



MODA

S O R R E N T O

4940 & 4980 Carroll Canyon Road | 5451, 5501, 5502, 5550, 5555, 5601, 5626, 5627 & 5670 Oberlin Drive



273,917 SF
LIFE SCIENCES CAMPUS IN
SORRENTO MESA



BioMed Realty

LIFE SCIENCE

R E A L E S T A T E

BioMed Realty is the leading provider of real estate solutions to the life science community with a proven track record in bringing unmatched expertise to the full range of in-house real estate services – facilities management, construction, leasing, development, acquisition, and financing.

Recognizing the need for controlled environments, state-of-the-art facilities and creative flexibility, BioMed Realty acquires and develops a world-class portfolio that supports tomorrow's innovations. Across the core markets of the industry, BioMed Realty's 16.1 million square foot portfolio supports a deep and varied roster of life science organizations, from early-stage companies to research institutions to global pharmaceutical companies.

In addition, BioMed maintains a premier development platform with 2.7 million square feet of Class A properties in active construction along with an additional 8.1 million square feet of future development opportunities designed to meet the growing demand of the life science industry.

BioMed Realty services are:

Tenant Driven Advancing research by creating highly functional labs directly with the life science community.

Research Driven BioMed Realty offers flexible lease structures throughout its 2.8 million square foot San Diego portfolio creating opportunities for long-term growth.



MODA

S O R R E N T O



± 18'

Ceiling Heights



±10k - 26k SF

Suites Available



3.0/1,000

Parking



2021

Renovation

SPECS

4940 & 4980 Carroll Canyon Road | 5451 & 5501 Oberlin Drive

| | |
|------------------------------------|---|
| Project Size: | 104,577 SF |
| Year Built: | 1984 (renovated in 2018) |
| Building Heights: | 18' |
| Parking: | 3.0/1,000 |
| Fire Sprinklers: | Yes (for all buildings) |
| Power Capacity: | Varies per building |
| Boilers: | Varies per building |
| Building Management System: | Varies per building |
| Generator: | Varies per building from 150kw to 750kw; 5501 Oberlin does not have a generator |

5550, 5555, 5601, 5626, 5627 & 5670 Oberlin Drive

| | |
|------------------------------------|---|
| Project Size: | 147,984 SF |
| Year Built: | 1985 (renovating in 2021) |
| Building Heights: | 18' |
| Parking: | 3.0/1,000 |
| Fire Sprinklers: | Yes (for all buildings) |
| Power Capacity: | Varies per building |
| Boilers: | Varies per building |
| Building Management System: | Varies per building |
| Generator: | Varies per building; 5627 Oberlin does not have a generator |

5502 Oberlin Drive

| | |
|-------------------------|---------------------------|
| Project Size: | 25,806 SF |
| Year Built: | 1982 (renovating in 2022) |
| Building Height: | 24' |
| Parking: | 68 stalls, 2.63/1,000 |
| Fire Sprinklers: | Yes |
| Power Capacity: | 100 W/sf existing |



AMENITIES

Located in the 5555 Oberlin Building:

- Cafe and Tenant Lounge
- Conference Center
- Fitness Center*
- Sports Simulator
- Shower/Locker Facilities

Located on Campus:

- Bocce Ball Court
- Outdoor Game Areas
- Fire Pit and Gathering Areas

MODA
SORRENTO

biomedrealty.com

***MODA Sorrento has earned a Fitwel 2 Star Rating, ensuring a workplace environment that enhances occupant health, wellness, and productivity.**





Cafe, tenant lounge and sports simulator



Sports simulator



Fitness Center



Conference Center



MODA
SORRENTO

LAB

Flexible and efficient lab design
for chemistry or biology use

Lab compressed air and vacuum

Shipping and receiving locations adjacent to lab

Backup power





4940 CARROLL CANYON ROAD

SUITE 110: 4,505 SF | 30% LAB | 70% OFFICE
AVAILABLE NOW

Lab: 3 lab benches, 2 lab support rooms

Office: 2 private offices, 2 conference rooms, break area, en-suite restrooms, copy area



