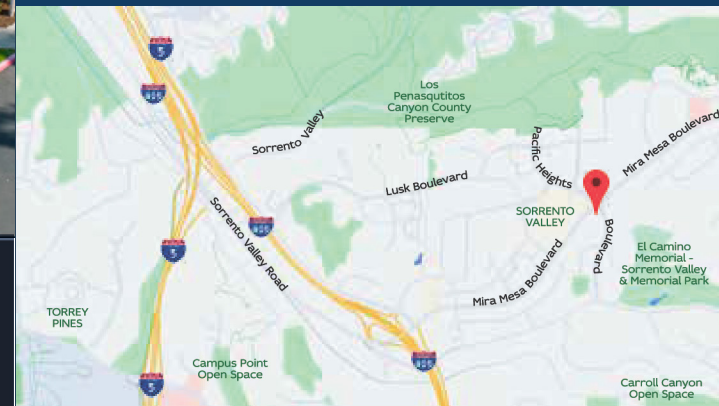




Features - Property details

- ~ 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

For more information:

Kimberly Hart

858.926.7174

khart@birtcherandersondavis.com

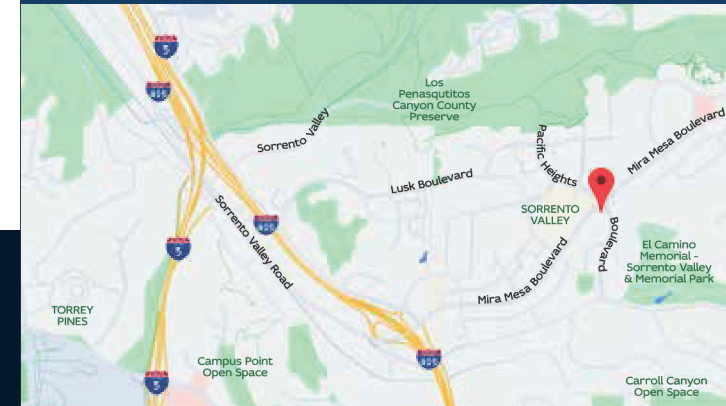
CA DRE #01343506



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Anderson & Davis

Available Suites

Unit #	SF	Rent (sf/mo)	Date Available
5955-F	1,492 sf	Call for pricing	Apr 2026
5995-A	3,722 sf	Call for pricing	May 2026
9823-H	2,505 sf	Call for pricing	Jun 2026
9823-R	1,333 sf	Call for pricing	May 2026
9823-S	1,484 sf	Call for pricing	May 2026
9823-V	2,218 sf	Call for pricing	Jun 2026
9853-A	1,824 sf	Call for pricing	Jul 2026
9883-J	1,609 sf	Call for pricing	Feb 2026



Sorrento Mesa Business Center

Site Plan and Current Availability

For more information:

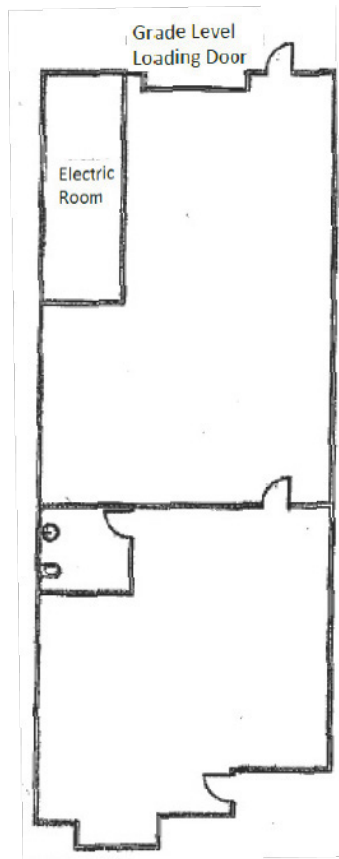
Kimberly Hart 858.926.7174

khart@birtcherandersondavis.com CA

DRE #01343506

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*Approximate floorplan.

