

9410 Carroll Park Drive, San Diego, CA 92121

38,000 SF of Plug & Play Lab / Office Sublease



GREG BISCONTI

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**CUSHMAN &
WAKEFIELD**

9410 CARROLL PARK DR

38,000 SF OF PLUG & PLAY LAB / OFFICE SUBLEASE

FEATURES

- **Approximately 38,000 SF**
- **Approximately 4,000 SF of Laboratory Space**
- **Asking Rate: \$4.25/SF/MO NNN**
- **Available Term: May 1, 2022* - December 31, 2027 (68 Months)**
- **Potential 3,500 SF R&D Expansion Option**
- **Existing FF&E Included**
- **Low Operating Expenses ~\$0.50/SF/MO**
- **Excellent Starter or Swing Space**
- **Robust & Efficient Lab**
- **On-Site Facilities Management**

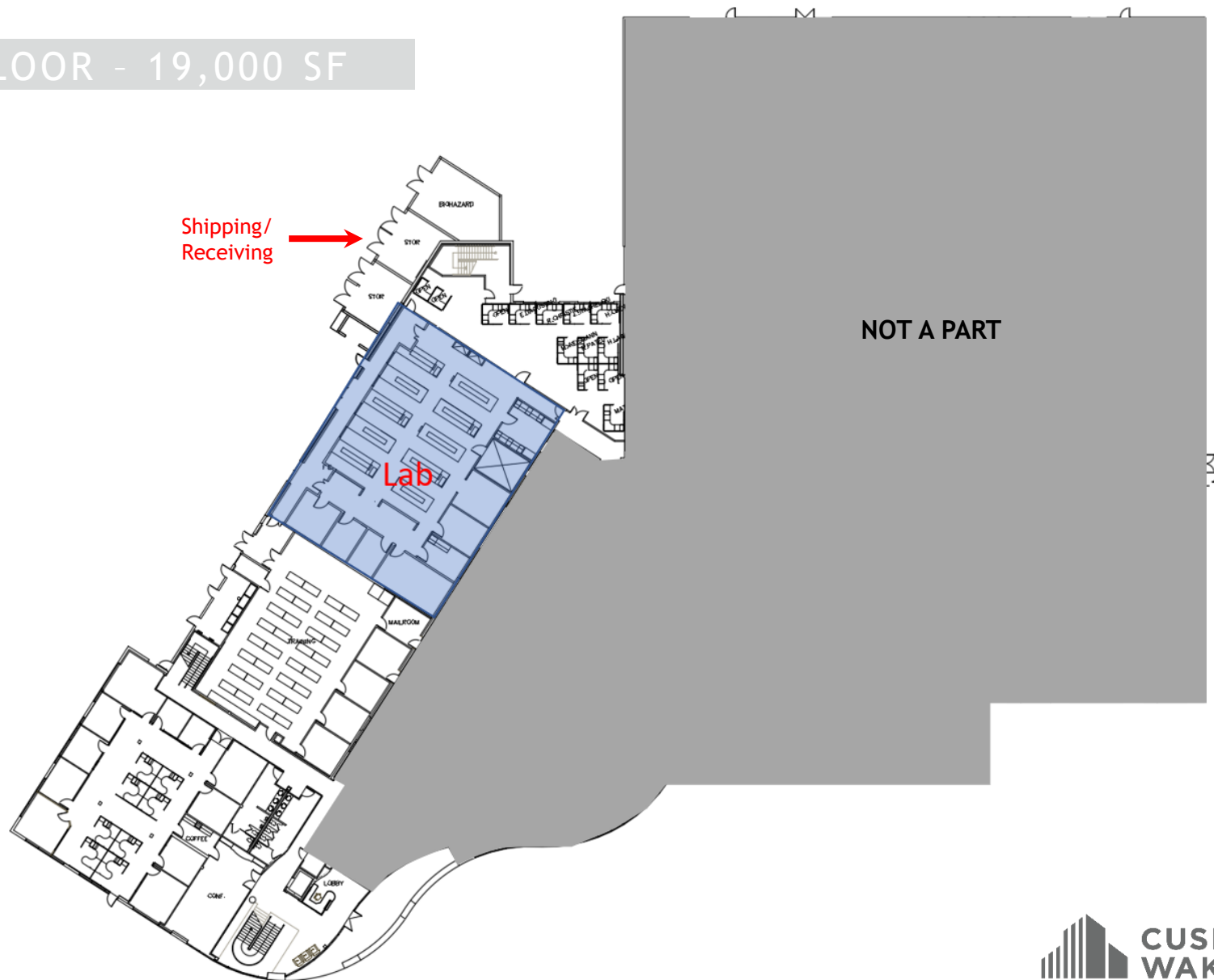
**Potential to accelerate to April 1, 2022*



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1ST FLOOR - 19,000 SF



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2ND FLOOR - 19,000 SF



NOT A PART

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BOARD ROOM



EXECUTIVE SUITE



EXECUTIVE OFFICE



LAB SUITE

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LOADING DOCK



LOBBY



MATERIALS STORAGE



FLEX OPEN SPACE

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NEARBY AMENITIES

SORRENTO COURT

Chase Bank
Dry Cleaner
Car Wash and Gas Station
Dentist
Optometrist
McDonald's
Planet Fitness
Sitar Indian Cuisine
The Greenspot Salad Co
Rumbo a Tijuana
Keg N Bottle
Postal Annex

SORRENTO PLAZA

Croutons Restaurant
Subway
Rubio's Fresh Mexican Grill
Sher Punjab Indian
Skewers
Opera Café and Patisserie

KARL STRAUSS
BREWING COMPANY

PA
COMMON
R K

FRICKEN BURGERS
BEST DRESSED

ALLSPICE
EL PARQUE
COCINA MEXICANA

RED W
P O K
O E

Chick-fil-A

VIVIDION
Therapeutics

Inception
A Versant Discovery Engine

WuXi Biologics
Global Solution Provider

ARENA
PHARMACEUTICALS

cue

Holy Gao
SDCCU
Taj Mahal
KinderCare
Fairlane Cleaners

SORRENTO MESA CROSSROADS

Designer Eyes Optometry
Maxi's Luncheonette
Acupuncture
Armando's Taco Shop
The Grill Deli-Market

MIRA MESA BLVD

PACIFIC HEIGHTS BLVD

GRAVITY
HEIGHTS

Residence INN
BY MARRIOTT

HYATT
house

Holiday Inn
Express

QUIDEL

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