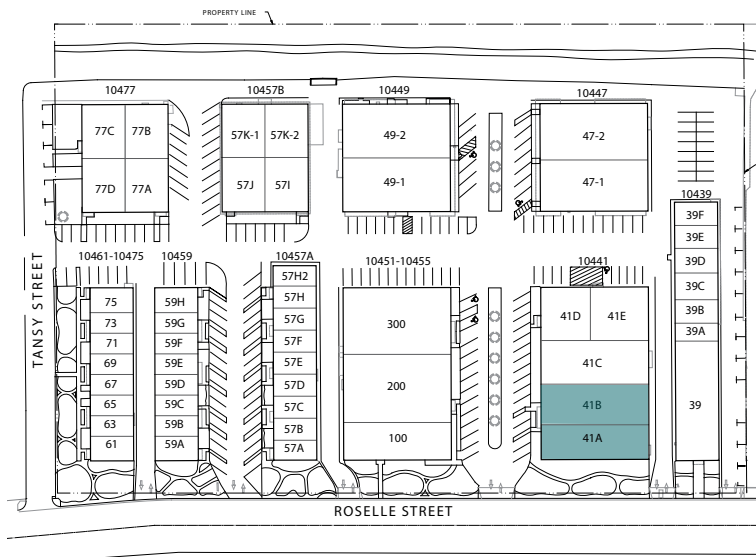


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AVAILABILITY	SF	LEASE RATE
10441 Roselle St., Ste A-B	8,000	Negotiable
(10) private offices, (4) restrooms, (8) production rooms, (1) breakroom. (2) grade level doors. Available 2/1/2025.		



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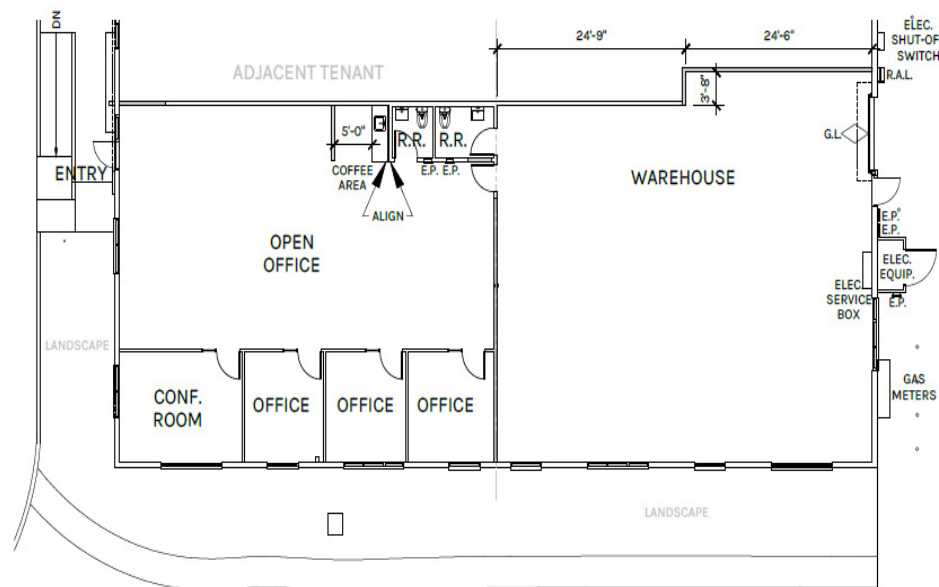
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SPEC PLAN

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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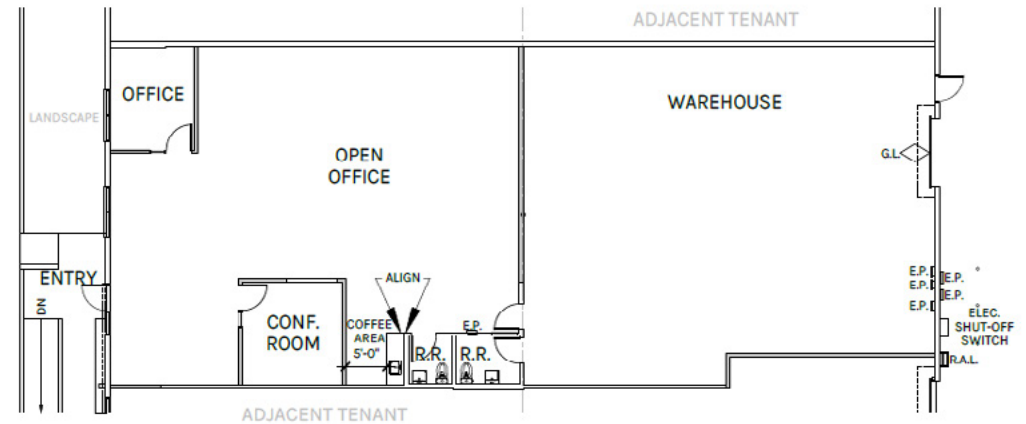
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SPEC PLAN

