

5045 MOREHOUSE





AVAILABILITIES

SUITE	RSF	RENT/SF/MONTH	COMMENTS
100	2,711	\$2.65 + Electric	Available with 30 day notice
135	2,959	\$2.65 + Electric	Available Now
170	2,356	\$2.65 + Electric	Available 2/1/2018
340	6,126	Negotiable	Available with 30 day notice

Walkable amenities

Adjacent to top retail center (Sorrento Court) in Sorrento Mesa, a 53,524 SF retail center that includes numerous fast-food restaurants, Starbucks, Jamba Juice, Bank of America, Chase, Staples and a gas station/car wash

At the gateway to Sorrento Mesa

Wi-Fi available in the courtyards

Covered reserved parking structure

Parking ratio of 4.0/1,000 SF

One block off the I-805

Recently renovated, including: new landscaping; re-slurried and restriped parking lot, new restrooms, new lobby and renovated atrium



FOR MORE INFORMATION, PLEASE CONTACT:

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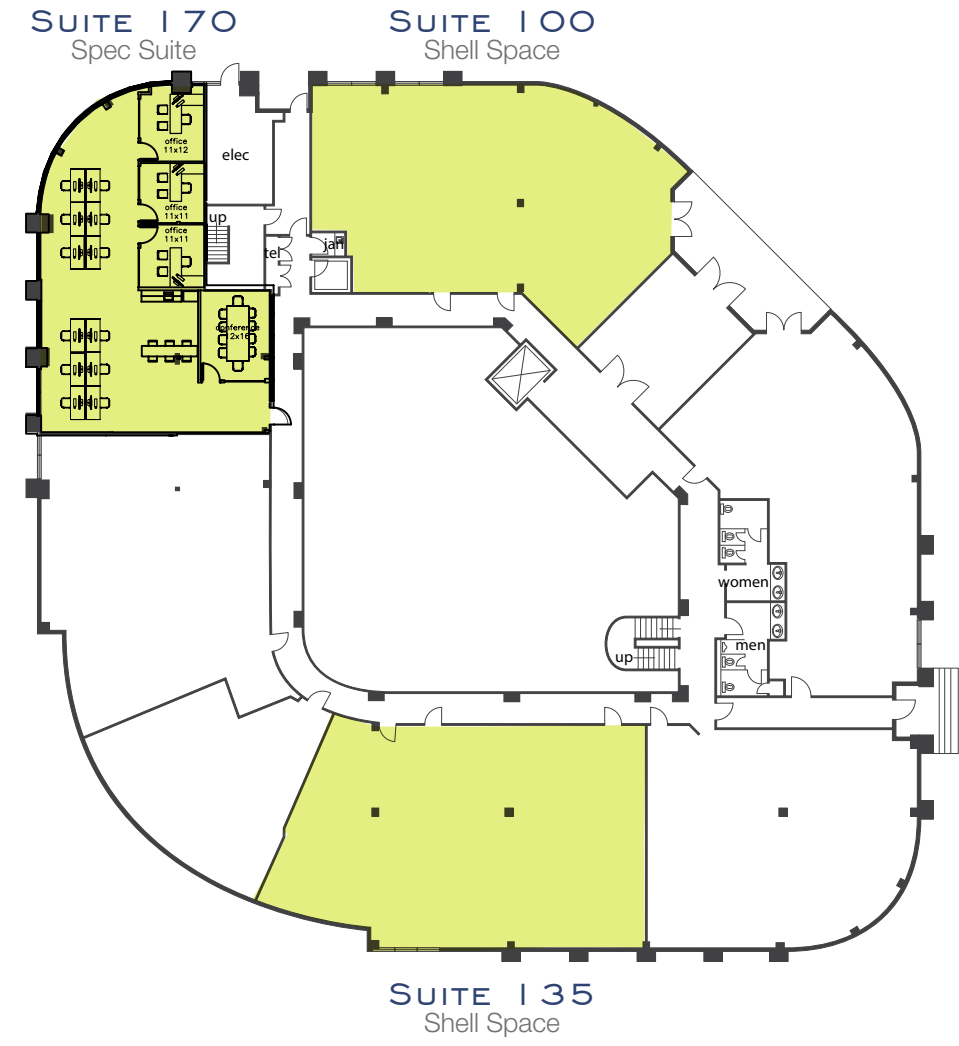
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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth 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.





