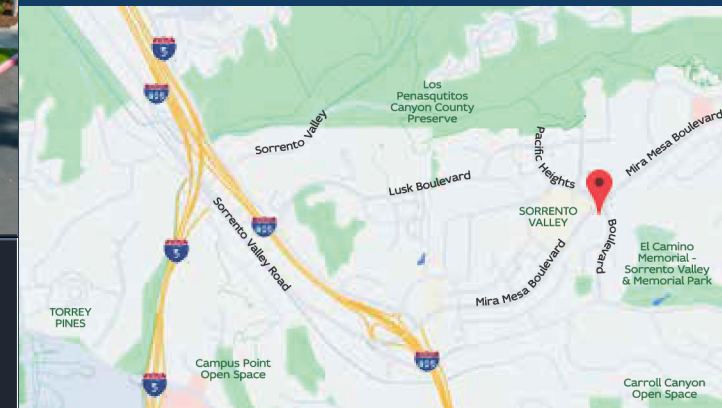




Features - Property details

- ~150,674 sf multi-tenant industrial/flex
- ~3.23:1 parking ratio
- ~10' x 10' ground level doors
- ~100/200 amps, 100/208 volt 3 phase power
- ~Skylights in warehouse
- ~Well located with easy access to 5 and 805 fwys
- ~On-site management and leasing office



Sorrento Mesa Business Center

5915-5995 Mira Mesa Blvd, San Diego • 9823-9883 Pacific Heights Blvd, San Diego

Birtcher
Anderson & Davis



For more information:

Kimberly Hart

858.926.7174

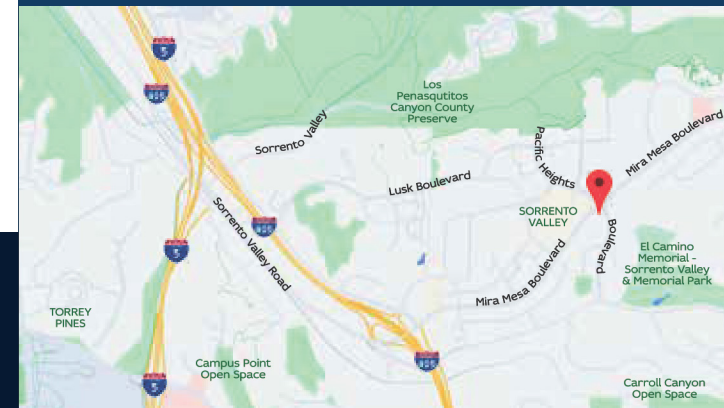
khart@birtcherandersondavis.com

CA DRE #01343506



Available Suites

Unit #	SF	Rent (sf/mo)	Date Available
5955-DE	2,824 sf	Call for pricing	Now
5995-A	3,722 sf	Call for pricing	Now
9823-H	2,505 sf	Call for pricing	Jun 2026
9823-R	1,333 sf	Call for pricing	Now
9823-S	1,484 sf	Call for pricing	Now
9823-T	1,484 sf	Call for pricing	Jun 2026
9823-U	1,333 sf	Call for pricing	Jun 2026
9853-A	1,824 sf	Call for pricing	Jul 2026
9883-J	1,609 sf	Call for pricing	Now



Sorrento Mesa Business Center

Site Plan and Current Availability

For more information:

