

**\$2.00/RSF
Broker Bonus!***

**Subject to 3 Year Minimum
Lease Term signed by
September 30, 2026*

SORRENTO RIDGE

7220 TRADE STREET • SAN DIEGO, CA 92121

BRANDON KEITH

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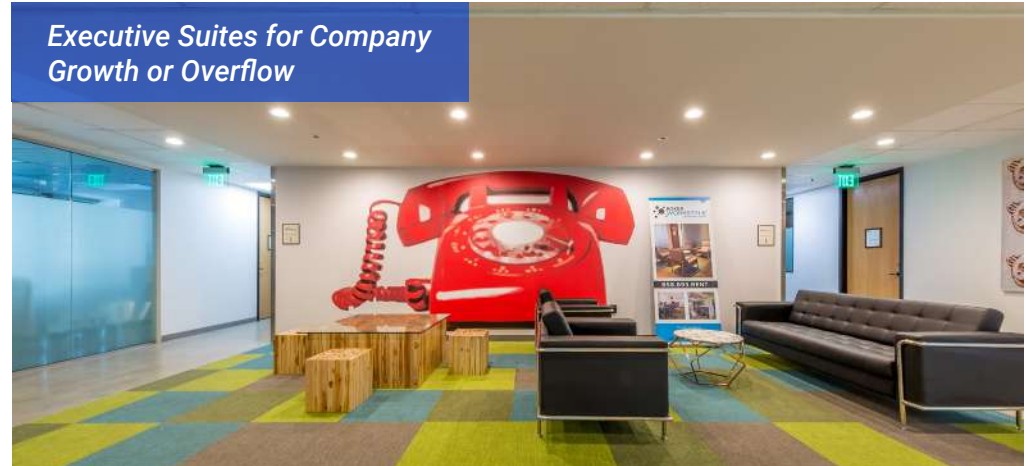


**CUSHMAN &
WAKEFIELD**

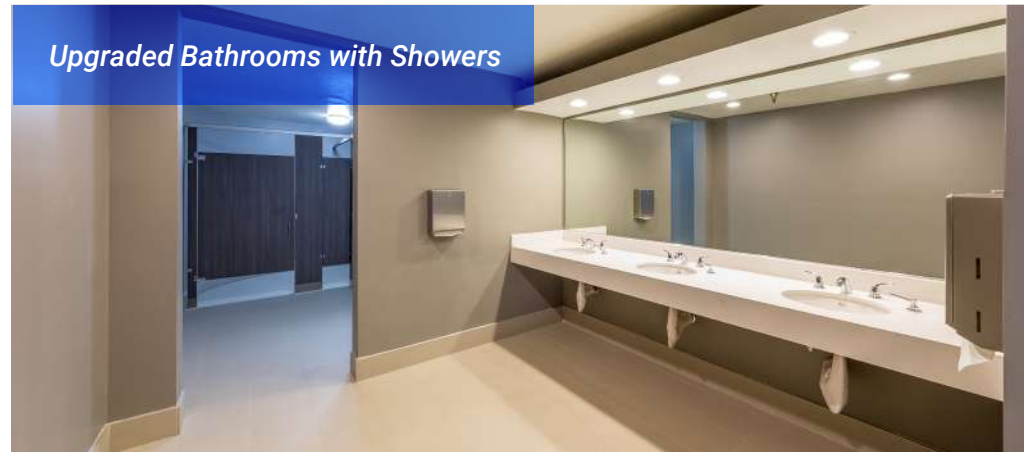
Outdoor Water Feature and
Shaded Lunch Areas