FIRST FLOOR

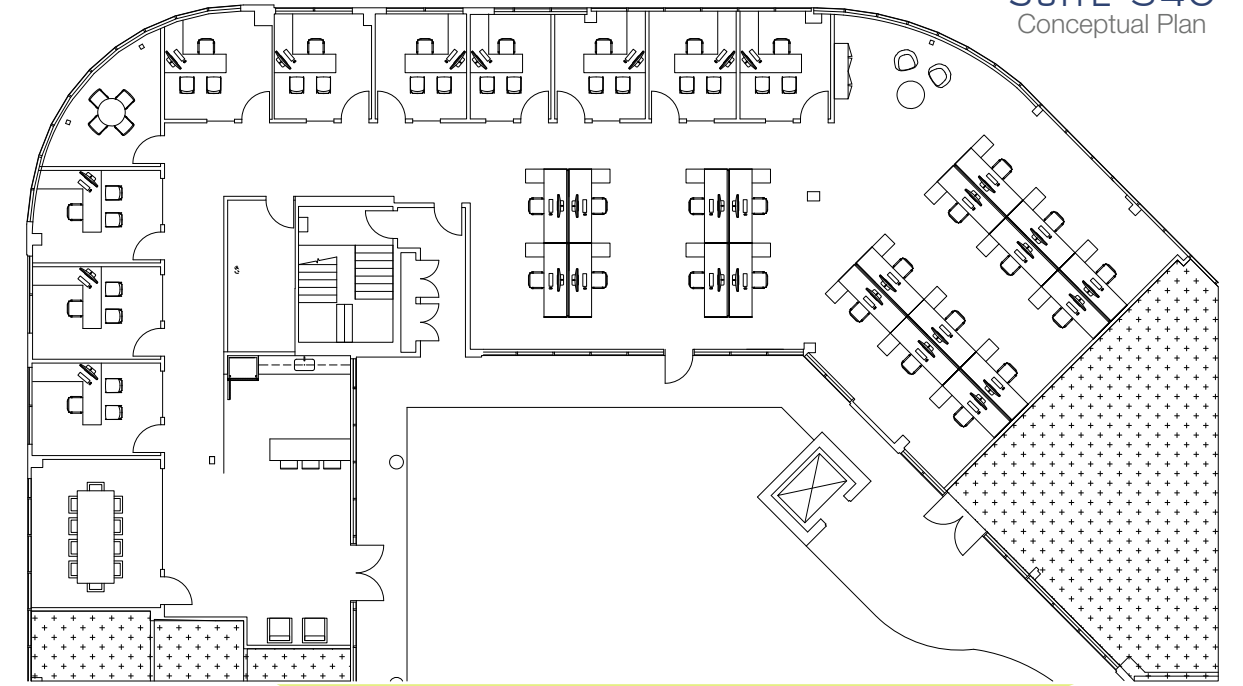


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THIRD FLOOR

SUITE 340
Conceptual Plan



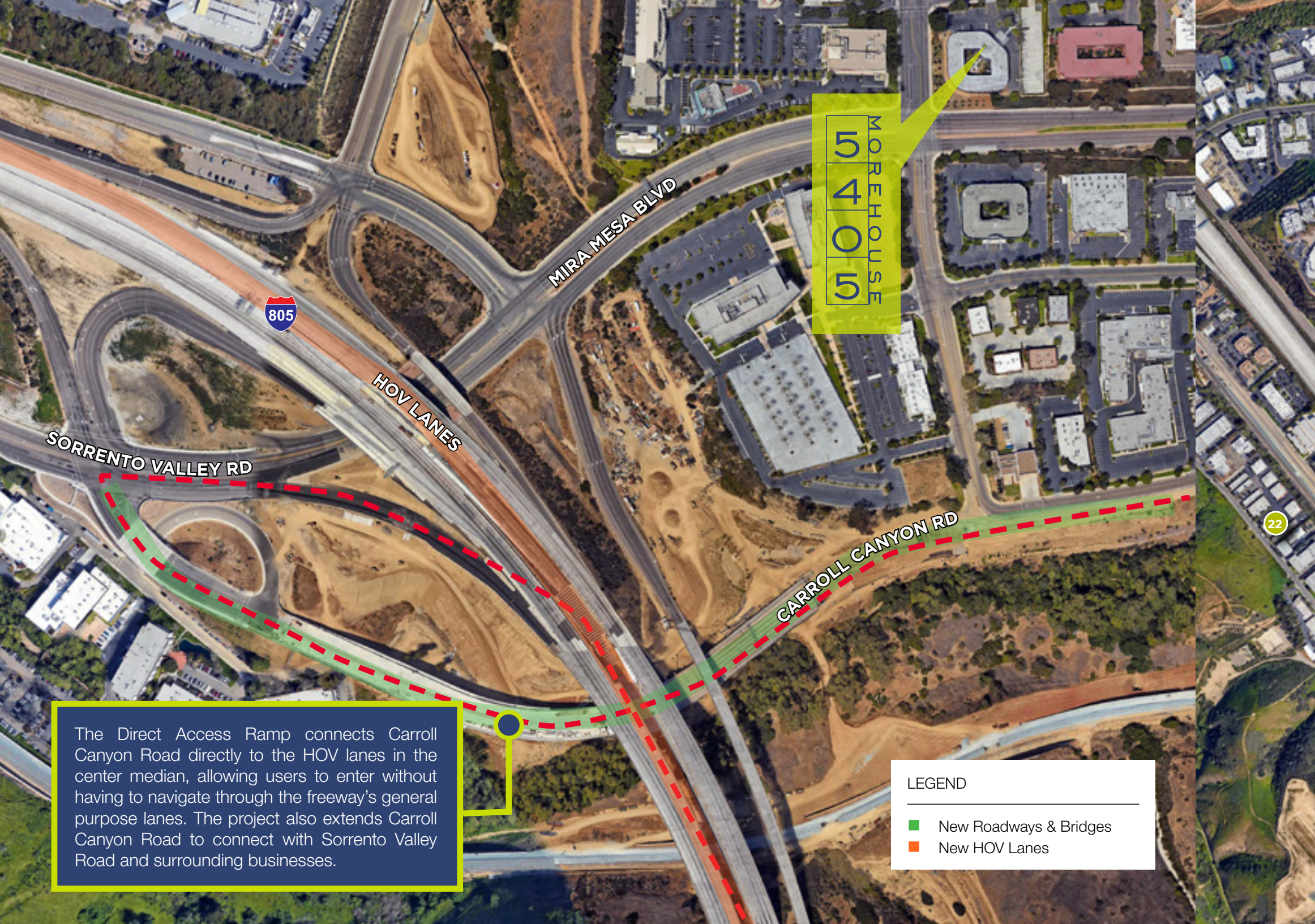
As-Built



Furniture potentially available.
Please contact listing brokers for more details.

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The Direct Access Ramp connects Carroll Canyon Road directly to the HOV lanes in the center median, allowing users to enter without having to navigate through the freeway's general purpose lanes. The project also extends Carroll Canyon Road to connect with Sorrento Valley Road and surrounding businesses.

LEGEND

- New Roadways & Bridges
- New HOV Lanes

RESTAURANTS	
2	PUNJABI TANDOOR 5424 Morehouse Drive
3	OPERA CAFE & PATISSERIE 9254 Scranton Road
4	SHALLOT ASIAN CUISINE 9254 Scranton Road, Suite 106
5	CROUTONS RESTAURANT 9255 Scranton Road, Suite 102
6	SHER E PUNJAB 9256 Scranton Road, Suite 103
7	CAFE JAY 9450 Scranton Road, Suite 114-D
