

# ALTA SORRENTO

9444 Waples Street  
San Diego, CA 92121



M|I|G®



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San Diego, CA 92121  
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K:\9444 Waples\Flyer\Alta Sorrento Flyer 2019



# ALTA SORRENTO Recent Renovations



FOR LEASE

Four-story, 88,315 RSF  
Class A office building

4.0/1,000 PARKING RATIO

9444 Waples Street  
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### Suites Available:

Suite #	Square Footage	Lease Rate	Available
165	2,591 SF	\$2.55/SF Full Service	Vacant
170	2,910 SF	\$2.55/SF Full Service	Vacant
210	2,715 SF	\$2.55/SF Full Service	4/1/2021
290	2,826 SF	\$2.55/SF Full Service	Vacant
310	2,649 SF	\$2.55/SF Full Service	Vacant
410*	4,190 SF	\$2.55/SF Full Service	Vacant
430*	4,746 SF	\$2.55/SF Full Service	Vacant
470	4,752 SF	\$2.55/SF Full Service	Vacant

\*Contiguous up to 8,936 SF



### Property Highlights:

- Spaces available from 2,591 - 8,936\* SF
- Fitness Center on-site with showers & lockers
- Private balconies in select suites
- Excellent building identity and visibility from Mira Mesa Blvd.
- Recently completed exterior renovations
- Upgraded lobbies and common areas
- Outdoor seating areas

FOR LEASE

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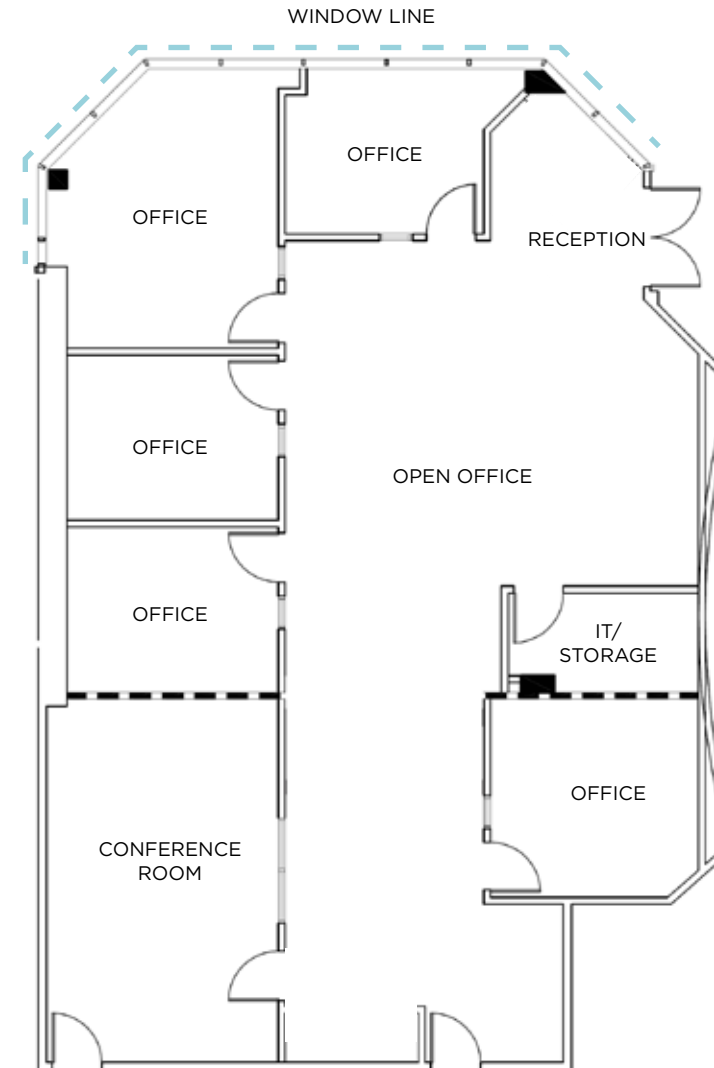
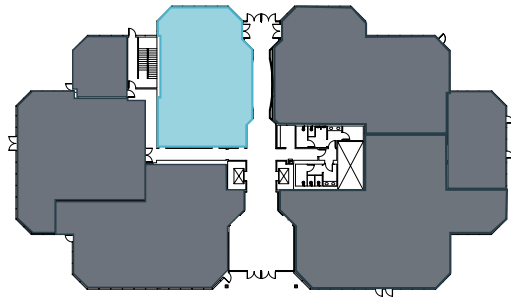


