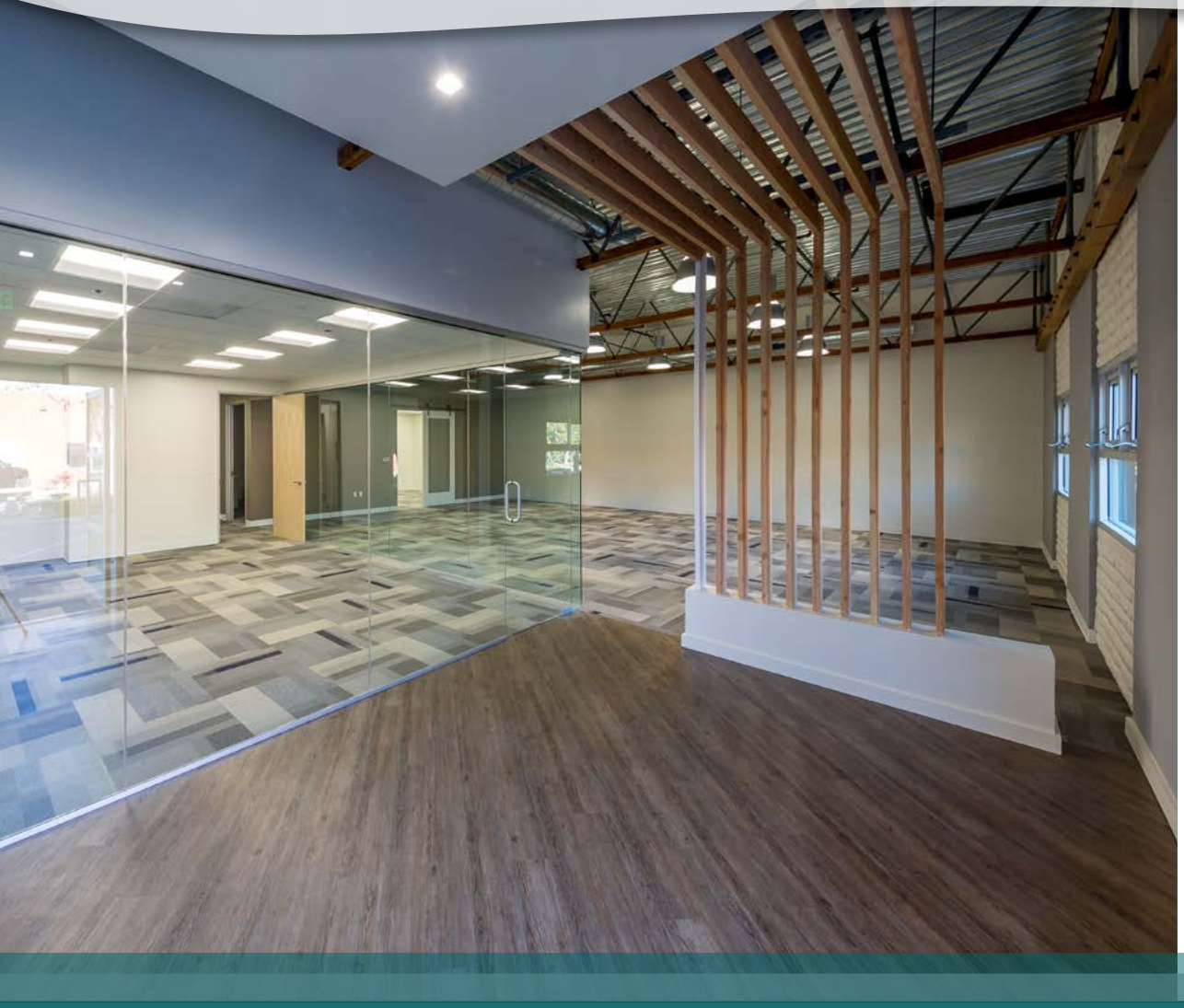
LA JOLLA SORRENTO BUSINESS PARK

10439 - 10477 ROSELLE STREET, SAN DIEGO, CALIFORNIA 92121

FOR LEASE







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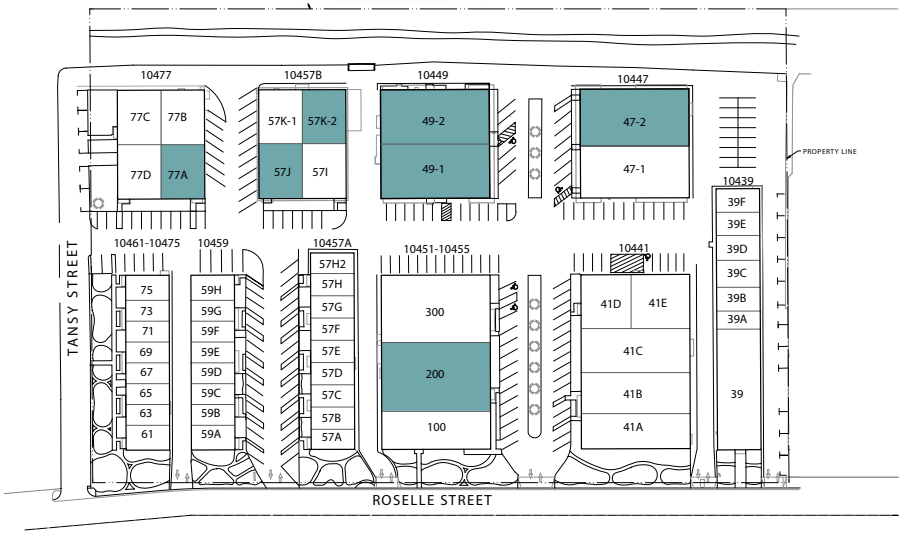
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PROJECT FEATURES:

- Combination of office, warehouse and lab
- 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
10447 Roselle St, Suite 2	5,611	$1.85 IG PSF/Month	Reception/open office, (3) private offices, conference room, (2) restrooms, balance warehouse. (3) grade level doors. Available 2/1/2027.
