

# LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

## FOR LEASE



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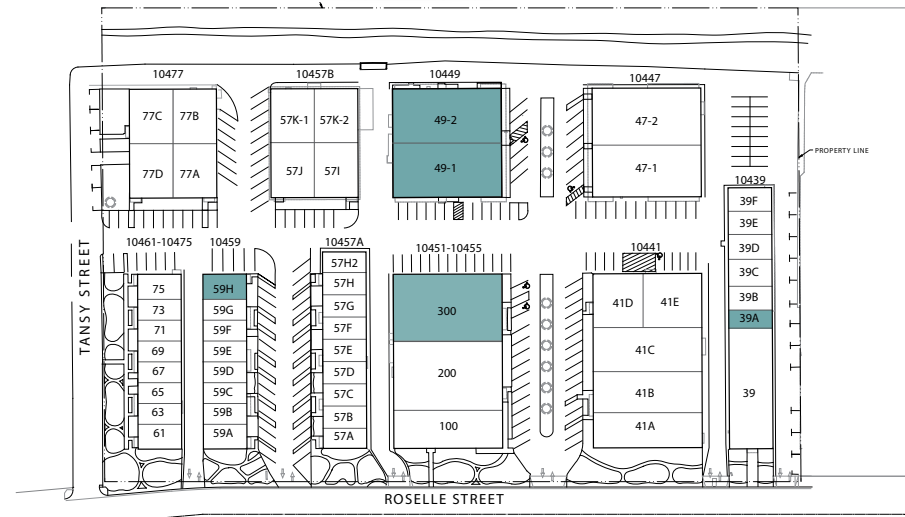
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### PROJECT FEATURES:

- 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
10439 Roselle St, Suite A	640	\$2.35 IG PSF/Month	Open office, (1) restroom, balance warehouse. (1) grade level door. Available Now.
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.

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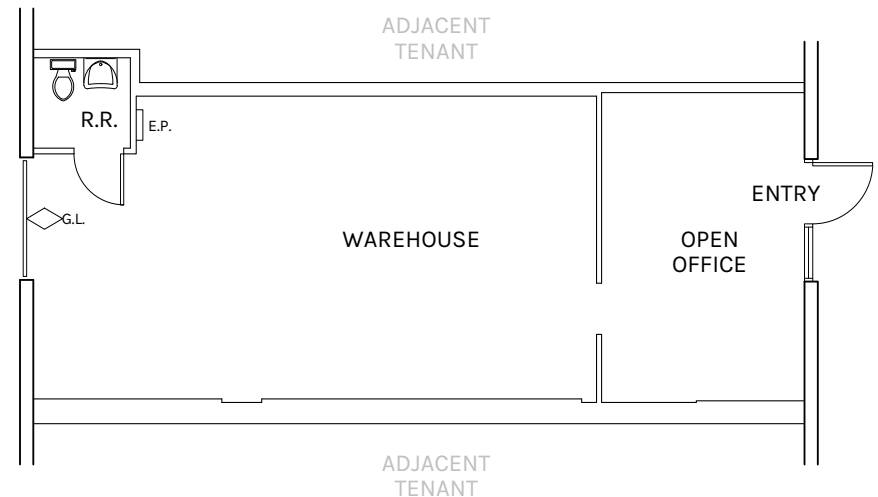
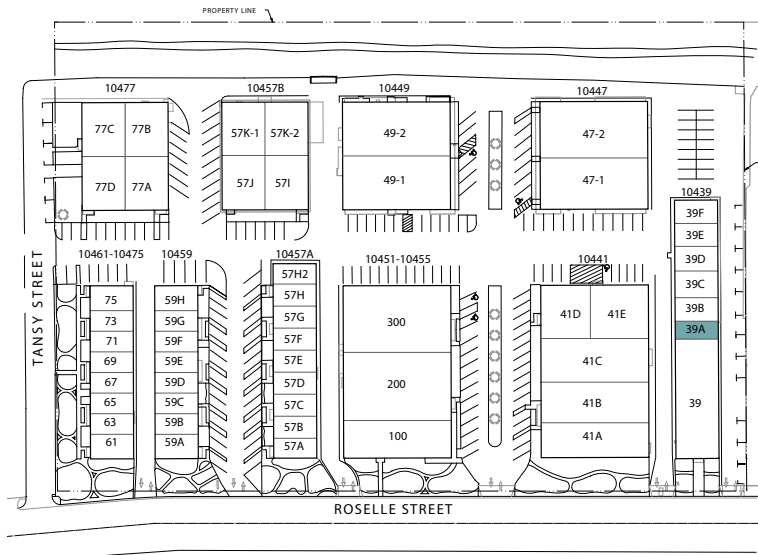