5955 Mira Mesa Blvd, Suite F

1,492 sf

Available April 1, 2026

Open office area, reception, 1 private restroom, 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:

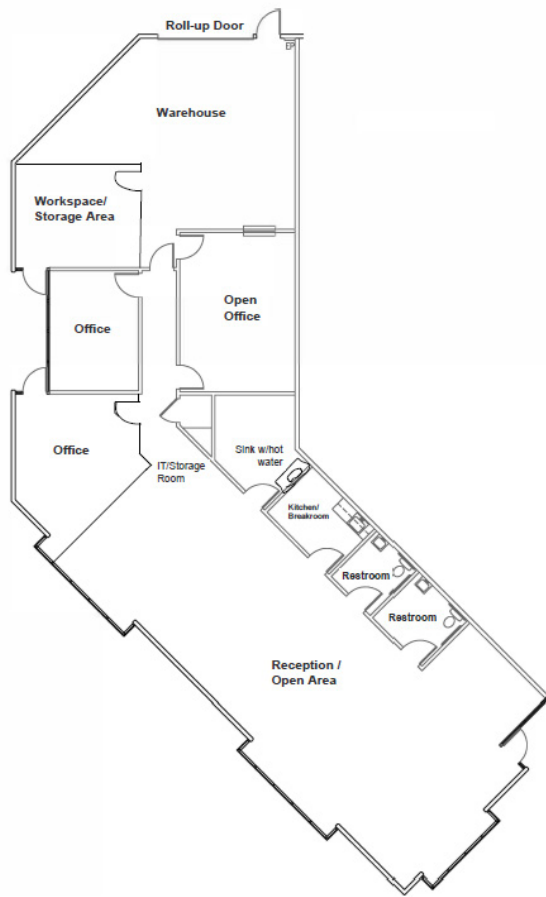
Kimberly Hart

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*Approximate floorplan.

5995 Mira Mesa Blvd, Suite A

3,722 sf

Available May 1, 2026

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

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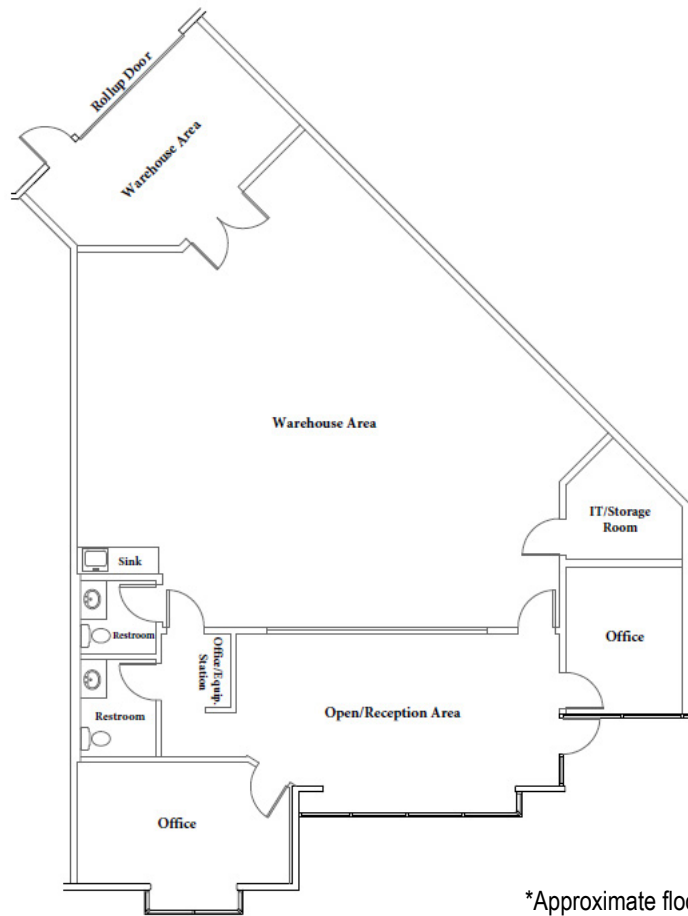


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*Approximate floorplan.