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 Now. *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 Now. *Can be combined with Suite 1 for 10,110 SF.
10451 Roselle St, Suite 200	6,741	$1.85 IG PSF/Month	Reception/open office, (3) private offices, conference room, break area, (2) restrooms, storage room, balance warehouse. (1) grade level door. Available 5/1/2027.
10457 Roselle St, Suite J	2,019	$2.05 IG PSF/Month	Reception/open office, (1) restroom, balance warehouse. (1) grade level door. Available Now.
10457 Roselle St, Suite K-2	2,000	$2.05 IG PSF/Month	Open office, (1) restroom, storage container, closet, balance warehouse. (1) grade level door. Available 2/1/2027.
10477 Roselle St, Suite A	2,000	$2.05 IG PSF/Month	Reception/open office, coffee bar, (1) restroom, balance warehouse. Available Now.

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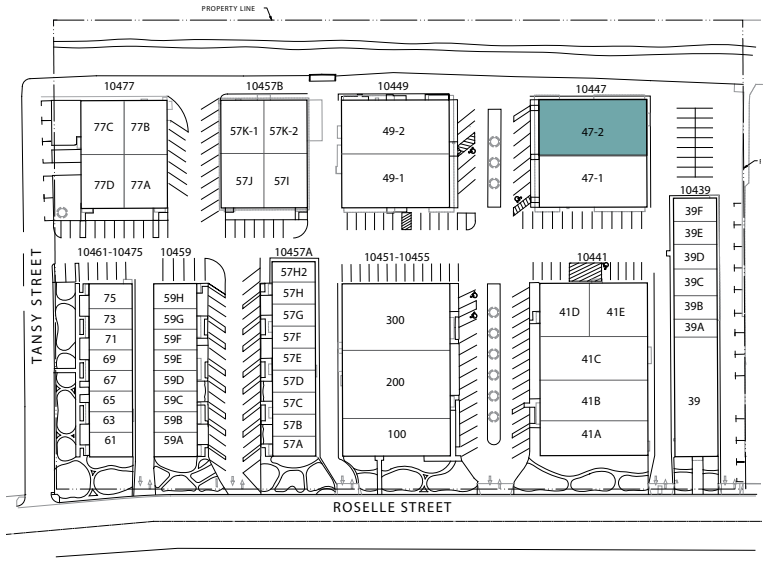
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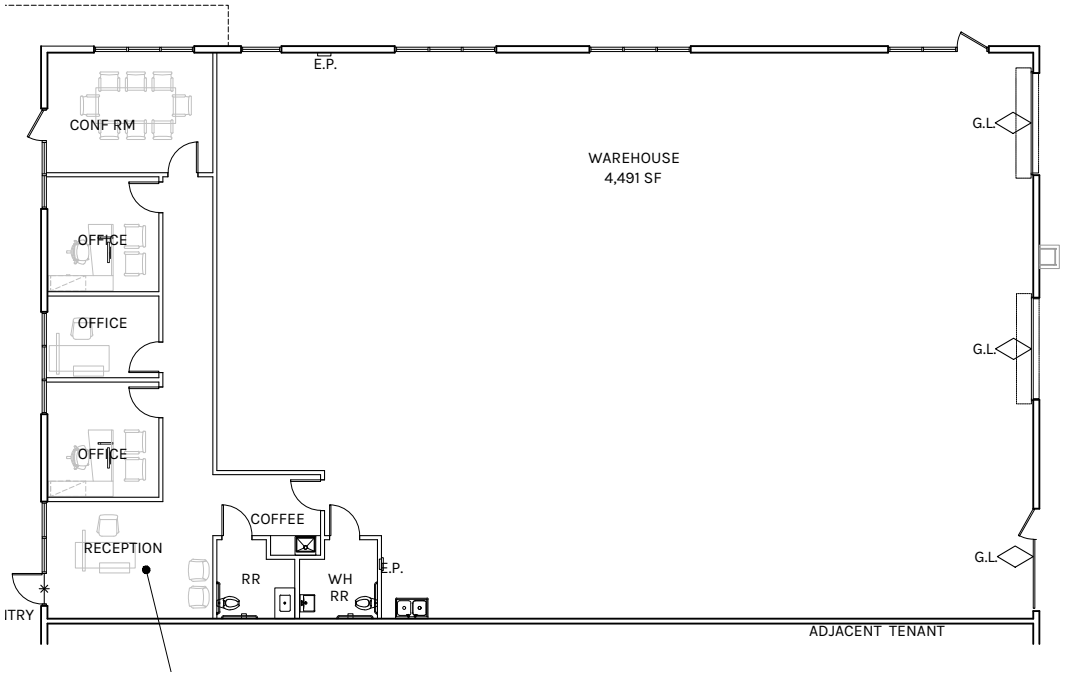
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AVAILABILITY	SF	LEASE RATE
10447 Roselle St., Ste 2	5,611	$1.85 IG PSF/Month
