

OFFICE SPACE AVAILABLE IN MIRAMAR / SORRENTO

Voit
REAL ESTATE SERVICES

YEAR 1 PROMOTIONAL RATE
\$1.85 + E & J PSF/Month

*Minimum 3 Year Lease | *Expires September 30, 2026



6215
FERRIS SQUARE

SAN DIEGO, CALIFORNIA 92121

GARRETT FENA, SIOR

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POINTE CAMINO CENTER is a contemporary two-story brick veneer professional office building with a total of 45,381 SF on 2.25 acres with ample parking. The project is located off Carroll Road in Sorrento Mesa between I-805 and I-15 freeways. The location is also within close proximity of numerous retail amenities including hotels, restaurants, storage facilities and athletic clubs. Located at the end of a cul-de-sac, the project provides canyon views and a park like setting.

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PROPERTY FEATURES

- Pride of ownership
- 4.0/1,000 PSF parking ratio
- Elevator served
- IL-2-1 zoning
- High speed Bandwidth / fiber connectivity
- Lease rates are plus utilities and janitorial per square foot monthly
- Outdoor seating & picnic area
- Canyon views
- Approximately 2.0 miles to Sorrento Court Shopping Center, which includes restaurants and shops, including Starbucks, McDonald's, Chase Bank, Jamba Juice, Keg N Bottle, Staples, Flame Broiler, Chick-fil-A and many more.