## Suite 165

SF	Lease Rate	Available
2,591 SF	\$2.55/SF + FS	Now

## Suite Comments

Reception, Five (5) private offices, IT/Storage room, conference room, and open office area.





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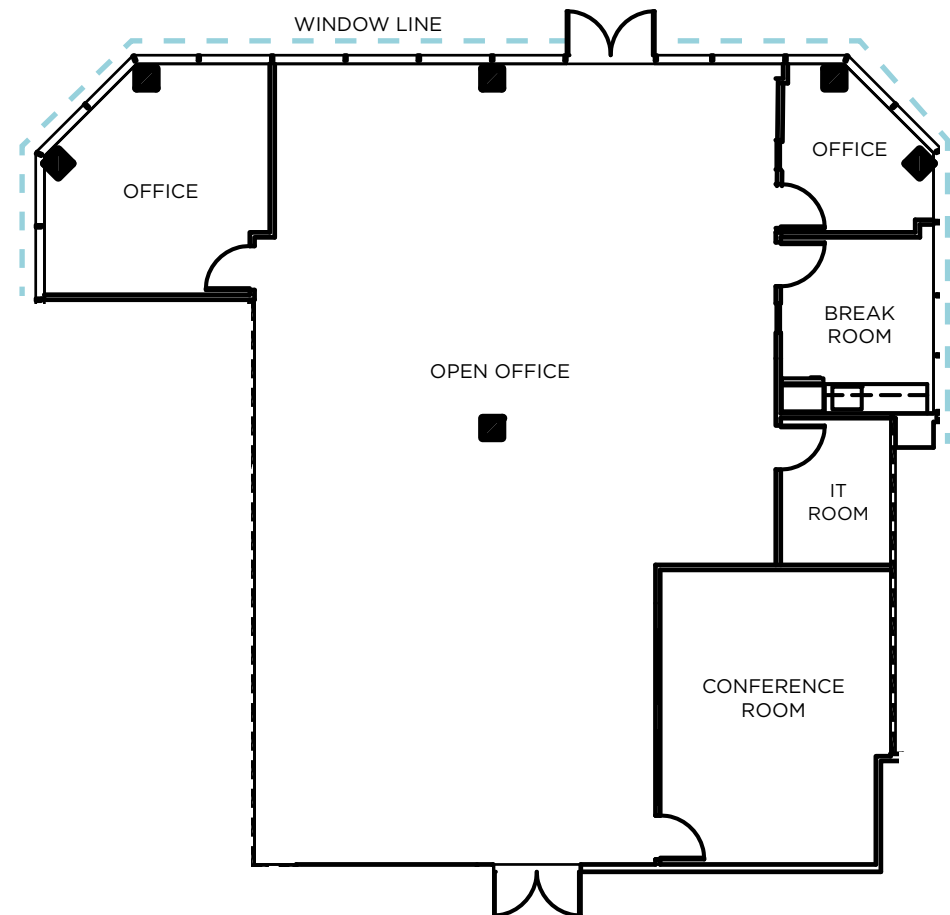
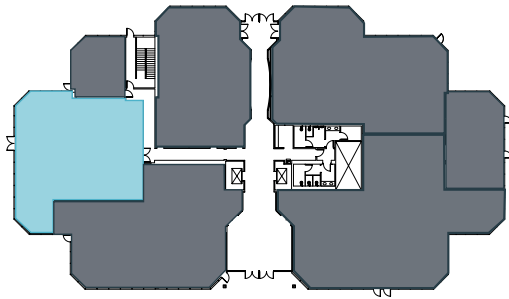


## Suite 170

SF	Lease Rate	Available
2,910 SF	\$2.55/SF + FS	Now

### Suite Comments

First floor suite with optional external entry. Two (2) private offices, IT/Storage room, conference room, break room and open office area.



