



SORRENTO towers

lifestyle. image. location.



SORRENTO towers

Sorrento Towers serves as the “gateway” to San Diego’s technology hub, Sorrento Mesa. Sorrento Towers is made up of two Class A office buildings totaling 296,000 SF, located next to numerous fast casual and sit down dining options. This campus setting provides the ultimate environment for today’s most innovative companies.

Sorrento Towers provides unparalleled amenities, which include: a cutting edge fitness center complete with shower and locker facilities, state-of-the art conference center, outdoor seating and gathering areas, covered parking and on-site management. The project is ideally situated on the western edge of Sorrento Mesa, which provides direct access to Interstate 805 and is in close proximity to the Amtrak station.

SORRENTO towers

COURTYARD®

MERCATO AT SORRENTO

| | |
|------------------------------|-------------------------|
| Planet Fitness | Fiesta Mexican Grille |
| Bank of America | Grater Grilled Cheese |
| Chase Bank | Daru Indian & Gastropub |
| Postal Annex | Ike's Love & Sandwiches |
| Advanced Dentistry Institute | McDonald's |
| Corner Office Bar & Kitchen | Flame Broiler |
| Coxinha Store | |



AllSpice
Best Dressed
Fricken Burgers
Uncommon Cury

PUNJABI TANDOOR



SORRENTO PLAZA

| | |
|----------|--------------|
| Rubio's | Moment Sushi |
| Subway | Mirch Masala |
| Croutons | Bb.q Chicken |

SORRENTO MESA CROSSROADS

| | |
|---------------------|-------------------------|
| Armando's Taco Shop | Naseem's Bakery & Kabob |
| Mr Holy Gao | Hanaya Susi |
| Madras Cafe | SDCCU |



Residence INN BY MARRIOTT



SORRENTO towers

CONVENIENT LY LOCATED

Less than half a mile to I-805 and approximately 5 miles to I-15. With a plethora of amenities in walking distance and less than a mile drive. From sit down restaurants to quick eats and a multitude of hotels location in close proximity.

