

**FIRST YEAR RATE
PROMOTION**

\$2.25/SF

Plus Utilities

**As-Is, New Tenants Only*

5440
Morehouse Drive

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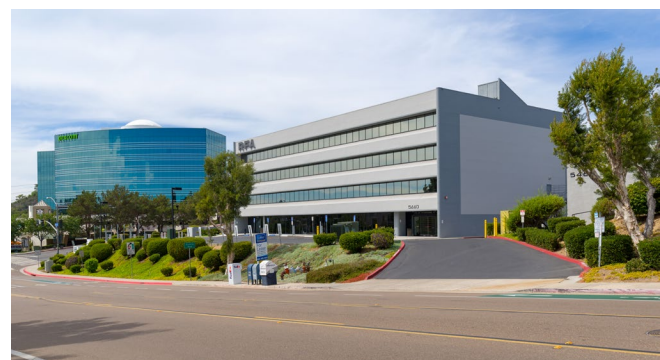
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4350 La Jolla Village Drive, Suite 500
San Diego, CA 92122

www.colliers.com/sandiego

Colliers



Property Features



FIRST YEAR RATE PROMOTION
\$2.25 + Utilities
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Easy freeway access
to I-805



5.5/1,000
Parking ratio



Nearby eating establishments
and retail amenities



