



# 4215 Sorrento Valley Boulevard

San Diego, CA

OLX|FLOR|D



4215 Sorrento Valley Blvd is a state-of-the-art Life Sciences facility uniquely surrounded by nature without compromising the convenience of urban amenities and resources.

Modern curb appeal, high-end finishes, and an efficient floor plan make 4215 Sorrento Valley Blvd an ideal building for Life Sciences companies. It is centrally located in the heart of San Diego's biotech cluster, providing easy access to talent, research institutes and higher education.





## Building Features

Class A building, recently renovated

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Dedicated corporate-style lobby and entrance

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Ground level shipping/receiving area with direct and exclusive access to freight elevator

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Plug-and-play office area comes with furniture and office cubicles

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Immediate access to I-5 and I-805 freeways

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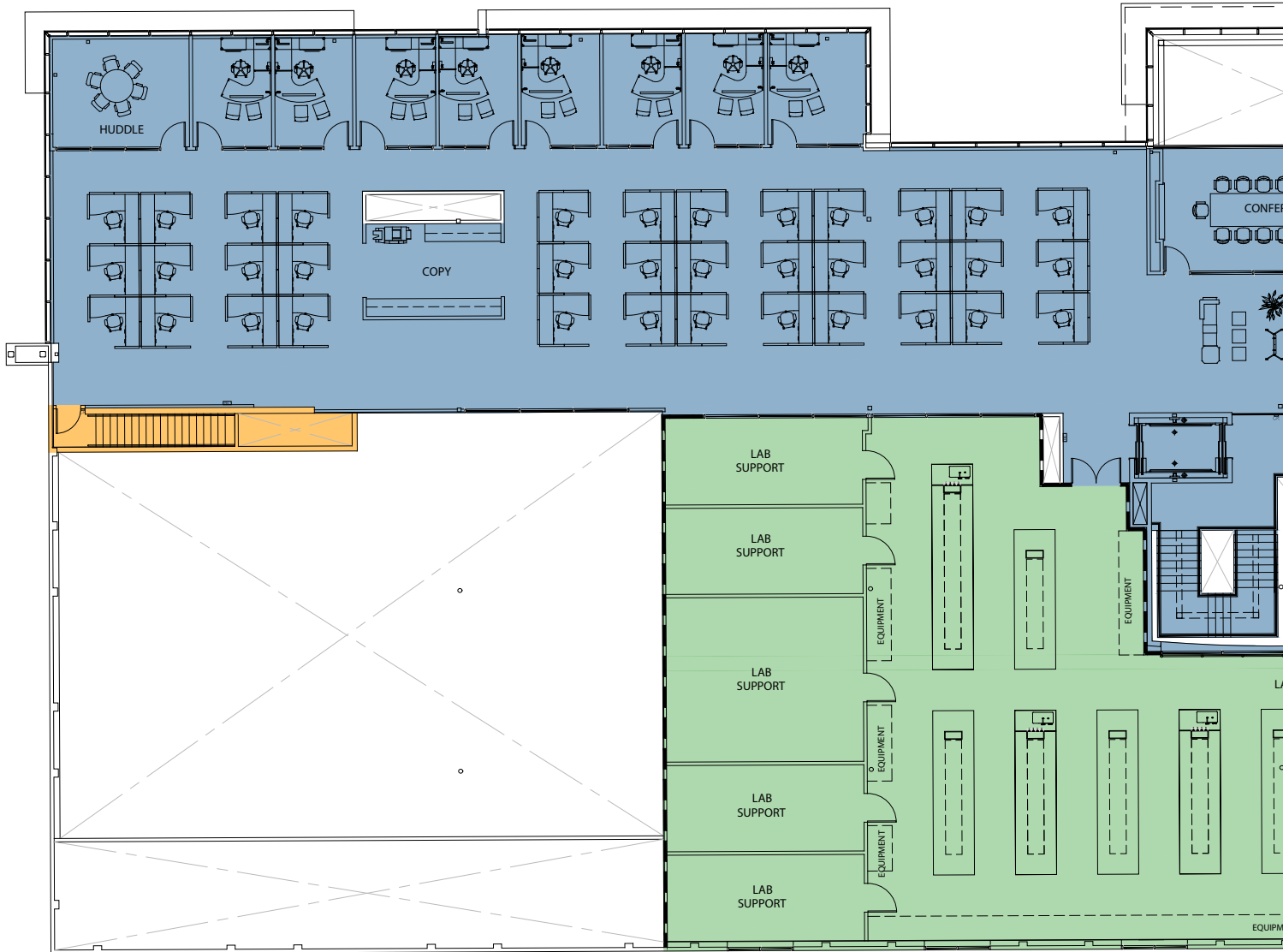






