

LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE



RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602 489 4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA Lic. 01773573

12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
www.cushmanwakefield.com



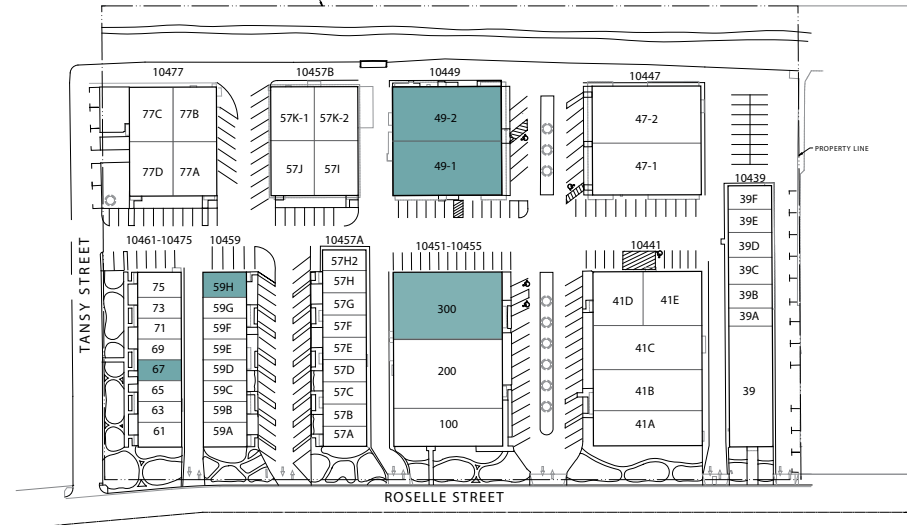
LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE

PROJECT FEATURES:

- Combination of office, warehouse and lab
- Climate-controlled warehouse space
- Suite sizes starting at 550 SF
- Central San Diego location
- Grade level loading doors
- 5 minutes north of La Jolla at the bottom of 1-5/Sorrento Valley Road



AVAILABILITY	SF	LEASE RATE	COMMENTS
10449 Roselle St, Suite 1	5,172	\$1.85 IG PSF/Month	Reception/open office, (2) private offices, break area, (2) restrooms, balance warehouse. (1) grade level door. Available with 30 days' notice. *Can be combined with Suite 2 for 10,110 SF.
10449 Roselle St, Suite 2	4,938	\$1.85 IG PSF/Month	Reception/open office, (2) private offices, conference room, (2) restrooms, balance warehouse. (1) grade level door. Available with 30 days' notice. *Can be combined with Suite 1 for 10,110 SF.
10451 Roselle St, Suite 300	5,401	\$1.85 IG PSF/Month	100% climate controlled. Office are features a reception area, (4) private offices, conference room, open office area, break room, (2) restrooms, balance warehouse. (1) grade level door. 300 amps at 120/208V (Tenant to verify). Available 8/1/2026.
10459 Roselle St, Suite H	800	\$2.30 IG PSF/Month	Open office, (1) restroom, balance warehouse. (1) grade level door. Available 7/15/2026.
10467 Roselle St	800	\$2.30 IG PSF/Month	Open office, (1) restroom, balance warehouse. (1) grade level door. Available 5/15/2026.

RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602 489 4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA Lic. 01773573