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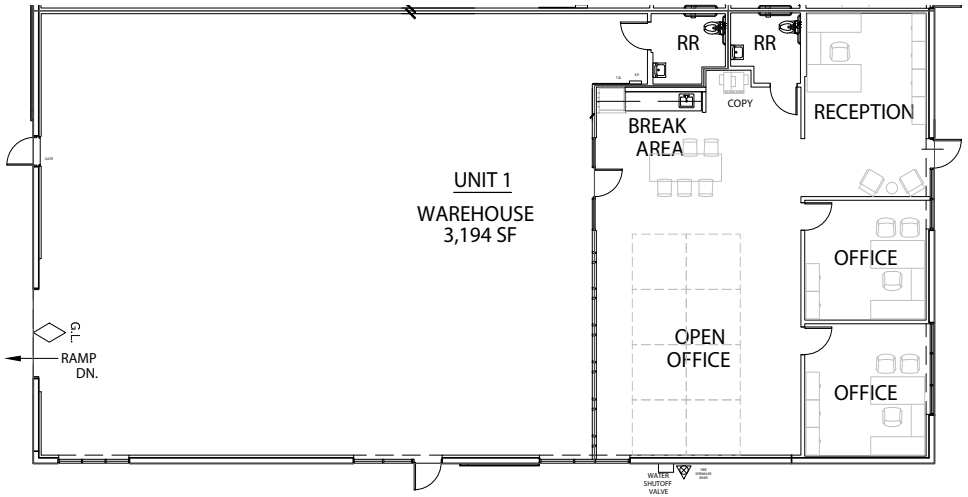
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AVAILABILITY	SF	LEASE RATE
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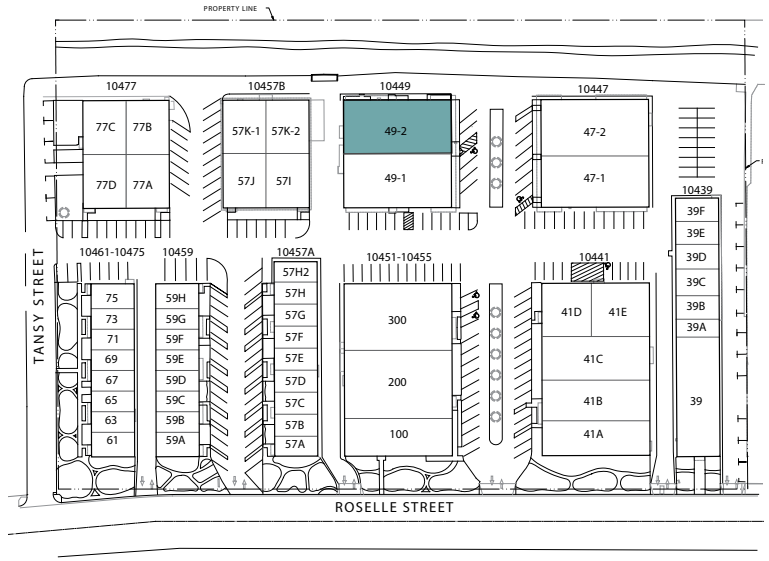
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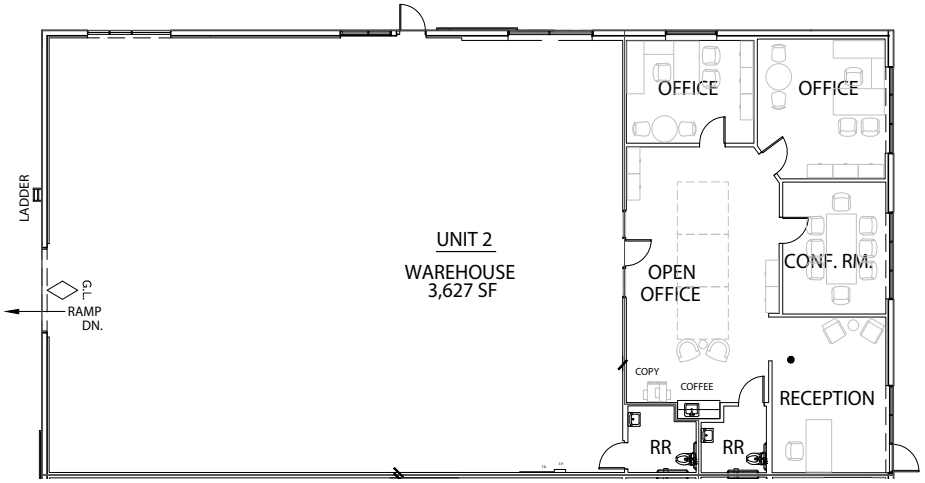
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AVAILABILITY	SF	LEASE RATE
10449 Roselle St., Ste 2	4,938	$1.85 IG PSF/Month
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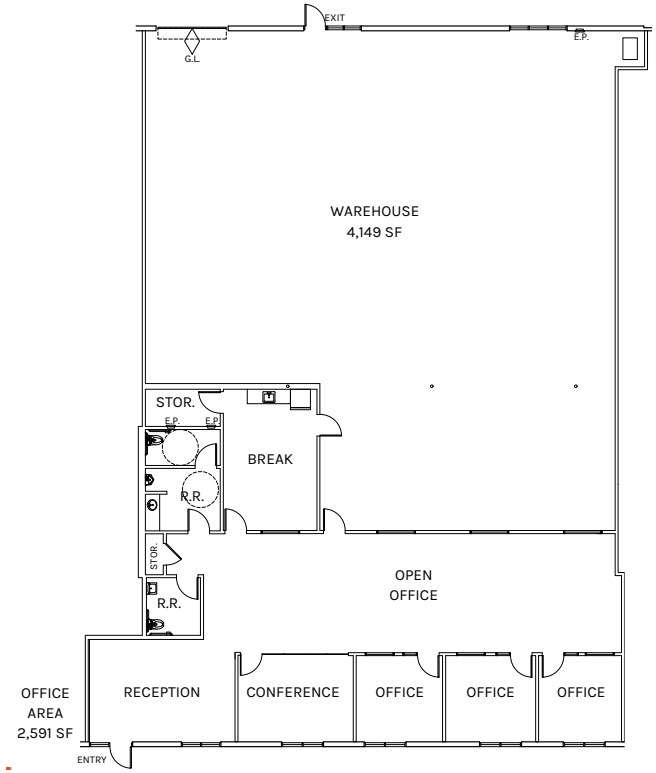
