

WESTERN REAL ESTATE NEWS

August 2010 EDITION 1

San Diego, CA Sale at Venture Sorrento Office Park

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 sq. ft. and was sold to Chembridge Corporation.

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 San Diego's financial, legal, medical, high-tech and life sciences submarkets, known as Del Mar Heights/Carmel Valley, Torrey Pines, Sorrento Mesa, and UTC. It is easily accessible from both Interstate 5 and Interstate 805 and is located across the street from the Sorrento station for the 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 sq. ft. and can be finished as either Class A offices or modern life science labs. All of the units are on the ground floor, have individual entrances and building signage rights, and look out over the adjacent Los Penasquitos Canyon Preserve. Asking prices have recently been reduced and buyer interest is vigorous. ■