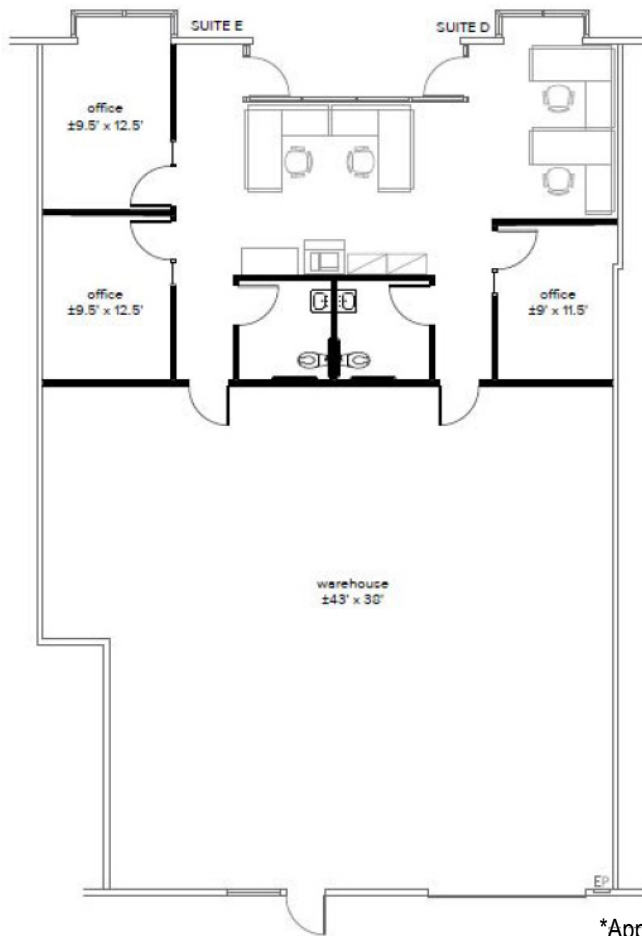
Kimberly Hart 858.926.7174

khart@birtcherandersondavis.com CA

DRE #01343506

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*Approximate floorplan.

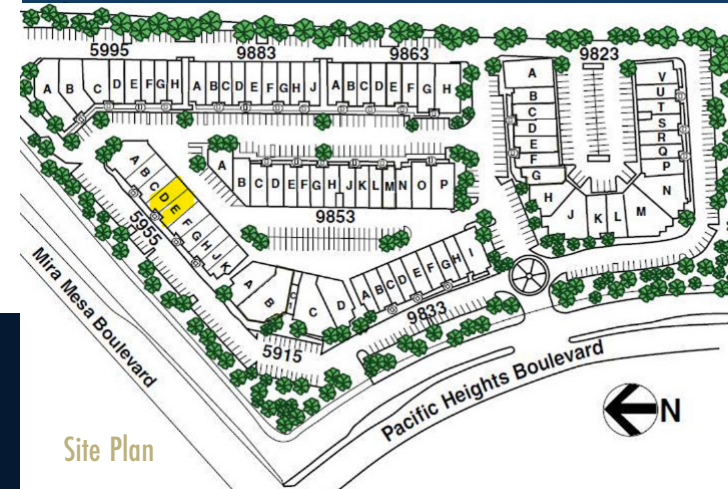
5955 Mira Mesa Blvd, Suites D-E

2,824 sf

Available Now

3 private offices, reception, 2 restrooms., 1 grade level roll up door. Floor plan reflects new build-out in process.

Call for pricing. Estimated NNN for 2026 is \$0.50/sf per month



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

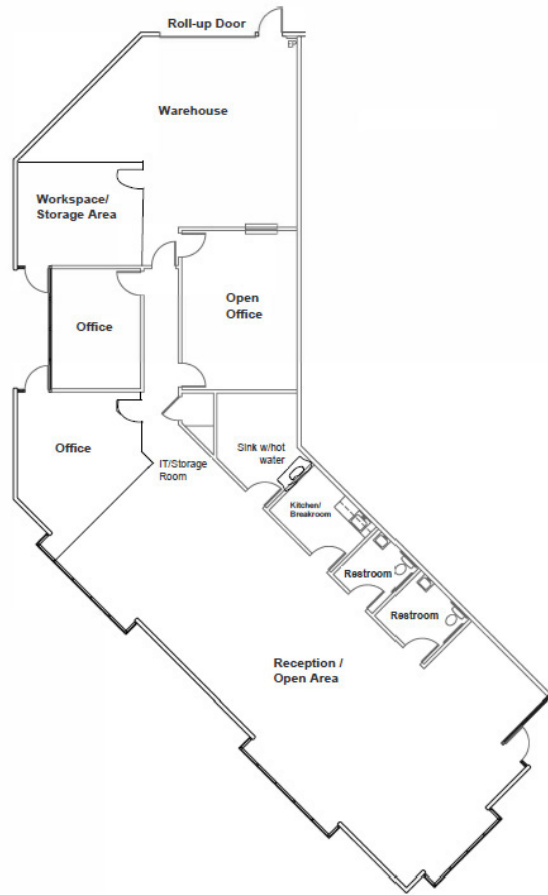
Kimberly Hart

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*Approximate floorplan.

5995 Mira Mesa Blvd, Suite A

3,722 sf
Available Now

Reception/Open area, 5 private offices, 2 private restrooms, kitchen/break area with sink and hot water, IT/storage room, warehouse, and grade level roll up door.