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AVAILABILITY	SF	LEASE RATE
10451 Roselle St., Ste 200	6,741	$1.85 IG PSF/Month
Reception/open office, (3) private offices, conference room, break area, (2) restrooms, storage room, balance warehouse. (1) grade level door. Available 5/1/2027.		





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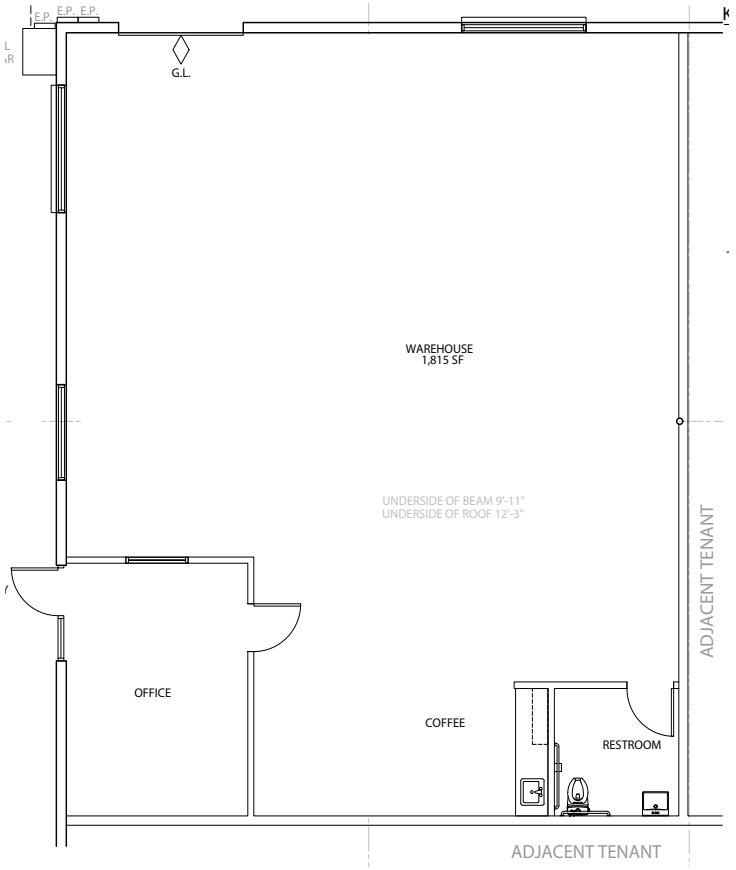
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AVAILABILITY	SF	LEASE RATE
10457 Roselle St., Ste J	2,019	$2.05 IG PSF/Month
Reception/open office, (1) restroom, balance warehouse. (1) grade level door. Available Now.		





