

OFFICE SPACE FOR LEASE IN SORRENTO MESA



5465 MOREHOUSE DR  
SAN DIEGO, CA 92121

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**5465 Morehouse Drive** is a modernized workplace located in the heart of Sorrento Mesa—the epicenter of San Diego's technology industry. With close proximity to the I-805, 5465 Morehouse is also a commuter's dream. The atrium-style property offers beautifully landscaped gardens and an open-air interior plaza featuring seating areas and a fountain. An abundant window line floods offices with natural light and covered parking shades vehicles from the sun. This distinct location offers walkable access to restaurants and shops at Sorrento Court.

### Let The Sun Shine In

Impressive natural light with abundant window line.

### Fresh Look

Recently remodeled courtyard, restrooms, and lobby.

### Monument Signage Available

Let the world know you are here.

### Abundant Covered Parking

Complimentary with 4.0/1,000 ratio.

### Freeway Adjacent

Immediate access to the I-805.

### Fitness Friendly

Showers on ground level.

**AVAILABILITY** 4,010 SF

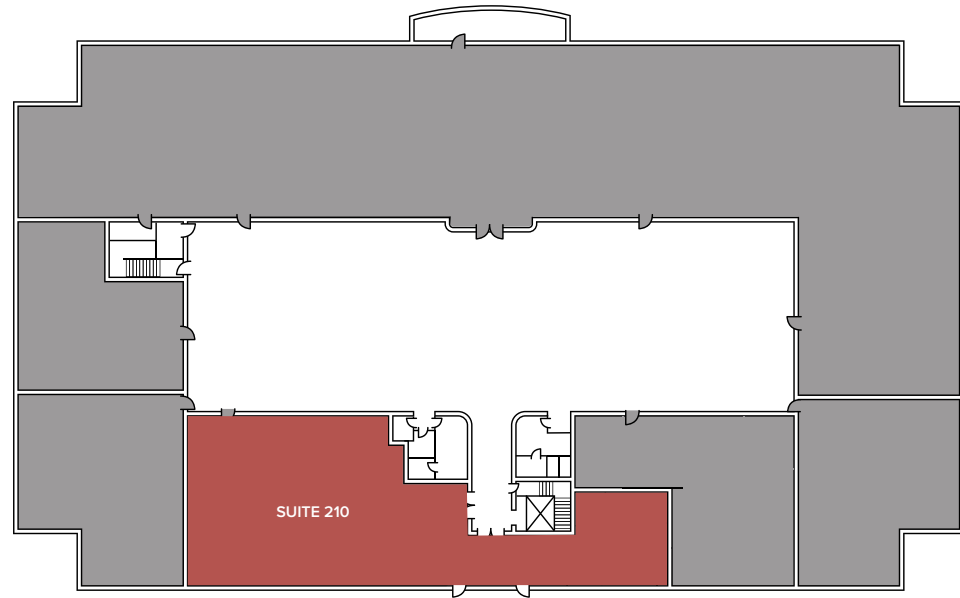
LEASE RATE \$3.10 + E

**SUITE 210**

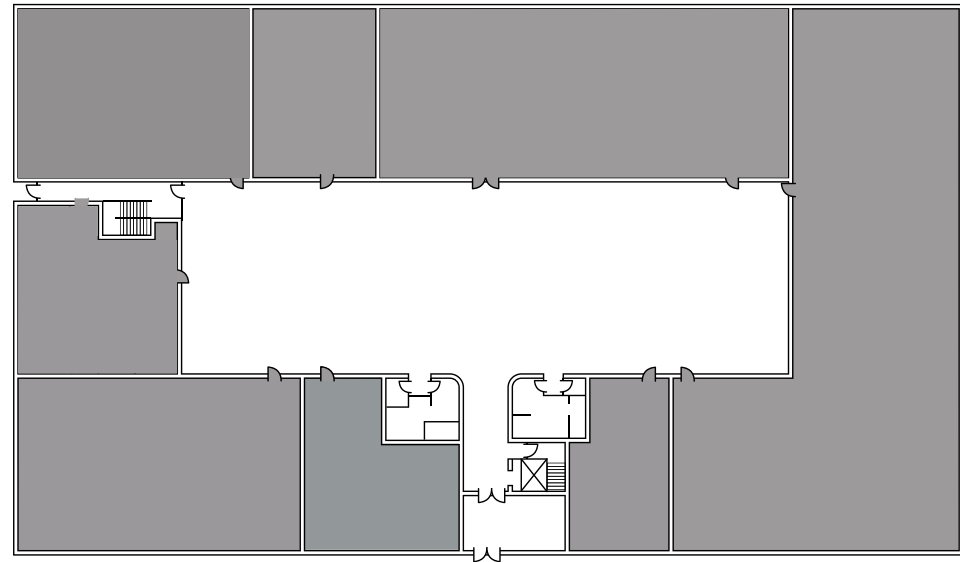
RSF: 4,010



CLICK FOR  
VIRTUAL  
TOUR



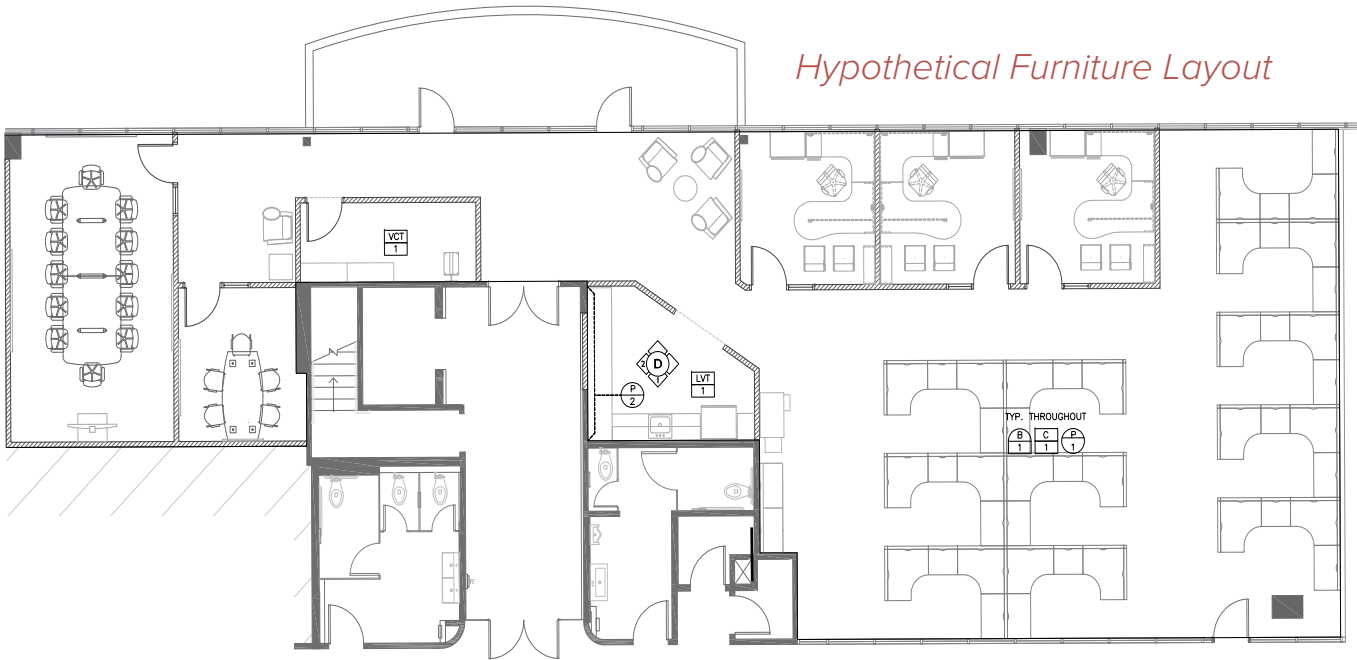
**SECOND FLOOR**



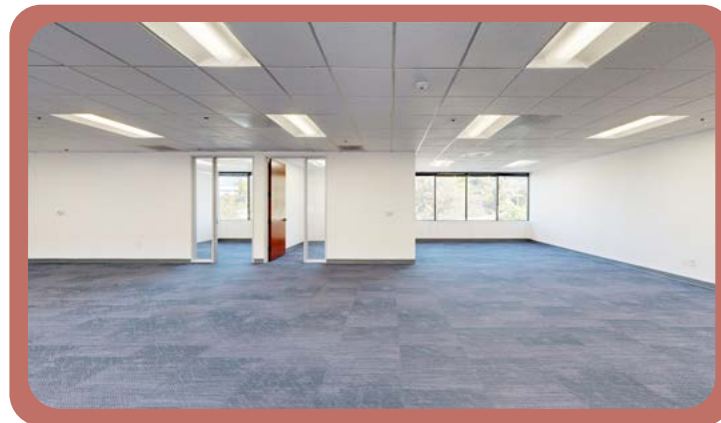
