

REAL ESTATE ROUNDUP

Cassidy Turley Facilitates Sale of Flex Office Property

Cassidy Turley BRE Commercial announced that it facilitated a flex-condominium sale at Venture Sorrento Office Park in Sorrento Valley for \$998,400.

Located at 11199 Sorrento Valley Road, unit 206 in Venture Sorrento Office Park totals 4,992 square feet and was sold to **ChemBridge Corp.**

Venture Sorrento Office Park, formerly Venture Commerce Center, is located at 11189-11199 Sorrento Valley Road. The property offers small businesses the opportunity to own their office in the heart of Del Mar Heights/Carmel Valley, Torrey Pines, Sorrento Mesa and University Towne Center. It is easily accessible from both Interstate 5 and Interstate 805 and is located across the street from the Sorrento station for the **North County Transit District's** Coaster commuter train.

There are 14 separate units at Venture Sorrento Office Park, six of which have been purchased and two that are currently in escrow. Available units range in size from 1,767 to 7,971 square feet and can be finished as either Class A offices or modern life sciences labs. All of the units are on the ground floor, have individual entrances and building signage rights, and overlook the adjacent Los Penasquitos Canyon Preserve. Asking prices have recently been reduced and buyer interest is vigorous.

Venture Sorrento Office Park is owned by **PV Venture Sorrento LLC**, a subsidiary of **PacVentures Inc.**, a commercial real estate investment and development company based in San Diego that focuses on acquisition and development of properties in the Southwestern United States.

Phillip Linton of Cassidy Turley BRE Commercial is the listing broker for the project and represented both the buyer and the seller in the sale.