12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
www.cushmanwakefield.com

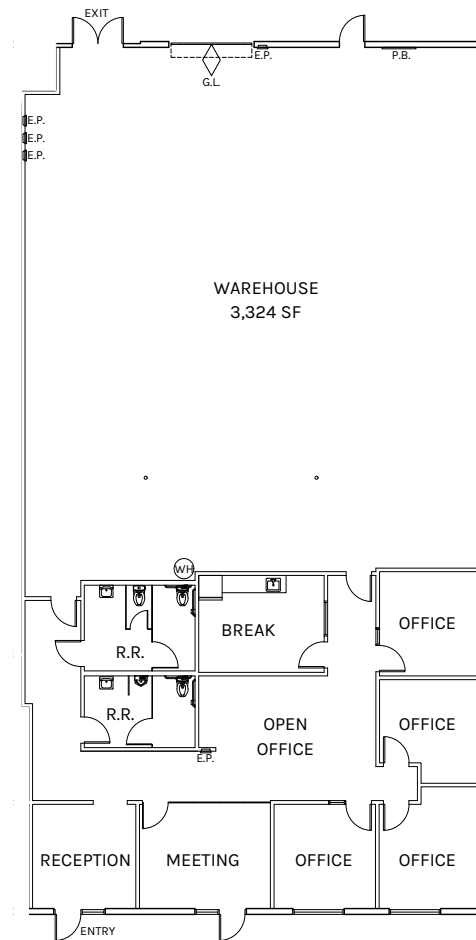


LA JOLLA SORRENTO BUSINESS PARK

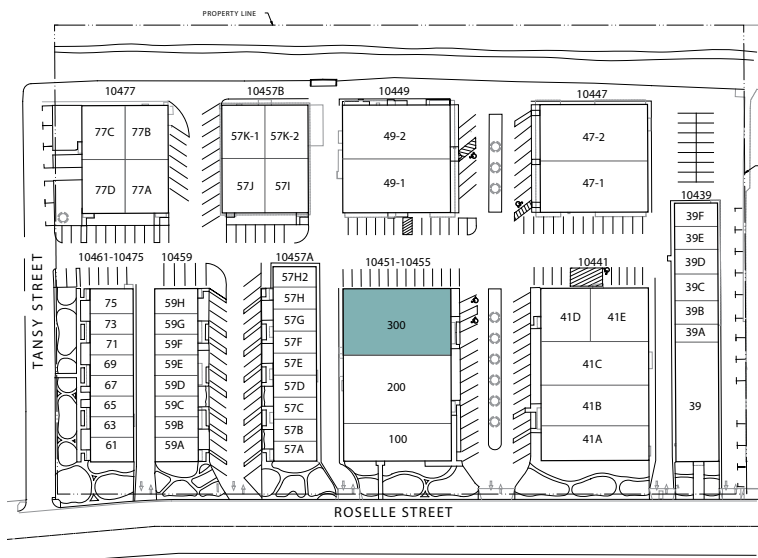
10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE

AVAILABILITY	SF	LEASE RATE
10451 Roselle St., Ste 300	5,401	\$1.85 IG PSF/Month
<p>100% climate controlled. Office area features a reception area, (4) private offices, conference room, open office area, break room, (2) restrooms, balance warehouse. (1) grade level door. 300 amps at 120/208V (Tenant to verify). Available 8/1/2026.</p>		



FLOOR PLAN TO BE VERIFIED



RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602 489 4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA Lic. 01773573

12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
www.cushmanwakefield.com

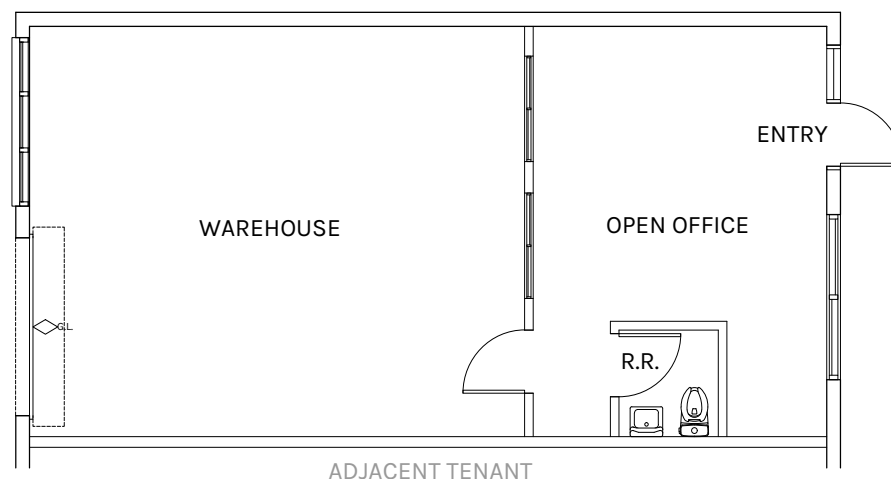
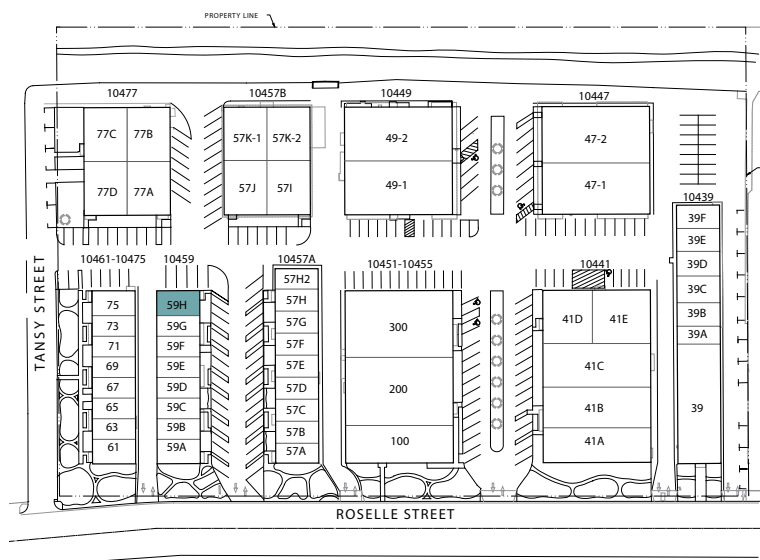


LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE

AVAILABILITY	SF	LEASE RATE
10459 Roselle St., Ste H	800	\$2.30 IG PSF/Month
Open office, (1) restroom, balance warehouse. (1) grade level door. Available 7/15/2026.		



FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602 489 4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA Lic. 01773573

12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
www.cushmanwakefield.com

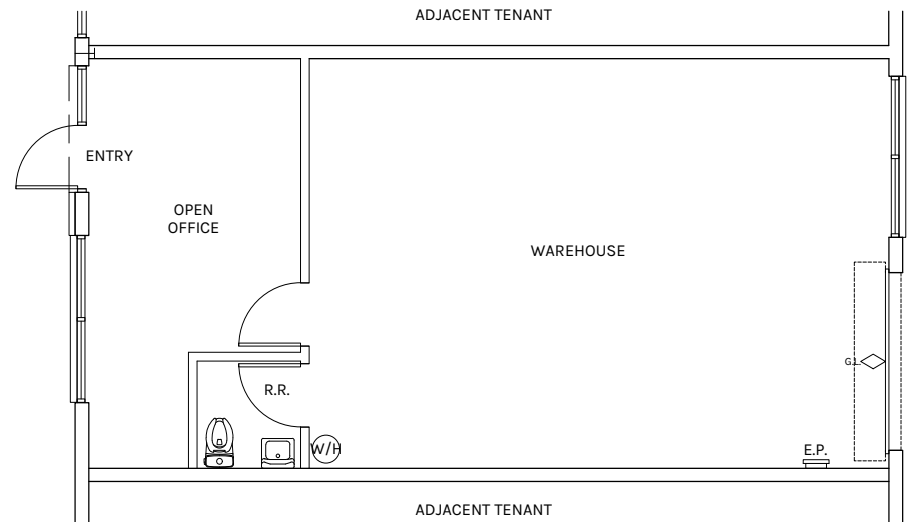


LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE

AVAILABILITY	SF	LEASE RATE
10467 Roselle St.,	800	\$2.30 IG PSF/Month
Open office, (1) restroom, balance warehouse. (1) grade level door. Available 5/15/2026.		



FLOOR PLAN TO
BE VERIFIED

RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602 489 4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA Lic. 01773573

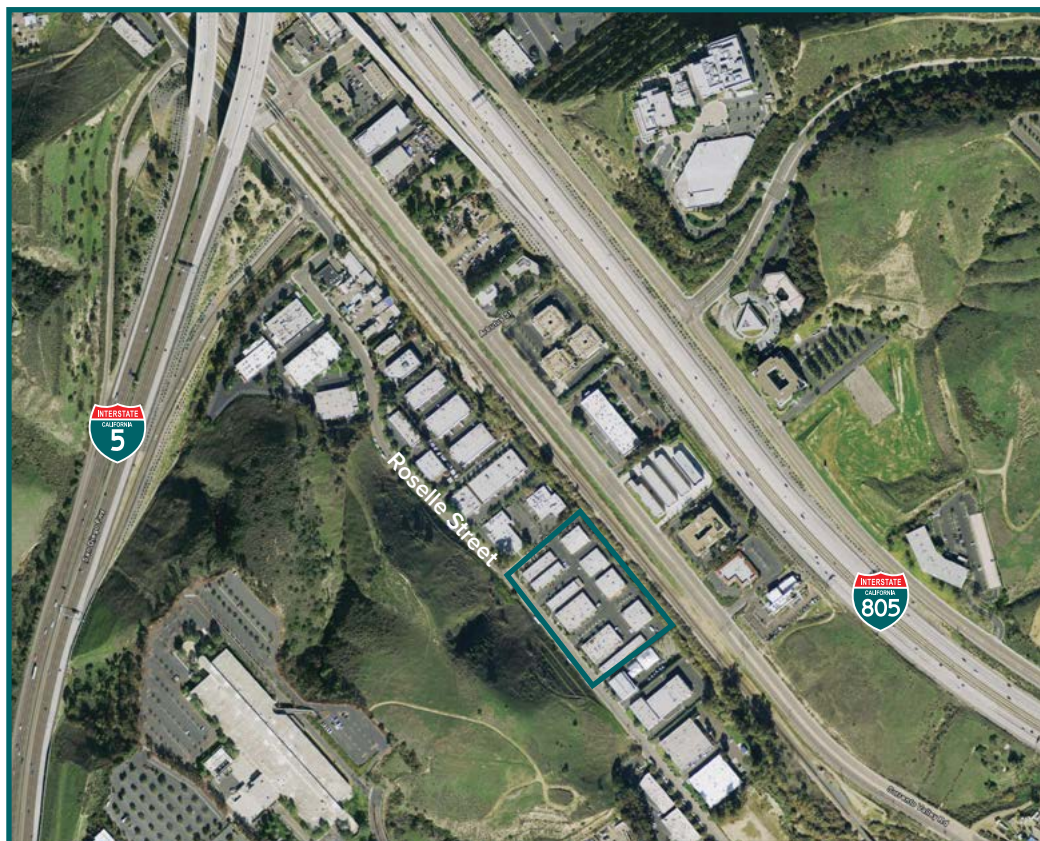
12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
www.cushmanwakefield.com



LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE



©Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

RYAN DOWNING, SIOR
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602 489 4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA Lic. 01773573

12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
www.cushmanwakefield.com

