

FOR LEASE

# SOUTH RIM BUSINESS PARK

*11,305 SF Available in High Image  
Sorrento Mesa Flex/R&D Business Park*

5754 PACIFIC CENTER BLVD, SUITES 203-204, SAN DIEGO



KIDDER.COM

**km** Kidder  
Mathews



### PROJECT HIGHLIGHTS

Three building, 76,228 SF high image flex / R&D business park

Centrally located in the Sorrento Mesa area of San Diego

5754 Pacific Center Blvd, suites 203-204 available

11,305 SF available comprised of  $\pm$ 60% office and 40% HVAC R&D / warehouse

400 amp, 120/208 volt power service (tenant to verify)

3.8 / 1,000 parking ratio

16' - 18' clear height

1 grade level roll up door & 3 glassed in grade level roll up doors

IL-2-1 zoning

Building eyebrow signage available

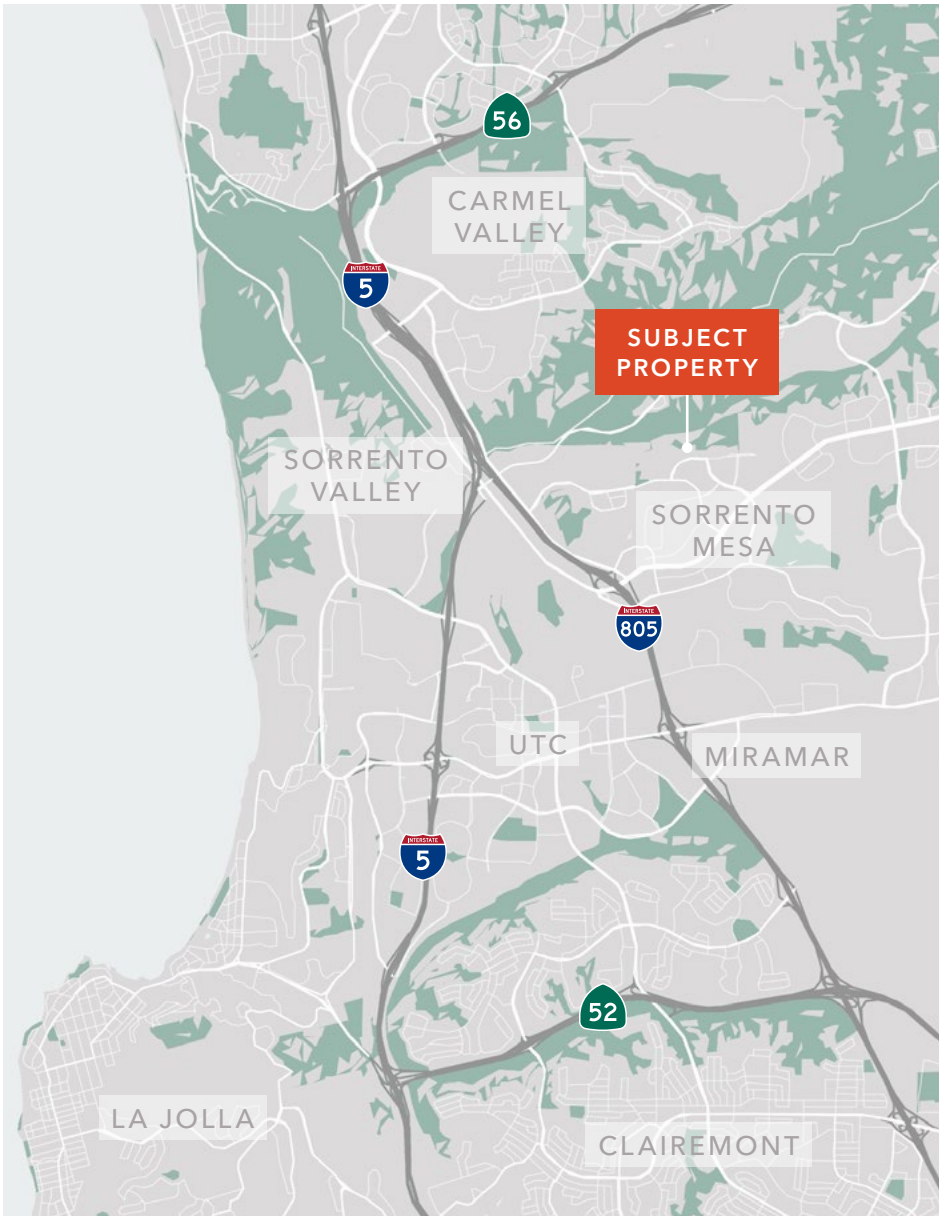
Outdoor break / amenity areas

Adjacent to Penasquitos Canyon Reserve with walking and hiking trails

Available now

Rental rate: Negotiable (\$.66 nets)