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:

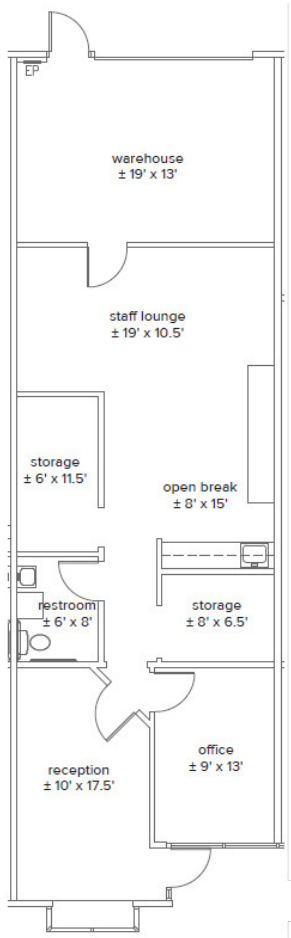
Kimberly Hart

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*Approximate floorplan.

9823 Pacific Heights Blvd, Suite R

1,333 sf

Available May 1, 2026

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.



For more information:

Kimberly Hart

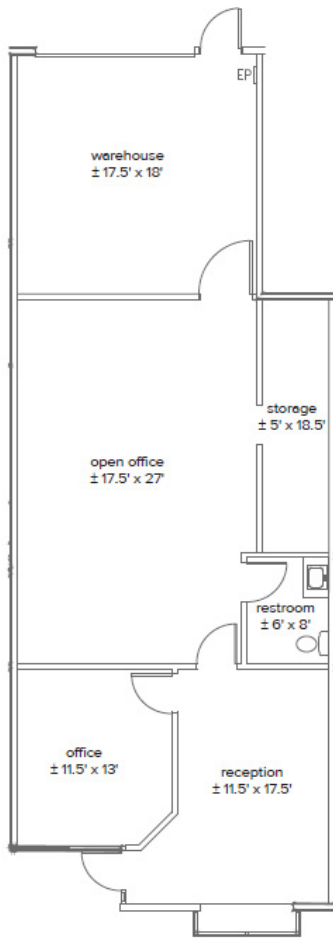
858.926.7174

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Sorrento Mesa Business Center Floor Plan

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*Approximate floorplan.

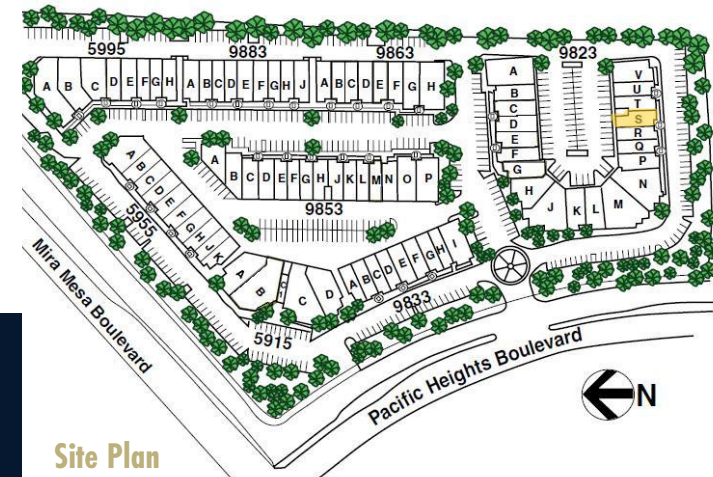
9823 Pacific Heights Blvd, Suite S

1,484 sf

Available May 1, 2026

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:

