

FIRST YEAR RATE
PROMOTION

\$2.25/SF

Plus Utilities

*As-Is, New Tenants Only

RFA

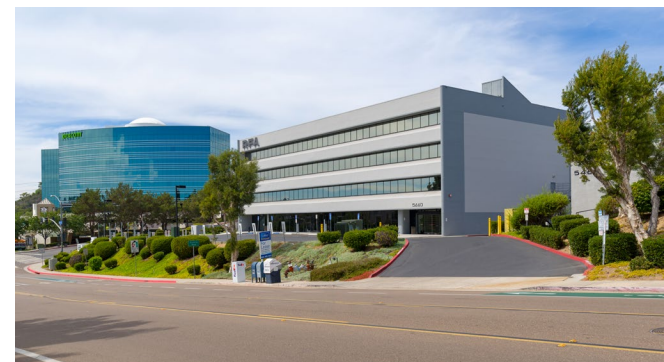
5440
Morehouse Drive
440

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Property Features



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Easy freeway access
to I-805



5.5/1,000
Parking ratio



Nearby eating establishments
and retail amenities



Recently renovated restrooms
and common area hallways



EV Charging stations



46,464 SF building
on 2.2 Acres

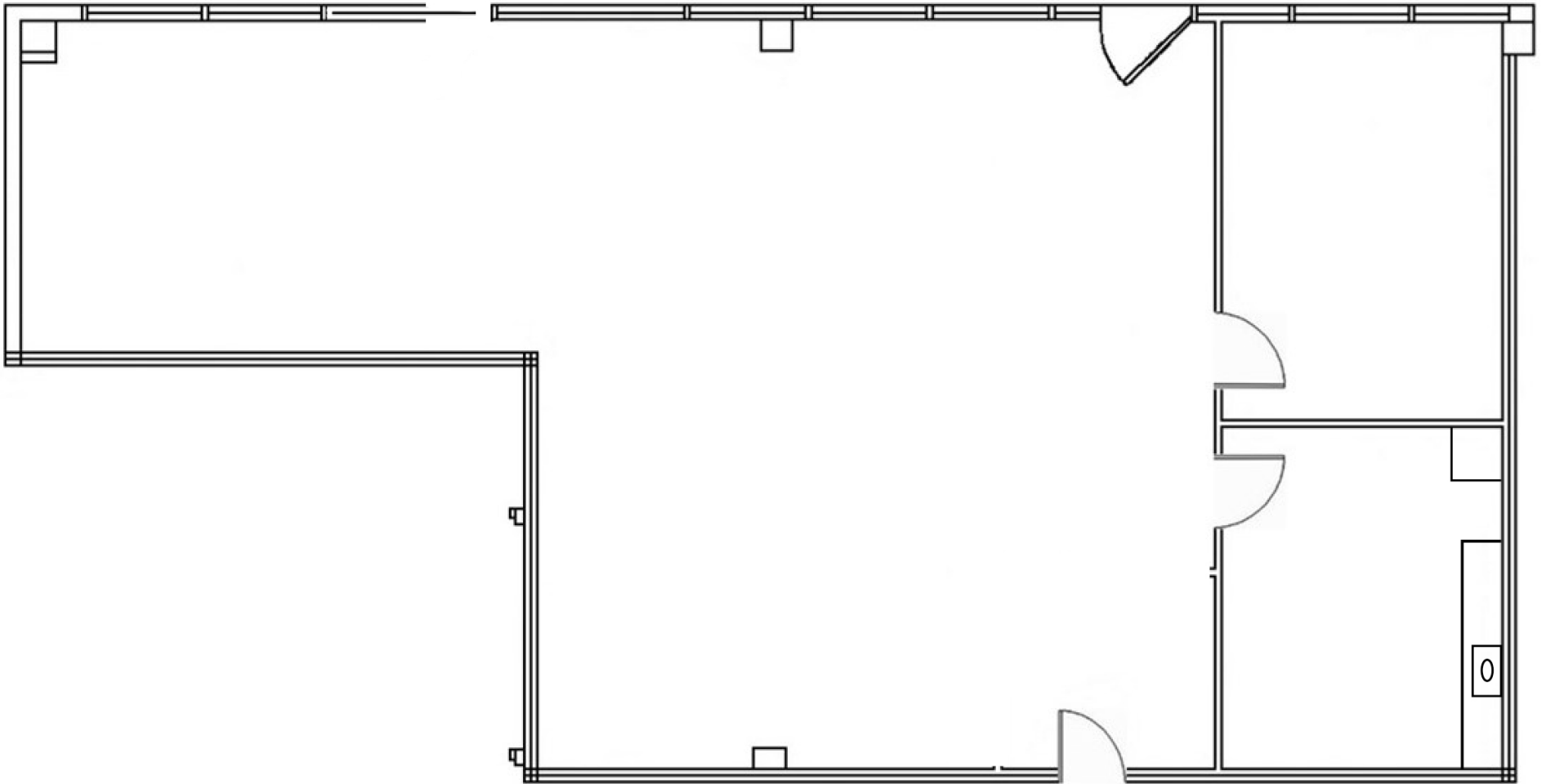
Suite

1400

Size: 1,145 RSF

Available: Now

Comment: 1 office, breakroom and open space.



Suite

2600

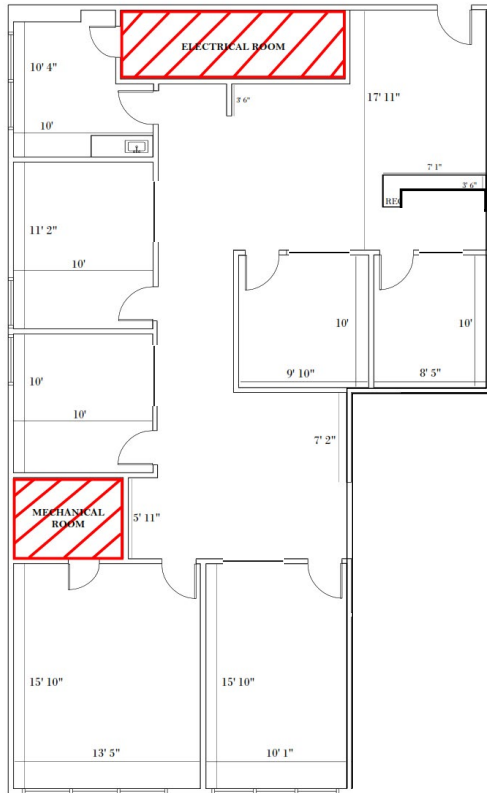
Size: 2,008 RSF*
Available: Now
Comment: Spec Suite. Reception, 5 offices, conference room and break room

Suite

2500

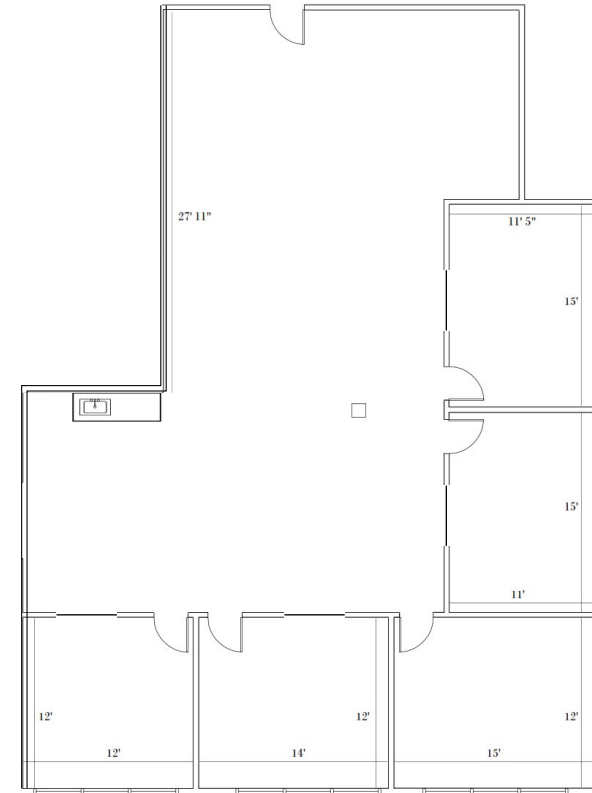
Size: 2,491 RSF*
Available: Now
Comment: Spec Suite. 4 offices, conference room, break area and open space.