**FIRST FLOOR**

# SUITE 210 4,010 SF

*Hypothetical Furniture Layout*



CLICK FOR  
VIRTUAL TOUR

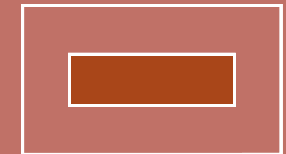


## CONTAINS

- Double Door Entry Directly off Elevator Lobby
- Private Balcony
- Formal Reception Area
- Large and Small Conference Rooms
- Kitchen
- 3 Private Offices
- Open Area



2nd FLOOR



1st FLOOR



RECENTLY REFURBISHED  
COURTYARD



ABUNDANT COVERED  
PARKING

# AMENITIES



**SORRENTO PLAZA**  
6 minute walk

**SORRENTO MERCATO**  
5 minute walk

**SD TECH BY ALEXANDRIA**  
6 minute walk

**5465 MOREHOUSE DR**

Sorrento Mesa's best location within walking distance to numerous restaurants and amenities.

## Sorrento Plaza

- Punjabi Tandoor
- California English
- Moment Sushi
- Mirch Masala 2 Go

## Mercato at Sorrento

- Planet Fitness
- Chase Bank
- Bank of America
- Americana Gas & Car Wash
- Postal Annex

- McDonalds
- Ike's Love & Sandwiches
- Corner Office Pizza & Craft Bar
- Fiesta Mexican Grill

## SD Tech by Alexandria

- Karl Strauss Brewery
- Park Commons

- Grater Grilled Cheese
- BHC Chicken
- Mariscos La Reyna
- Coxinha Store





**5465 MOREHOUSE DR**  
SAN DIEGO, CA 92121

### DRIVE TIMES

To I-805 // 3 Minutes

To I-5 // 4 Minutes

To SR-52 // 6 Minutes



Click for Coaster  
Schedule  
Route #972



### CONTACT

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