Call for pricing. Estimated NNN for 2026 is \$0.50/sf per month



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

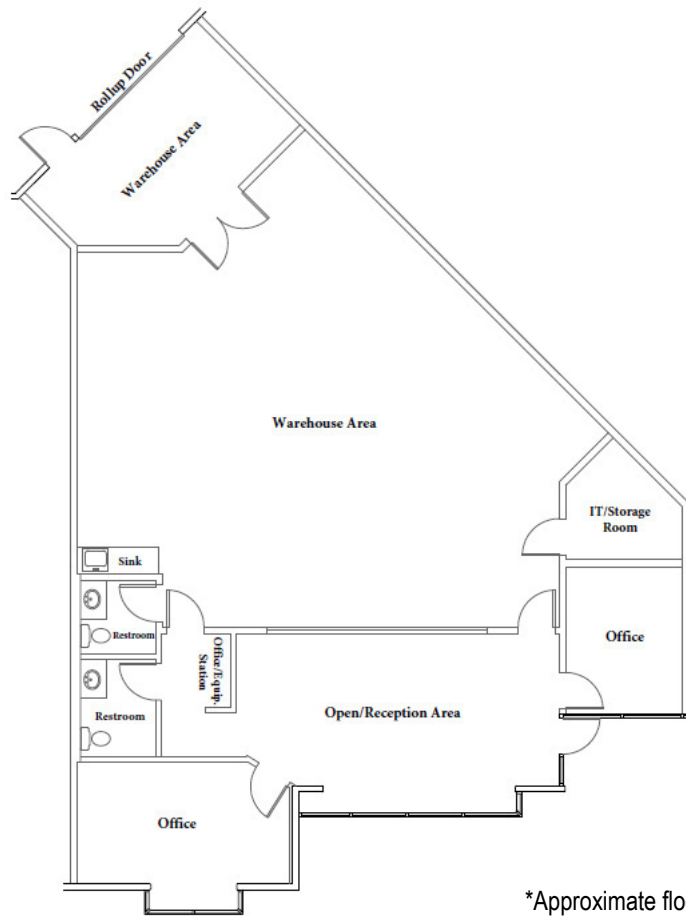
Kimberly Hart

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*Approximate floorplan.

9823 Pacific Heights Blvd, Suite H

2,505 sf

Available June 1, 2026

Reception/Open area, 2 private offices, IT/storage room, 2 private restrooms, office equipment station, sink area, warehouse, and grade level roll up door.

Call for current pricing. Estimated NNN for 2026 is \$0.50/sf per month



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

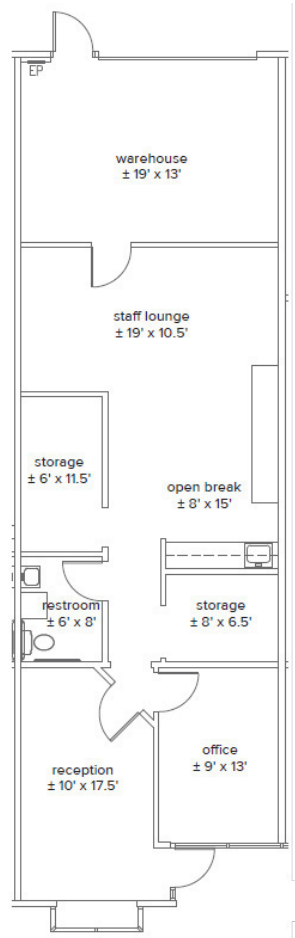
Kimberly Hart

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*Approximate floorplan.

9823 Pacific Heights Blvd, Suite R

1,333 sf
Available Now

Reception, 1 private office, 1 private restroom,
2 storage spaces, open breakroom area with
staff lounge, warehouse, and grade level roll
up door.

Call for current pricing. Estimated NNN
for 2026 is \$0.50/sf per month.