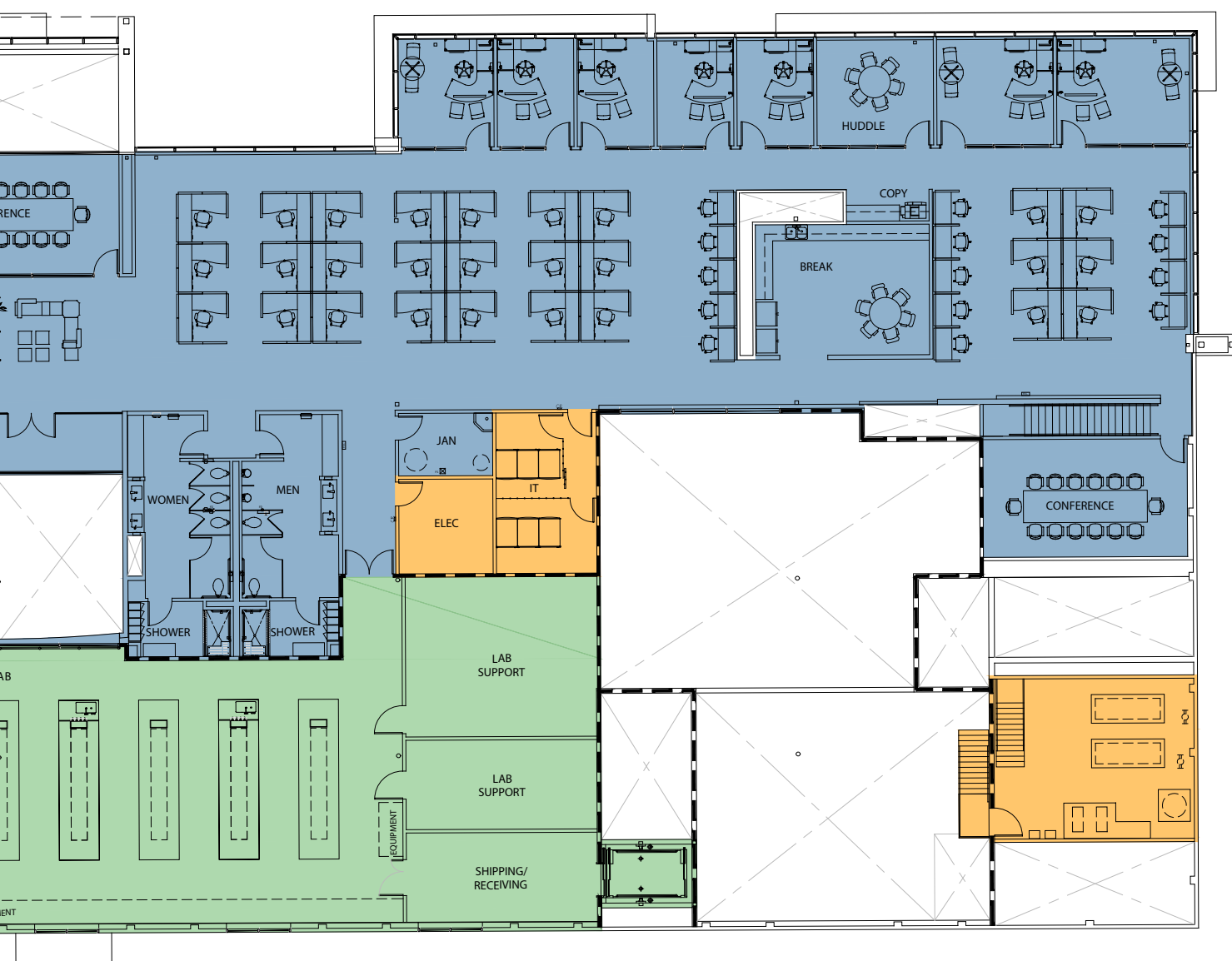
# Second floor conceptual plan

Suite 200 | 26,813 RSF



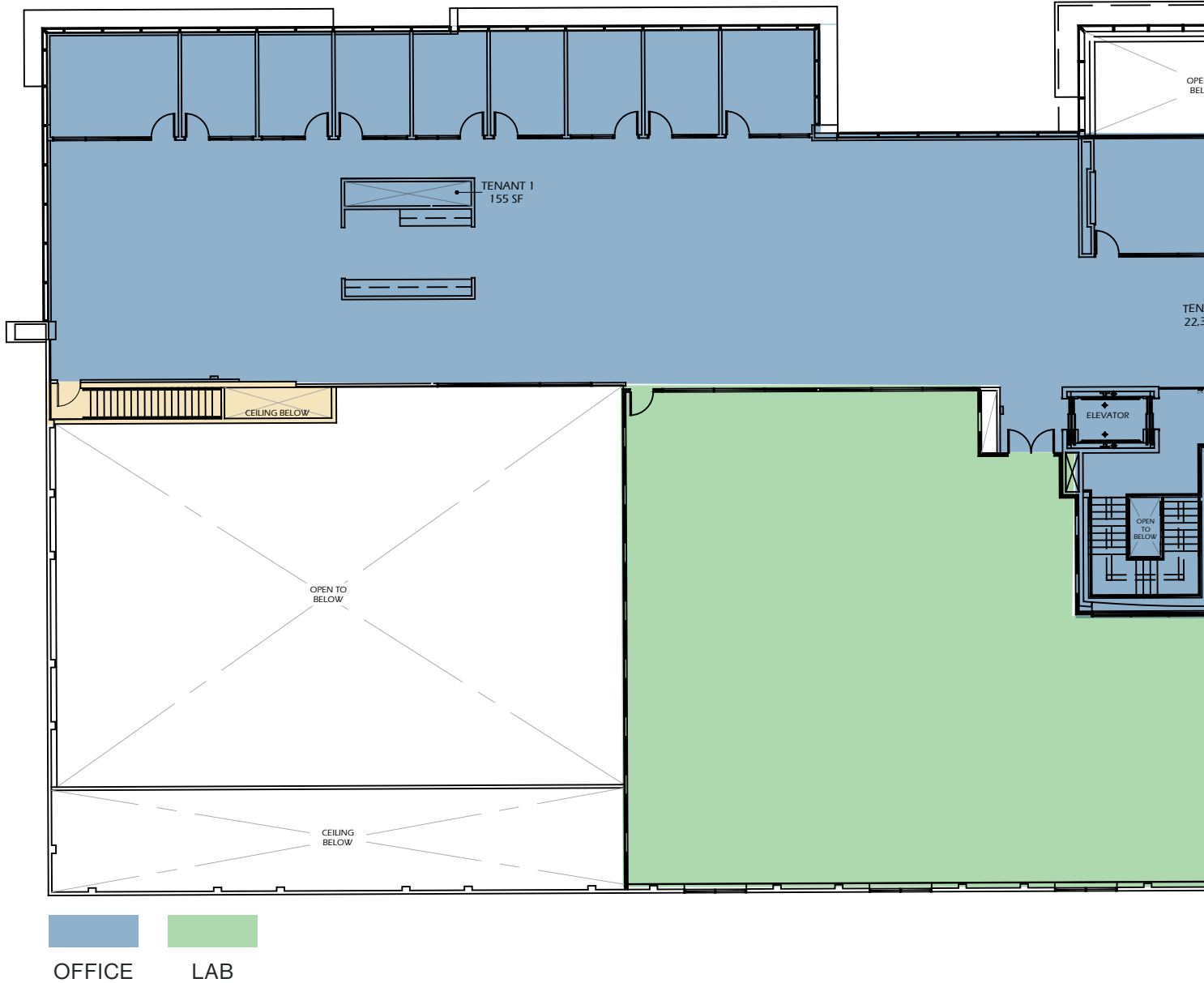
OFFICE      LAB





# Second floor as-built plan

Suite 200 | 26,813 RSF







# Specs

**Building Size**

56,053 RSF

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**Office/ Labs Ratio**

70% office, 30% lab

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**Built / Renovated**

Built in 1985 / Renovated in 2015