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AVAILABILITY	SF	LEASE RATE
<b>10439 Roselle St., Ste A</b>	640	\$2.35 IG PSF/Month
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FLOOR PLAN TO  
BE VERIFIED

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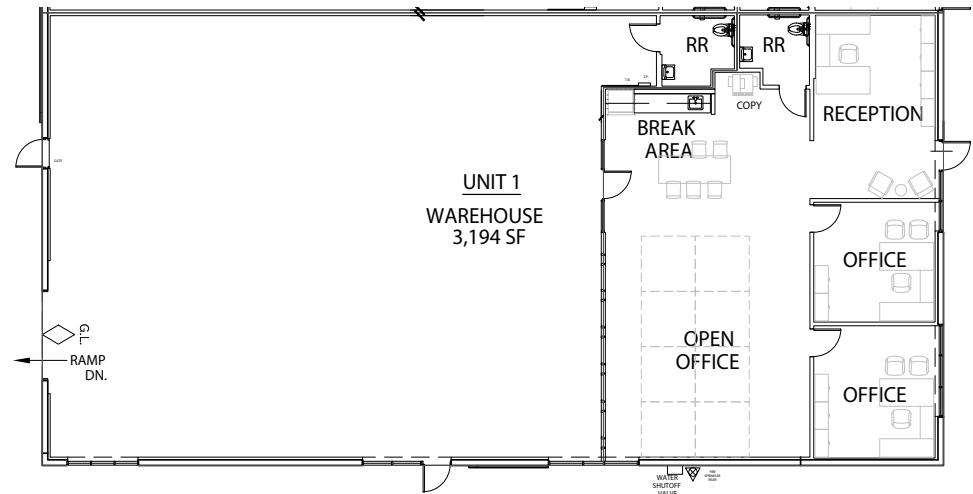
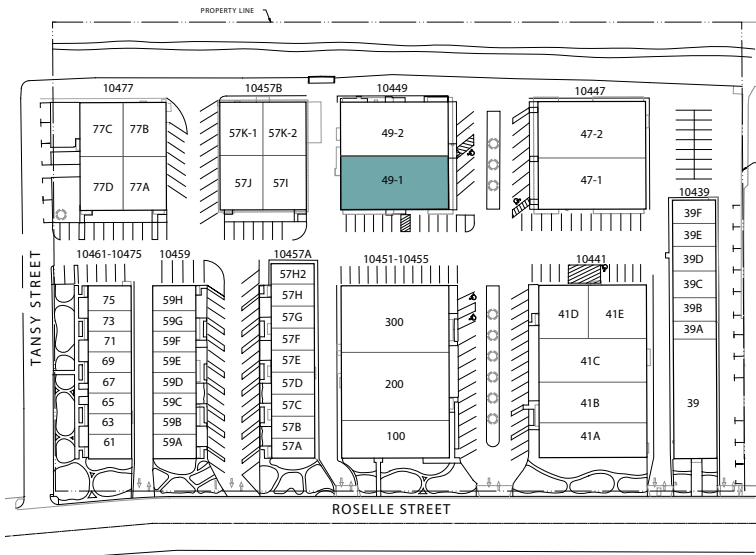