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

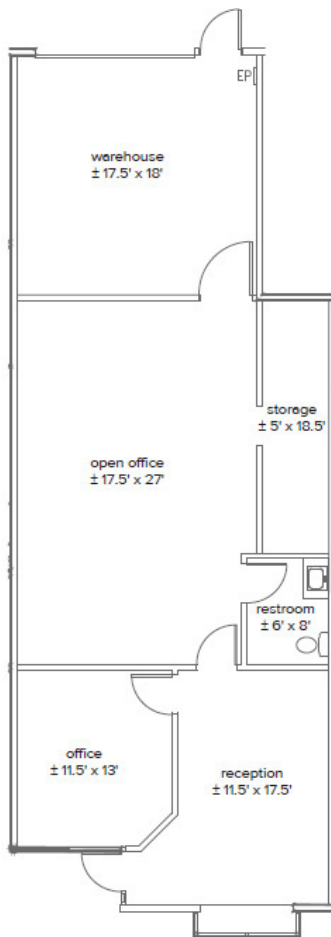
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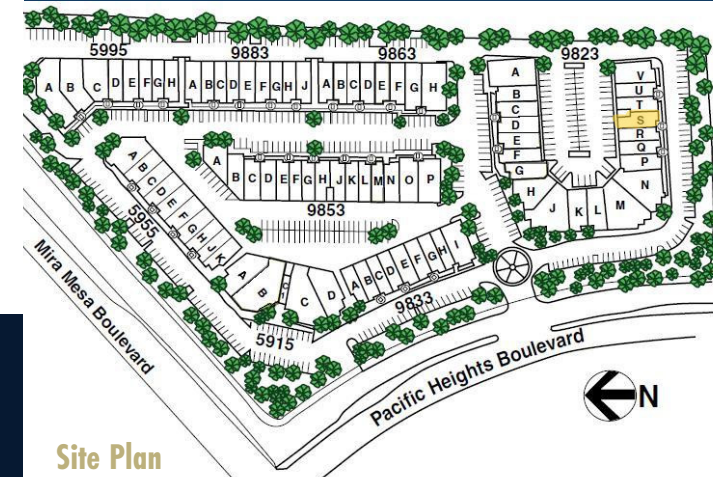
*Approximate floorplan.

9823 Pacific Heights Blvd, Suite S

1,484 sf
Available Now

Reception, 1 private office, open office,
1 private restroom, storage space,
warehouse, and grade level roll up door.

Call for current pricing. Estimated NNN
for 2026 is \$0.50/sf per month.



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

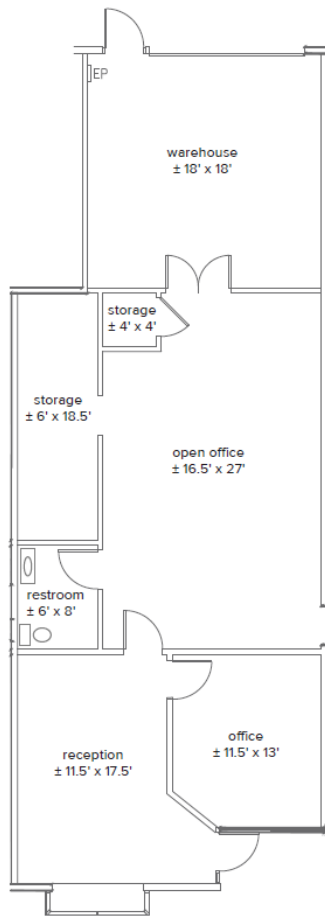
Kimberly Hart

858.926.7174

khart@birtcherandersondavis.com

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*Approximate floorplan.

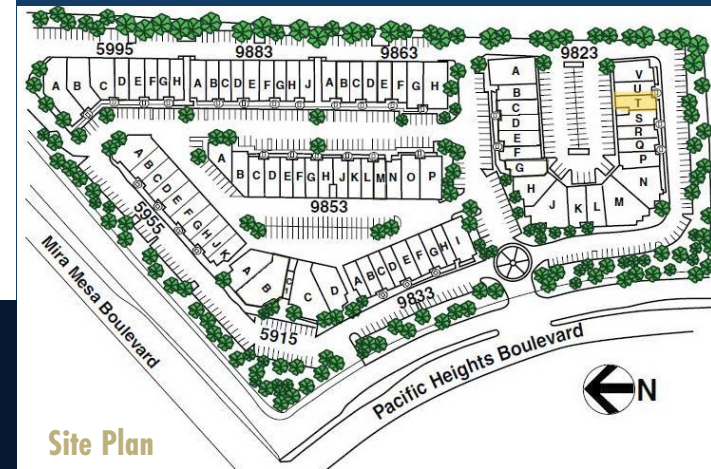
9823 Pacific Heights Blvd, Suite T

1,484 sf

Available June 1, 2026

Reception, 1 private office, 1 private restroom, open office, 2 storage areas, warehouse, and grade level roll up door.