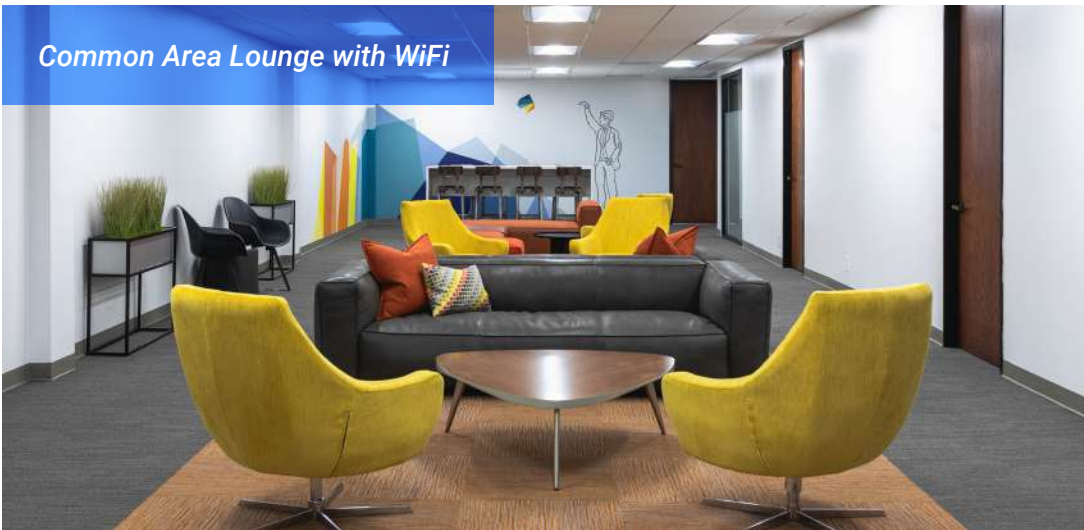
Executive Suites for Company
Growth or Overflow



Upgraded Bathrooms with Showers

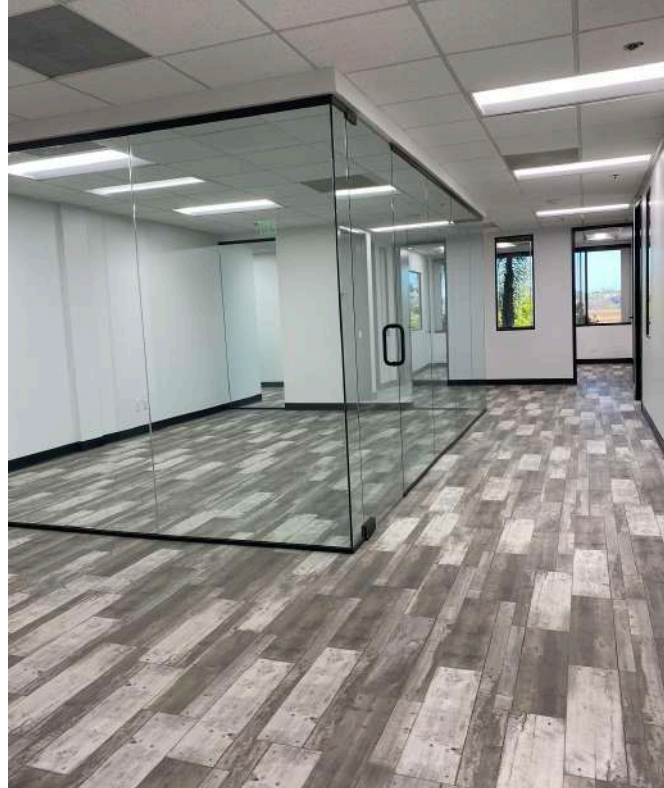


Common Area Lounge with WiFi



Common Area Kitchen





Lease Rate: \$2.45 + E



103,325 SF



3.69/1,000 SF



Built: 1986 / Renovated: 2019



Zoning: IL-2-1
(Office, Medical and Lab)