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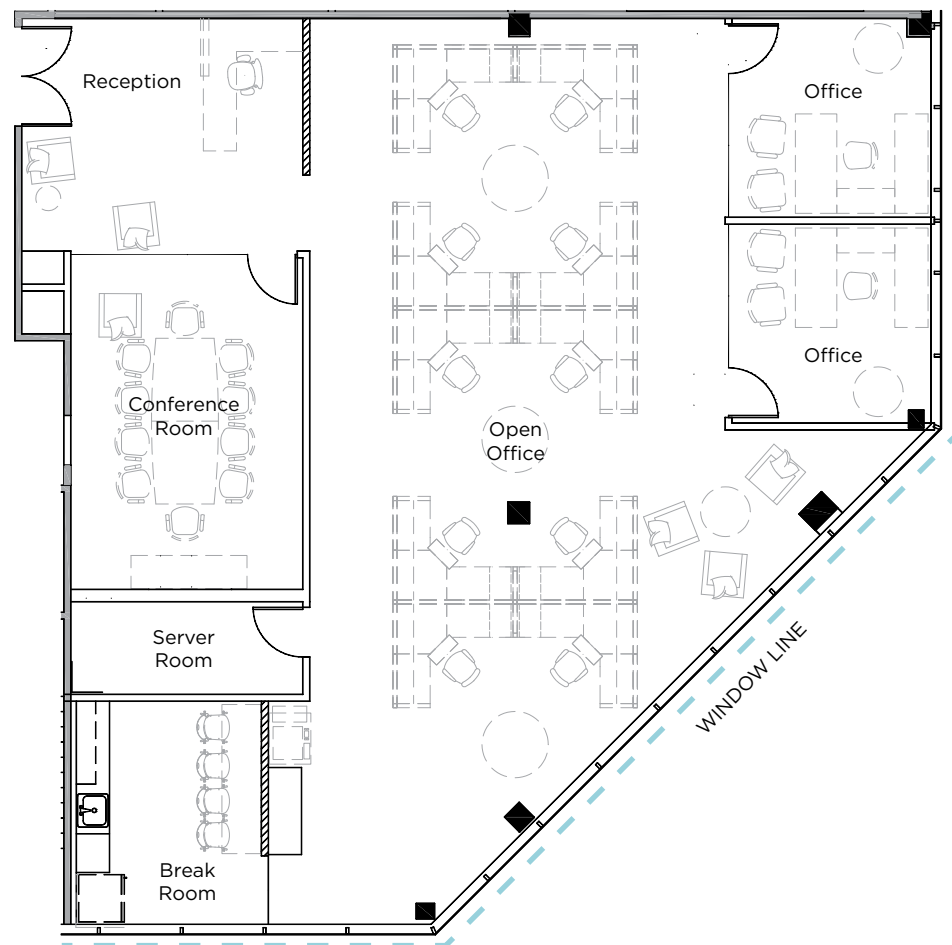
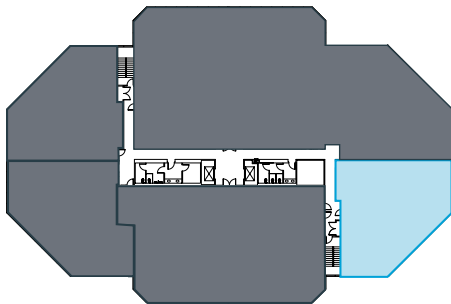


## Suite 210

SF	Lease Rate	Available
2,715 SF	\$2.55/SF + FS	4/1/2021

### Suite Comments

2 private window-line offices, open office area for cubes, break room, conference room, IT closet, and reception area. Great window-line with canyon views.