Call for current pricing. Estimated NNN for 2026 is \$0.50/sf per month.



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

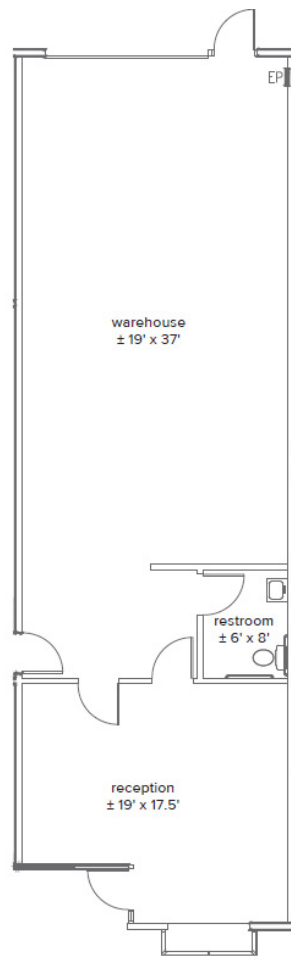
Kimberly Hart

858.926.7174

khart@birtcherandersondavis.com

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*Approximate floorplan.

9823 Pacific Heights Blvd, Suite U

1,333 sf

Available June 1, 2026

Reception, open office concept and/or warehouse, 1 private restroom, and grade level roll up door.

Call for current pricing. Estimated NNN for 2026 is \$0.50/sf per month.



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

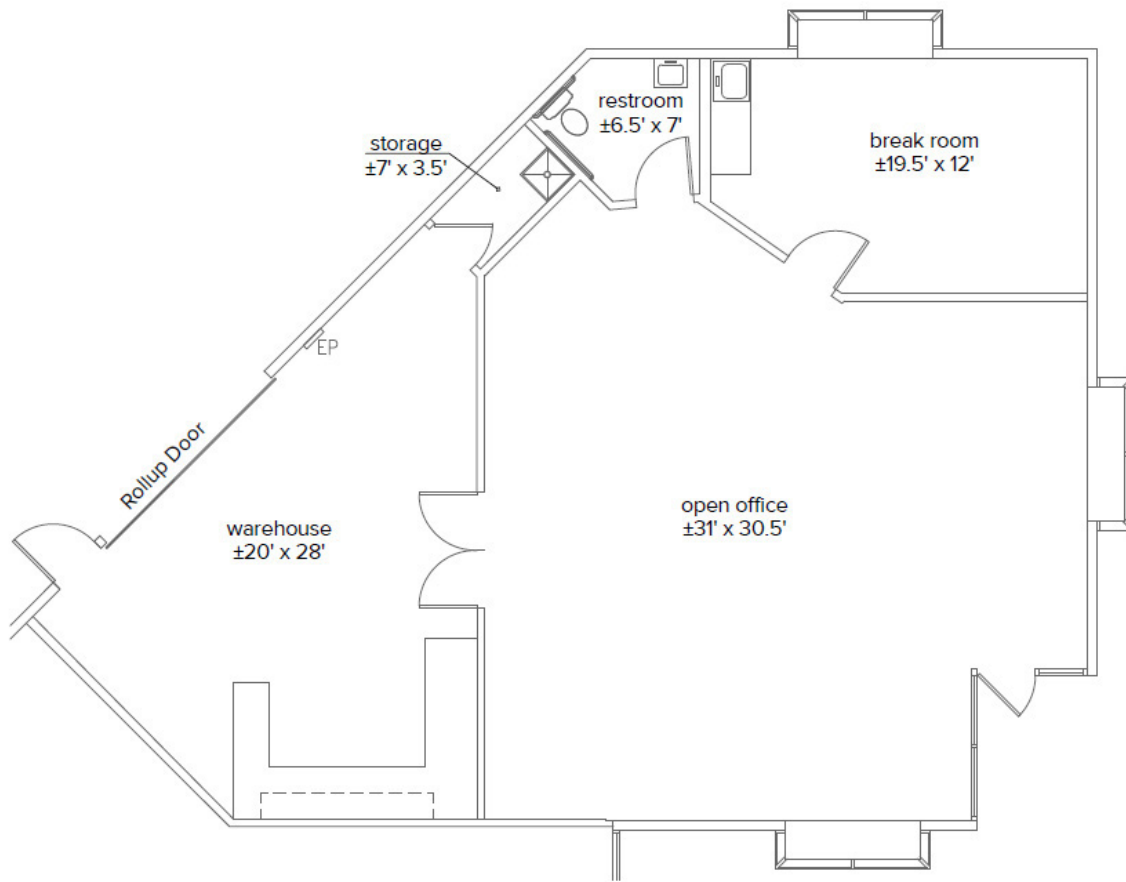
Kimberly Hart

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khart@birtcherandersondavis.com

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*Approximate floorplan.