Atrium Courtyard Building



Three Stories



Monument Signage Available



I-5 & I-805 Freeway Access



Showers On-site



FLOOR PLANS

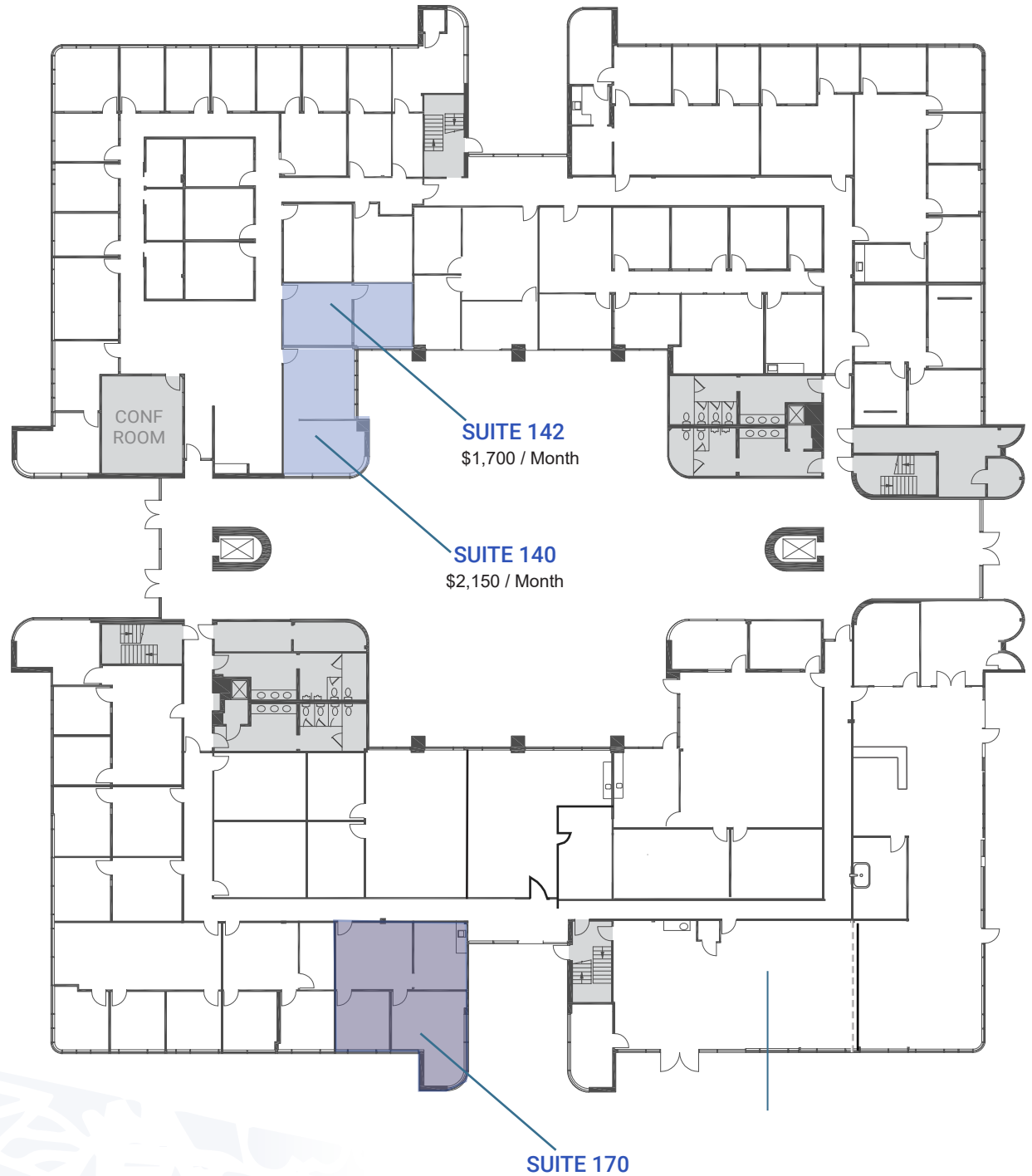
First Floor

CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
*140	442	\$2,150/ Month	Now
*142	±374	\$1,700/ Month	NOW
170	1,050	\$2.45/SF + E	NOW

* Executive spaces available for shorter terms

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FLOOR PLANS

Second Floor

CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
216	±420	\$1,550/ Month	NOW
225	±2,387	\$2.45 + E	NOW