FOR LEASE

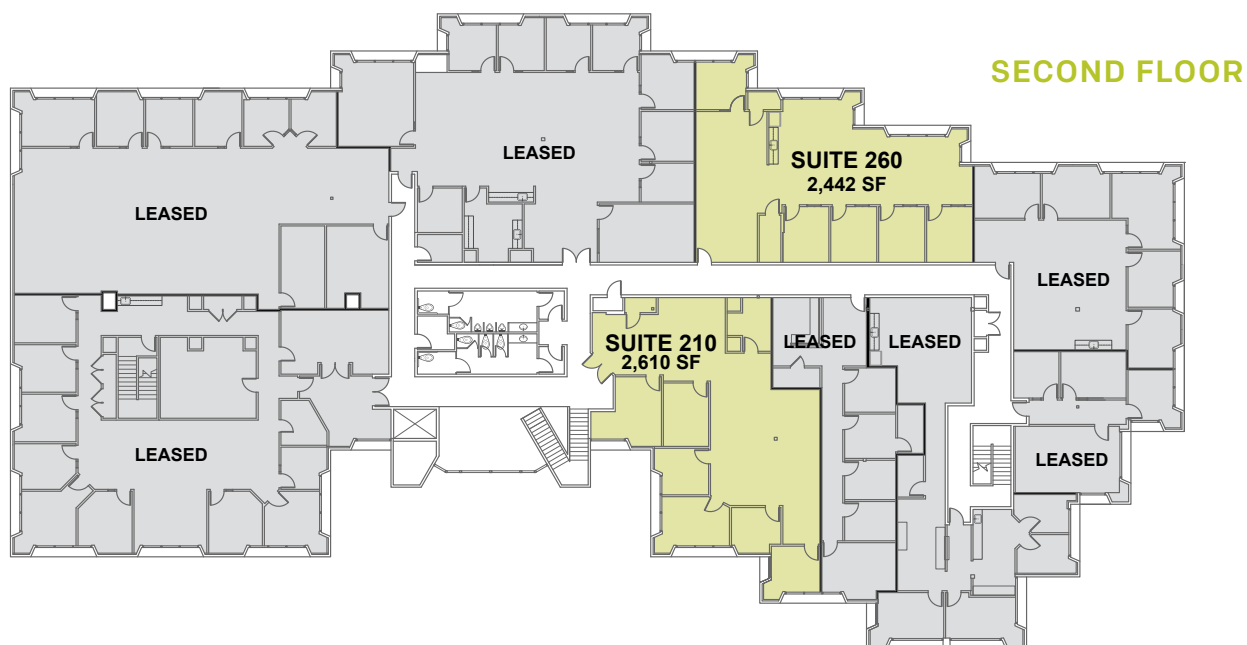
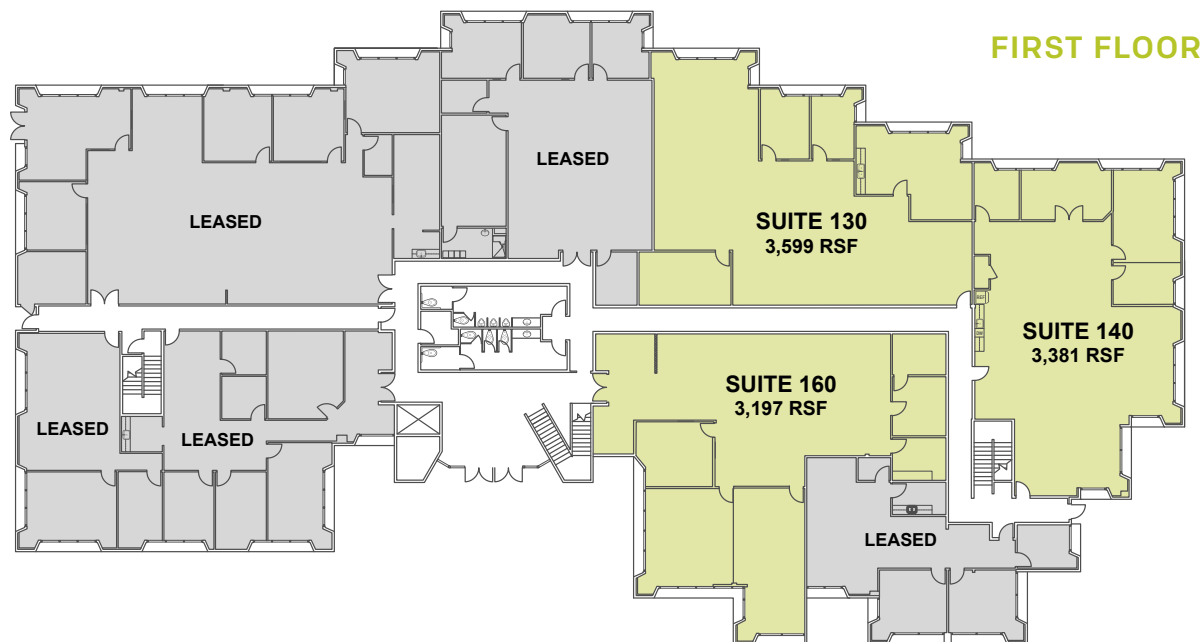




