

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

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

# SORRENTO RIDGE

7220 TRADE STREET • SAN DIEGO, CA 92121

**BRANDON KEITH**

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***Voit***

REAL ESTATE SERVICES

**CONNOR WIECK**

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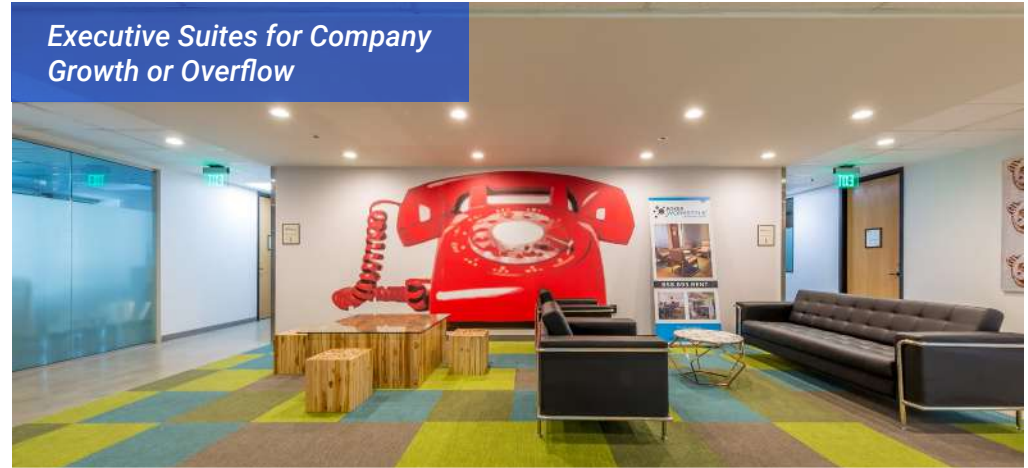


**CUSHMAN &  
WAKEFIELD**

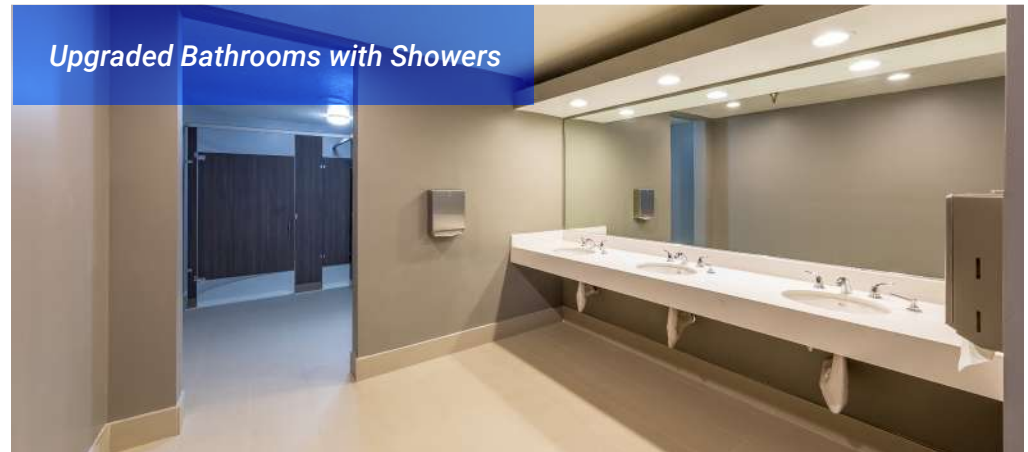
*Outdoor Water Feature and Shaded Lunch Areas*