Recently renovated restrooms
and common area hallways



EV Charging stations



46,464 SF building
on 2.2 Acres

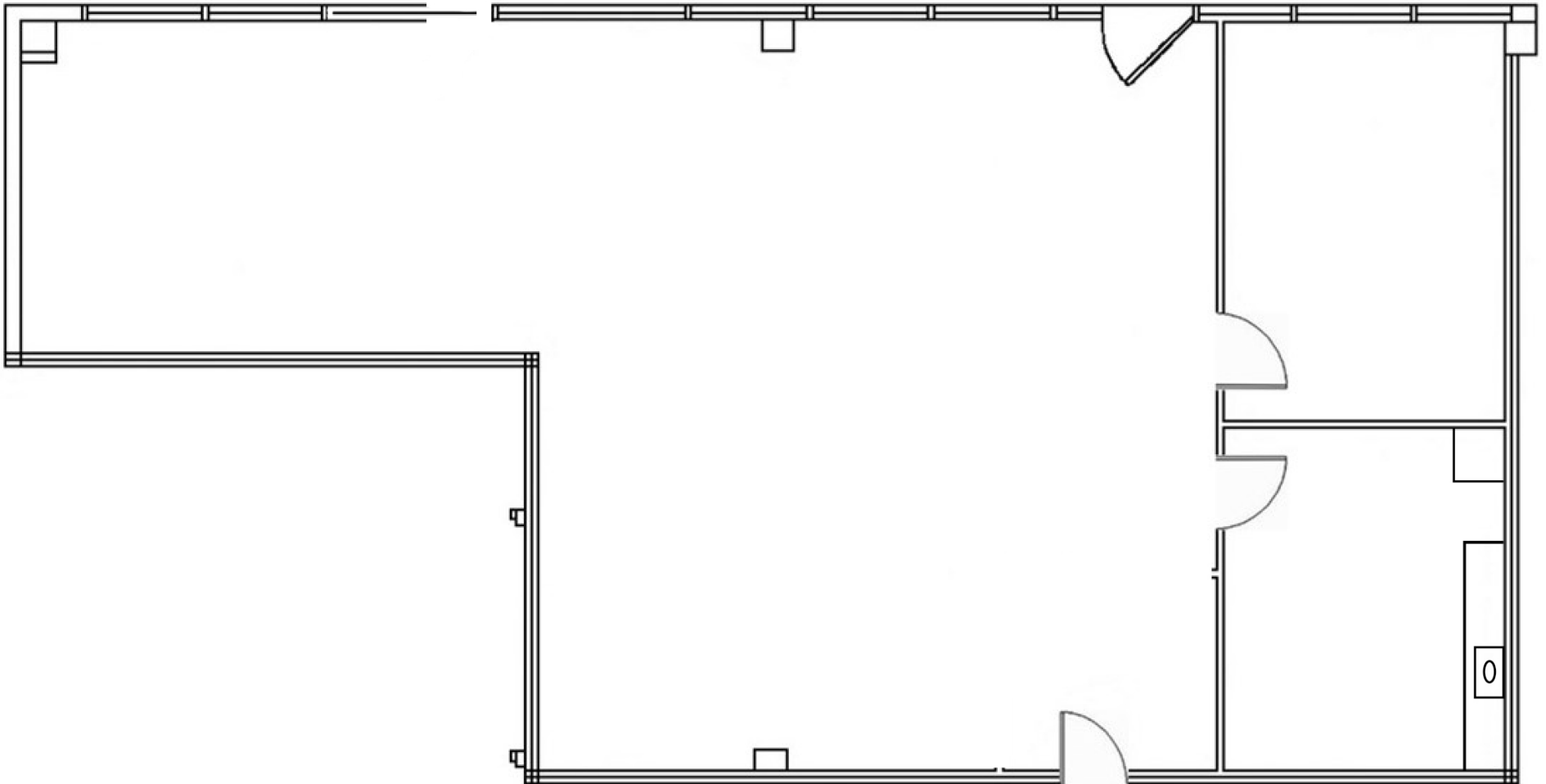
Suite

1400

Size: 1,145 RSF

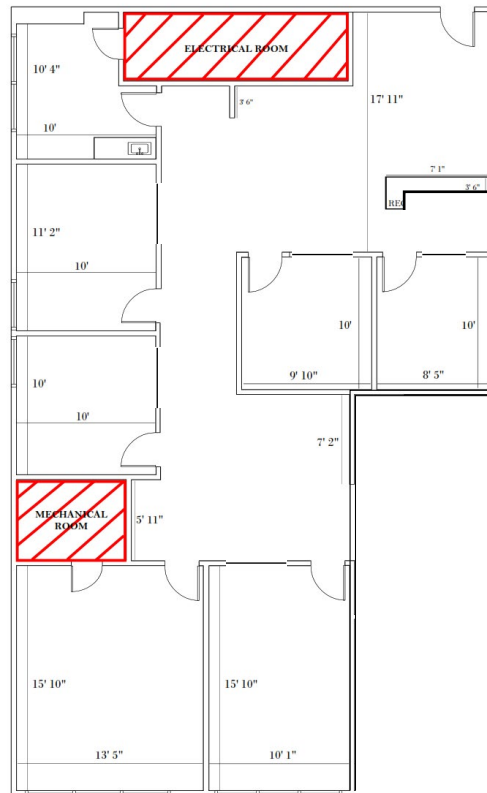
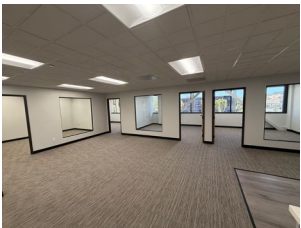
Available: Now

Comment: 1 office, breakroom and open space.



2600

Comment: Spec Suite. Reception, 5 offices, conference room and break room



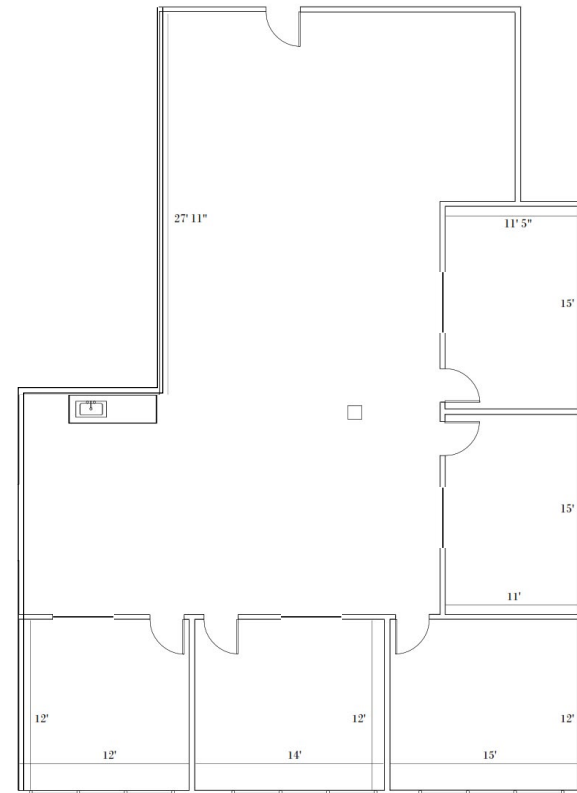
Suite 2600
(2,008 RSF)

TAKE A SELF GUIDED VIRTUAL TOUR



2500

Comment: Spec Suite. 4 offices, conference room, break area and open space.