AVAILABILITY & FLOOR PLAN

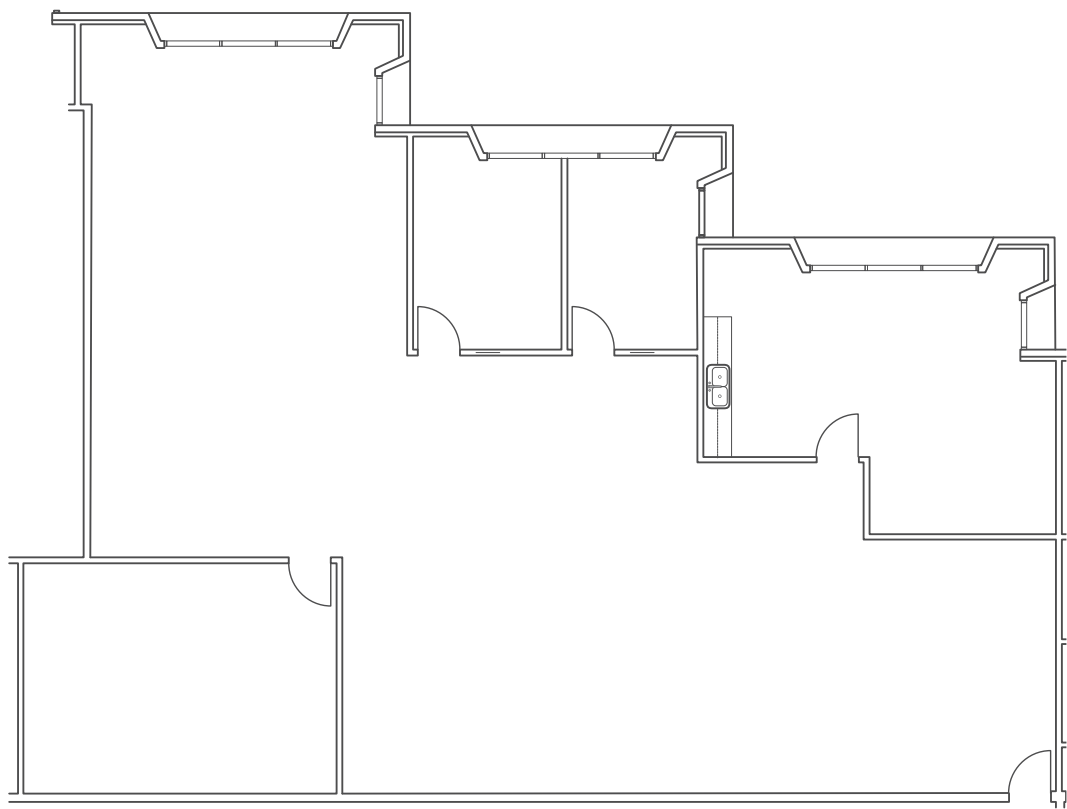
SUITE	SIZE	AVAILABILITY
130	±3,599 RSF	30-Day Notice
140	±3,381 RSF	30-Day Notice
160	±3,197 RSF	30-Day Notice
210	±2,610 RSF	Now
260	±2,442 RSF	Now

* Suites 130-140 is contiguous for a total of ±6,980 SF





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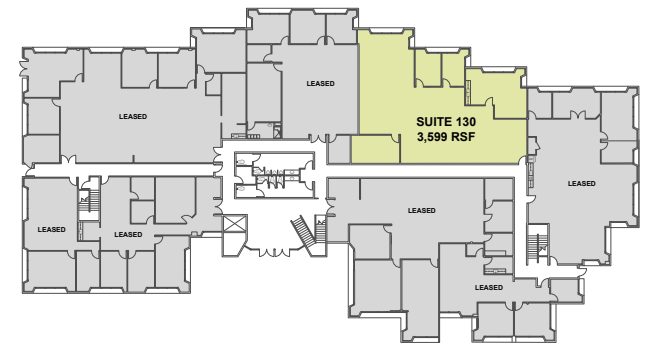
AVAILABILITY & SPACE PLAN

SECOND FLOOR

SUITE #	SIZE	RATE	AVAILABILITY
130	±3,599 RSF	\$1.85 + E&J	30-Days

COMMENTS	
• Reception • Two (2) Offices • Work Room	• Break Room • Large Open Area • Conference Room