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**Parking**

2.54/1000 (132 stalls), surface parking

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**Ceiling Heights**

Second Floor Labs ~ 9' to finished ceilings; 10'5" to bottom of structural joist

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**Typical Coloumn Spacing**

Second floor: 50' east to west, 22' or 23' north south

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**Electrical**

3000A, 480V ~ 25W/SF\* For entire building  
22W/SF of house power for 2nd floor

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**Elevators**

1 Passenger (5000 lbs), 1 Freight (5000 lbs)

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**Air Handling Capacity**

2 AHUs, 46,000 CFM each

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**Air Circulation (Changes per hour)**

12ACH in the lab

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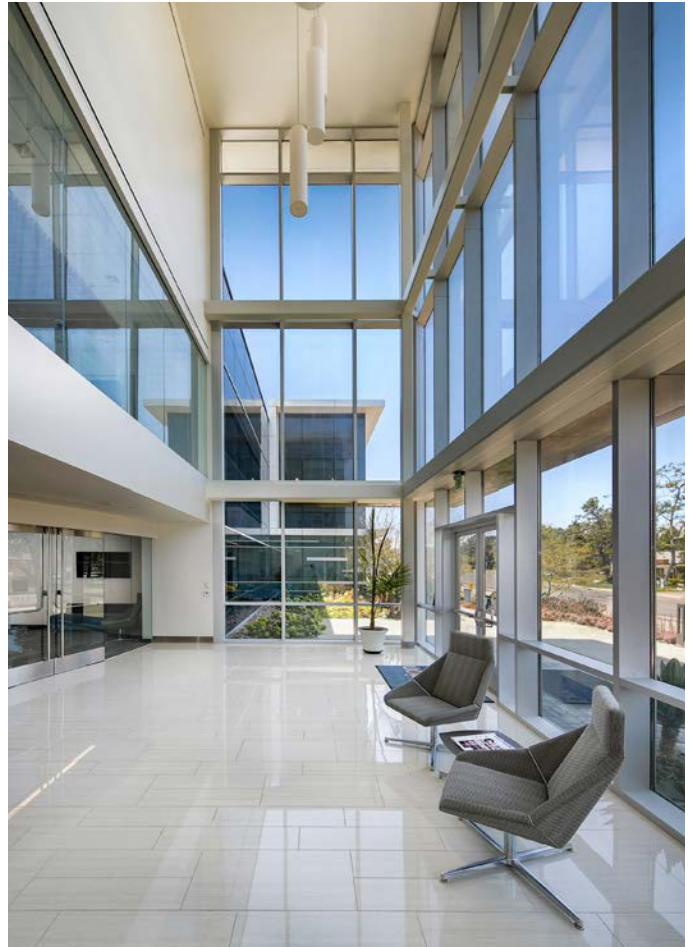
**Emergency Backup Power**