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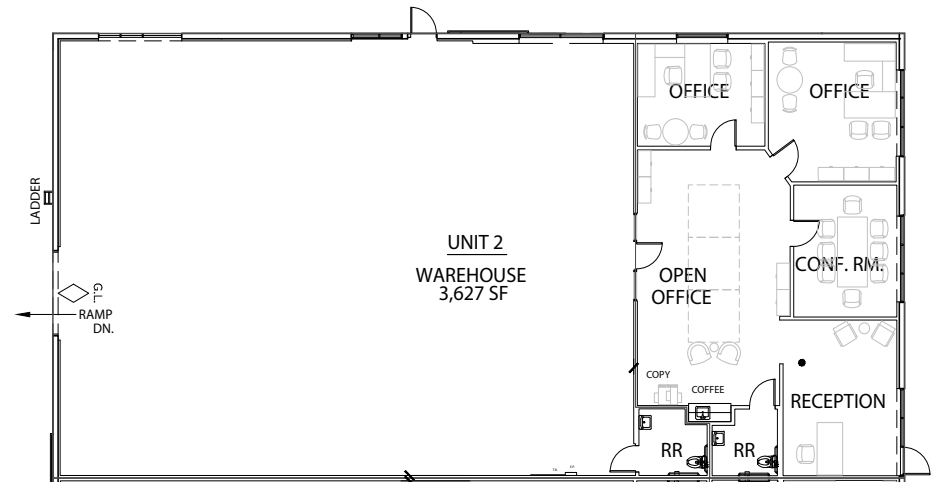
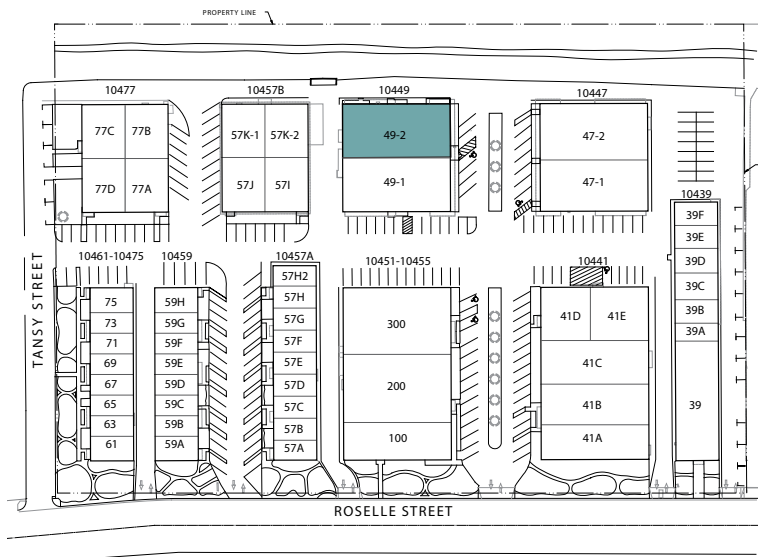


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## FOR LEASE

AVAILABILITY	SF	LEASE RATE
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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.		



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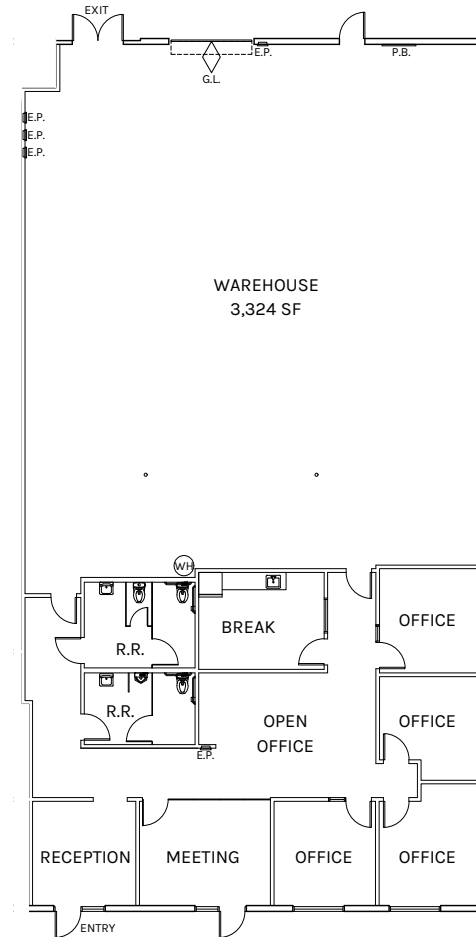


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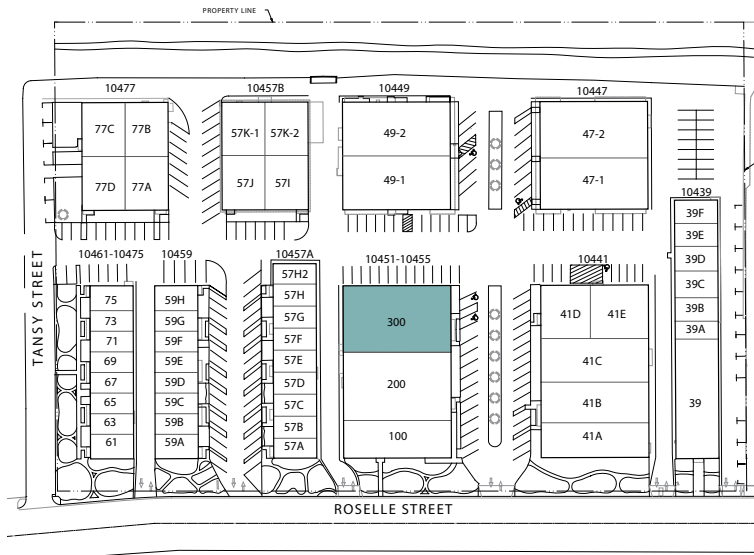
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## FOR LEASE