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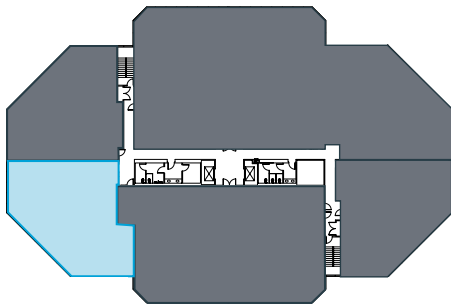


## Suite 290

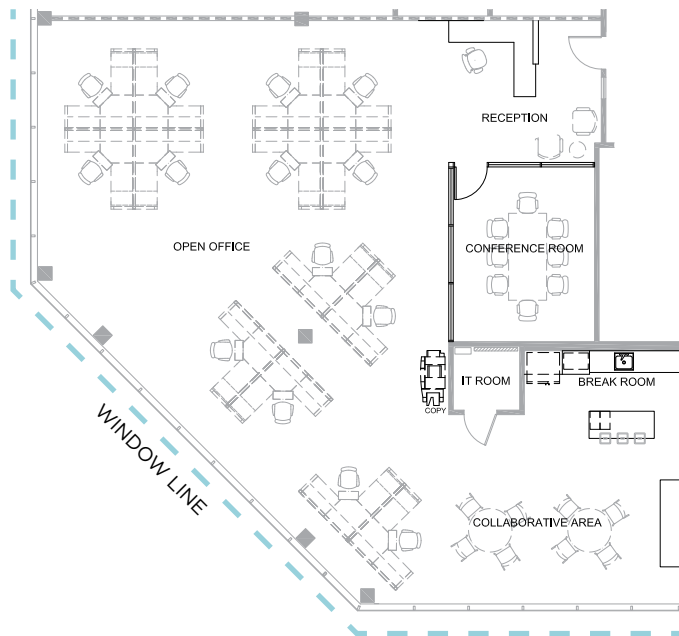
SF	Lease Rate	Available
2,826 SF	\$2.55/SF + FS	Now

### Suite Comments

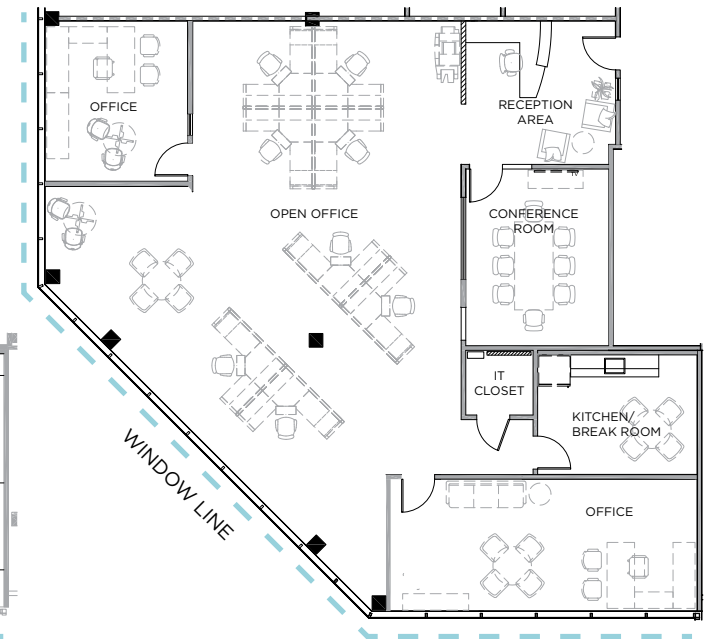
Mix of private window-line offices, open office area for cubes, break room, conference room, IT closet, and reception area. Great window-line with canyon views.