Suite 2500
(2,491 RSF)

TAKE A SELF GUIDED
VIRTUAL TOUR



Suite

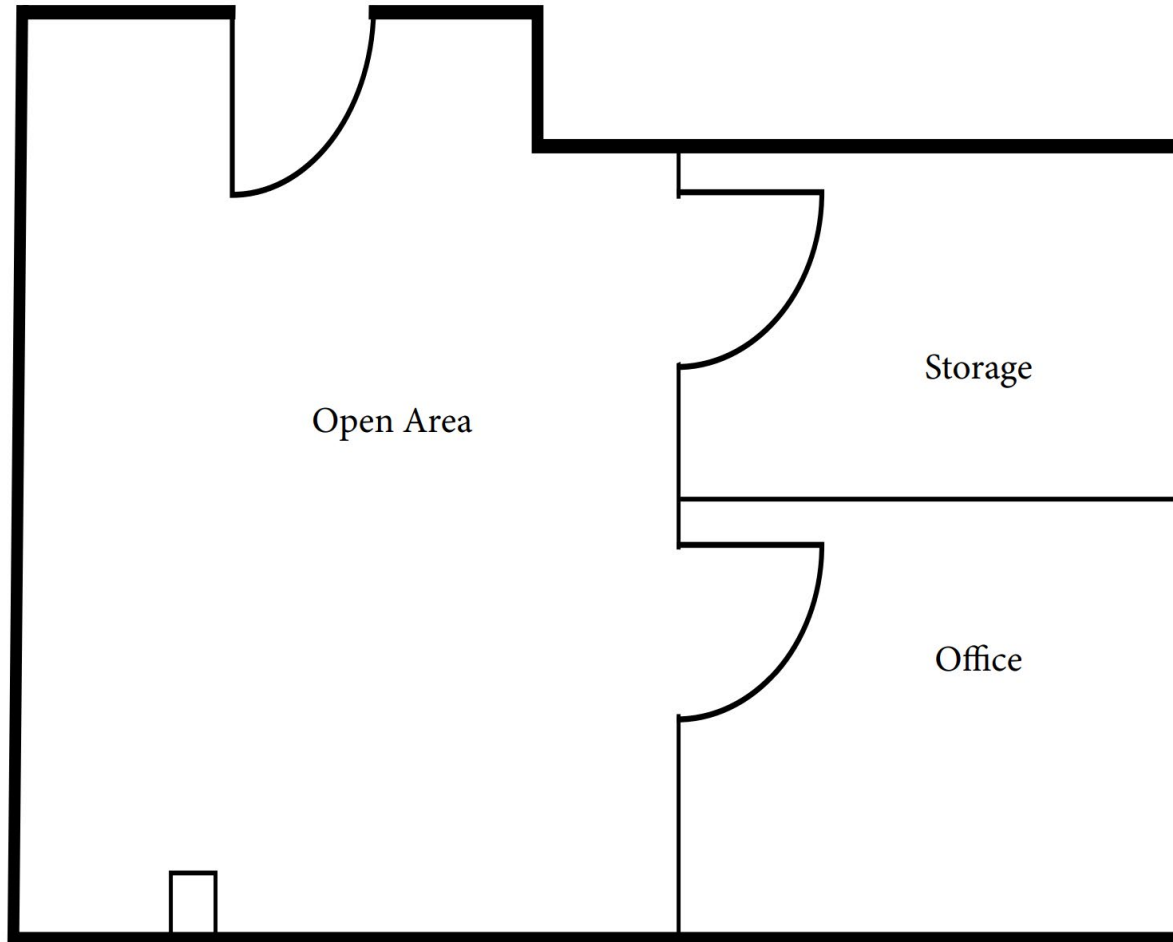
2700

Rate: \$2,000/MO + U

Size: 590 RSF

Available: 10/1/2026

Comment: Open area, 1 office, and storage



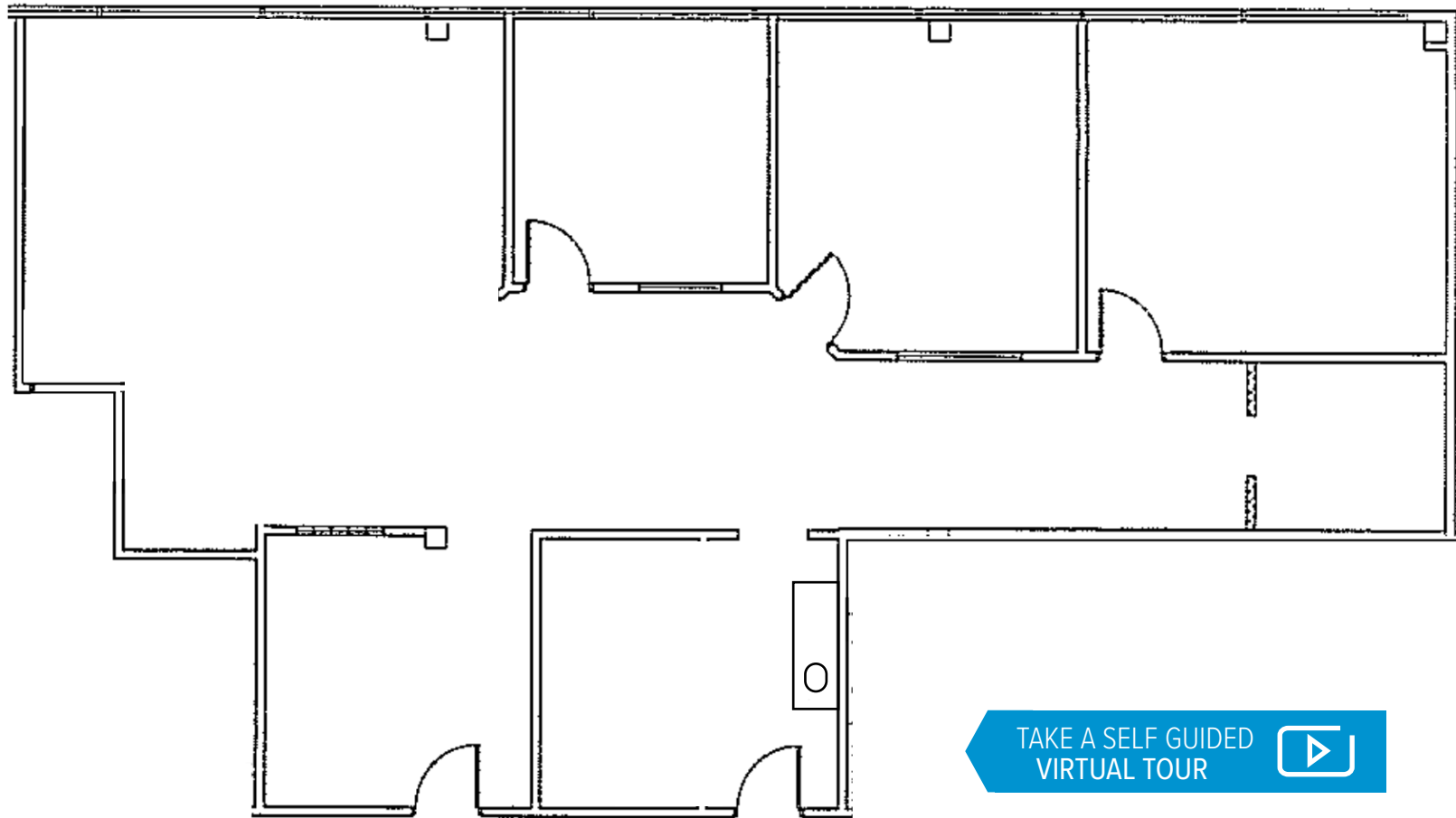
Suite

4400

Size: 2,117 RSF

Available: Now

Comment: Spec Suite. Reception, 2 offices, conference room, server room and break room.



TAKE A SELF GUIDED
VIRTUAL TOUR



Amenities

Sorrento Mesa's best location within walking distance to numerous restaurants and amenities.



