

Canyons



FULL BUILDING SUBLEASE IN SORRENTO MESA

10455 PACIFIC CENTER CT | SAN DIEGO, CA 92121 | ±92,477 TOTAL SF

Sublease Terms



Type: Office/Flex Space



Availability: Immediately



Size: ±92,477 Total SF | Full Building (2 Floors)



Lease Expiration: 08/31/2028



Lease Rate: Negotiable

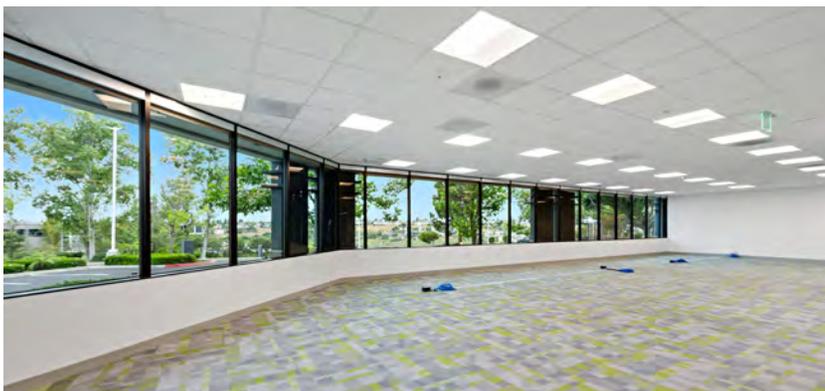


Parking Ratio: 3.0/1,000 SF



Property Features

- Freestanding Building
- Partially Furnished
- Abundant Glass Line
- Indoor/Outdoor Cafeteria Seating with Roll-Up Door
- 5,500 SF Ground-Floor Lab with Back-Up Generator
- Elevator-Served
- 5 Grade Level Doors
- Recently Upgraded Building Infrastructure



First Floor



49,641 SF

5,500 SF LAB | 27,000 SF OFFICE | 22,000 SF WAREHOUSE

OFFICE SPACE

- 15 Private Offices
- 3 Conference Rooms
- Space for ± 70 Workstations

LAB SPACE

- Dedicated N+1 Redundant DX Air Handlers
- Fully Backed-up with Stand by Generator & ATS's
- Zone Reheat and Humidification Control
- ISO8 Cleanroom with Gowning, and Supporting Space
- Process Gas Distribution with Cylinders