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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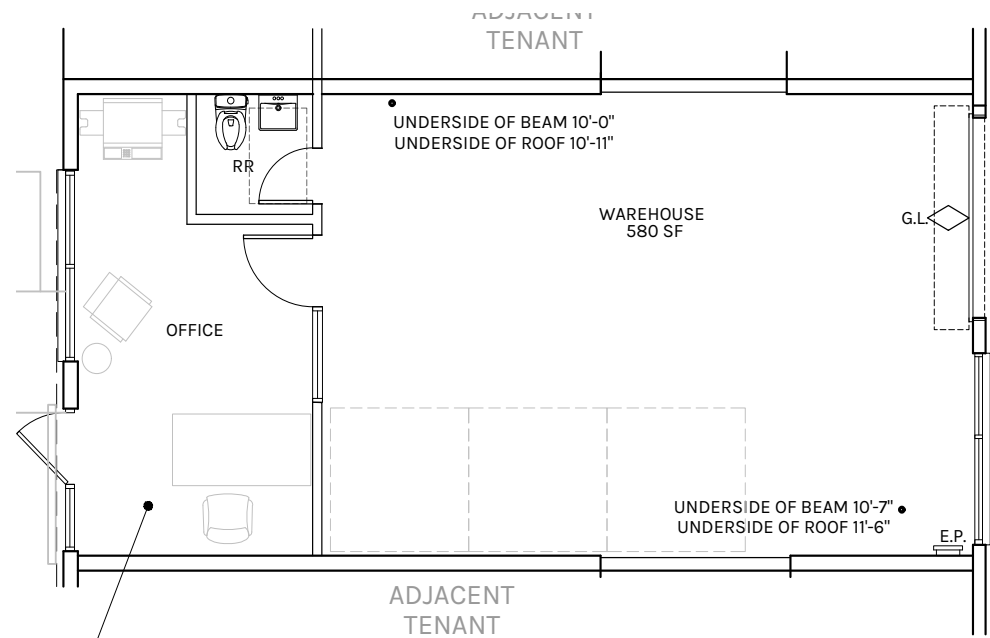


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AVAILABILITY	SF	LEASE RATE
10457 Roselle St., Ste G	800	\$2.15 IG PSF/Month
Open office, (1) restroom, balance warehouse, and (1) grade level door. Available now.		



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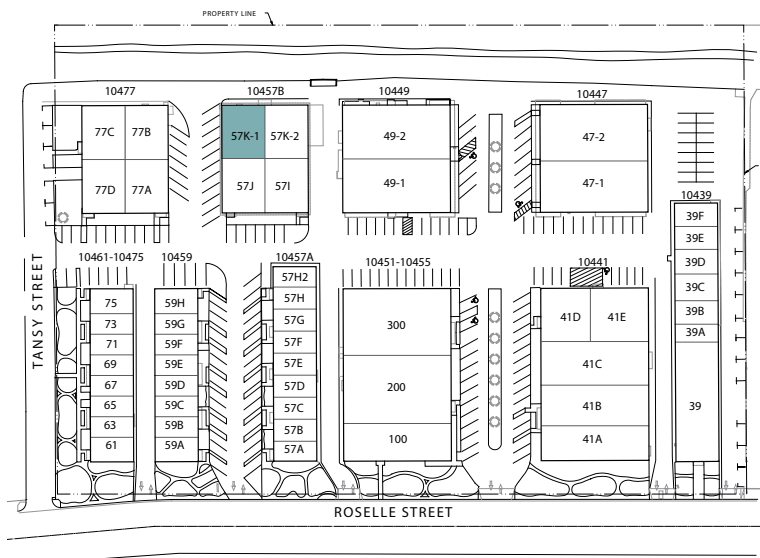


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10457 Roselle St., Suite K-1	2,000	\$2.05 IG PSF/Month
Reception, open office, (1) restroom, warehouse, and (1) grade level door. Available now.		