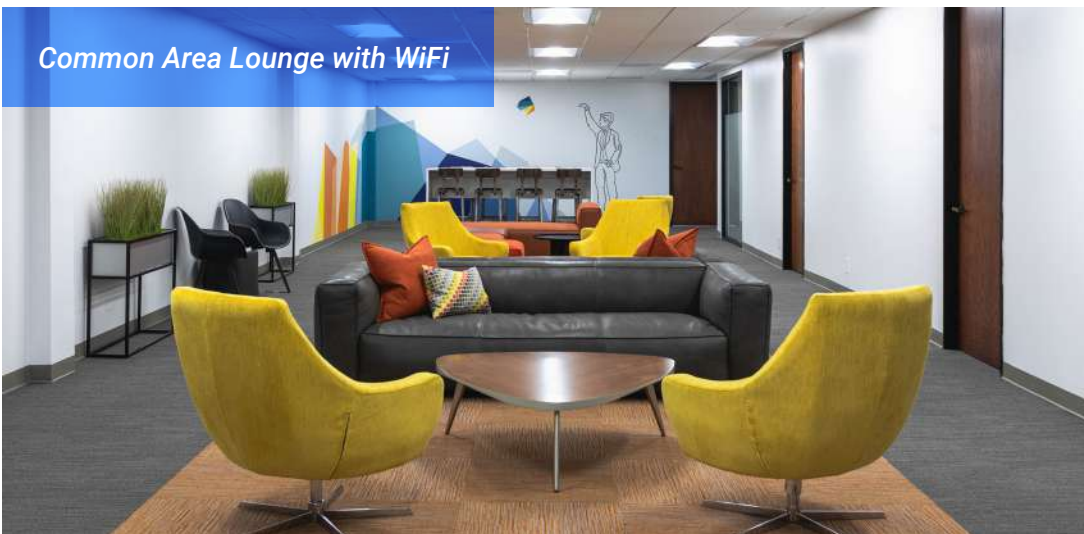
*Executive Suites for Company Growth or Overflow*



