

FOR LEASE

SOUTH RIM BUSINESS PARK

*11,305 SF Available in High Image
Sorrento Mesa Flex/R&D Business Park*

5754 PACIFIC CENTER BLVD, SUITES 203-204, SAN DIEGO



KIDDER.COM

km Kidder
Mathews



PROJECT HIGHLIGHTS

Three building, 76,228 SF high image flex / R&D business park

Centrally located in the Sorrento Mesa area of San Diego

5754 Pacific Center Blvd, suites 203-204 available

11,305 SF available comprised of \pm 60% office and 40% HVAC R&D / warehouse

400 amp, 120/208 volt power service (tenant to verify)

3.8 / 1,000 parking ratio

16' - 18' clear height

1 grade level roll up door & 3 glassed in grade level roll up doors

IL-2-1 zoning

Building eyebrow signage available

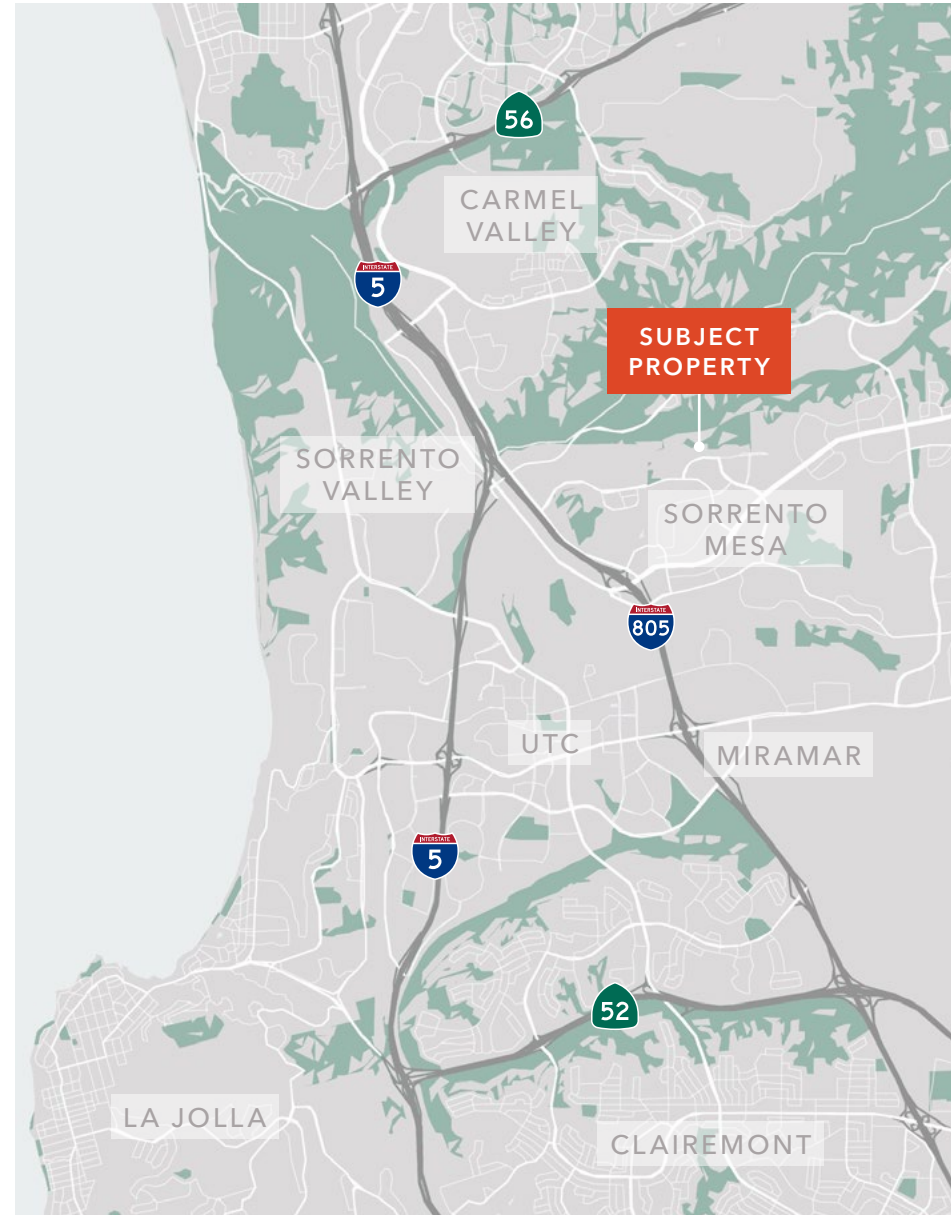
Outdoor break / amenity areas

Adjacent to Penasquitos Canyon Reserve with walking and hiking trails

Available now

Rental rate: Negotiable (\$.67 nets)