8 Watts/SF

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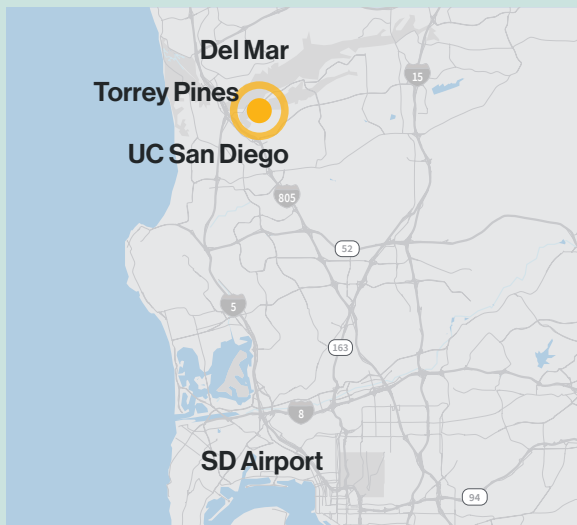


# Location

4215 Sorrento Valley Boulevard is a short drive to numerous amenities, including retail shops, fitness centers, and fast-casual and sit-down dining options.

## Drive times from 4215 SVB

- 1 minute** → Sorrento Valley Coaster Station
- 7 minutes** → Torrey Pines
- 6 minutes** → UC San Diego
- 10 minutes** → Del Mar
- 22 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.

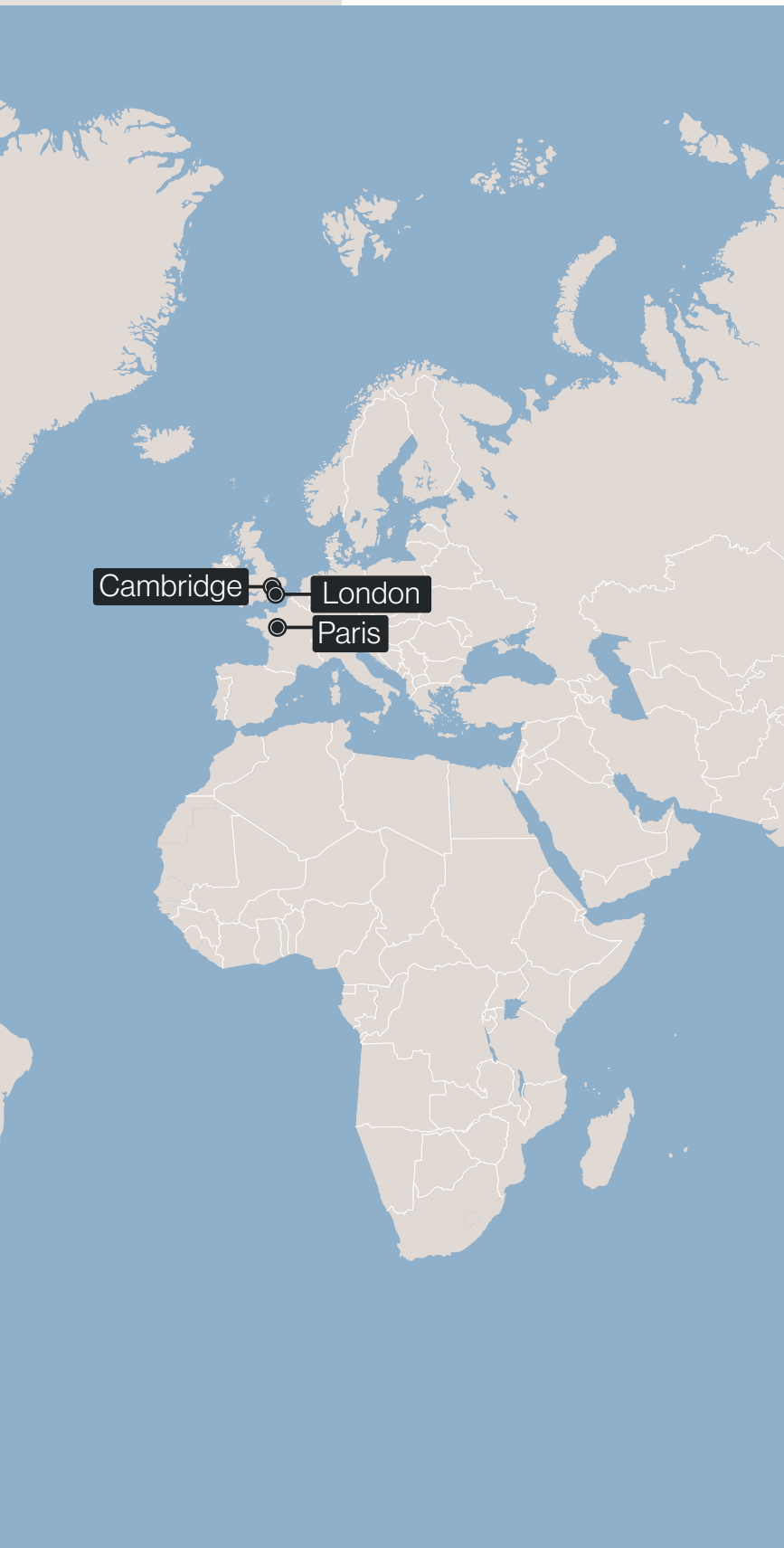
Committed to establishing a notable presence in the life sciences sector—one of the world's most transformative markets—we recognize the convergence of biotechnology, artificial intelligence, big data analytics, and deep learning in driving faster and more sophisticated outcomes. Simultaneously, shifting 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.