**Planned  
Spec Suite**



**As-built**



FOR LEASE

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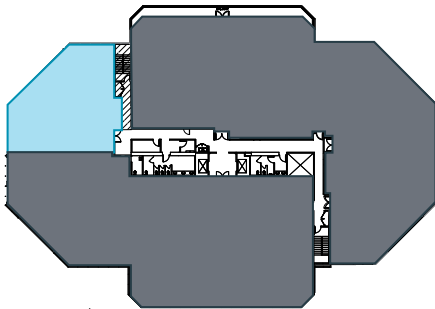


## Suite 310

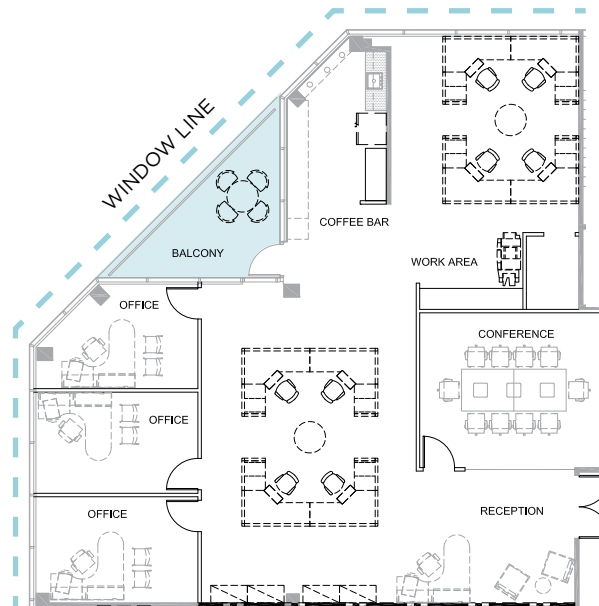
SF	Lease Rate	Available
2,649 SF	\$2.55/SF + FS	Now

### Suite Comments

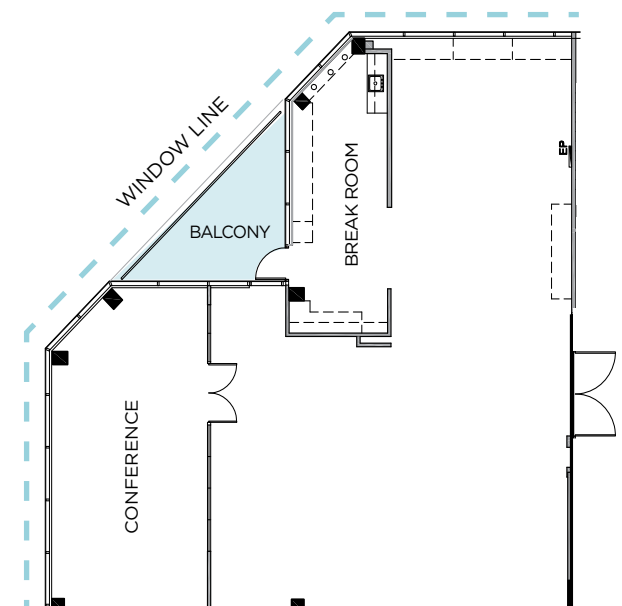
Mix of private offices, open office area for cubes, break room, conference room, IT closet, and reception area. Great window-line with canyon views.