▶ SUITE 225

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2ND FLOOR
COMMON AREA





FLOOR PLANS

Third Floor

CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
306	2,557	\$2.45 + E	NOW SUITE 306
334*	2,234	\$2.45 + E	NOW SUITE 334
340*	4,095	\$2.45 + E	NOW SUITE 340
370	±1,671	\$2.45 + E	NOW SUITE 370

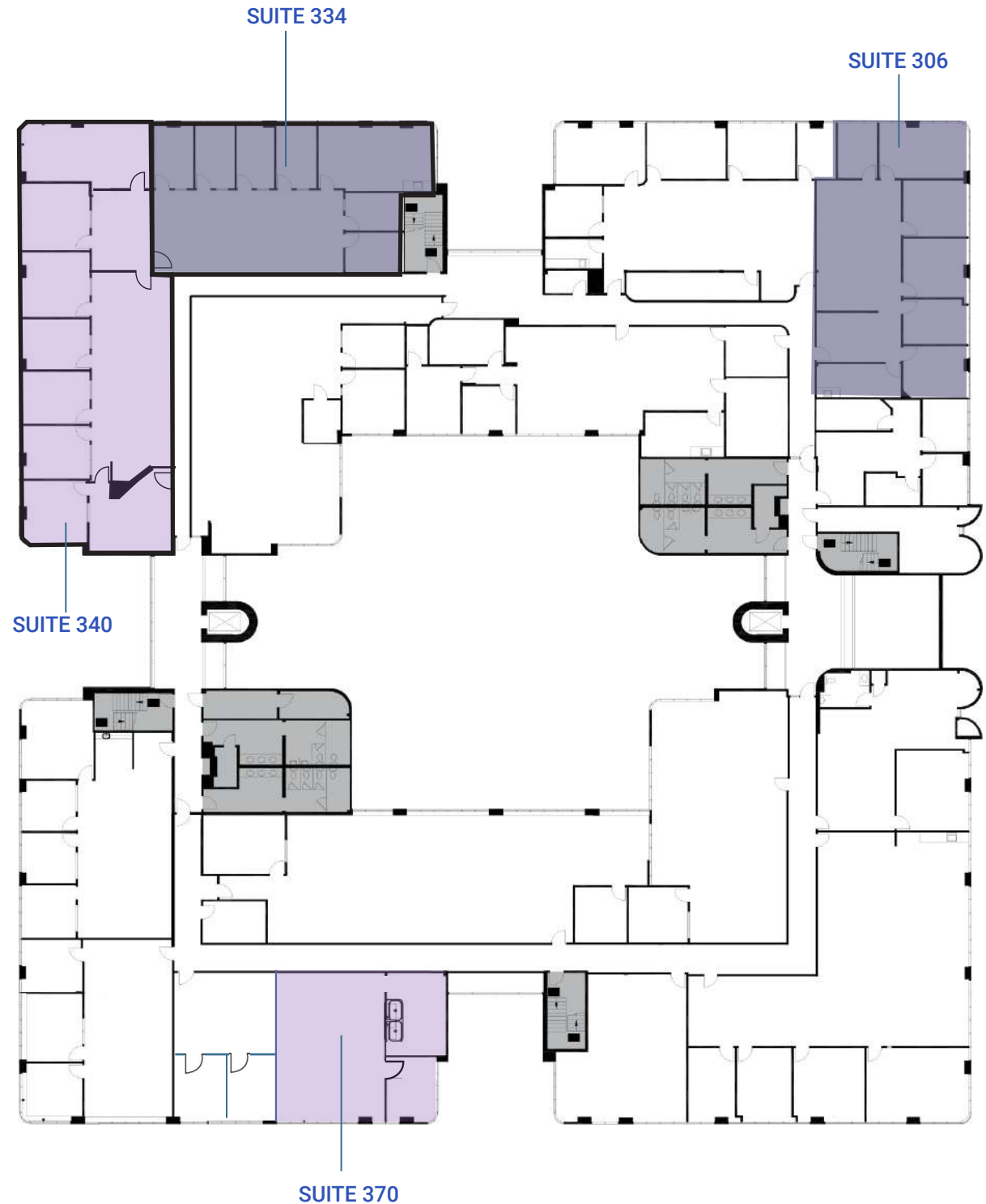
* Suites 334 and 340 can be combined for ±6,329 SF