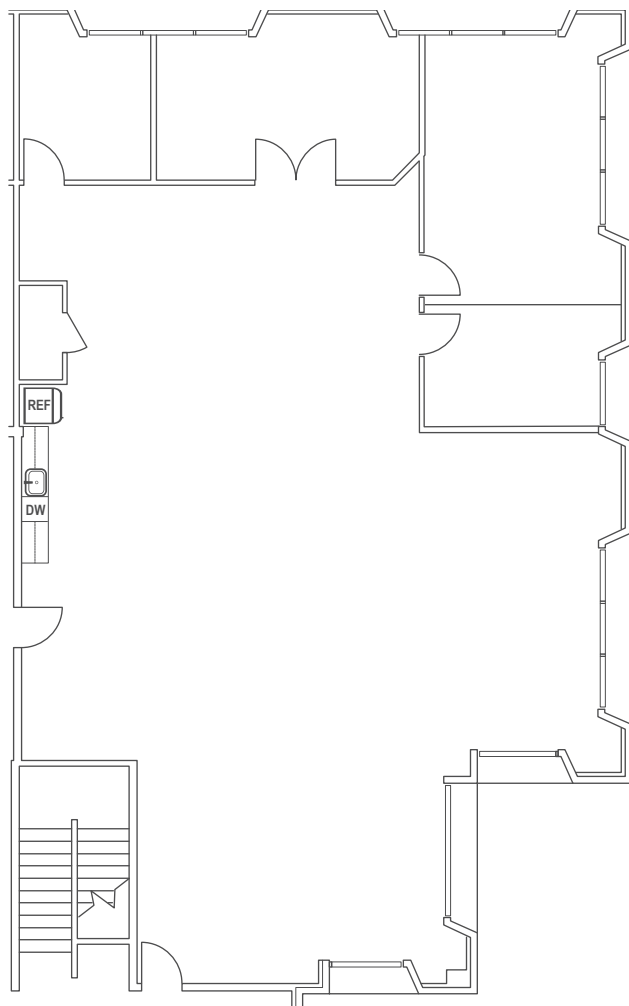
*Contiguous with Suite 140 for a total of ±6,980 SF





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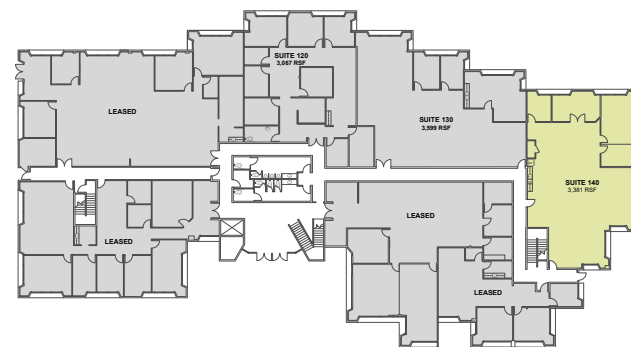
SECOND FLOOR

SUITE #	SIZE	RATE	AVAILABILITY
140	±3,381 RSF	\$1.85 + E&J	30-Days

COMMENTS

- Reception
- Three (3) Offices
- Break Area
- Large Open Area
- Conference Room

*Contiguous with Suite 130 for a total of ±6,980 SF



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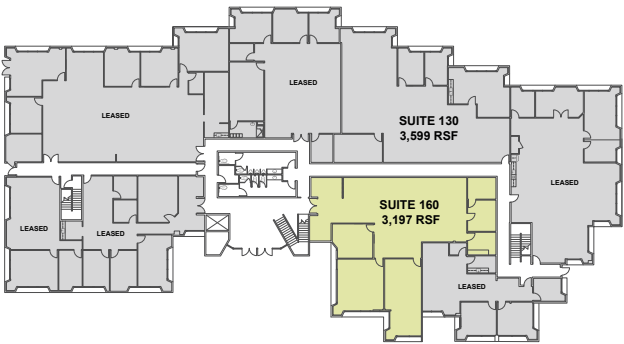


AVAILABILITY & SPACE PLAN

SECOND FLOOR

SUITE #	SIZE	RATE	AVAILABILITY
160	±3,197 RSF	\$1.85 + E&J	30-Days

COMMENTS	
• Reception	• Break Room
• Three (3) Offices	• Large Open Area
• Work Room	• Conference Room



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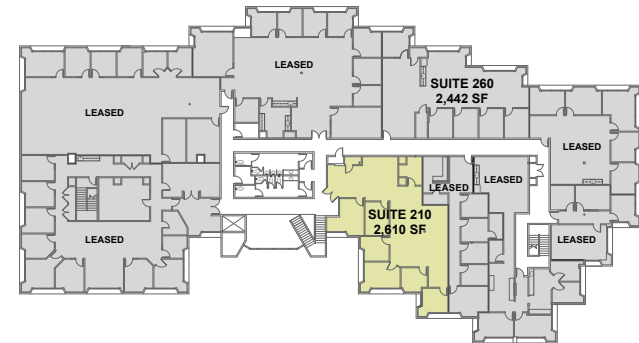