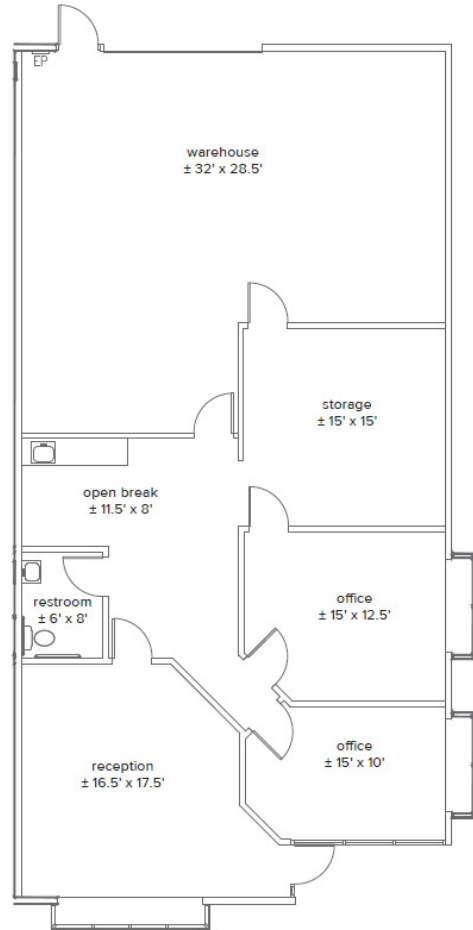
Kimberly Hart

858.926.7174

khart@birtcherandersondavis.com

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*Approximate floorplan.

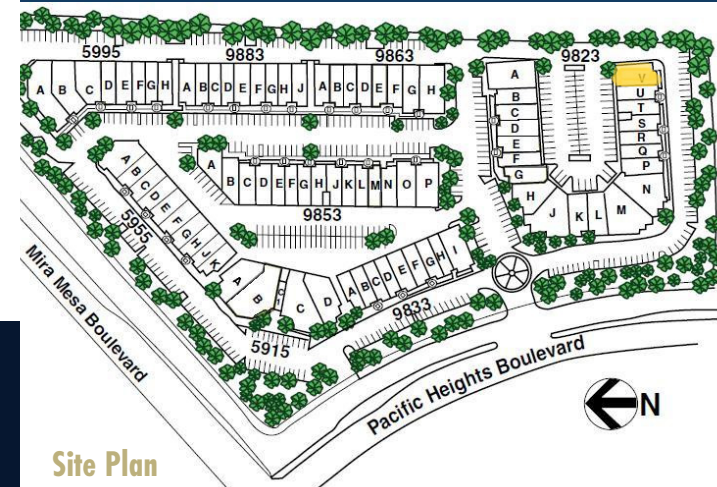
9823 Pacific Heights Blvd, Suite V

2,218 sf

Available June 1, 2026

Reception, 2 private offices, open 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

For more information:

