

±17,117 SF OFFICE/LAB BUILDING FOR LEASE

5770 OBERLIN DRIVE, SAN DIEGO, CA 92121



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PROPERTY OVERVIEW

5770 Oberlin Drive is a free standing, high image corporate headquarters facility in Sorrento Mesa, consisting of 17,117 square feet. The building is currently improved for life science on the first floor (which can be converted back to traditional office), and attractive office space on the second floor. It's also well designed for electronic lab, assembly, and research & development uses.

In addition to its upscale corporate image, the building offers attractive amenities, including:

- Prominent Building Signage
- Large 25' atrium lobby or employee gathering space
- Two private exterior patios
- Open Plenum / Creative Office design
- Showers | Primary Open Kitchen and multiple kitchenettes
- Skylights Throughout

LEASE RATE: **\$2.75 NNN**
(NNN=\$0.67/SF/Mo.)

AVAILABILITY: *Available May, 2027*



PROPERTY DETAILS



BUILDING SIZE:
±17,117 SF



STORIES:
2



LOT SIZE:
±48,787 SF (1.12 AC)



POWER:
1 Meter
2,400 Amps
208/120v - 3 Phase



PARKING:
Approximately 60 spaces
3.53/1,000 SF



ZONING:
IL-2-1



YEAR BUILT:
1988

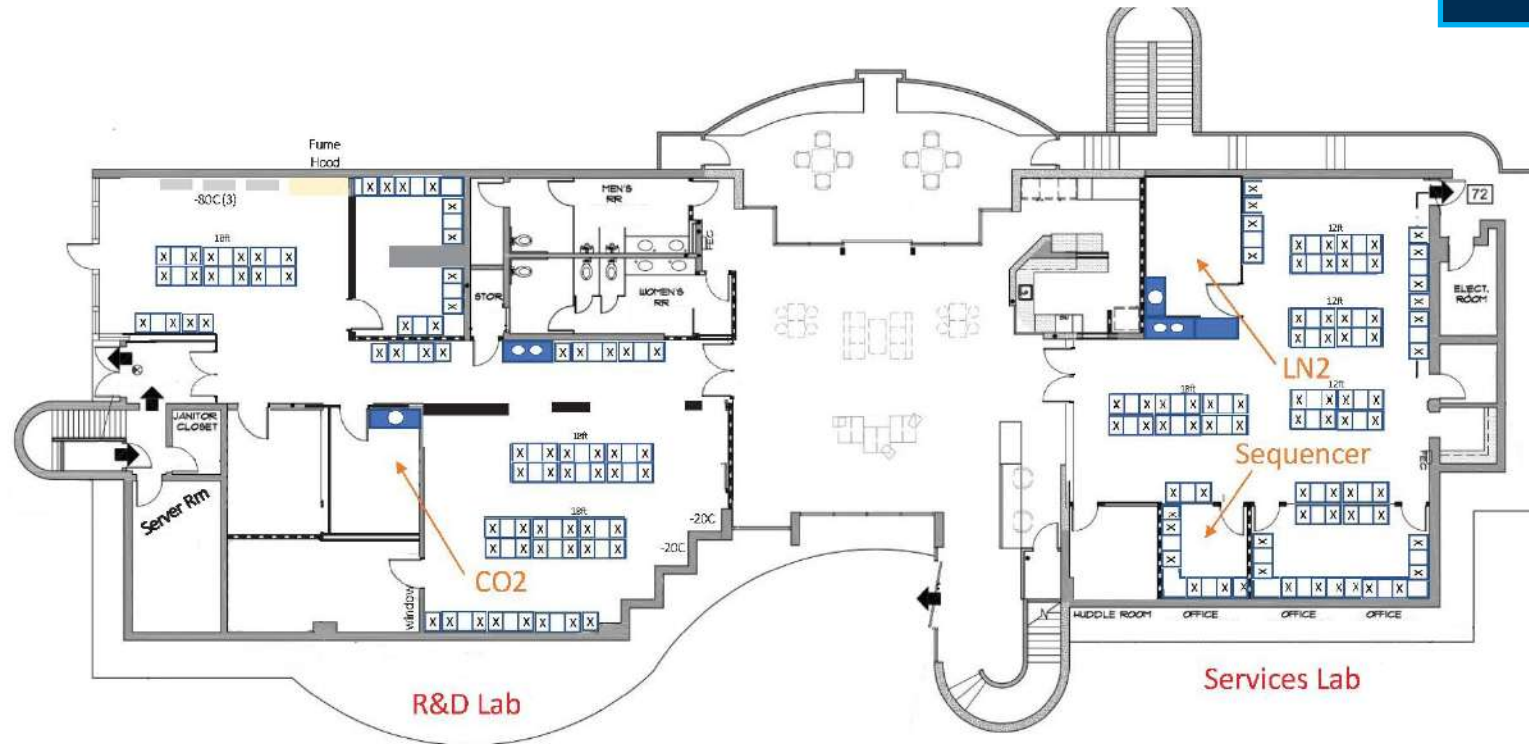


HVAC:
Roof-Top Package Units

FLOOR PLAN

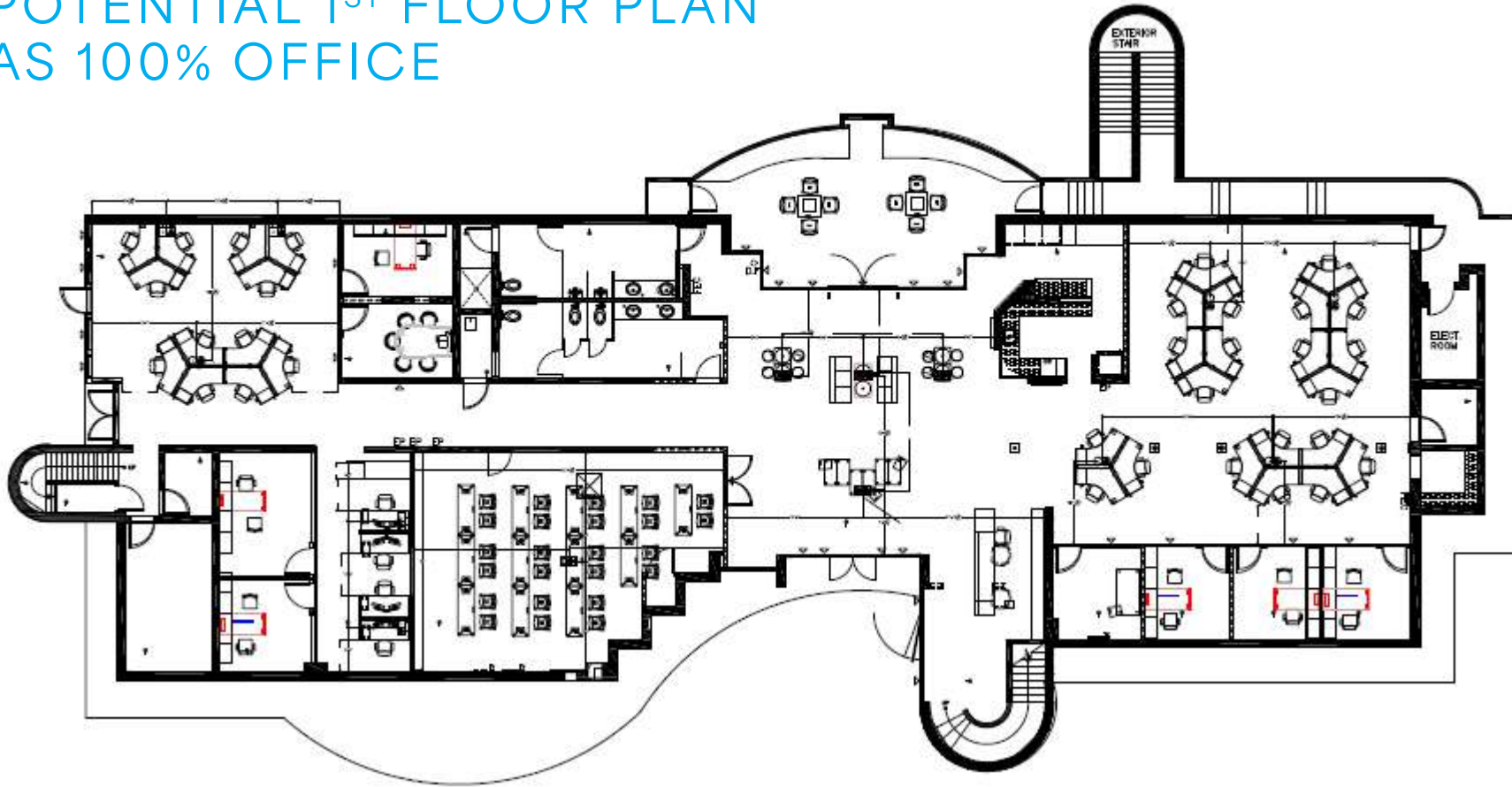
1ST FLOOR

[VIEW VIRTUAL
TOUR](#)