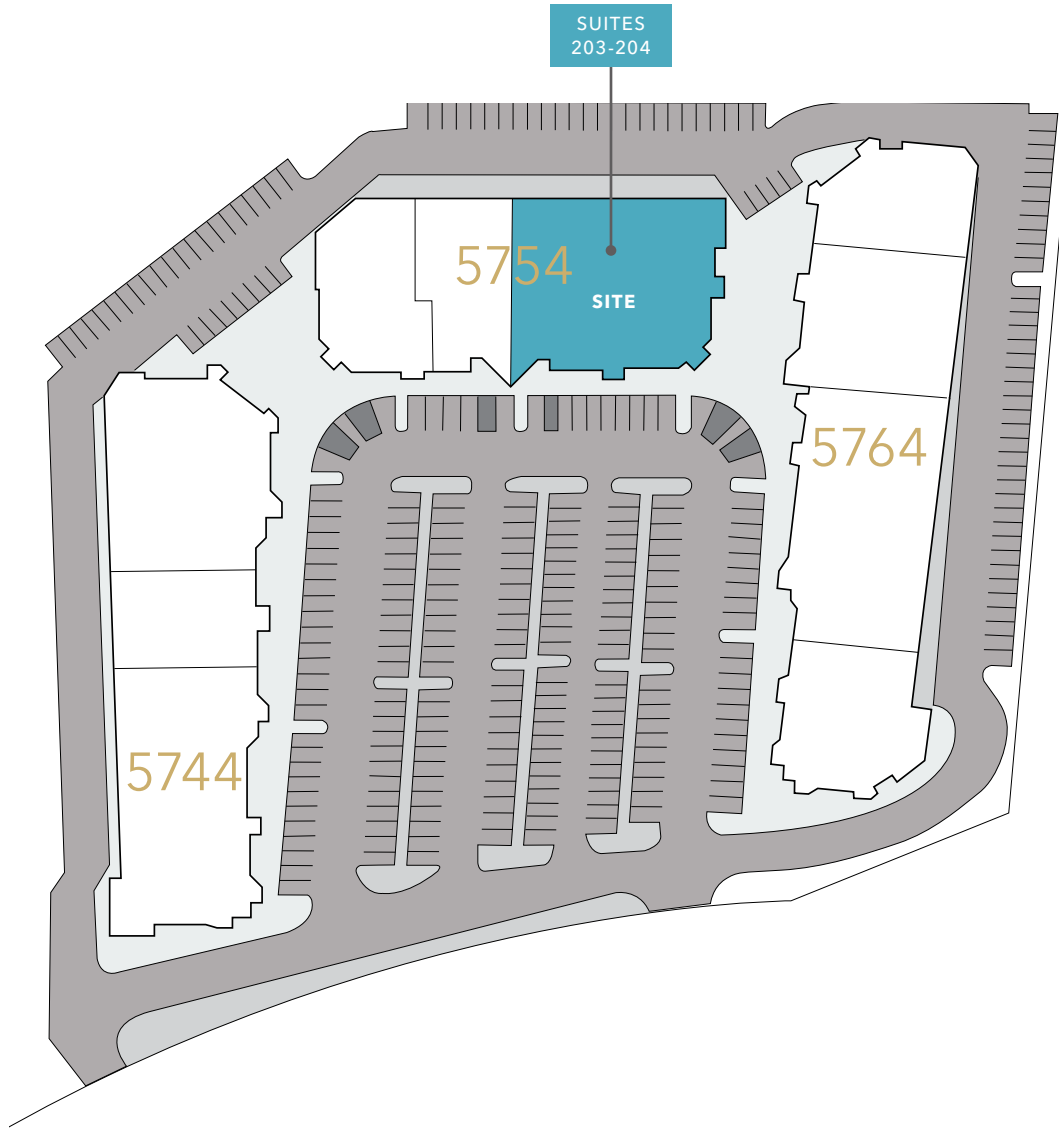
SOUTH RIM BUSINESS PARK



SOUTH RIM BUSINESS PARK



SITE PLAN



11,305 SF

AVAILABLE

±60%

OFFICE

±40%

HVAC R&D / WAREHOUSE

EXISTING FLOOR PLAN

11,305 SF

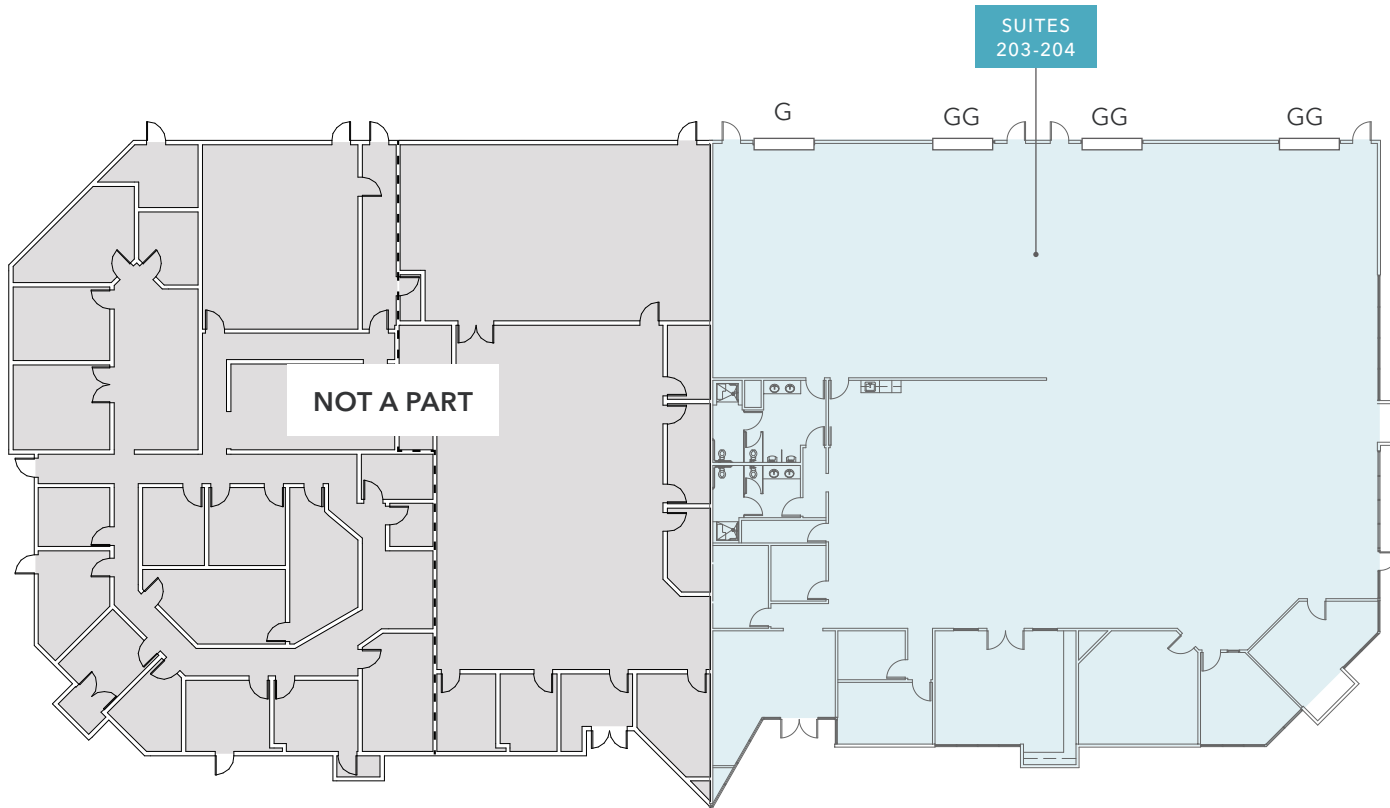
AVAILABLE

+60%

OFFICE

+40%

HVAC R&D / WAREHOUSE



G Grade level roll up door

GG Glassed in grade level roll up door



SOUTH RIM BUSINESS PARK

*For leasing information,
please contact*

MICKEY MORERA
858.369.3030
mickey.morera@kidder.com
LIC N° 00950071

JAMES DUNCAN, SIOR
858.369.3015
james.duncan@kidder.com
LIC N° 01253770

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