SPEC PLAN



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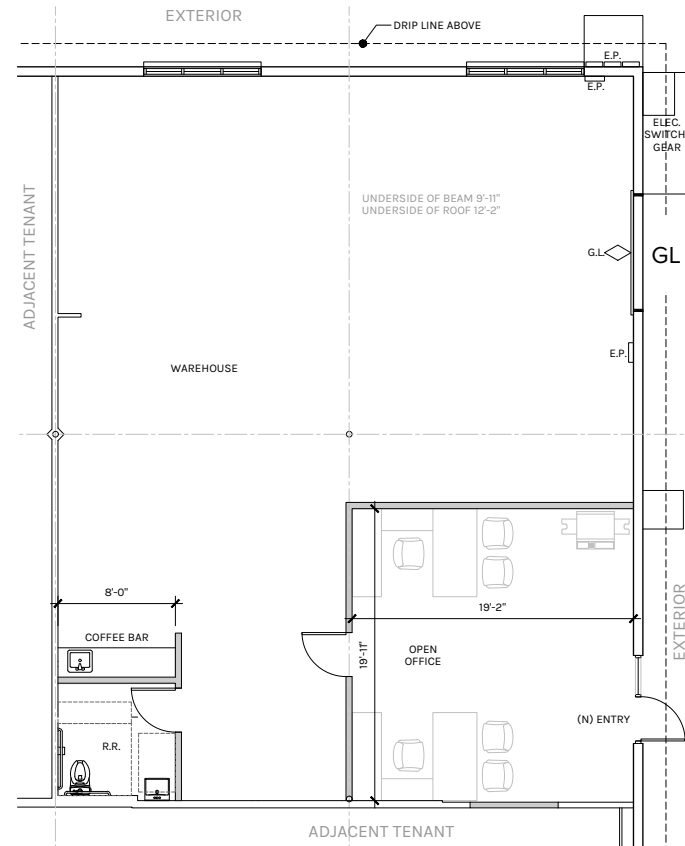


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10477 Roselle St., Ste B	2,000	\$2.05 IG PSF/Month
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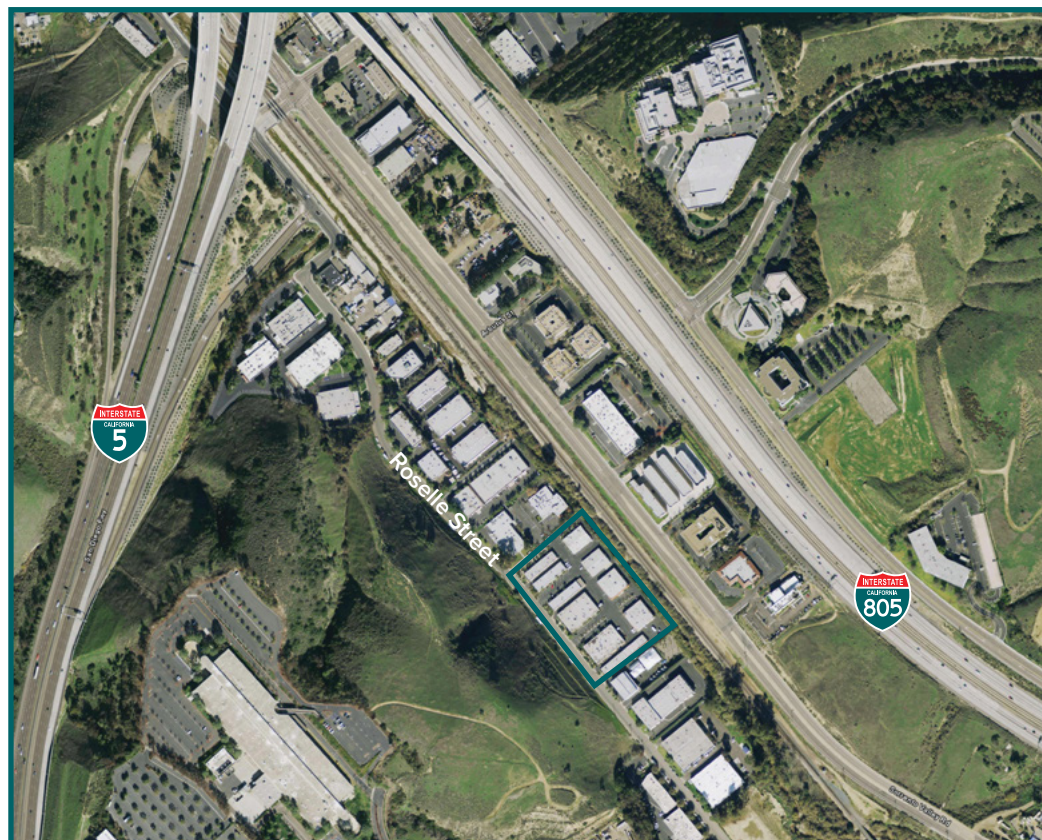
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