FLOOR PLAN

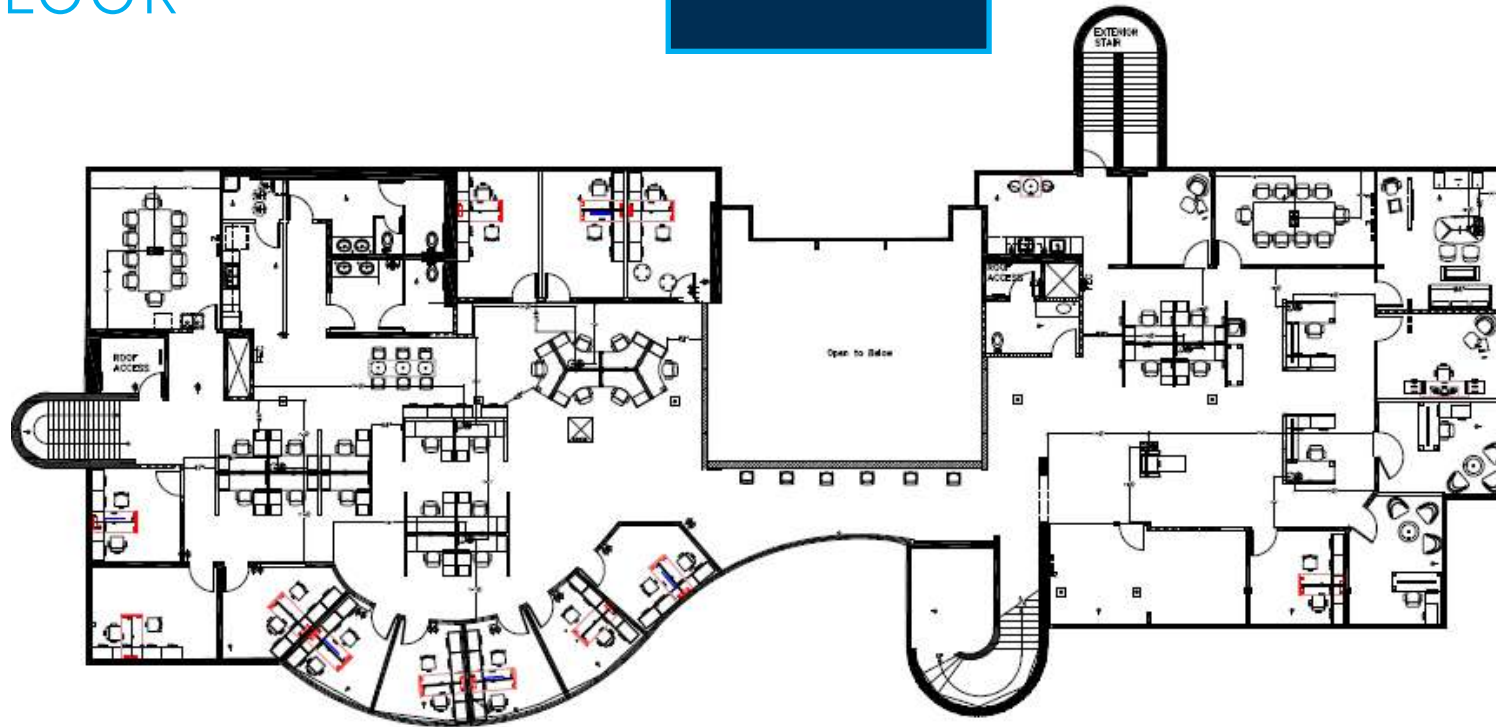
POTENTIAL 1ST FLOOR PLAN AS 100% OFFICE



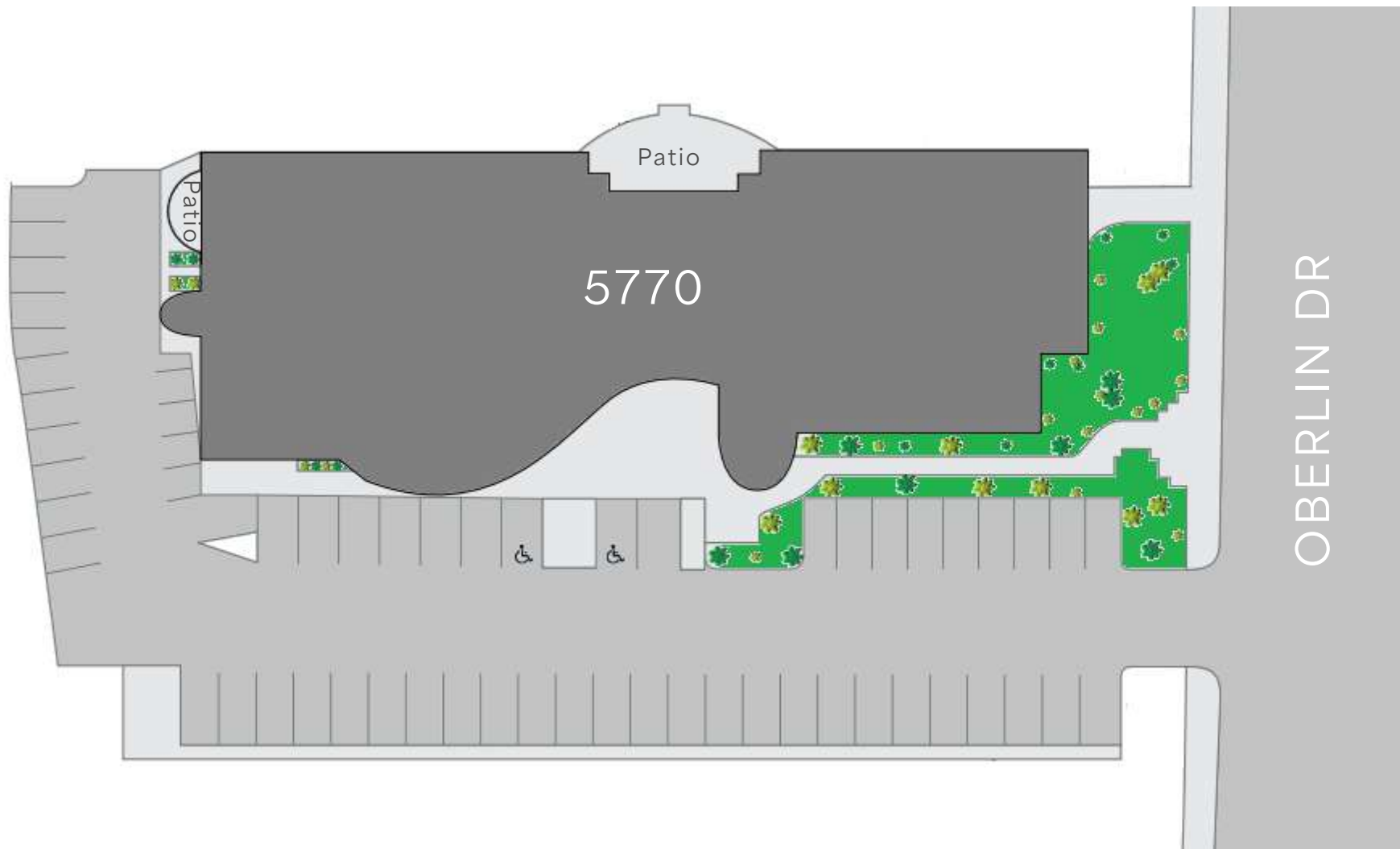
FLOOR PLAN

2ND FLOOR

VIEW VIRTUAL
TOUR



SITE PLAN



AERIAL MAP





SORRENTO MESA OVERVIEW

Sorrento Mesa is a key tech, biotech, and life sciences hub in northwest San Diego, known for major employers like Qualcomm, UCSD, and research facilities, featuring extensive office/R&D space, with surrounding residential areas offering convenience and access to nature.

It's part of the larger Sorrento Valley area, characterized by modern business parks, some housing, proximity to canyons and freeways (I-805, I-5), and a growing focus on sustainable infrastructure, like recycled water projects.

Business & Industry: A powerhouse for science, technology, and life sciences, hosting major companies and attracting a large daytime workforce.

Location: Situated on a mesa north of Carroll Canyon, east of I-805, and near the Los Peñasquitos Canyon Preserve, offering a mix of business and natural surroundings.

Employment: Home to almost half the employment in the Mira Mesa Community Planning Area, with strong sectors in Professional/Scientific/Technical Services.

Residential: While predominantly commercial, residential developments (condos, townhomes, some single-family) are integrated, providing housing for professionals.

Infrastructure: Well-connected by major freeways (I-5, I-805), with ongoing projects for water conservation and improved mobility.

Lifestyle: Offers a blend of urban access and natural beauty, with proximity to trails, shopping, and dining, despite heavy commute traffic during peak hours.

