



9535 Waples Street

San Diego, CA

OLX|FLOR|D

Offering both Research & Development and office space, 9535 Waples Street seamlessly accommodates biology, chemistry and vivarium uses.

With abundant glass and high ceiling heights throughout the interior lab and office areas, the building provides a comfortable and efficient work environment. Centrally located in the heart of San Diego's biotech cluster, 9535 Waples is a prime location for life sciences companies.



Building Features

2-story lobby serviced by elevator

High visibility with easy access off of Mira Mesa Boulevard

Abundant glass that provides natural light to office areas

High ceilings providing comfortable work environment

Shipping & receiving area in the back of the building

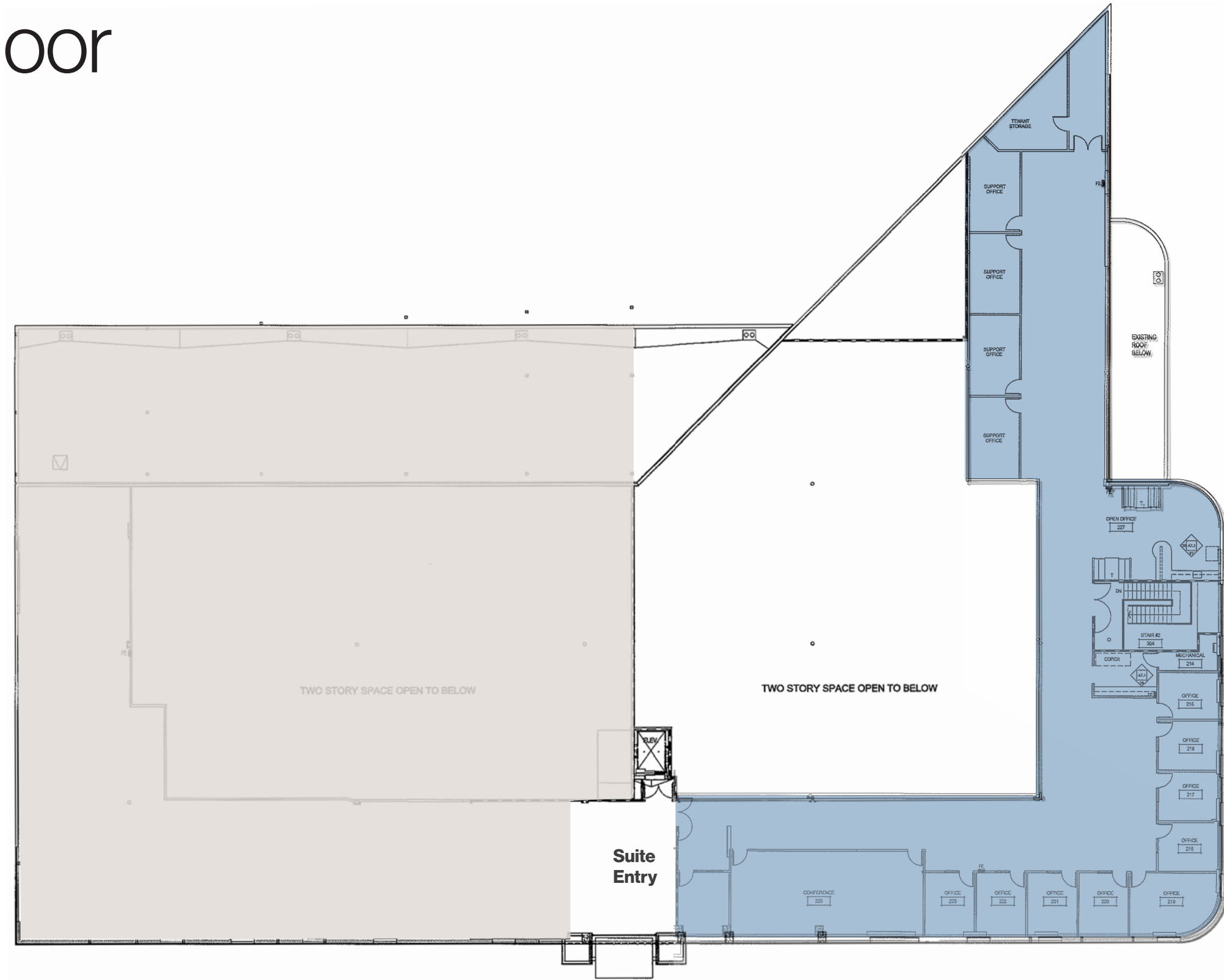
First Floor

± 18,800 SF



Second Floor

±9,300 SF



Specs

Building Size

50,000 SF

Stories

2

Built/Renovated

1984/2005

Land Area

2.27 acres

Parking

2.84/ 1,000 SF (142 Stalls), Surface Park

Ceiling Heights

13'0" to level 2 partial mezzanine