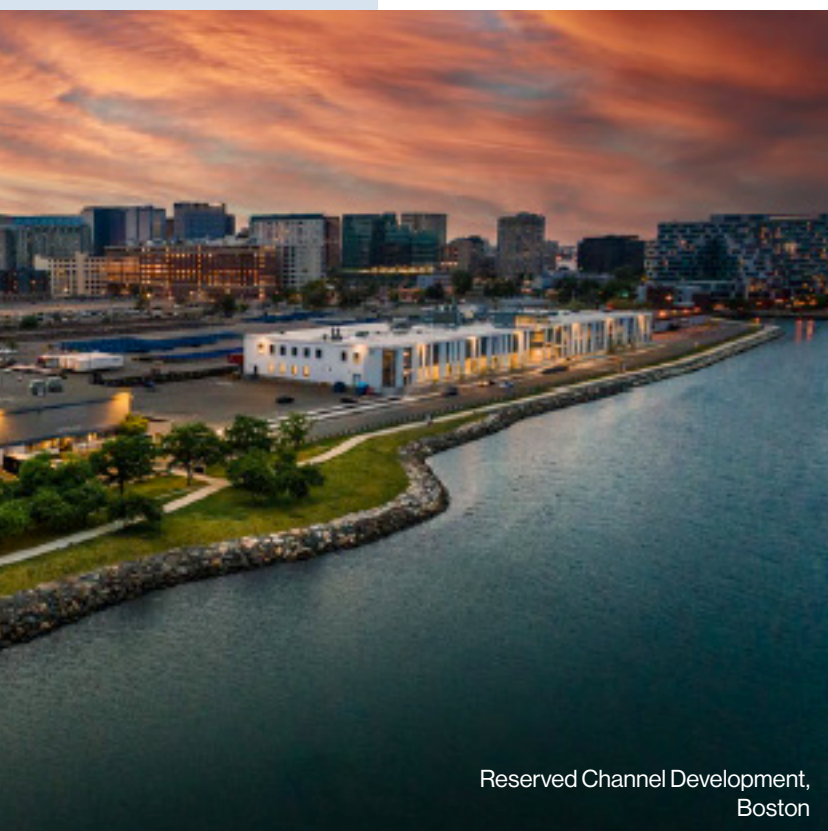
**Learn more at**  
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Emeryville Public Market, San Francisco



Reserved Channel Development, Boston



## OMERS

Oxford is owned by OMERS, a defined benefit pension plan that manages \$127.4 CAD billion in net assets across a diversified, global portfolio of public market, infrastructure, private equity, venture capital, and real estate investments. With a steadfast long-term perspective, OMERS strategically invests at scale in high-quality assets that generate stable returns to deliver exceptional value and financial security in retirement to over half a million public service members in Ontario, Canada.