On-Site

- Punjabi Tandoor

SORRENTO PLAZA

- Chick-fil-A
- California English
- Moment Sushi
- HiroNori Craft Ramen
- Karak House Coffee Co
- bb.q Chicken

MERCATO at Sorrento

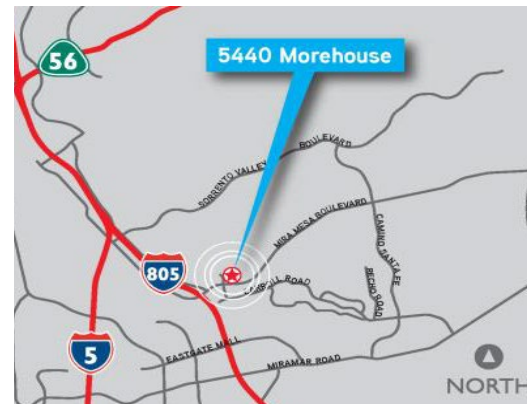
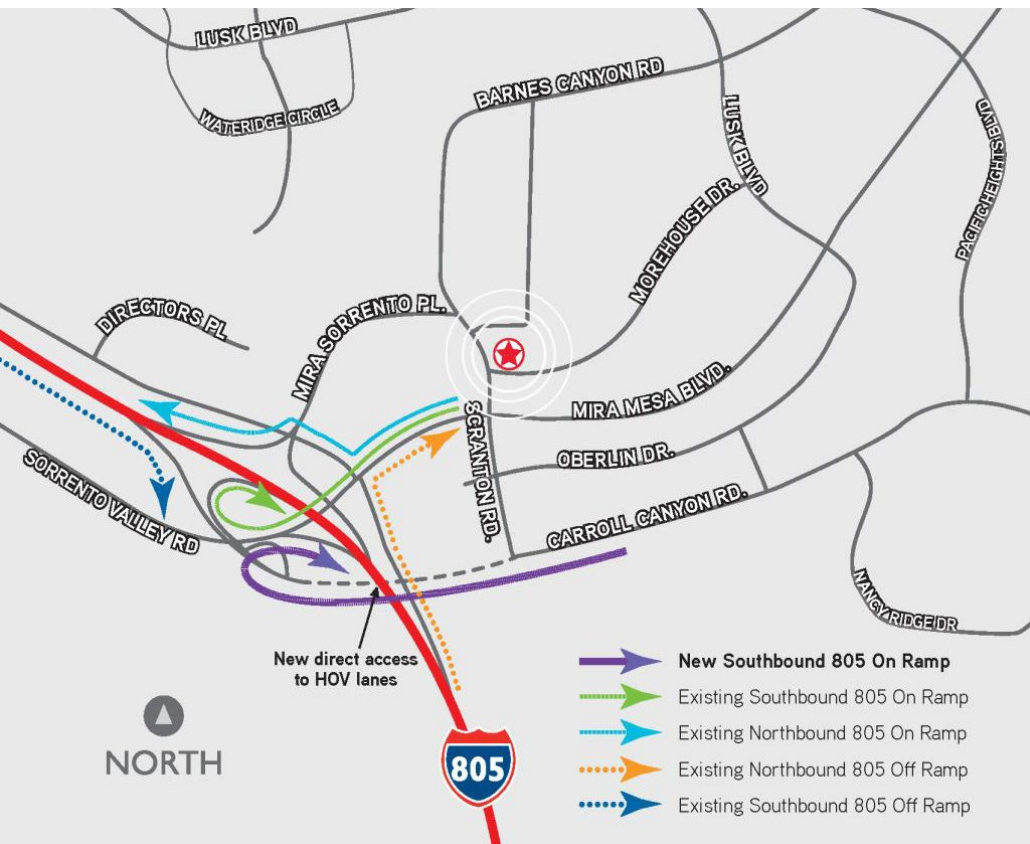
- Planet Fitness
- Chase Bank
- Americana Gas & Car Wash
- McDonalds
- Ike's Love & Sandwiches
- BHC Chicken
- Fiesta Mexican Grill
- Pita'NJoy Mediterranean Grill
- GOLFTEC

SD TECH by Alexandria

- Karl Strauss Brewery
- Park Commons



RFA 5440 Morehouse Drive



DRIVE TIMES	52	5	805
	6 Min.	4 Min.	3 Min.



Click for COASTER
Transit Schedule
(Route #972)



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