8	KARL STRAUSS BREWERY GARDENS 9675 Scranton Road
9	TIMES SQUARE PIZZA & BAGELS 9450 Scranton Road, Suite 114
10	THE GREENSPOT SALAD COMPANY 9450 Scranton Road, Suite 112
11	STARBUCKS 9276 Scranton Road
12	THE GREEK CAFE 9450 Scranton Road
13	RUBIO'S FRESH MEXICAN GRILL 9254 Scranton Road
14	THE FLAME BROILER 9450 Scranton Road, Suite 115
15	WHICH WICH 9430 Scranton Road, Suite 104

BANKS	
16	WELLS FARGO BANK 9276 Scranton Road, Suite 150
17	CHASE BANK 9450 Scranton Road, Suite 105
18	BANK OF AMERICA 9460 Scranton Road
19	MISSION FEDERAL CREDIT UNION 5785 Oberlin Drive

OTHER	
20	SAN DIEGO TECH CENTER FITNESS CENTER 9605 Scranton Road
21	FITNESS AND MOTION 5945 Pacific Center Boulevard, Suite 501
22	CROSSFIT DEL MAR 10447 Roselle Street, Suite 1
23	STAPLES 9420 Scranton Road
24	AMERICANA CAR WASH 9510 Scranton Road
25	COURTYARD SAN DIEGO SORRENTO MESA 9650 Scranton Road



AREA AMENITIES

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