Electrical

277/480-Volt, three-phase, four-wire, 2,500 Amps

Loading Dock

Engineering team to provide

Elevators

1 hydraulic elevator

Utilities

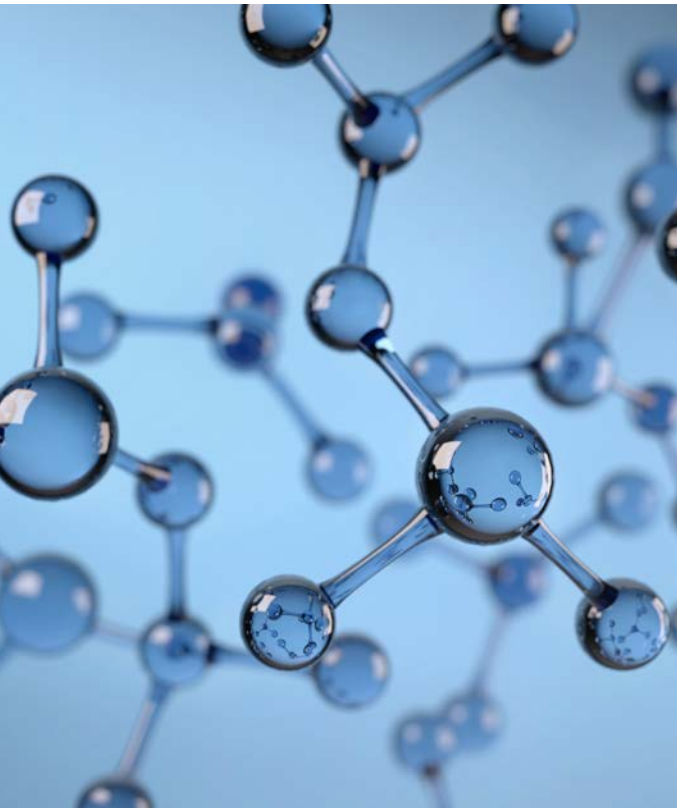
Water/Sewer: City of San Diego

Electric: San Diego Glass & Electric

Lab Space

Segregated chemistry and biology lab

Vivarium with dedicated shipping/receiving

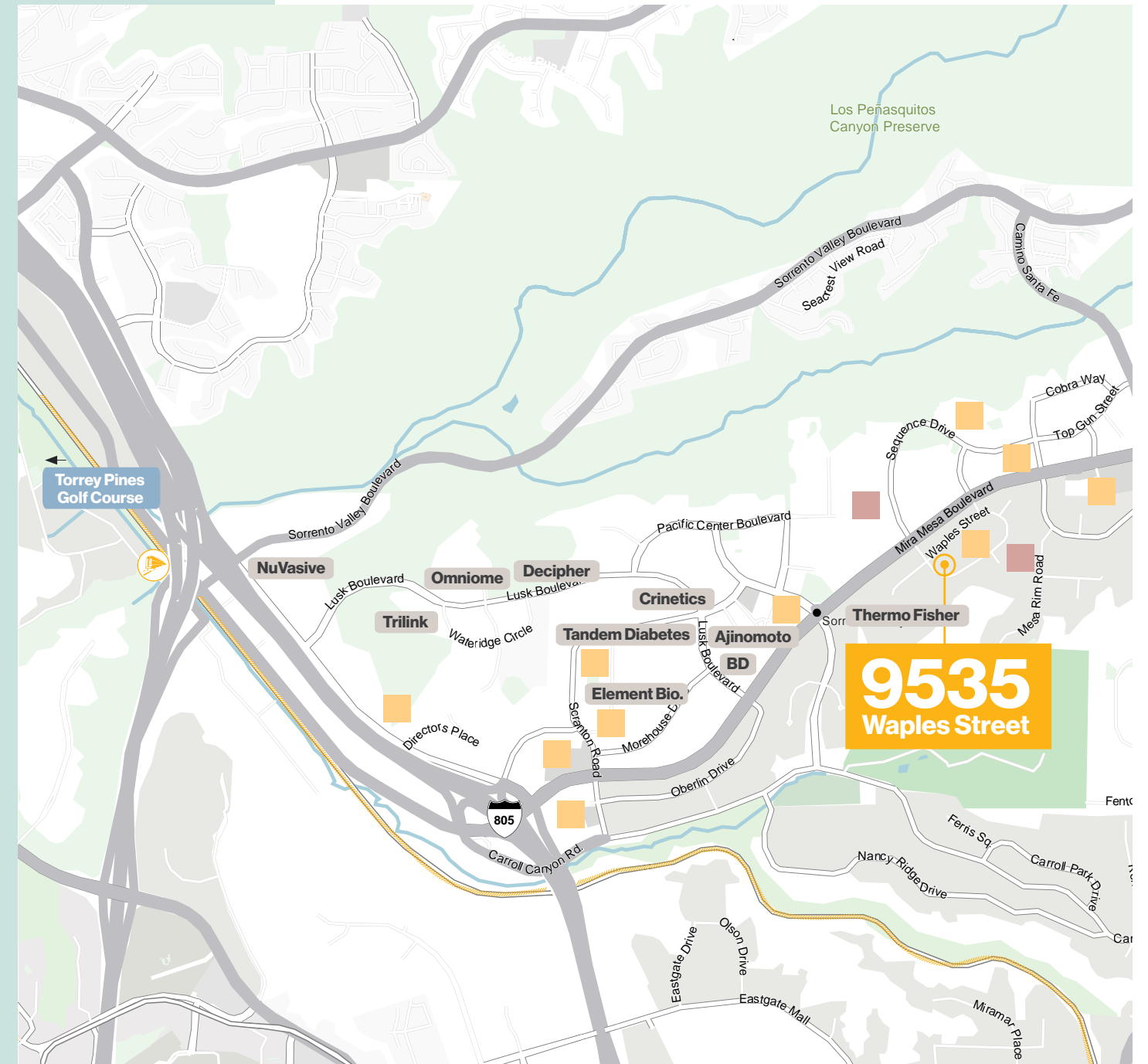
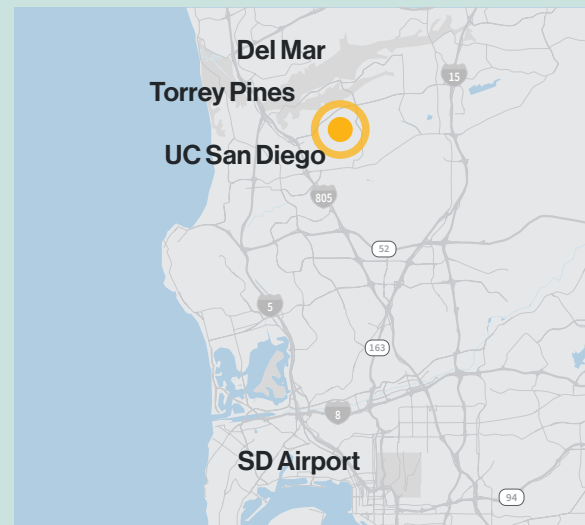


Location

9535 Waples is walking distance from numerous amenities, including restaurants / cafés within a one block radius. Take a short drive to access Sorrento Court, a retail center featuring Starbucks, Jamba Juice and numerous other fast casual and sit-down restaurants.

Drive times from 9535

- 7 minutes** → Sorrento Valley Coaster Station
- 9 minutes** → UC San Diego
- 10 minutes** → Torrey Pines
- 13 minutes** → Del Mar
- 23 minutes** → San Diego International Airport



■ Restaurants/Cafés
 ■ Life Science Companies
 ■ Wellness

Oxford Life Sciences

Our strategy is propelled by scale, sector momentum, and social impact.

Oxford and OMERS entered the life sciences sector through a substantial credit investment in 2017. Since the start of 2021, we've globally invested \$3 billion and identified a significant pipeline of further development opportunities.

Committed to establishing a notable presence in the life sciences sector—one of the world's most transformative markets—we recognize the convergence of biotechnology, artificial intelligence, big data analytics, and deep learning in driving faster and more sophisticated outcomes. Simultaneously, shifting demographics, global trends, and evolving customer needs fuel industry demand and in response, we continue to scale our global presence by pursuing additional equity commitments, lending opportunities and platform investments.



Global reach

Oxford Life Sciences spans strategic markets in North America, the UK, and Europe. We focus on existing and emerging markets underpinned by the fundamentals for life sciences: universities and academic ecosystems; public and private funding and access to talent.

