



10935, 10945, & 10955 Vista Sorrento Parkway

SPACE AVAILABLE 124,967 RSF PROJECT SIZE 216,385 RSF RENTAL RATE \$3.85 + Electric

- Exciting lobby and common area renovations coming soon
- Panoramic views of the Pacific Ocean, Torrey Pines & Del Mar
- Located in the center of San Diego's fastest growing and most dynamic area
- 50% covered parking
- State-of-the-art Energy Management System
- 24/7 card key access
- Fiber optic service available



FITNESS CENTER, SHOWERS & LOCKERS





BUILDING WORK, PLAY, CLOSE PROXIMITY SIGNAGE COLLABORATE TO RESTAURANTS, OPPORTUNITY OUTDOOR LOUNGE RETAIL & FREEWAY





AVAILABILITY

| 10935 VISTA SORRENTO PARKWAY | | | | | | |
|------------------------------|--------|------------------|---|--|--|--|
| SUITE | RSF | AVAILABLE | COMMENTS | | | |
| 130 | 3,888 | 90 Day Notice | Extensive window-line with interior offices | | | |
| 300* | 9,845 | Now | Extensive window-line with ocean views | | | |
| 350* | 11,753 | Now | Extensive window-line with interior offices | | | |

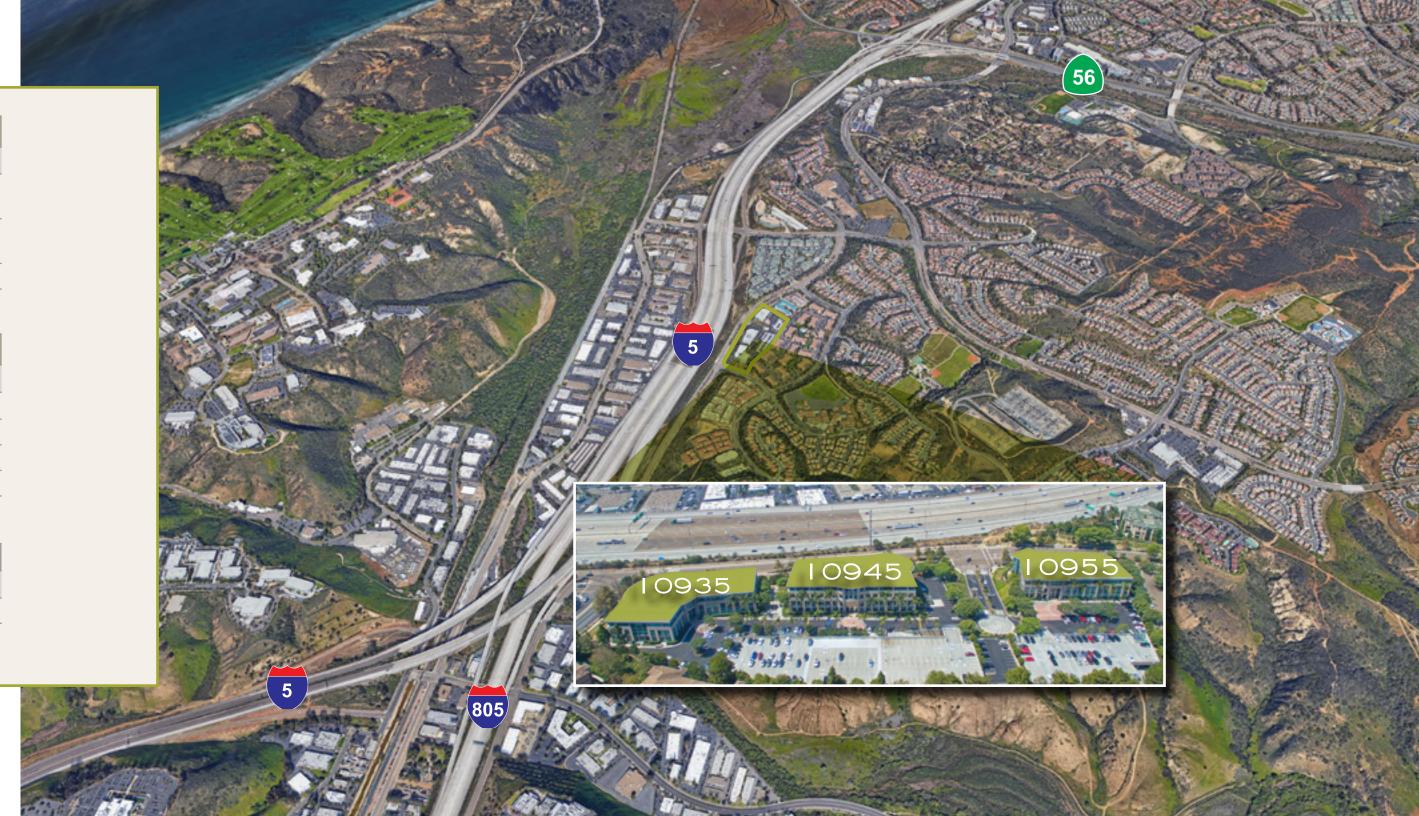
^{*}Suites 300 & 350 are contiguous to 21,598 RSF