Hypothetical



As-built





FOR LEASE

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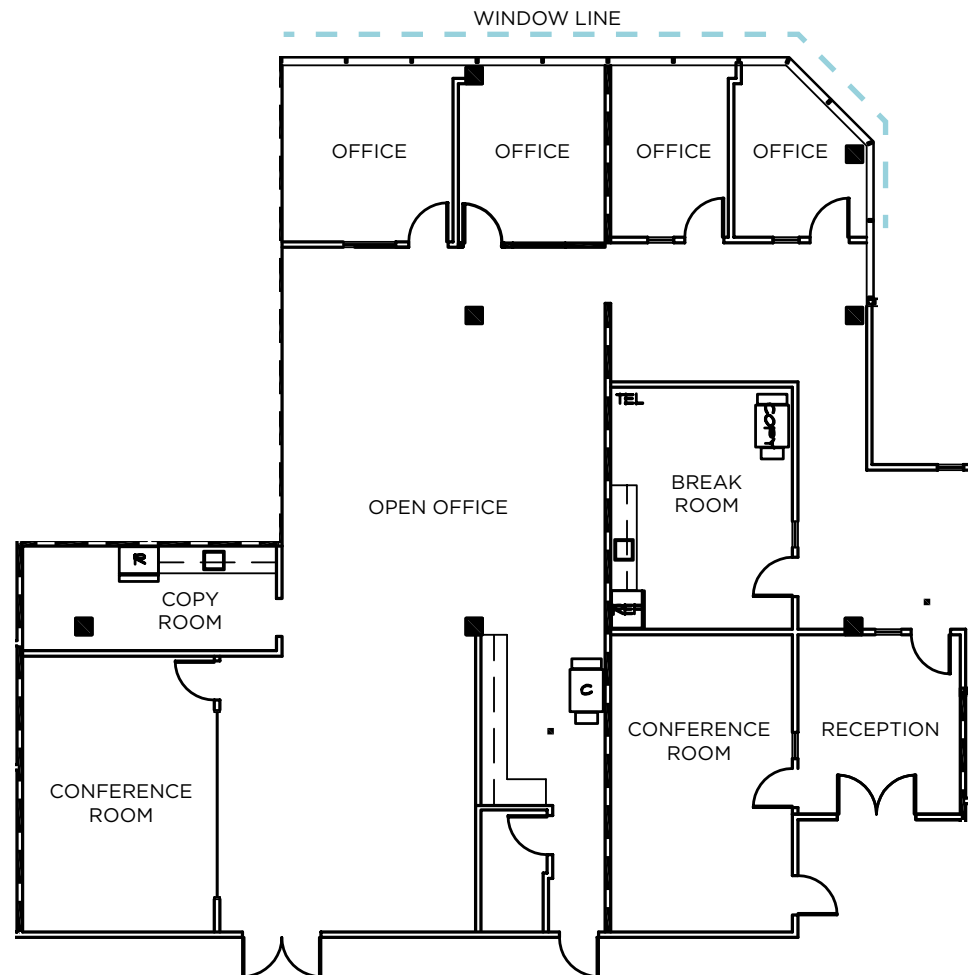
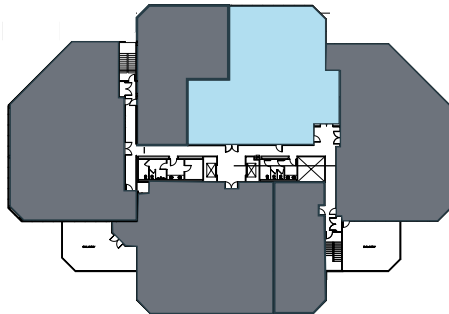


## Suite 410

SF	Lease Rate	Available
4,190 SF	\$2.55/SF + FS	Now

### Suite Comments

Reception, Four (4) private offices, break room, Two (2) conference rooms and open office area for cubes.