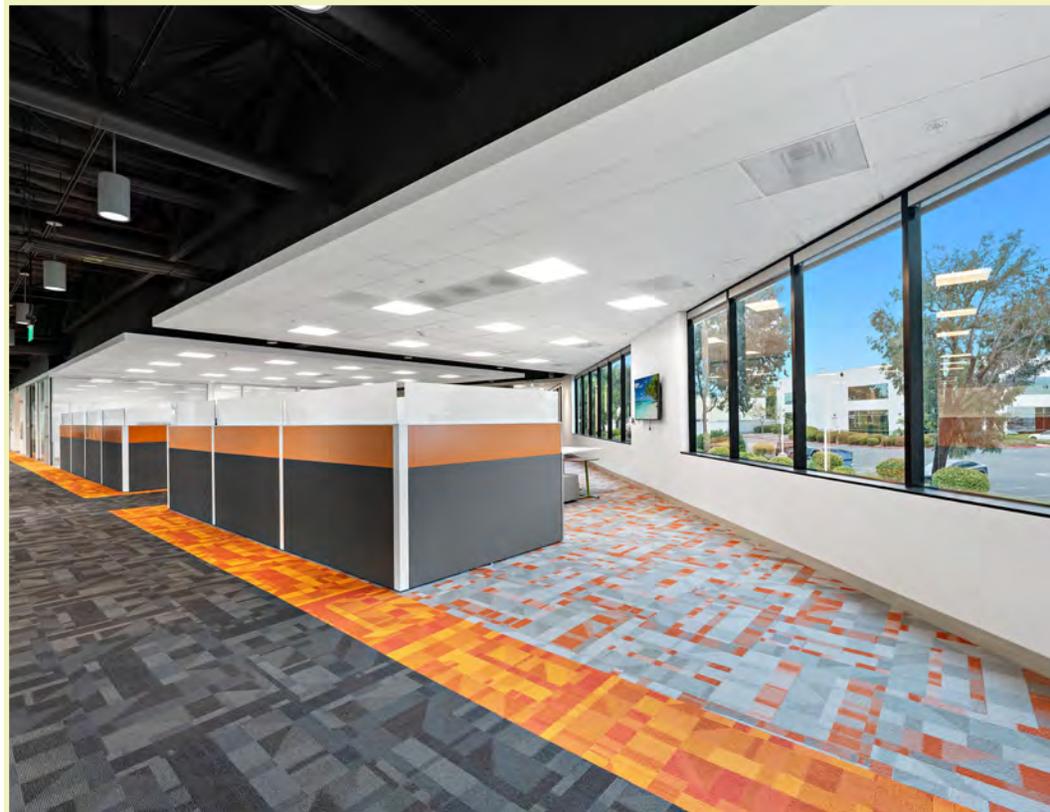
Second Floor

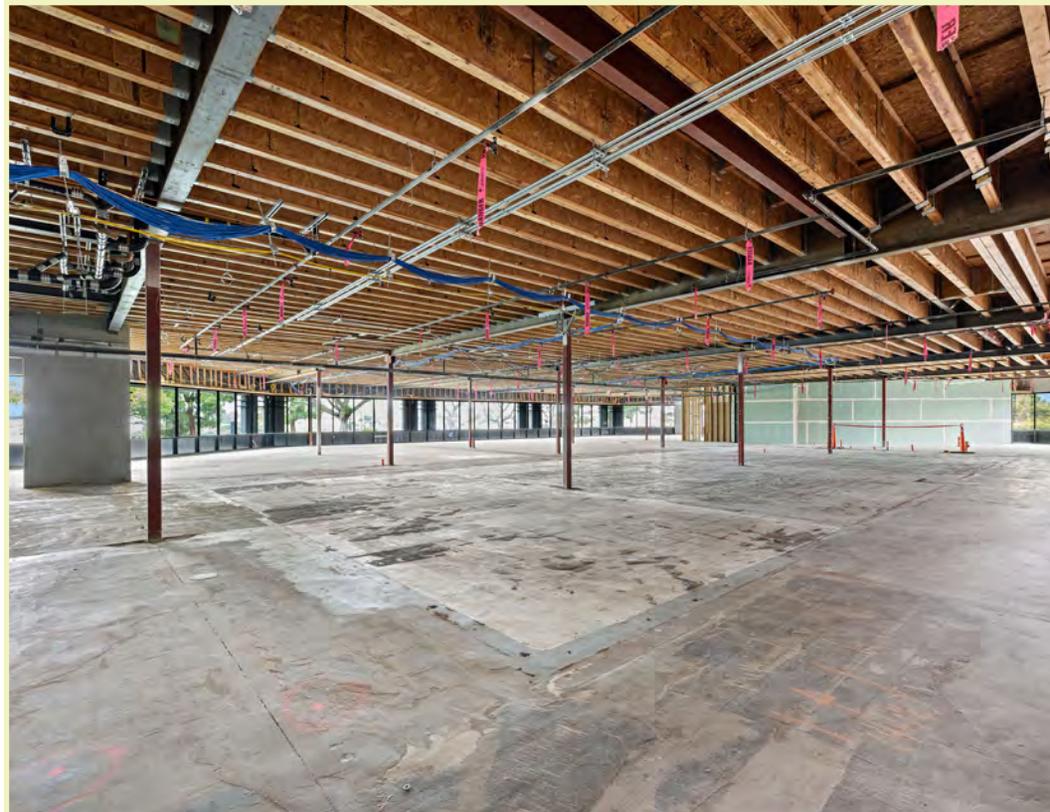
42,836 SF

MEZZANINE

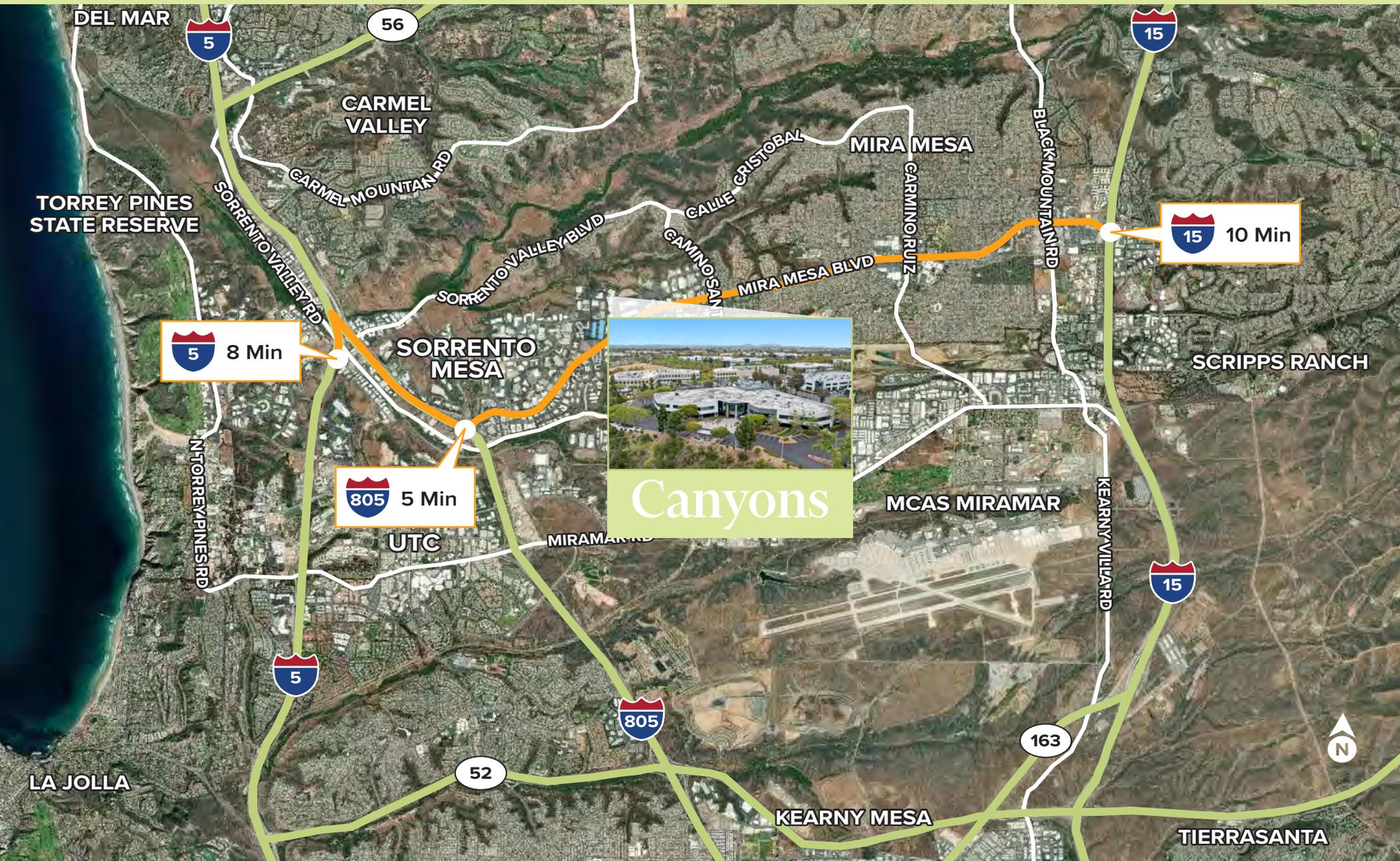
- 26 Private Offices
- 7 Executive Offices
- 3 Conference Rooms
- 8 Huddle Rooms
- ±140 Workstations







Area Map





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CBRE

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