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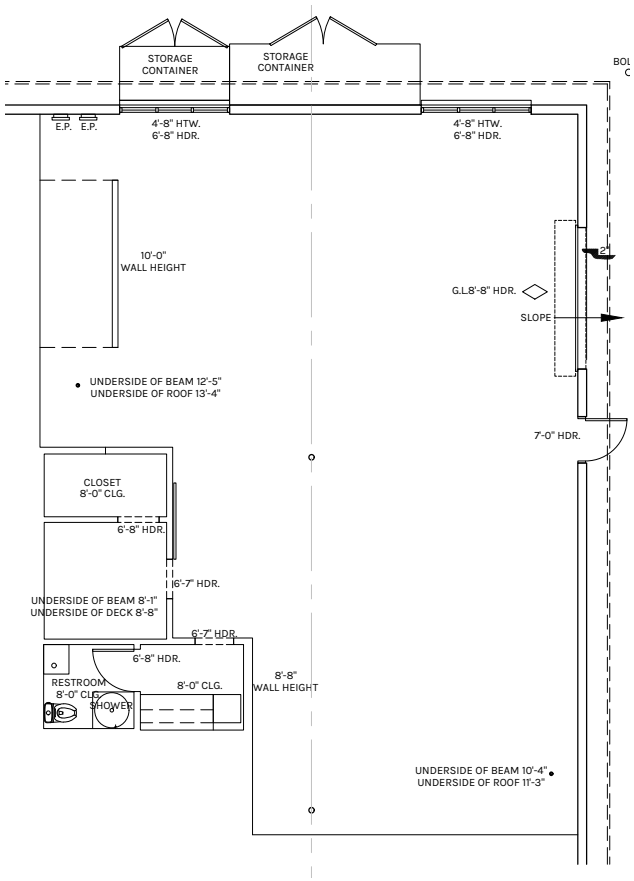
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AVAILABILITY	SF	LEASE RATE
10457 Roselle St., Ste K-2	2,000	$2.05 IG PSF/Month
Open office, (1) restroom, storage container, closet, balance warehouse. (1) grade level door. Available 2/1/2027.		





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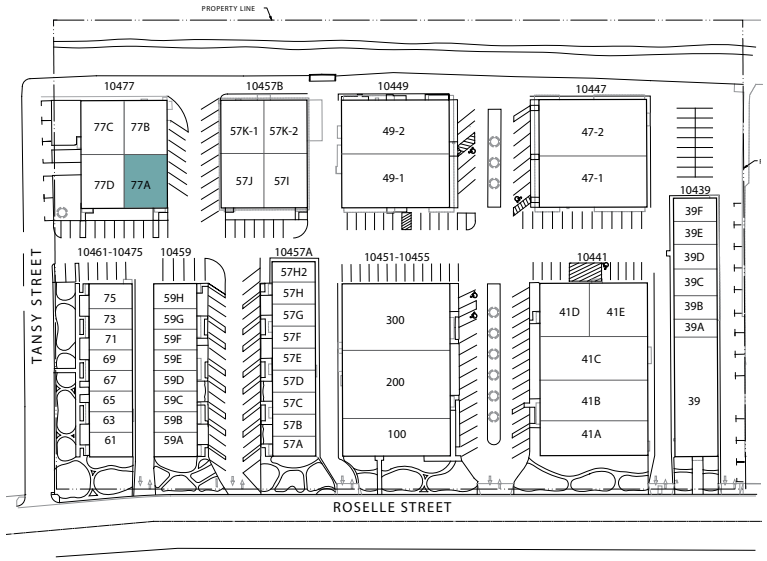
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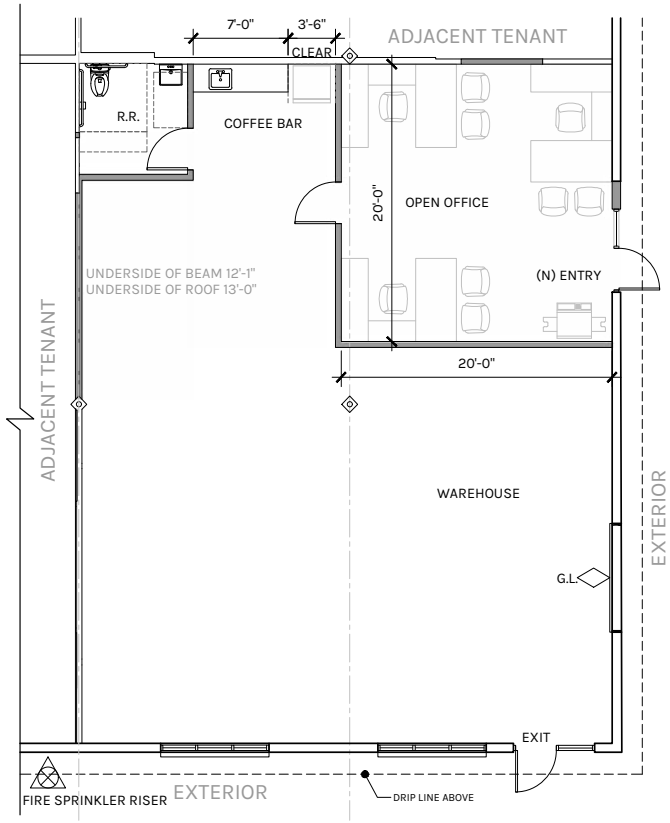
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AVAILABILITY	SF	LEASE RATE
10477 Roselle St., Ste A	2,000	$2.05 IG PSF/Month
Reception/open office, coffee bar, (1) restroom, balance warehouse. (1) grade level door. Available Now.		