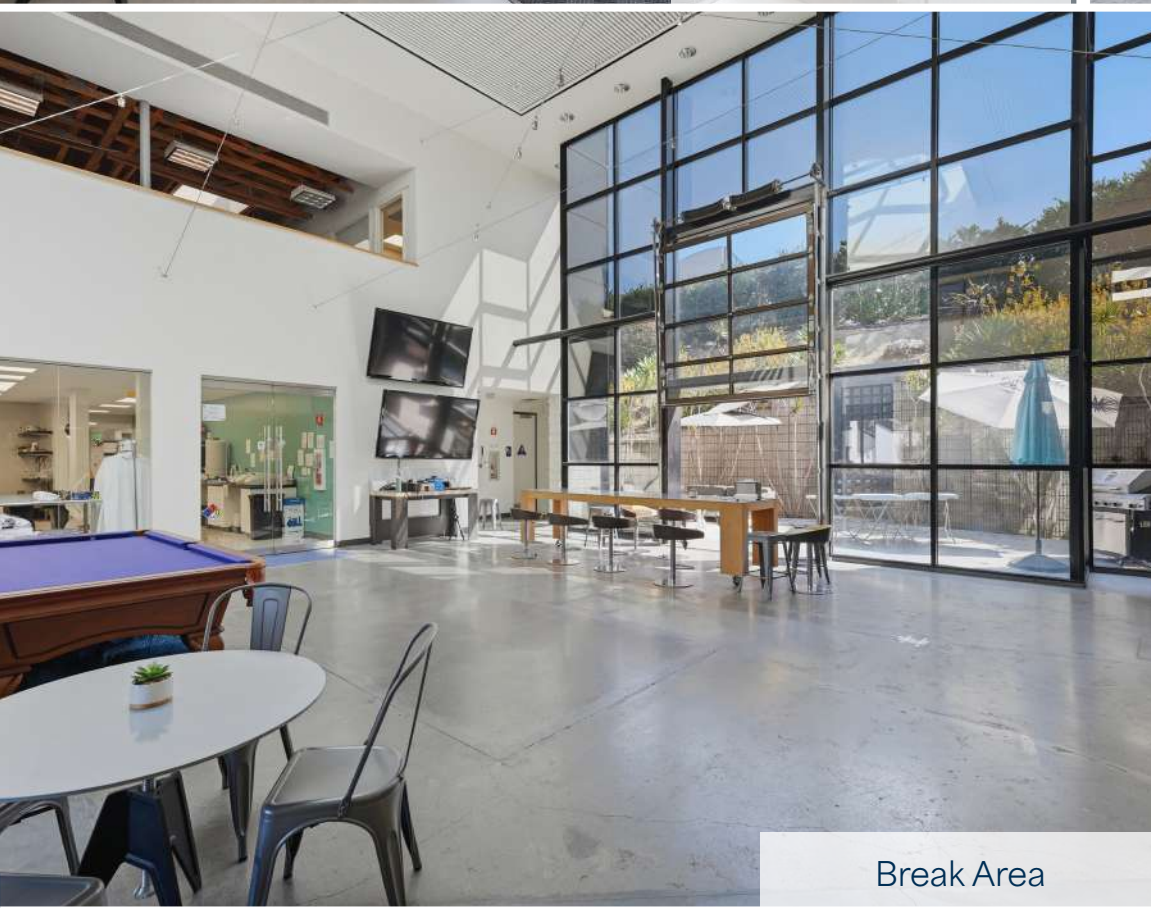




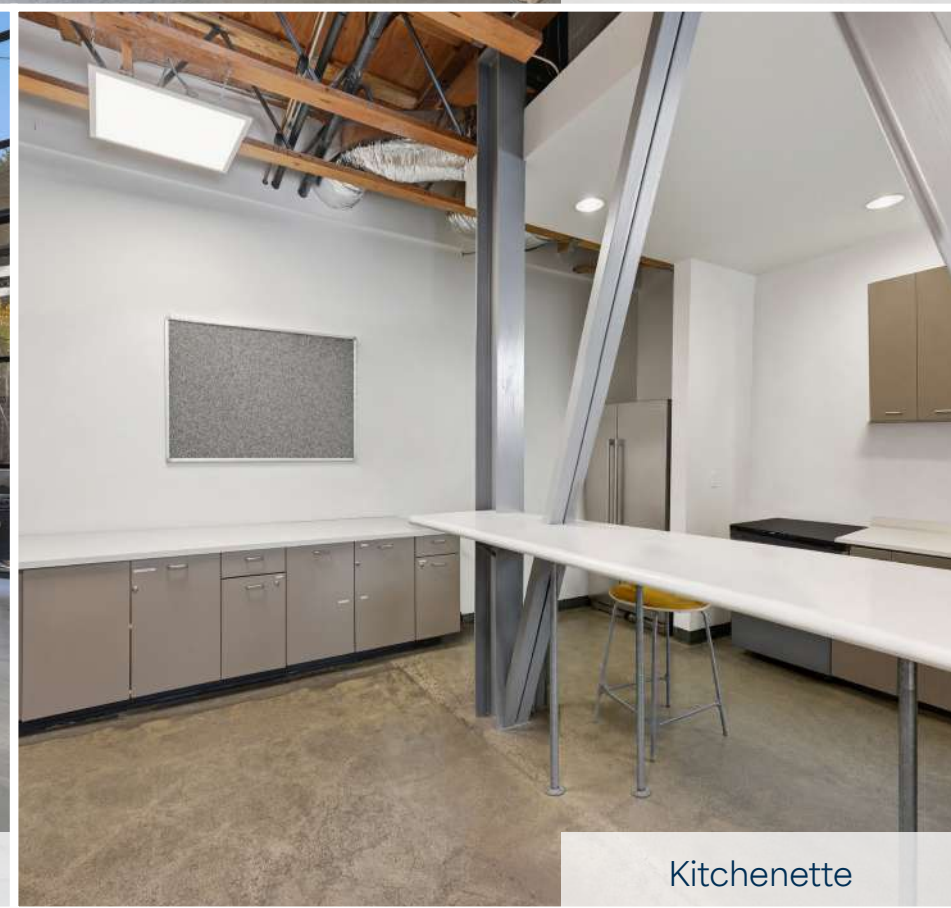
Entrance



Reception