| I 0945 VISTA SORRENTO PARKWAY | | | | | | |
|-------------------------------|--------|-----------|-----------------------------------|--|--|--|
| SUITE | RSF | AVAILABLE | COMMENTS | | | |
| 100* | 19,750 | Now | Full floor available | | | |
| 200* | 22,045 | Now | Full floor available | | | |
| 300* | 22,728 | Now | Full floor available; Ocean views | | | |
| 400* | 21,738 | Now | Full floor available; Ocean views | | | |

^{*}Entire building is contiguous to 86,261 RSF

| I 0955 VISTA SORRENTO PARKWAY | | | | | | |
|-------------------------------|--------|-----------|--|--|--|--|
| SUITE | RSF | AVAILABLE | COMMENTS | | | |
| 100 | 13,220 | Now | Perimeter offices; Multiple conference rooms | | | |

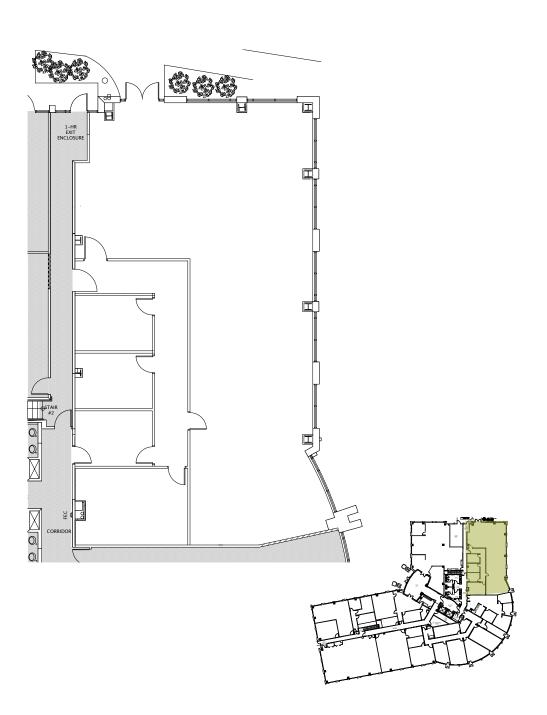
LEASE RATE: \$3.85 + ELECTRIC

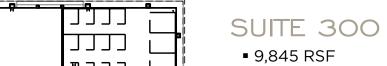


10935 VISTA SORRENTO PARKWAY

SUITE 130

- 3,888 RSF
- Available with 90 day notice
- Extensive window-line with interior offices
- Future spec suite







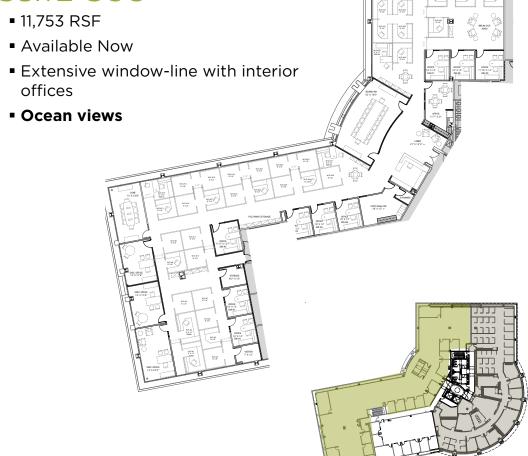
- Available Now
- Extensive window-line with ocean views
- Double door entry





