VENTURE COMMERCE CENTER

±4,543 SF FLEX R&D CONDO

AVAILABLE FOR SALE OR LEASE

11189 SORRENTO VALLEY ROAD, SUITE 104, SAN DIEGO, CA 92121



Voit REAL ESTATE SERVICES | MULVANEY COMMERCIAL ADVISORS | SIOR | CCIM

BRIAN MULVANEY, SIOR, CCIM
Senior Vice President, Partner
858.458.3372 | bmulvaney@voitco.com

DANNY ROGERS
Senior Associate
858.458.3316 | drogers@voitco.com

SEAMUS MULVANEY
Associate
619.496.4070 | smulvaney@voitco.com

TURNKEY FLEX R&D CONDO WITH FULLY EQUIPPED LABORATORY AND OFFICE SPACE, IDEALLY LOCATED IN SORRENTO VALLEY. SUITABLE FOR BIOTECH, LIFE SCIENCES, MEDICAL, RESEARCH & DEVELOPMENT, & LABORATORY USERS.



PROPERTY OVERVIEW

SIZE
±4,543 SF

PARKING
4.46 Spaces / 1,000 SF

YEAR BUILT
1982 (Renovated February 2008)

ASKING SALE PRICE
$2,450,000

LEASE RATE
Contact Broker

USE
R&D Condo · Turnkey Lab/Office

PROPERTY HIGHLIGHTS

- Strategically Located in Sorrento Valley's Premier Life Sciences & Technology Corridor
- Located within Venture Sorrento Office Park
- ±4,543 SF Turnkey Flex R&D Condo Available for Sale or Lease
- Fully Built-Out Laboratory and Office Space
- Ideal for Biotech, Life Sciences, and R&D Users
- Flexible Layout with Private Offices and Lab Support Areas
- Upgraded Interior Finishes and Building Systems
- Directly Across from Sorrento Valley COASTER Station
- Available for Immediate Occupancy

LAB

- Furnished with benches and hoods
- Four 6' and two 8' fume hoods
- All hoods with racks and 22 A&F storage
- House DI water and gas
- Lab support rooms
- Separate 100 SF vented chemical storage
- Single-pass air in labs

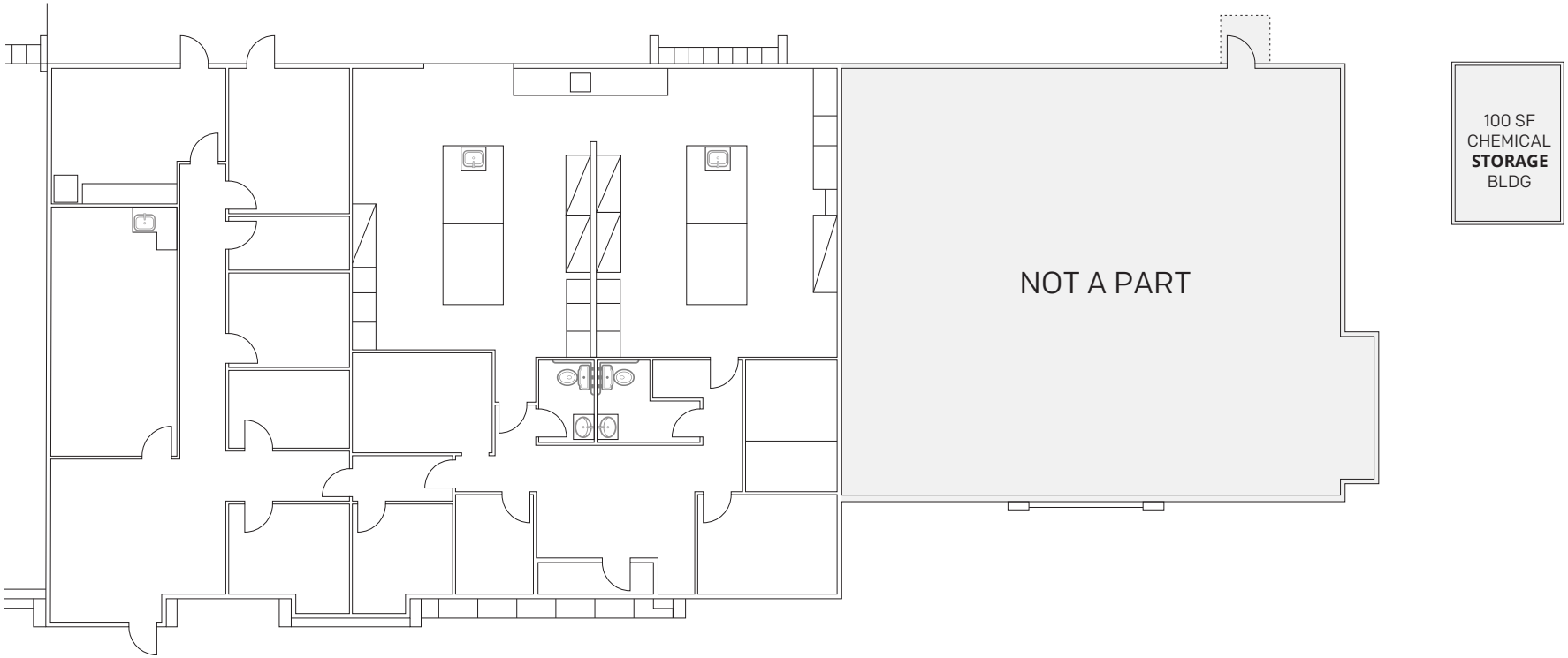
OFFICE

- Private offices and lab support rooms with upgraded finishes, flexible for office or lab users
- Conference room, two restrooms and kitchen/break room
- New interior paint and ceiling tiles
- HVAC fully refurbished with a one-year warranty

FLOOR PLAN

Suite 104: ±4,543 SF

Chemical Storage Bldg: ±100 SF









EXTERIOR PHOTOS









INTERIOR PHOTOS



















ABOUT SORRENTO VALLEY

LOCATION ADVANTAGES

LIFE SCIENCE COMMUNITY
Surrounded by established biotech, medical, and R&D companies

STRATEGIC ACCESS
Convenient access to I-5, I-805, UTC, and Carmel Valley

RESEARCH & INNOVATION
Minutes from UC San Diego and the Torrey Pines research corridor

PUBLIC TRANSIT
Directly across from the Sorrento Valley COASTER Station

WHERE LIFE SCIENCE & INNOVATION THRIVE

Situated within San Diego's premier life sciences and technology corridor, Sorrento Valley is home to a thriving network of biotech, medical device, and R&D companies. With proximity to leading research institutions, established industry partners, and major transportation routes, the area offers an ideal environment for innovation and business growth.

CONNECTED TO INNOVATION & OPPORTUNITY

- Prime Sorrento Valley Location
- Directly Across from COASTER Station
- Convenient Access to I-5 & I-805
- Near Leading Research Institutions & Industry Partners

AMENITIES MAP





Voit REAL ESTATE SERVICES | MULVANEY COMMERCIAL ADVISORS | SIOR | CCIM INDIVIDUAL MEMBER

BRIAN MULVANEY, SIOR, CCIM
Senior Vice President, Partner
858.458.3372 | bmulvaney@voitco.com

DANNY ROGERS
Senior Associate
858.458.3316 | drogers@voitco.com

SEAMUS MULVANEY
Associate
619.496.4070 | smulvaney@voitco.com

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • www.voitco.com

Licensed as a Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.