amenities



SORRENTO towers

**TWO-SEVEN
STORY OFFICE
BUILDINGS
TOTALING
296,327 SF**

**HIGH IMAGE GLASS
FAÇADE** EXTERIOR

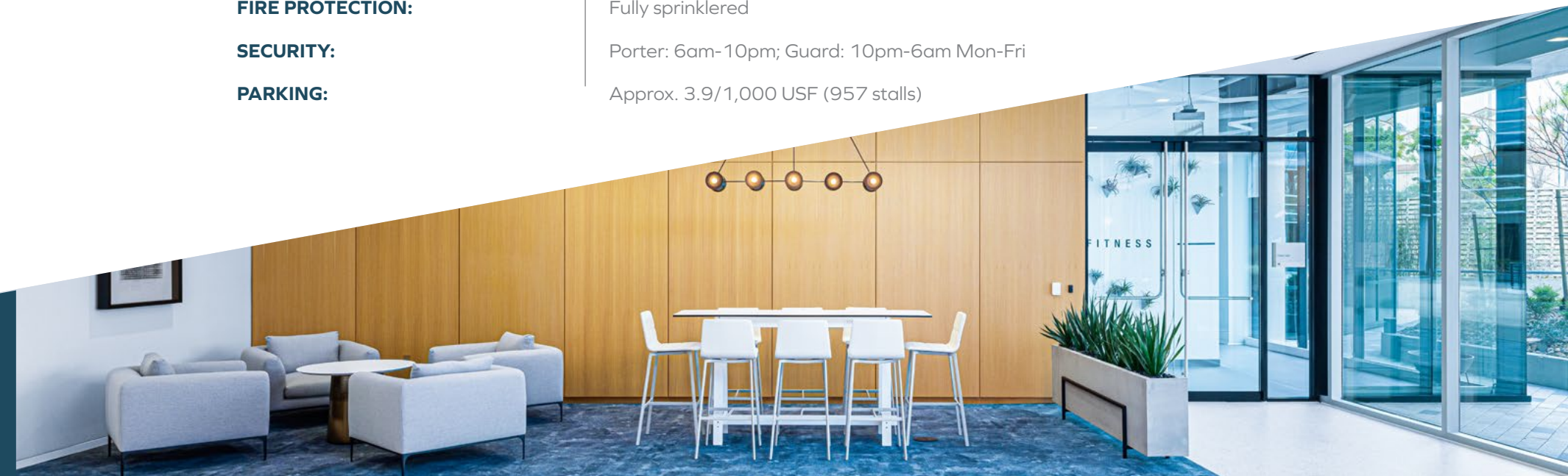
**SUBTERRANEAN
PARKING** PROVIDE
SECURITY AND
DIRECT ACCESS TO
BUILDING LOBBIES

ON-SITE **PROPERTY
MANAGER AND
SECURITY**

INSTITUTIONAL
OWNERSHIP

Building Specs

| | |
|--------------------------------|---|
| YEAR BUILT: | 1989 // Renovations in 2020 |
| ZONING: | IL-3-1 |
| STRUCTURAL: | Steel frame construction, metal decking with concrete topping |
| EXTERIOR: | Glass curtain wall system |
| TYPICAL COLUMN SPACING: | 28' by 30' |
| LOAD FACTOR: | 15-20% |
| FLOOR-TO-FLOOR HEIGHT: | 13'-0" |
| FINISHED CELING HEIGHT: | 8'-10" |
| HVAC: | 80-ton cooling capacity. Cooling tower with water source heat pump system |
| EMERGENCY GENERATOR: | Two diesel 375 kVA capacity emergency generators serve the fire life safety |
| ELECTRICAL: | 2,000-amp, 277/480V, three phase, 4-wire |
| FIRE PROTECTION: | Fully sprinklered |
| SECURITY: | Porter: 6am-10pm; Guard: 10pm-6am Mon-Fri |
| PARKING: | Approx. 3.9/1,000 USF (957 stalls) |





MODERN
LANDSCAPE



INVITING
COLLABORATION
AREAS



CONNECTION TO
RETAIL



CASUAL SEATING



WI-FI ACCESS



CONFERENCING &
TRAINING CENTER



NEW FITNESS
CENTER/LOCKER
ROOM



MODERN
COMMON
AREAS





Mercato at Sorrento

FOOD

- Corner Office Bar & Kitchen
- Coxinha Store
- Fiesta Mexican Grille
- Grater Grilled Cheese
- Daru Indian & Gastropub
- Ike's Love & Sandwiches
- McDonald's
- Flame Broiler