SUITE NOTES:

- **Suite 334:** Includes FF&E

- **Suite 340:** High-end finishes. Currently built-out with light lab improvements including Benches and Fume Hood, which can be made available. Suite can be restored to traditional office quickly.

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DRIVE

- 8 MINUTES TO: UTC
- 10 MINUTES TO: Sorrento Valley Amtrak Station
- 12 MINUTES TO: UCSD
- 20 MINUTES TO: Downtown / San Diego Int'l Airport
- 25 MINUTES TO: McClellan Palomar Airport
- 40 MINUTES TO: US Mexico Border





<http://www.live3roots.com/>



3 ROOTS

SORRENTO MESA

A NEW WELLTOPIA OF HEALTHY LIVING IN SORRENTO MESA

Life in Balance

A new community designed to care for the people who live in it. Charge your EV and your imagination with holistic living inspired by a balance of wonder, wellness and wisdom.



Wander & Wonder

A walk along a creek can help us connect to nature and each other. An unexpected park or art sculpture can spark joy and excitement. A healthy life is one that connects us to the people and places we love while introducing us to some new ones long the way.



Live Well

Residents can find the right balance with state-of-the-art exercise facilities, along with nutritional education and community events, including a 6 AM outdoor spin class. There is a lap pool and separate family pool as well.





40 Acres
Parks



8 Miles
Trails



1,800
Homes

3ROOTS

SORRENTO MESA

3Roots is planned to include nearly 40 acres of parks, 8 miles of trails, a range of 1,800 new homes close to regional job centers, new restaurants and gatherings spaces – all amidst hundreds of acres of preserved open space.

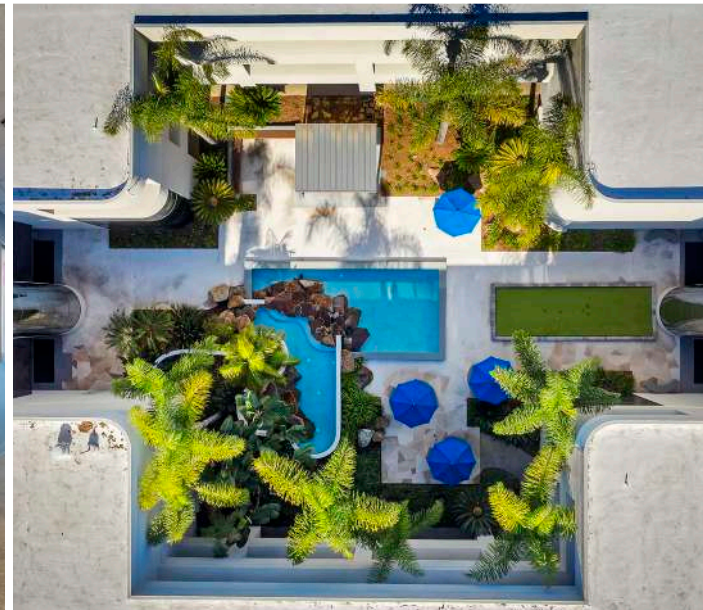
Over 60% of the community is dedicated to open spaces that give us room to breathe and relax in meaningful ways.

The Root Collective is a home for residents to discover urban energy and creativity filled with an eclectic mix of artisanal restaurants, local retail, coffees shops and pop-up galleries.

State-of-the-art Fit & Rec Center, Pool & Spa, EV Charging Stations, and Mobility Hub all included.

Punch through thoroughfare that will connect direct to I-805.





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