AVAILABILITY & SPACE PLAN

SECOND FLOOR

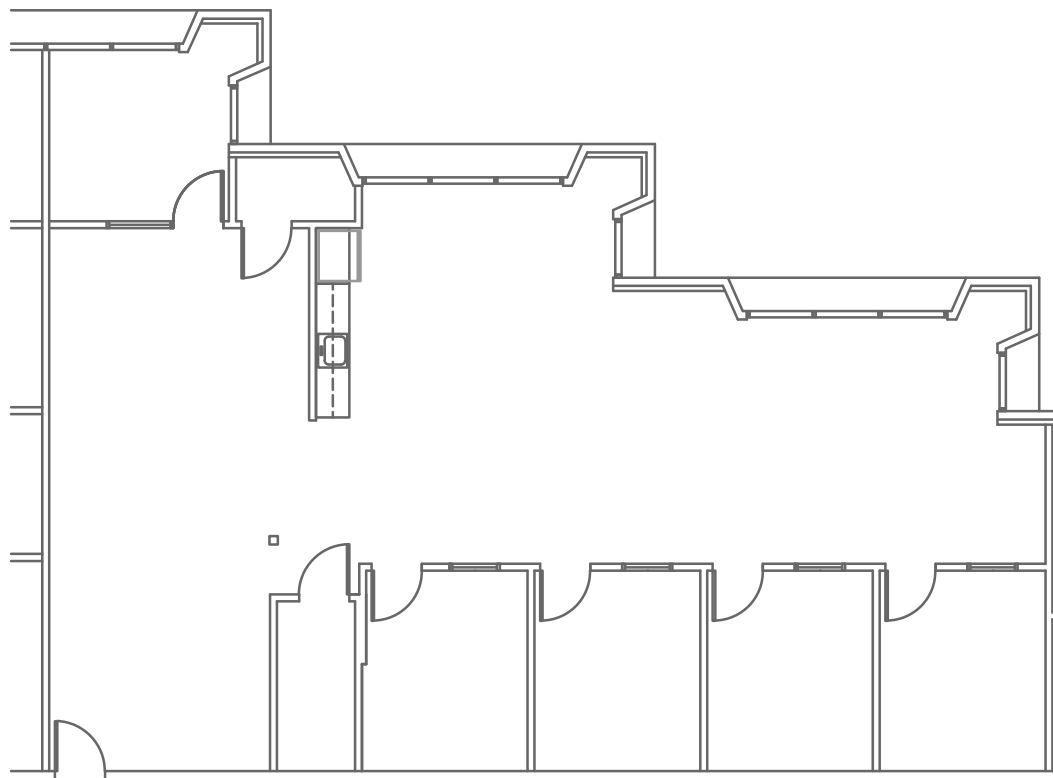
SUITE #	SIZE	RATE	AVAILABILITY
210	±2,610 RSF	\$1.85 + E&J	Now

COMMENTS	
• Reception	• Storage
• Five (5) Offices	• File / IT Room
• Work Room	• Conference Room





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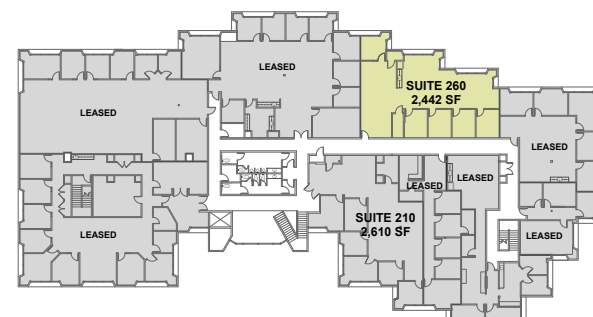
AVAILABILITY & SPACE PLAN

SECOND FLOOR

SUITE #	SIZE	RATE	AVAILABILITY
260	±2,442 RSF	\$1.85 + E&J	Now

COMMENTS

- Five (5) Private Offices
- Kitchenette
- IT / Storage Room (2)
- Reception
- Open Area



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