**Contiguous up to 4,499 RSF*



Suite 2600
(2,008 RSF)

TAKE A SELF GUIDED VIRTUAL TOUR 



Suite 2500
(2,491 RSF)

TAKE A SELF GUIDED VIRTUAL TOUR 

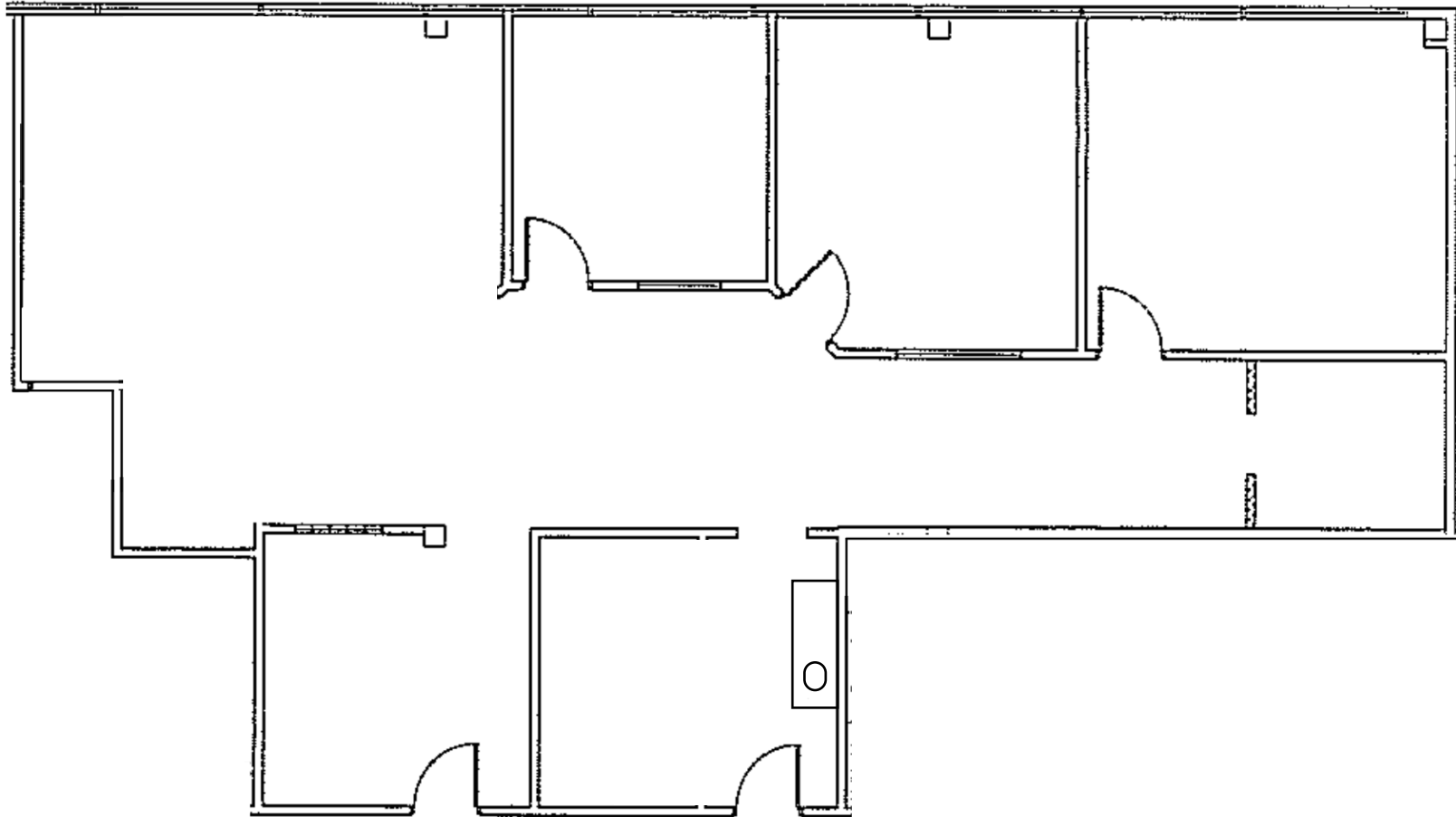
Suite

4400

Size: 2,117 RSF

Available: 7/1/2026

Comment: Spec Suite. Reception, 2 offices, conference room, server room and break room.