Break Area



Kitchenette



Office Area



Lab Area



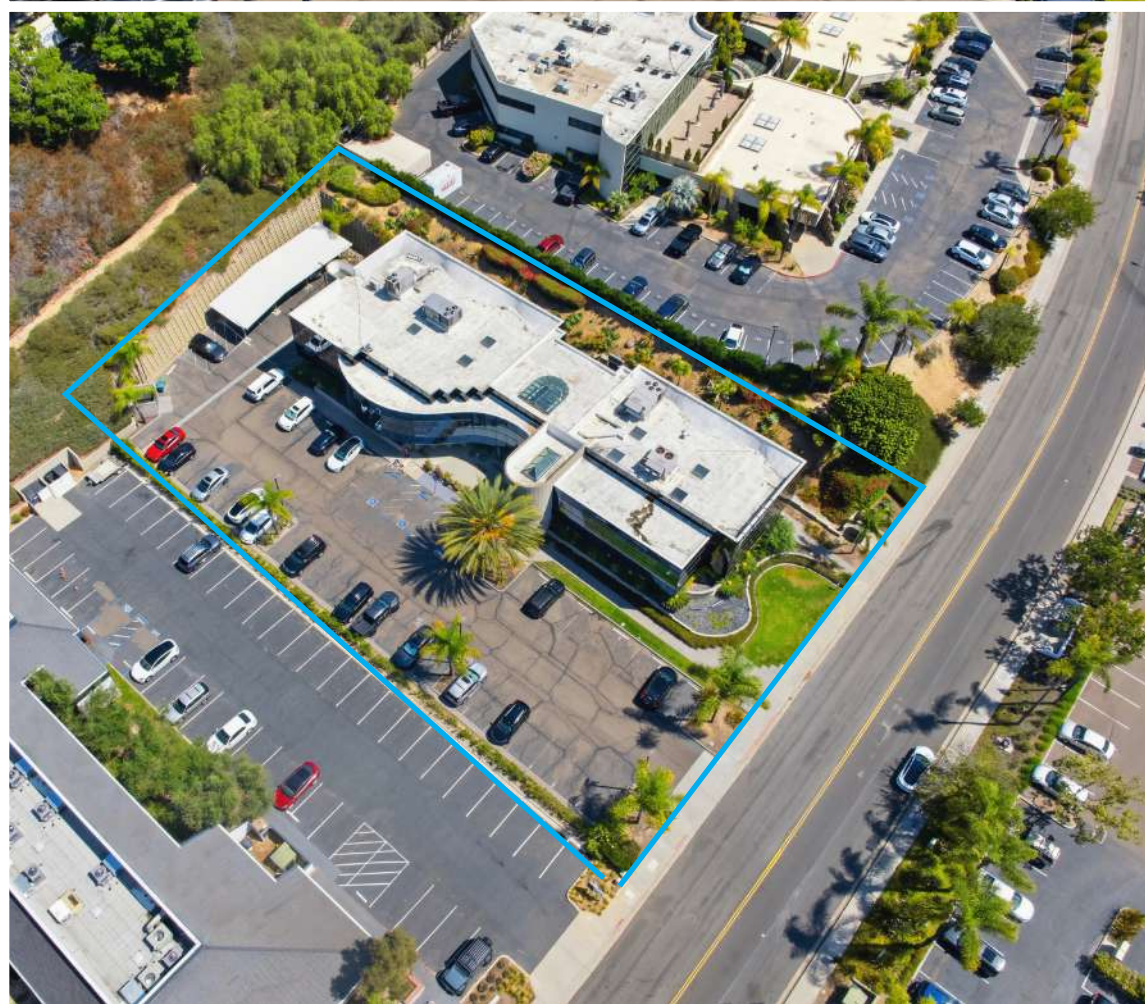
Conference Room



Outdoor Patio



Outdoor Patio





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