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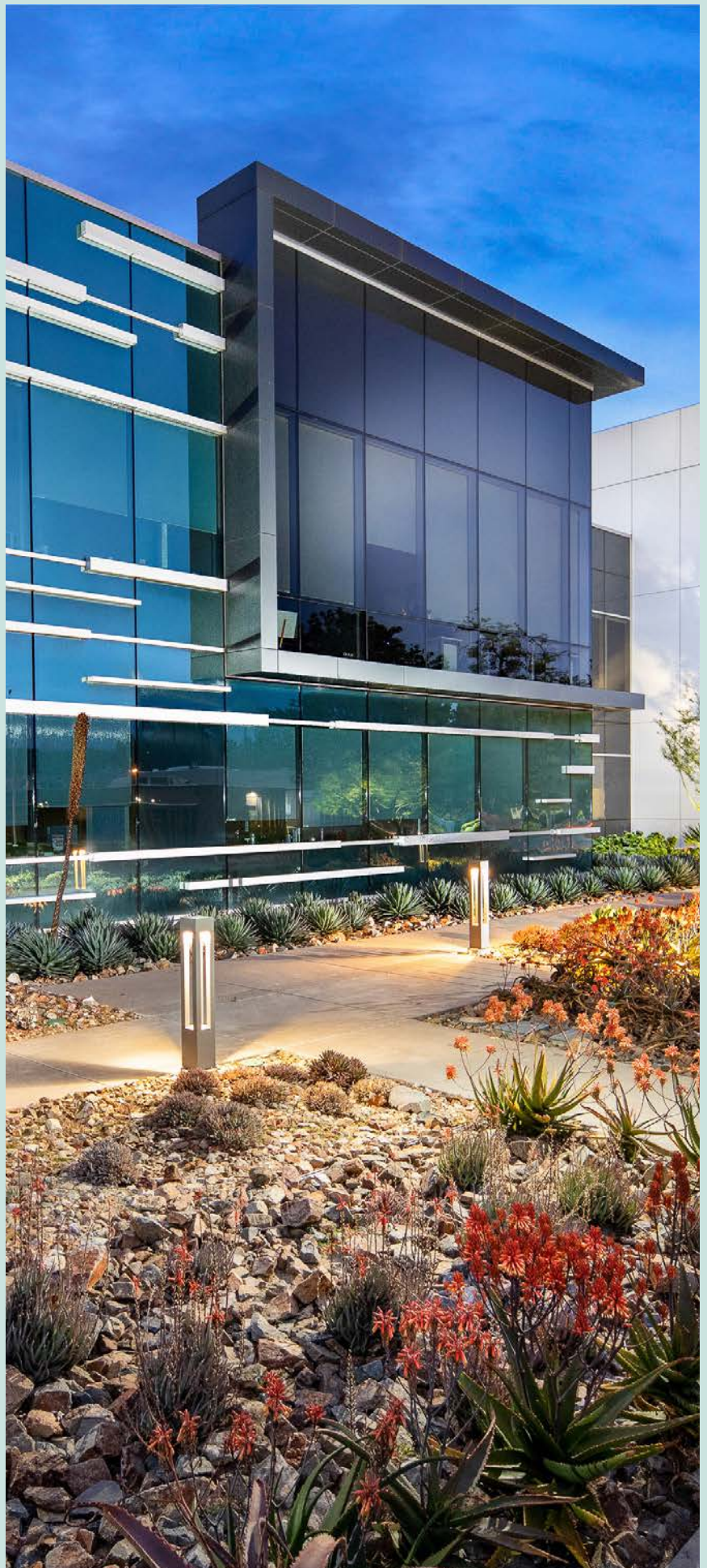
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