SOUTH RIM BUSINESS PARK



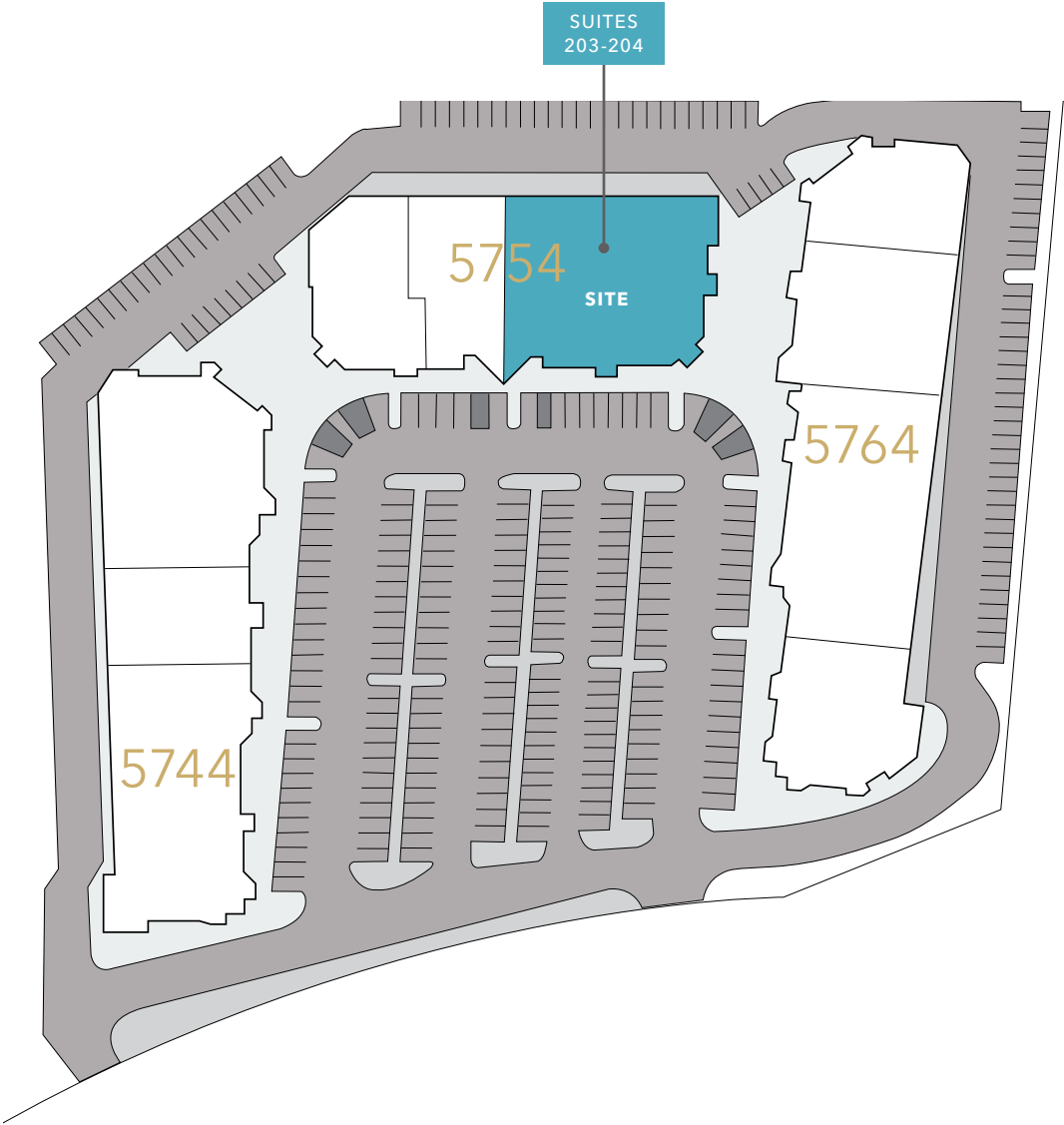
SOUTH RIM BUSINESS PARK



AVAILABLE FOR LEASE

KIDDER MATHEWS

SITE PLAN



11,305 SF

AVAILABLE

±60%

OFFICE

±40%

HVAC R&D / WAREHOUSE

# EXISTING FLOOR PLAN

11,305 SF

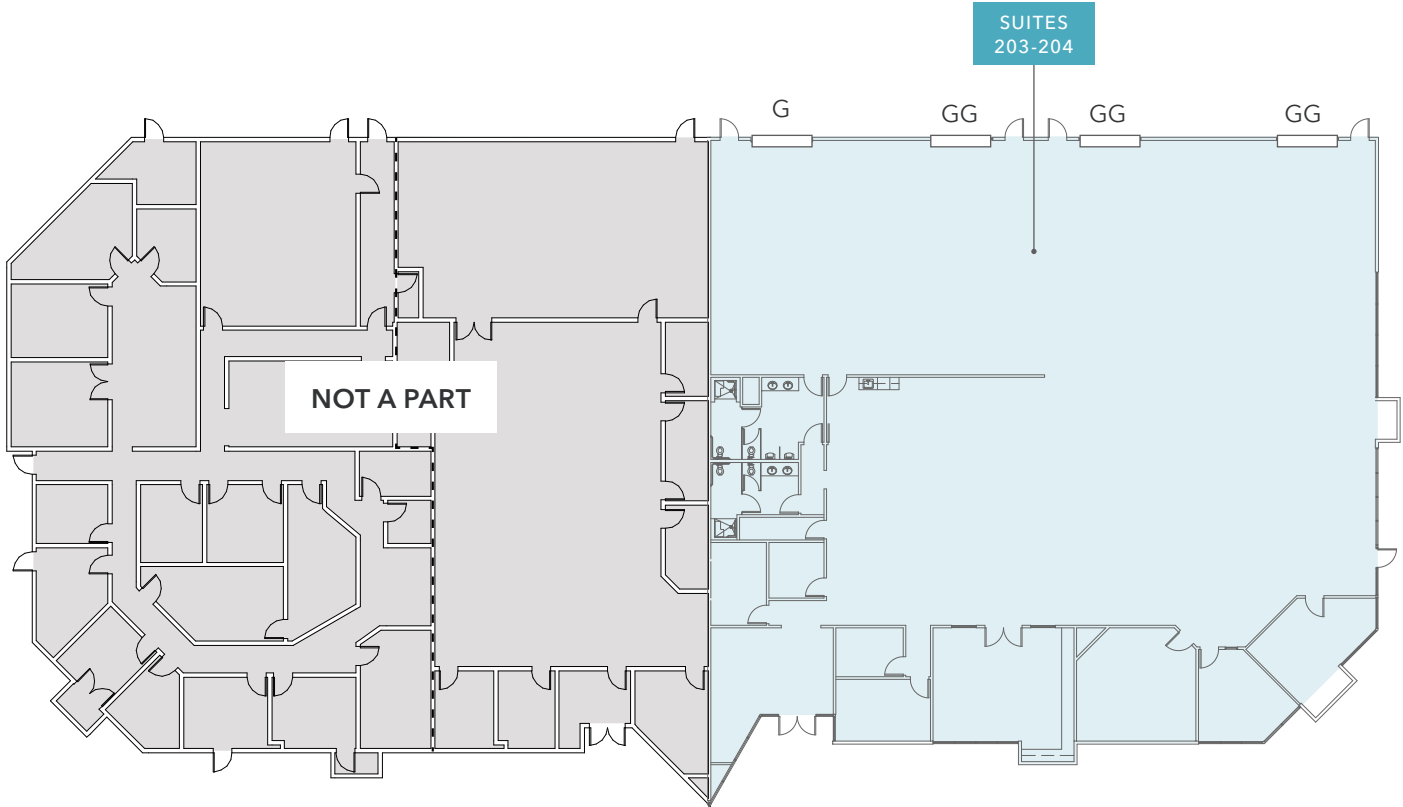
AVAILABLE

±60%

OFFICE

±40%

HVAC R&D / WAREHOUSE



G Grade level roll up door  
GG Glassed in grade level roll up door



## SOUTH RIM BUSINESS PARK

*For leasing information,  
please contact*

MICKEY MORERA  
858.369.3030  
mickey.morera@kidder.com  
LIC N° 00950071

JAMES DUNCAN, SIOR  
858.369.3015  
james.duncan@kidder.com  
LIC N° 01253770

KIDDER.COM

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