Trusted Partner

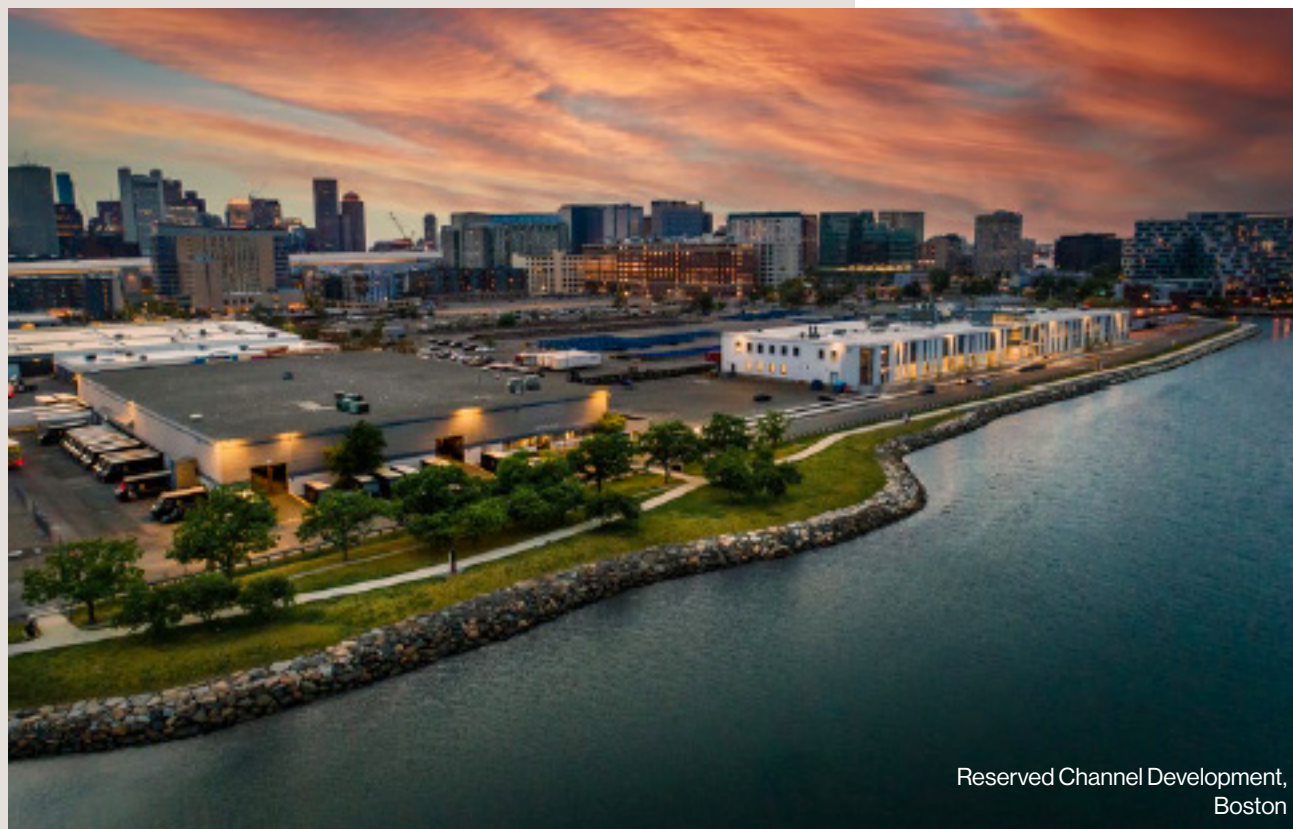


Strengthening economies and communities through real estate, since 1960.

At Oxford, we offer a distinctive blend of acquisition, development, and active asset management, paired with a deep understanding of local markets. This enables us to effectively serve the complex needs of science-based companies by delivering and managing best-in-class workplaces for office, lab, and biomanufacturing buildings. Our disciplined approach and proven track record in identifying and acquiring assets in target markets set us apart. Additionally, our in-house development and redevelopment capabilities make us a trusted partner for tenants seeking expansion opportunities in both existing and emerging markets.

We take pride in our stellar reputation for placemaking and innovation, which profoundly impacts not only our tenants but also the surrounding communities. Through our scale and diversification efforts, we exclusively benefit our customers by offering greater market share, asset and tenant diversification, and valuable insights from across the industry landscape.

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