Amenities

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



On-Site

- Punjabi Tandoor

SORRENTO PLAZA

- Chick-fil-A
- California English
- Moment Sushi
- HiroNori Craft Ramen
- Karak House Coffee Co
- bb.q Chicken

MERCATO at Sorrento

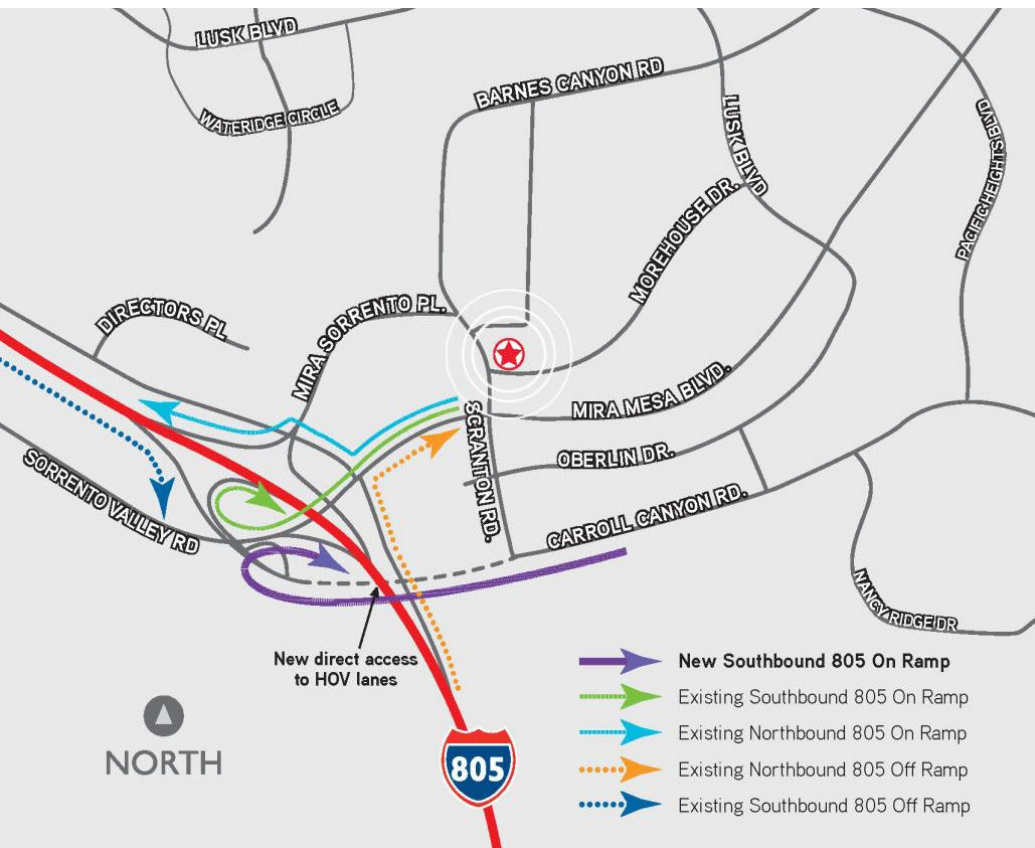
- Planet Fitness
- Chase Bank
- Americana Gas & Car Wash
- McDonalds
- U-Haul
- Ike's Love & Sandwiches
- BHC Chicken
- Corner Office Pizza
- Fiesta Mexican Grill
- Pita'NJoy Mediterranean Grill
- GOLFTEC

SD TECH by Alexandria

- Karl Strauss Brewery
- Park Commons



RFA 5440 Morehouse Drive



DRIVE TIMES	52	5	805
	6 Min.	4 Min.	3 Min.

 [Click for COASTER Transit Schedule \(Route #972\)](#)



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