HEALTH

- Dentist
- Optometrist
- Planet Fitness

RETAIL

- GOLFTEC
- PostalAnnex
- U-Haul Dealer

BANKING

- Chase
- Bank of America



SORRENTO towers

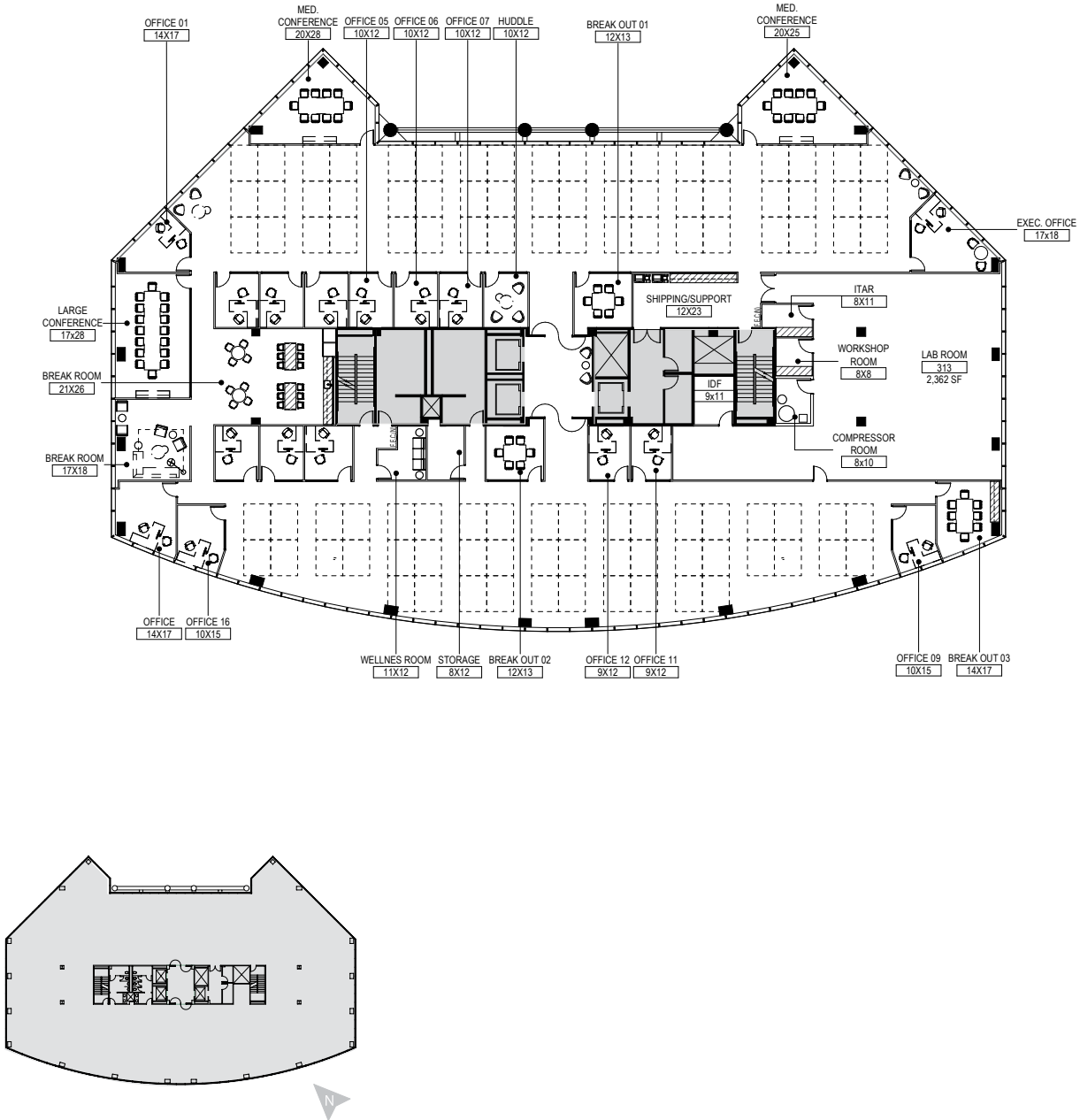
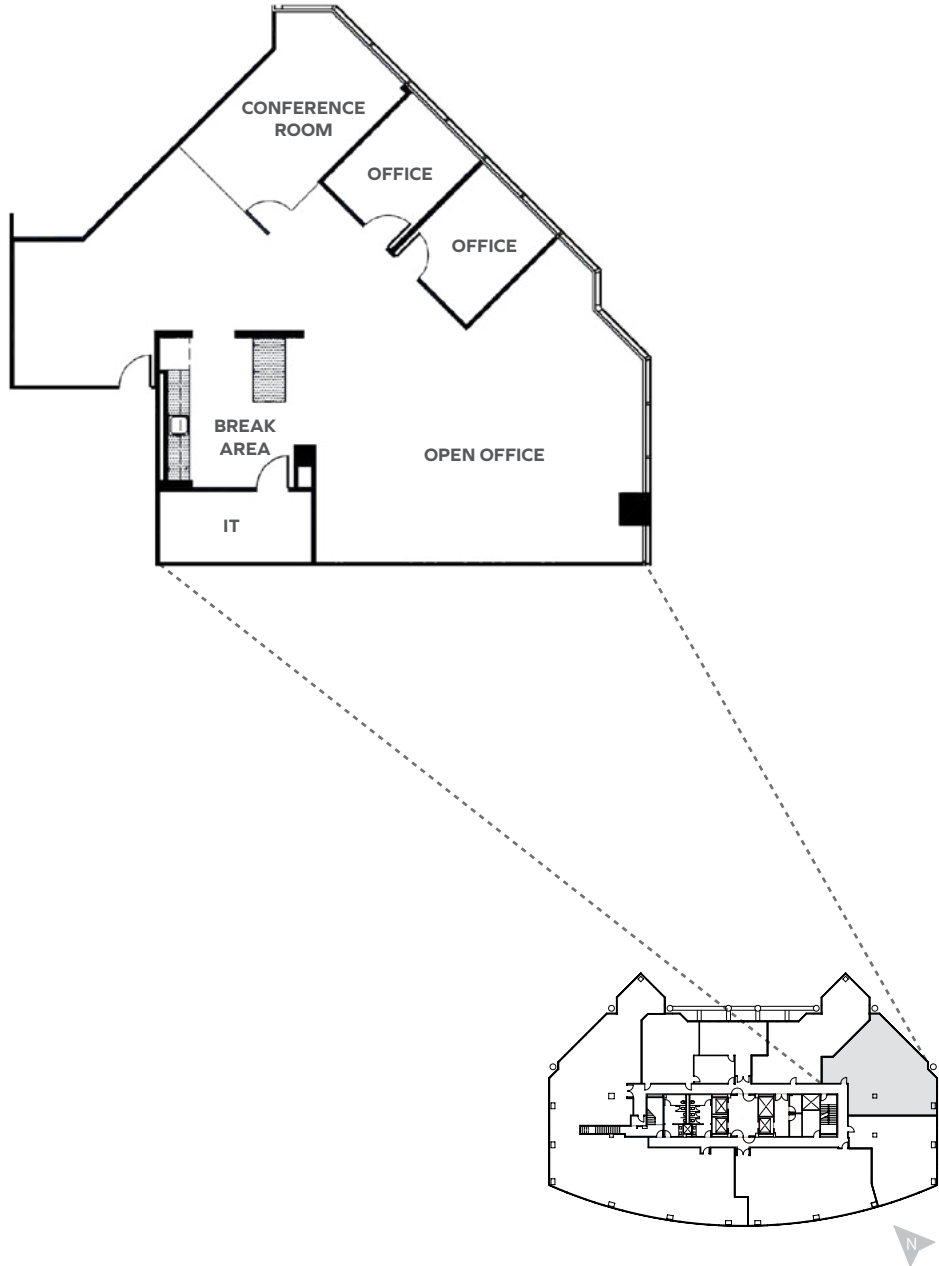
5355 MIRA SORRENTO PLACE