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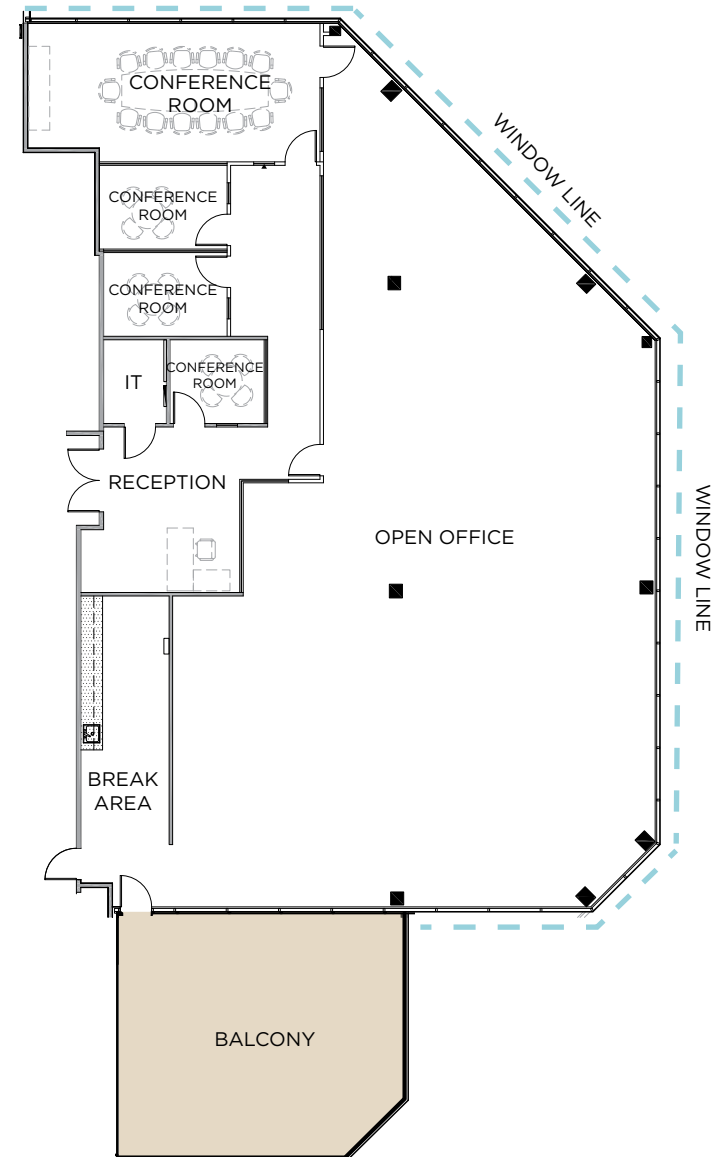
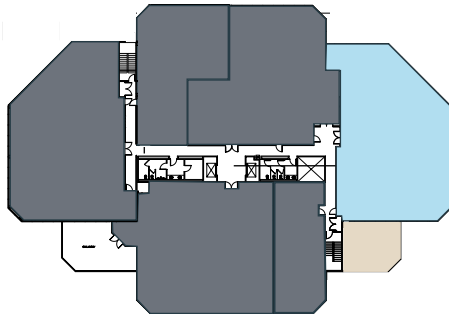


## Suite 430

SF	Lease Rate	Available
4,746 SF	\$2.55/SF + FS	Now

## Suite Comments

Features large private patio, dedicated reception area, large open office area, multiple small huddle rooms and a break room.



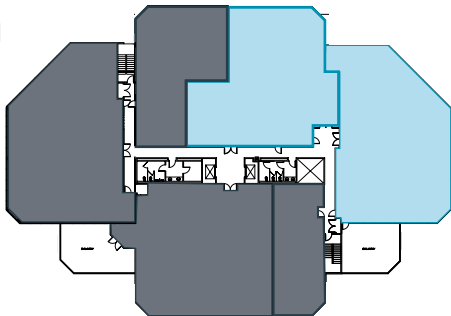


FOR LEASE  
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**Suites 410/430**