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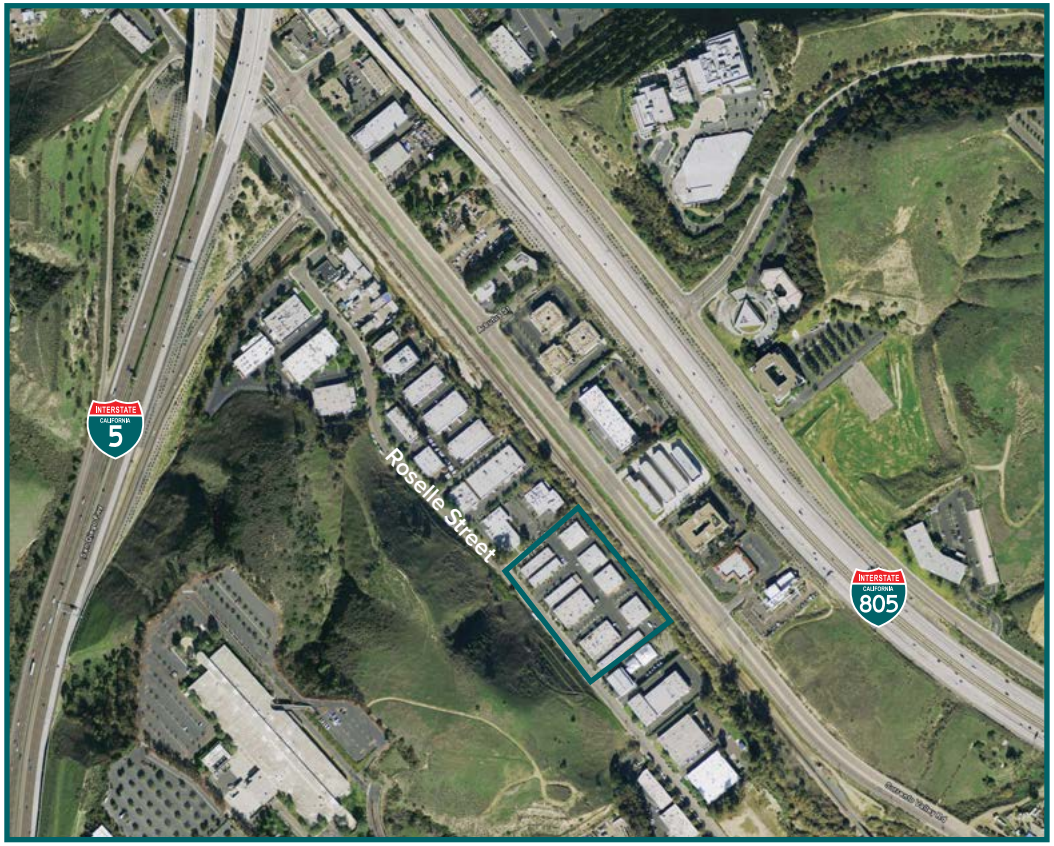
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