- 11,753 RSF
- Available Now
- offices

Ocean views



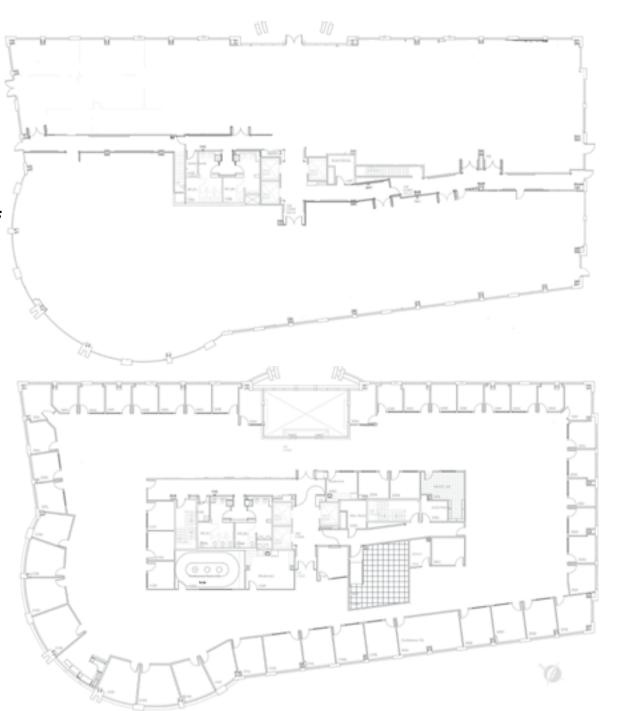
10945 VISTA SORRENTO PARKWAY

SUITE 100

- 19,750 RSF
- Available now
- Full floor available
- Shell condition
- Floors 1, 2, 3, & 4 contiguous to 86,261 RSF

SUITE 200

- 22,045 RSF
- Available now

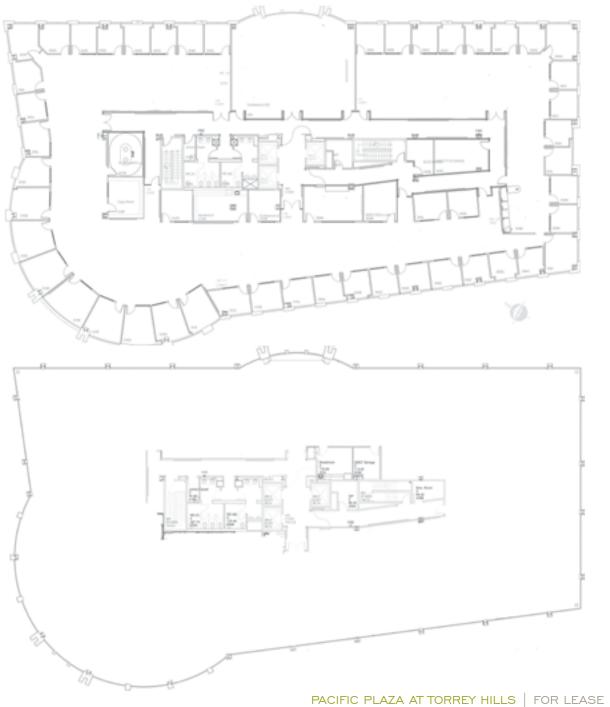


SUITE 300

- 22,728 RSF
- Available now
- Ocean views

SUITE 400

- 21,738 RSF
- Available now
- Shell condition
- Ocean views



10955 VISTA SORRENTO PARKWAY

SUITE 100

- 13,220 RSF
- Available now
- Perimeter private offices
- Multiple conference rooms
- Building signage
- Double door entry off lobby





Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

CHRIS HIGH

Senior Managing Director 858.875.3604 chris.high@ngkf.com CA RE License #01734544

STEVE BRUCE

Senior Managing Director 858.875.3605 steve.bruce@ngkf.com CA RE License #01455744

CONOR EVANS

Associate 858.875.3607 conor.evans@ngkf.com CA RE License #01963596

NEWMARK KNIGHT FRANK 4655 Executive Drive Suite 800, San Diego, CA 92121 Corporate CA RE License #01355491