SF	Lease Rate	Available
8,936* SF	\$2.55/SF + FS	Now



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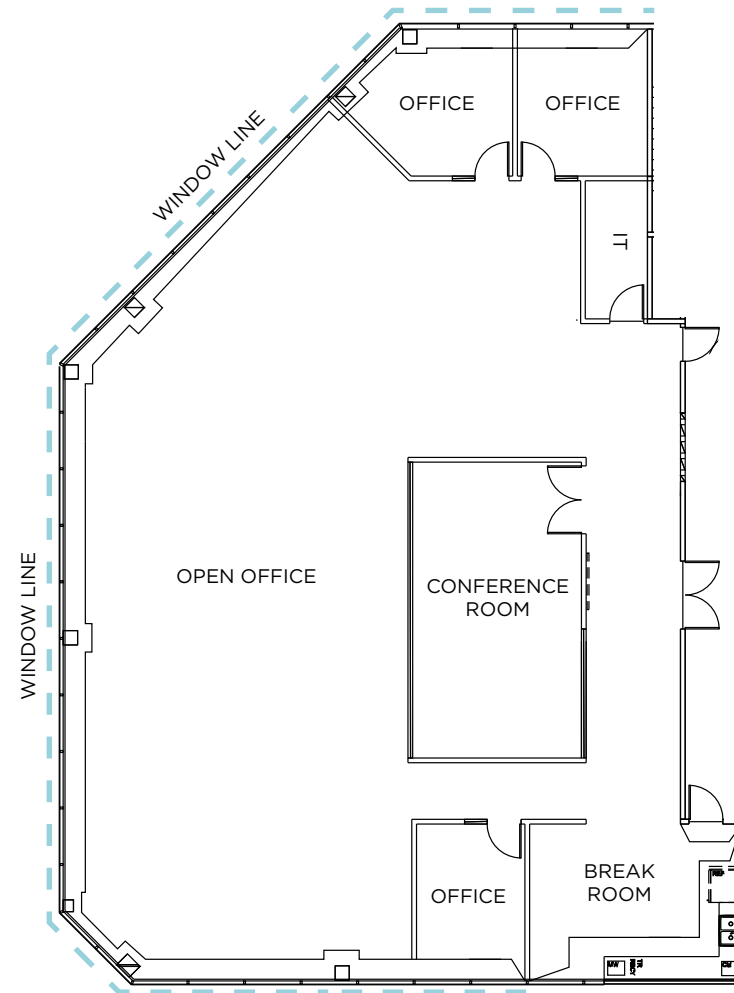
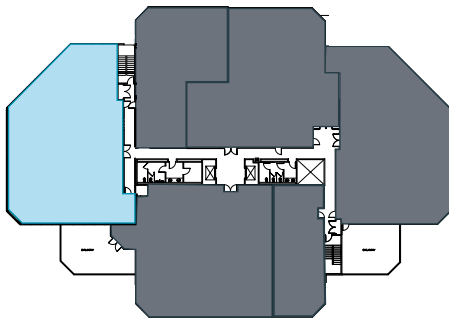


## Suite 470

SF	Lease Rate	Available
4,752 SF	\$2.55/SF + FS	Now

### Suite Comments

Three (3) private offices, open office area for cubes, break room, conference room and IT closet. Great window-line with canyon views.





# ALTA SORRENTO

## ● RESTAURANTS

1. Han's Kitchen
2. Barwarchi Express
3. Armando's Taco Shop
4. Naseems Bakery & Kabob
5. Grill & Market
6. Hanaya Sushi
7. Maxi's Luncheonette
8. Oasis Bar & Grill
9. Coffee Time Deli
10. Gravity Heights
11. The WineSellar & Brasserie
12. Greenflash Brewing Co.
13. Which Addiction
14. Tee Party

## ● HOTEL

15. Hyatt House San Diego
16. Extended Stay America
17. Residence Inn San Diego

## ● BANK

18. SDCCU
19. SDCCU - ATM

## ● FITNESS

20. Fitness & Motion
21. Core One Pilates
22. Art of Living Center for Yoga & Meditation
23. Zfitness & Dance

## ● DAYCARE

24. La Jolla Children's Learning







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[View Site Specific COVID-19 Prevention Plan](#)