9853 Pacific Heights Blvd, Suite A

1,824 sf
Available July 1, 2026

Open office, 1 private office or breakroom, 1 private restroom, storage, warehouse, and grade level roll up door.

Call for current pricing. Estimated NNN for 2026 is \$0.50/sf per month.



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

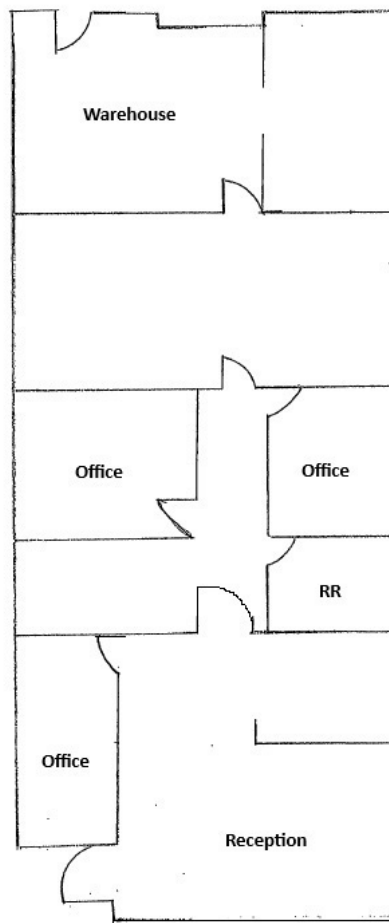
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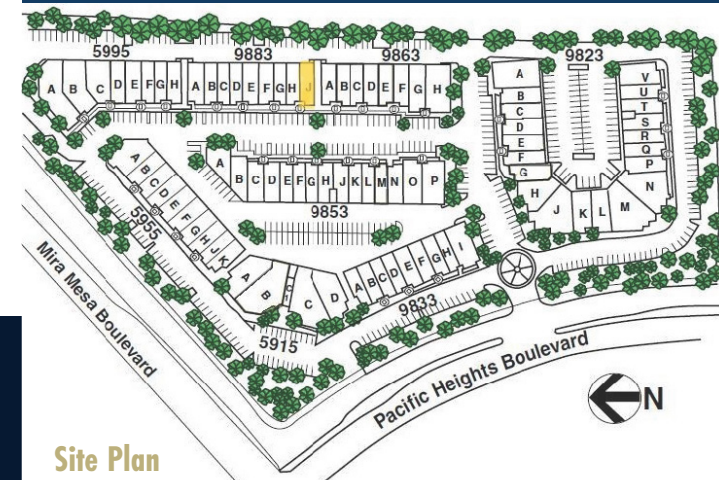
*Approximate floorplan.

9883 Pacific Heights Blvd, Suite J

1,609 sf
Available Now

Reception, 3 private offices, 1 private restroom, warehouse, and grade level roll up door.

Call for current pricing. Estimated NNN for 2026 is \$0.50/sf per month.



Site Plan

Sorrento Mesa Business Center Floor Plan

For more information:

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858.926.7174

khart@birtcherandersondavis.com

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Location and Amenities

- ~Easy access to 5 and 805 fwy's
- ~EV charging on-site
- ~On-site deli
- ~Close proximity to life science and biotech campuses

Hotels

- ~Marriott Residence Inn
- ~Hyatt
- ~Radisson
- ~Extended Stay America
- ~Staybridge Suites

Restaurants

- ~Gravity Heights
- ~Karl Strauss
- ~Rubio's
- ~Chick-fil-A
- ~McDonald's
- ~Starbucks

Sorrento Mesa Business Center

Nearby Amenities

For more information:

Kimberly Hart 858.926.7174
khart@birtcherandersondavis.com

CA DRE #01343506



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Sorrento Mesa Business Center

Building Photos

Birtcher
Anderson & Davis

For more information:

Kimberly Hart 858.926.7174
khart@birtcherandersondavis.com

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