AVAILABILITY	SF	LEASE RATE
<b>10451 Roselle St., Ste 300</b>	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>		



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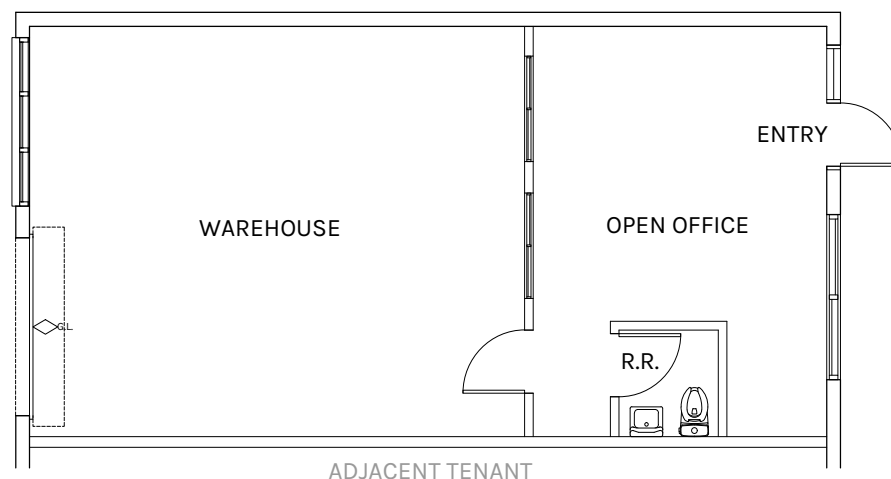


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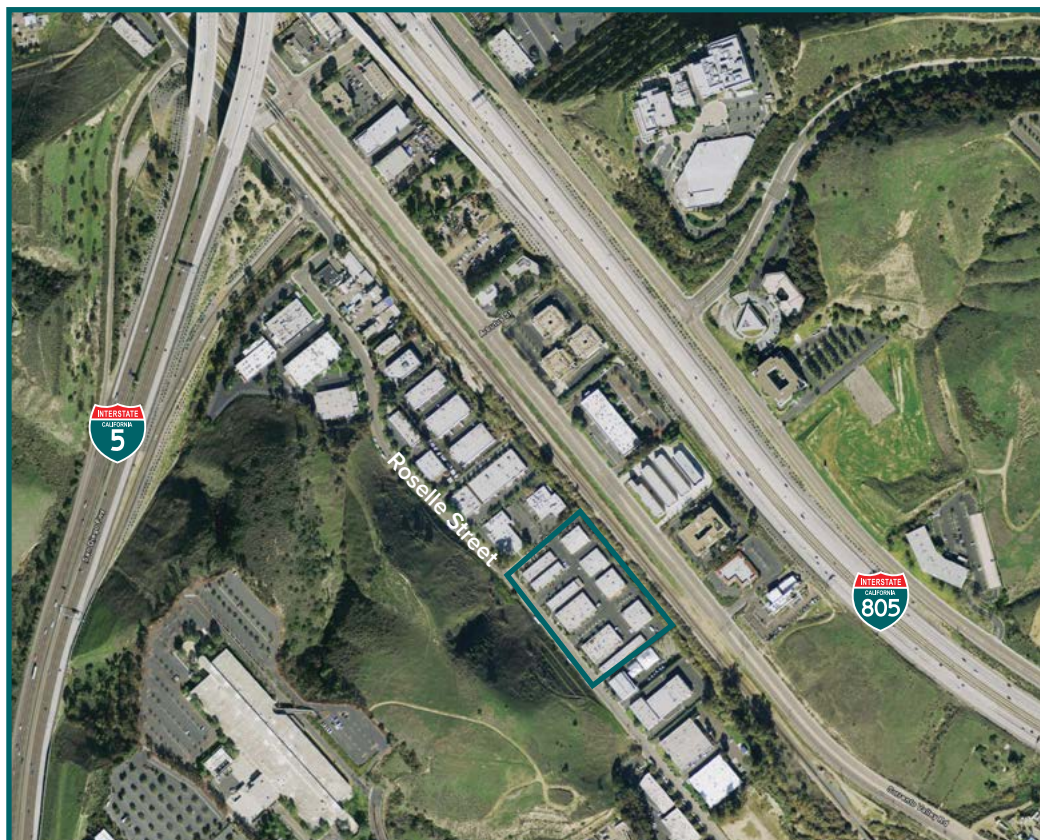
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