*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

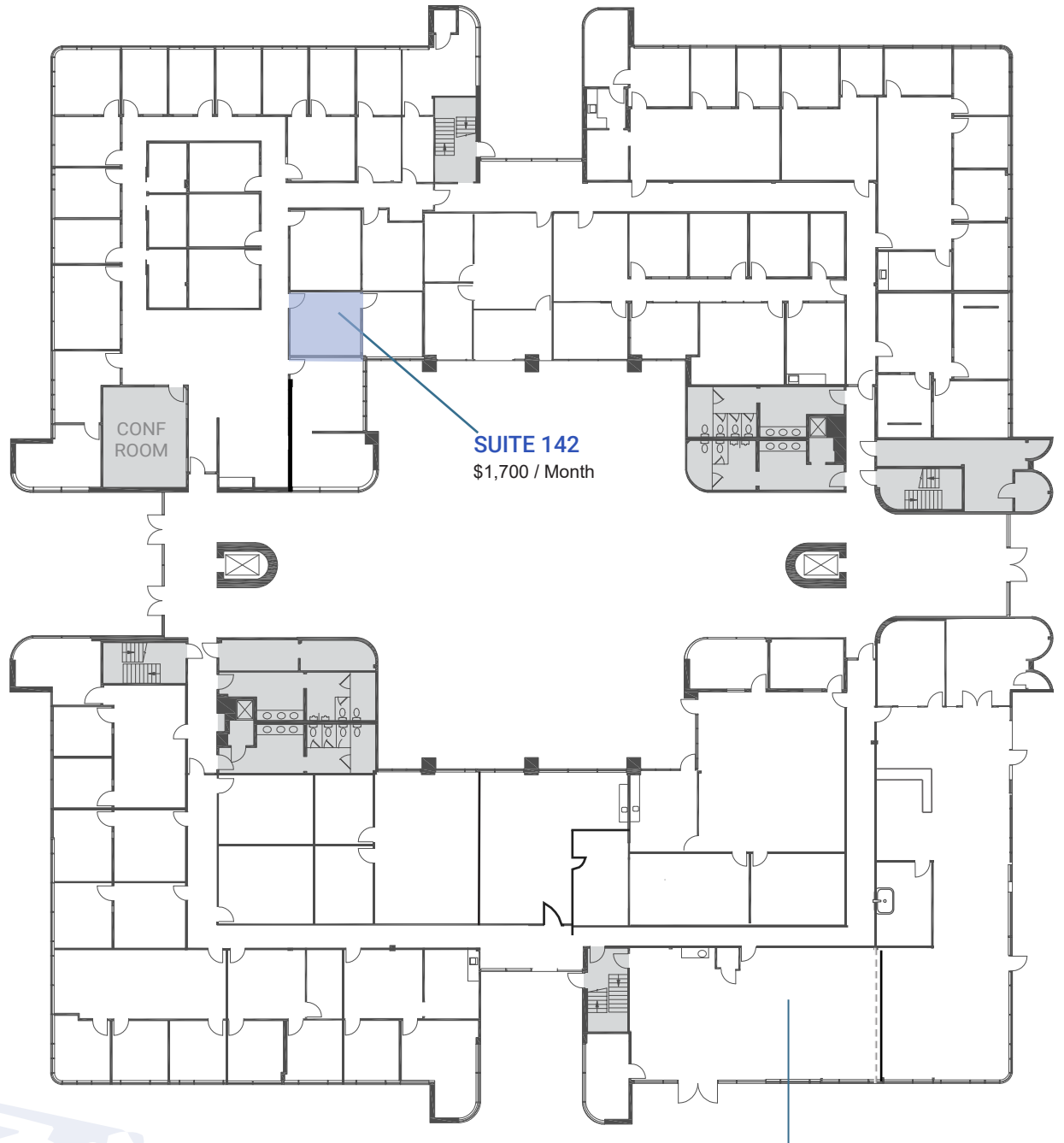
## First Floor

### CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
*142	±130	\$1,700/ Month	NOW

\* Executive spaces available for shorter terms

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# FLOOR PLANS

## Second Floor

### CURRENT AVAILABILITIES

SUITE	SF	RATE	AVAILABILITY
216	+262	\$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 <a href="#">▶ SUITE 306</a>
334*	2,234	\$2.45 + E	NOW <a href="#">▶ SUITE 334</a>
340*	4,095	\$2.45 + E	NOW <a href="#">▶ SUITE 340</a>
370	±1,671	\$2.45 + E	NOW <a href="#">▶ SUITE 370</a>

\* 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

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- 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



# 3 ROOTS



<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.

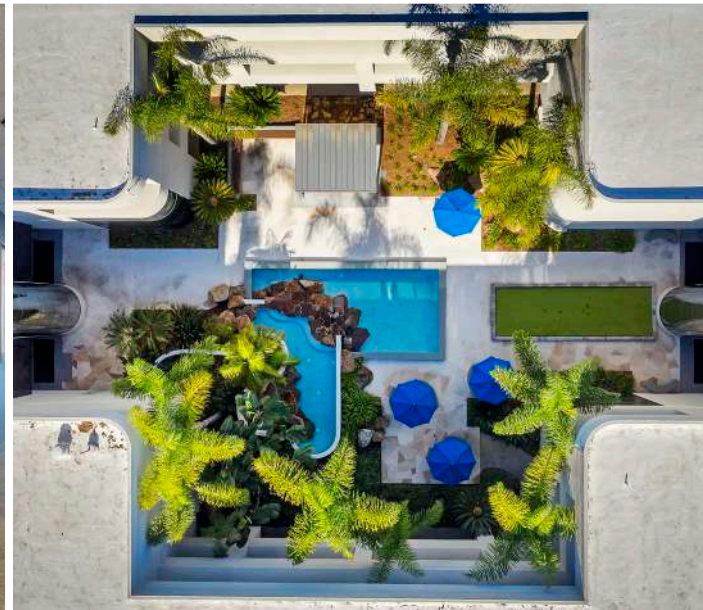
Over 60% of the community is dedicated to open spaces that give us room to breathe and relax in meaningful ways.

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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