

3323 CARMEL MOUNTAIN RD

SAN DIEGO, CA 92121



AVAILABLE FOR LEASE

±2,600 - ±5,850 SF GROUND FLOOR FLEX SUITE | SORRENTO VALLEY

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



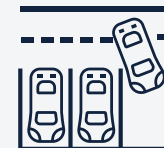
- ±5,850 SF versatile ground-floor flex suite
- Demising options to ±2,600 SF or ±3,250 SF suites
- Located within a well-maintained two-story building totaling ±13,000 SF
- Highly visible corner location in the Sorrento Valley business corridor
- Excellent building signage opportunities
- Plenty of on-site parking for employees and visitors
- Immediate freeway connectivity



**PRIME LOCATION
IN SORRENTO
VALLEY**



**±2,600 SF -
5,850 SF
FLEX SUITES**



**AMPLE
SURFACE
PARKING**



**EASY
FREEWAY
ACCESS**

SUBJECT PROPERTY



5



TO INTERSTATE 5

CARMEL MOUNTAIN ROAD

SORRENTO VALLEY ROAD

HIGHLY VISIBLE SORRENTO VALLEY LOCATION • EASY ACCESS TO 1-5 • 3.5/1,000 SF AVAILABLE PARKING

FLOOR PLAN

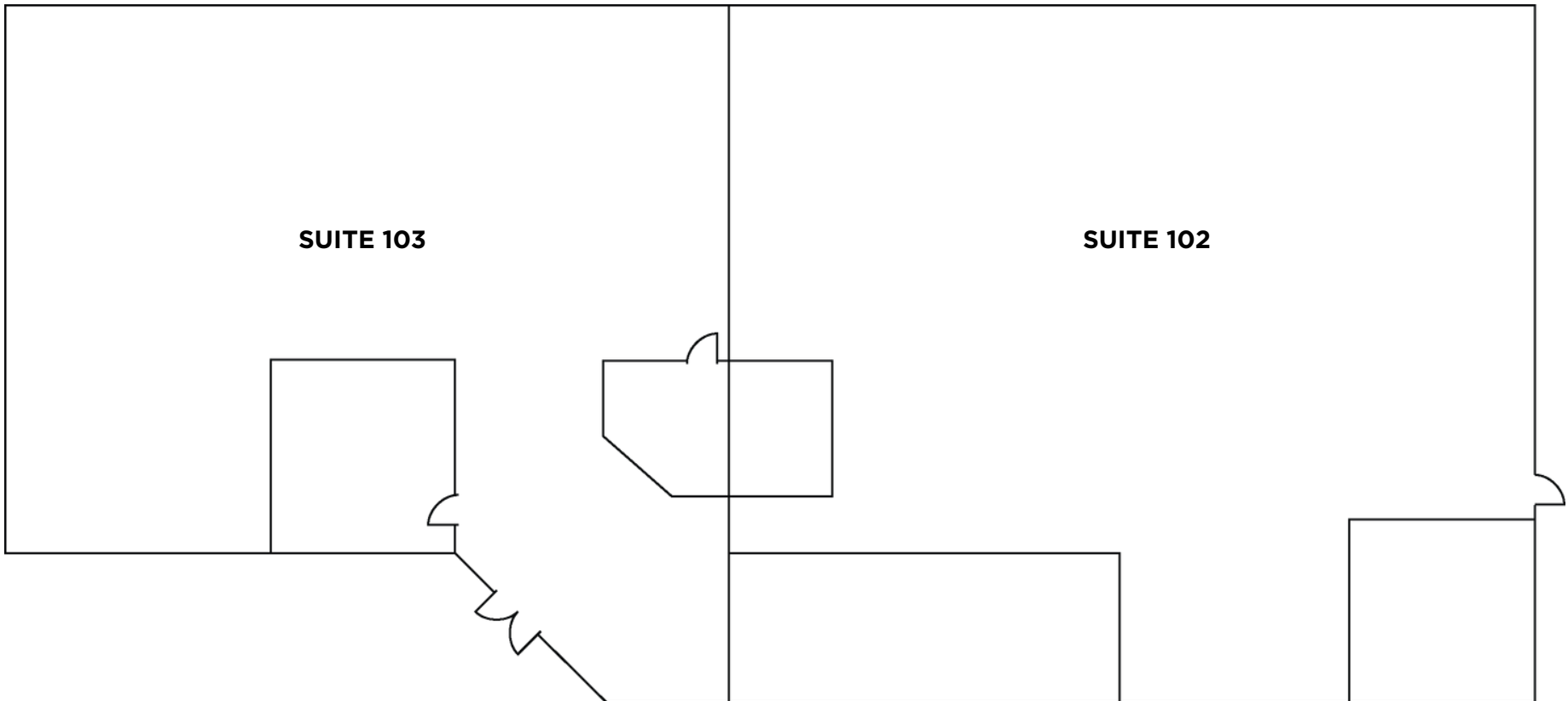
±5,850 SF GROUND FLOOR FLEX SUITE

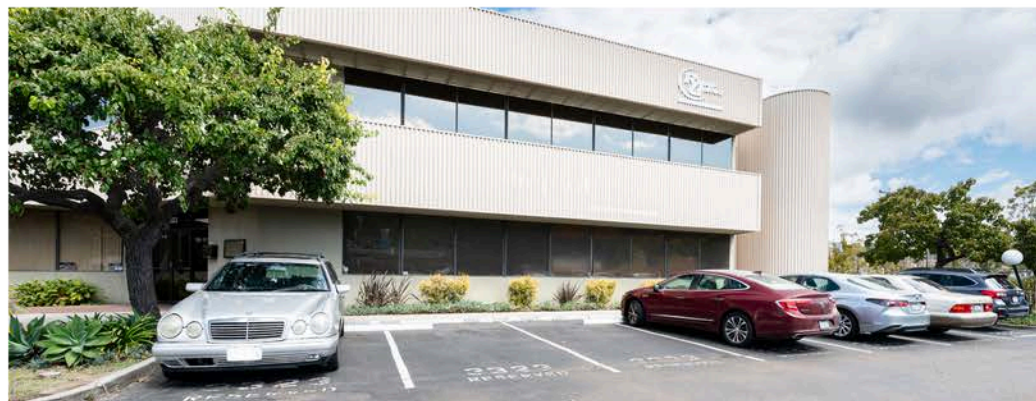
SUITE 103

- ±2,600 SF
- Open office, Private office, Reception/Lobby, Restroom
- Available Now

SUITE 102

- ±3,250 SF
- Open office, Private offices, Utility Room/Stairwell, Restroom
- Available 2/1/27





SUBJECT PROPERTY



 Ample Surface Parking
3.5/1,000 SF

3323 Carmel Mountain Rd



10
MINUTES TO
DEL MAR

10
MINUTES TO
LA JOLLA

18
MINUTES TO
DOWNTOWN
SAN DIEGO

30
MINUTES TO
U.S. / MEXICO
BORDER



SAN DIEGO FREEWAY



FOR MORE
INFORMATION,
PLEASE CONTACT

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