Kimberly Hart

858.926.7174

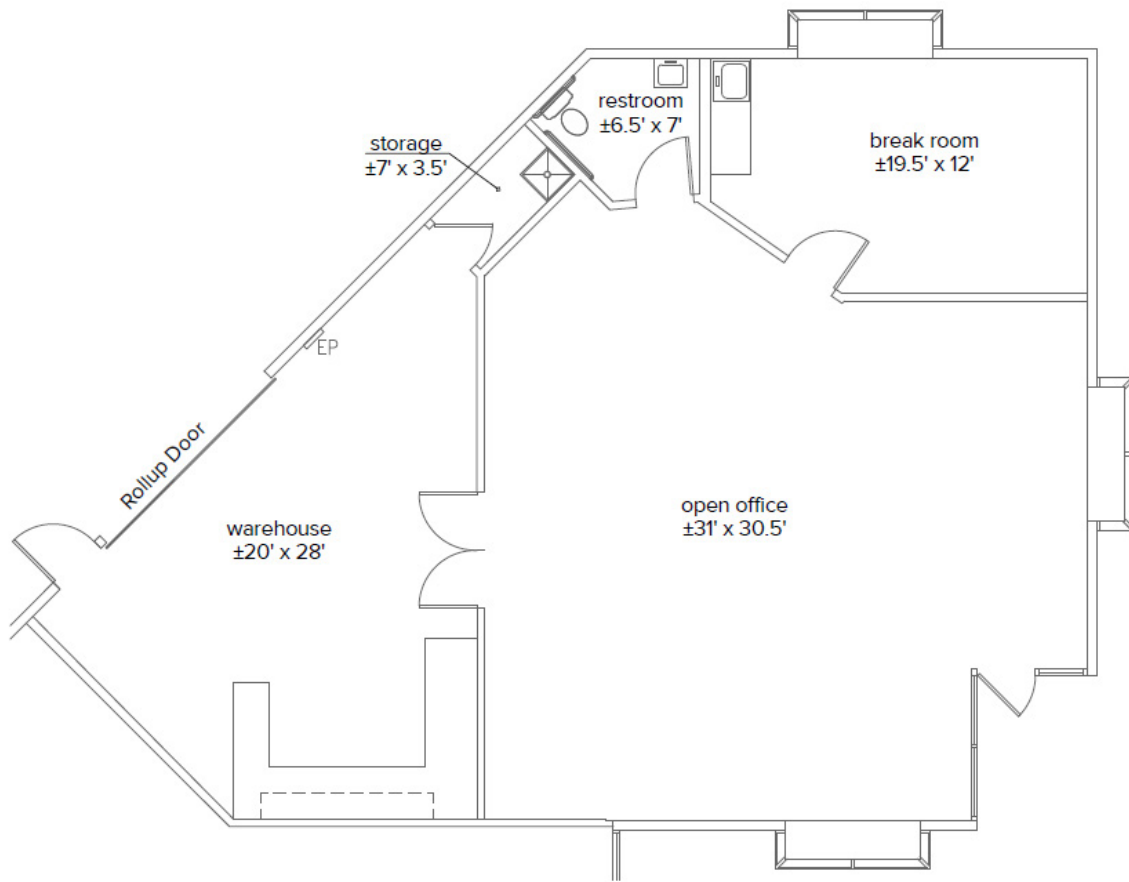
khart@birtcherandersondavis.com



Sorrento Mesa Business Center

Floor Plan

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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

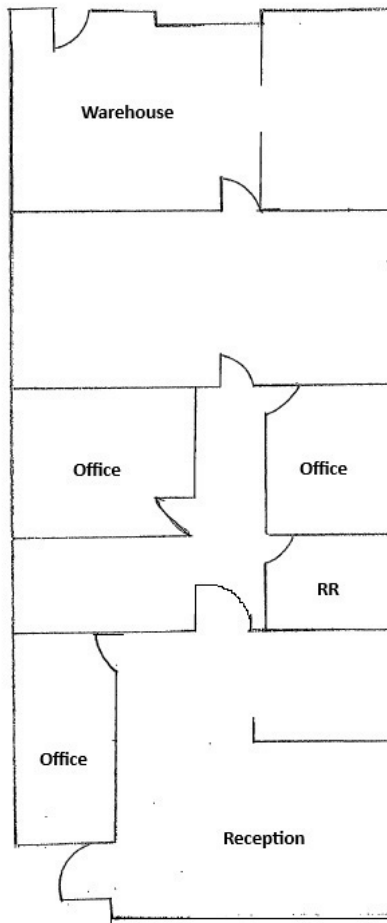
Sorrento Mesa Business Center Floor Plan

Birtcher
Anderson & Davis



For more information:

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858.926.7174
khart@birtcherandersondavis.com



*Approximate floorplan.

9883 Pacific Heights Blvd, Suite J

1,609 sf
Available February 1, 2026

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

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Location and Amenities

- ~Easy access to 5 and 805 fwys
- ~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:

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CA DRE #01343506





Sorrento Mesa Business Center

Building Photos

**Birtcher
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