| | |
|-----------|-----------|
| SUITE 265 | 2,658 SF |
| SUITE 300 | 21,487 SF |
| SUITE 600 | 5,611 SF |
| SUITE 700 | 8,392 SF |

5355 Mira Sorrento

Suite 265 - 2,658 SF
Available Now

SORRENTO
towers



5355 Mira Sorrento

Suite 300 - 21,487 SF
Available 90 Days

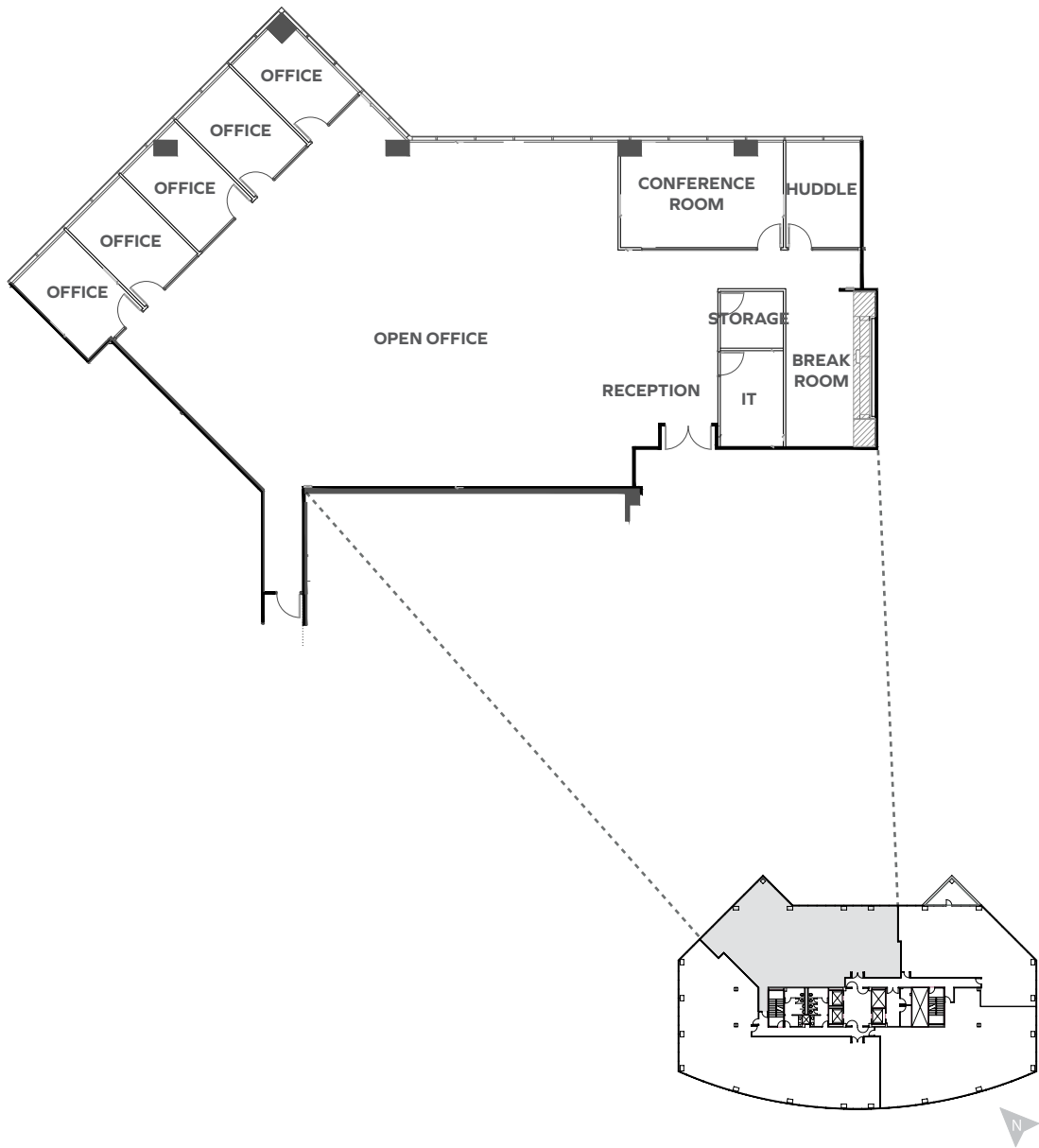
SORRENTO
towers



5355 Mira Sorrento

Suite 600 - 5,611 SF
Available 8/1/2025

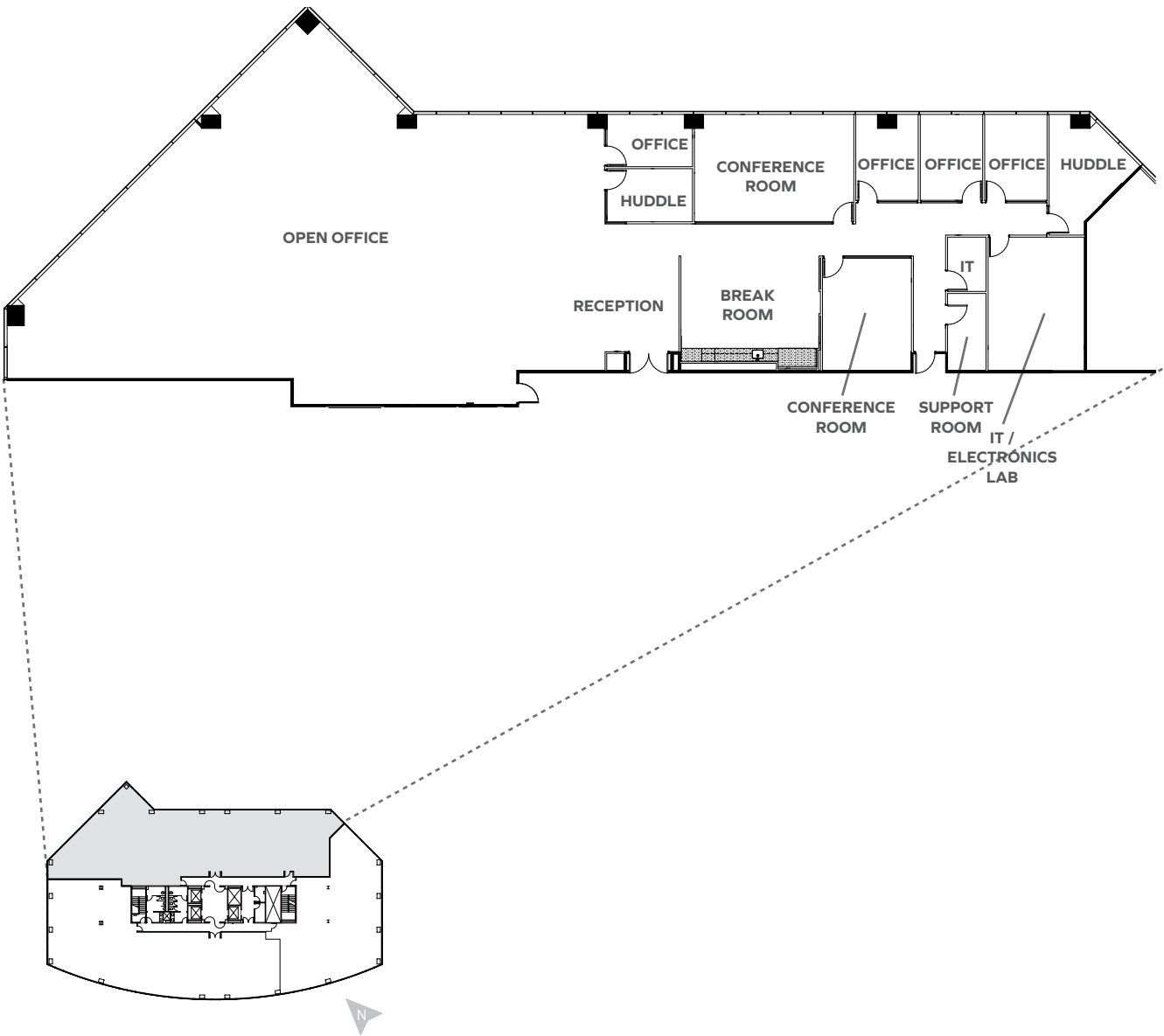
SORRENTO
towers



5355 Mira Sorrento

Suite 700 - 8,392 SF
Available Now

SORRENTO
towers





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