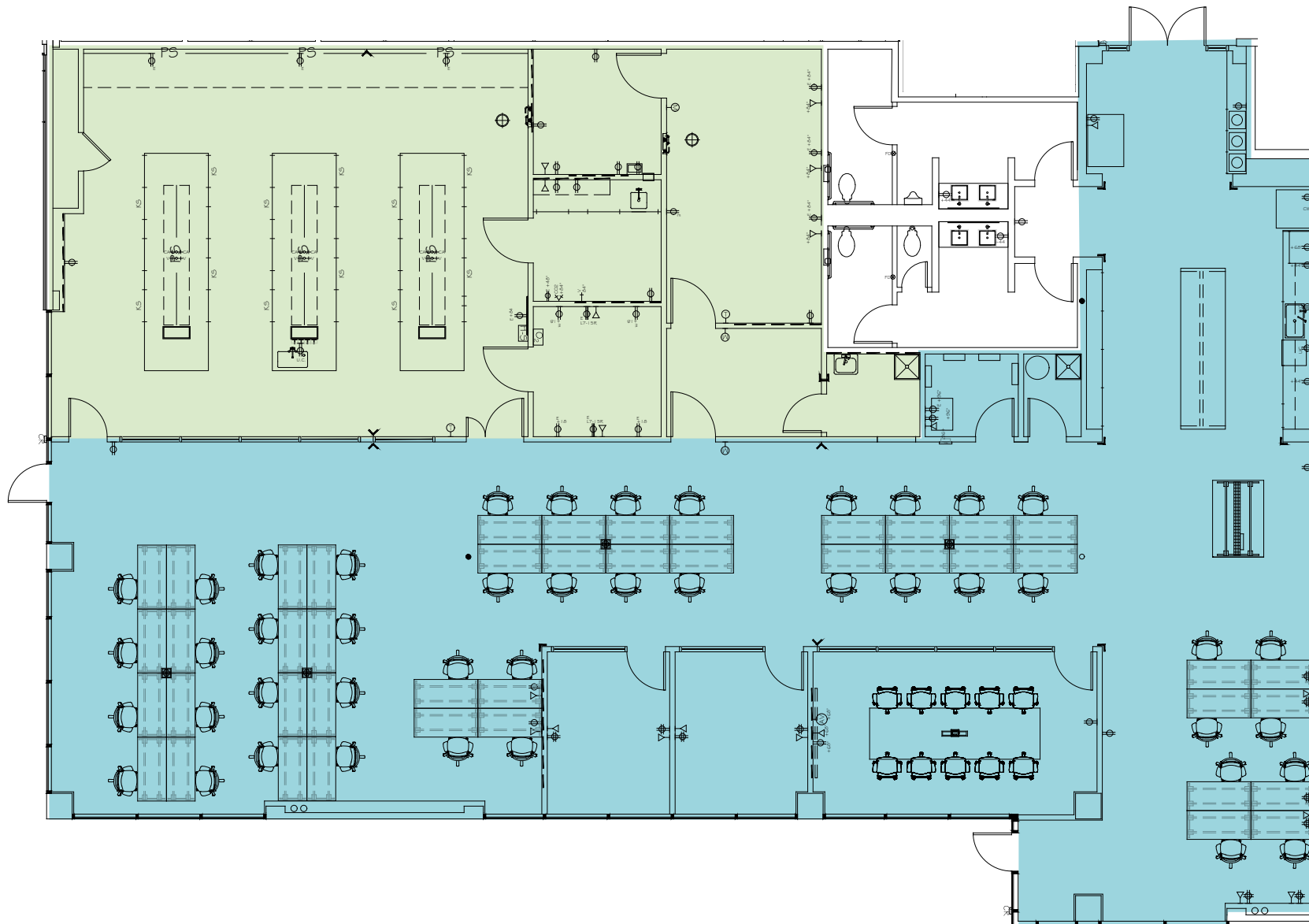


4940 CARROLL CANYON ROAD

SUITE 120: 6,932 SF | 40% LAB | 60% OFFICE
AVAILABLE NOW

Lab: Main lab area with 3 benches and 2 lab support rooms, cleanroom

Office: 2 private offices, conference room, open office area, break area



LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT



4980

4980 CARROLL CANYON ROAD

SUITE 100: 20,900 SF | 50% LAB | 50% OFFICE
AVAILABLE NOW

Lab: 4 lab areas, 11 lab benches, 6 lab support rooms, autoclave

Office: 5 private offices, 4 conference rooms, 3 open office areas, wellness room, 3 phone rooms, 2 break areas



LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT



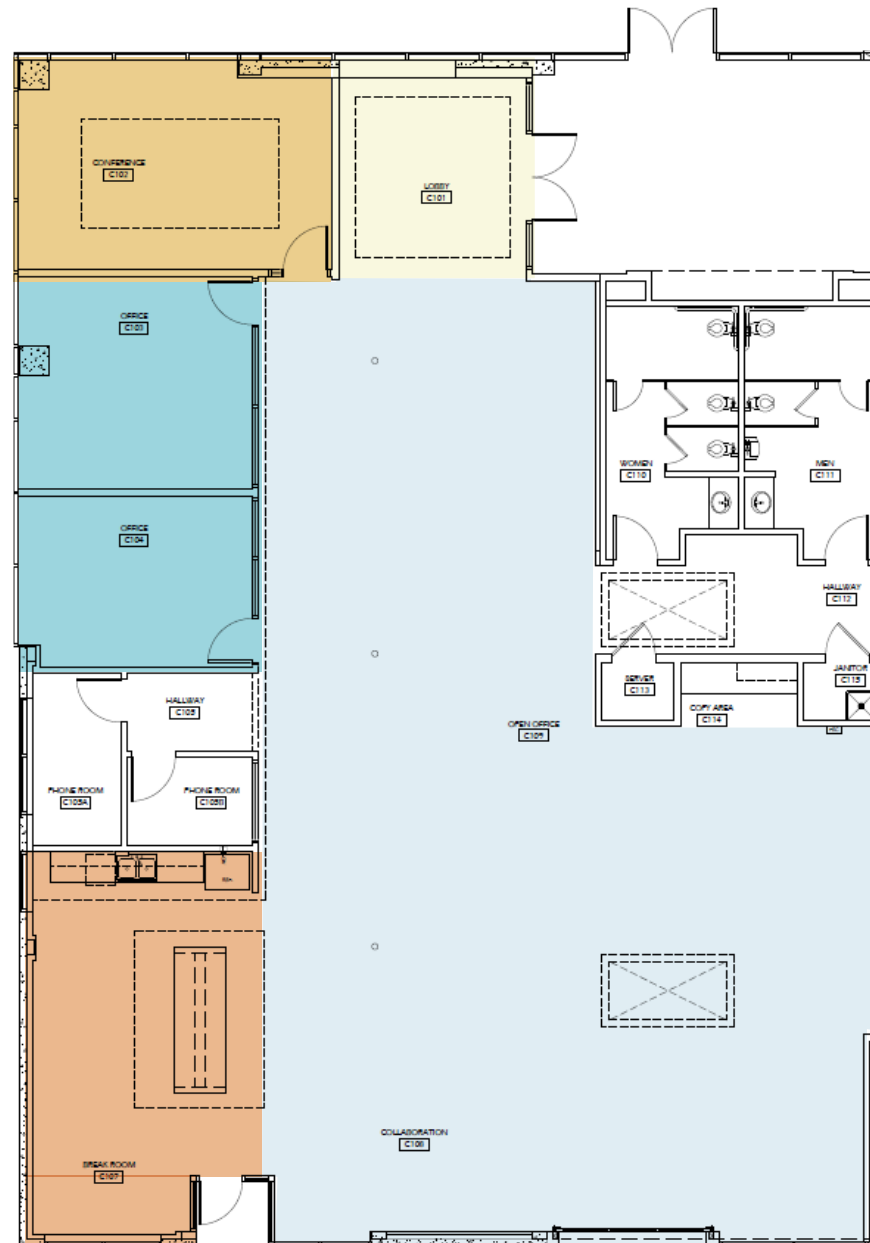
5501 OBERLIN DRIVE

SUITE 105: 4,976 SF

100% OFFICE

AVAILABLE NOW

Office: Open office area, conference room, 2 private offices, 2 phone rooms, server room and break area.



LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT



5502 OBERLIN DRIVE

25,806 SF | 50% LAB | 50% OFFICE
AVAILABLE NOW

Lab: 13 lab benches, 8 lab support rooms, 6' fume hood, shipping/receiving area, hazmat storage

Office: 9 private offices, 59 workstations, 3 conference rooms, copy room, break room



*Furniture not included





5550 OBERLIN DRIVE

SUITE 100: 12,902 SF (can be combined with Suite 120 for 22,940 SF)

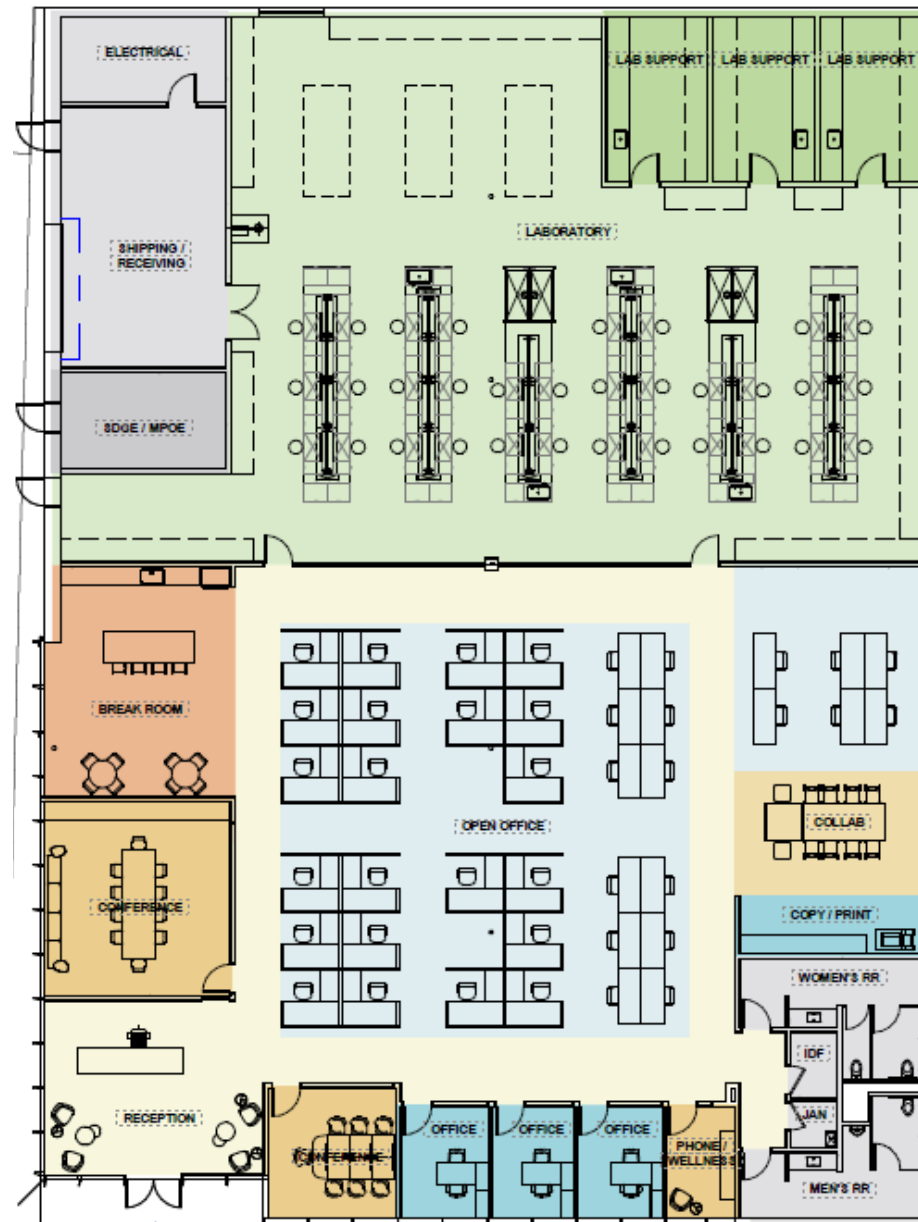
40% LAB | 60% OFFICE

AVAILABLE Q3 2025

Lab: 6 lab benches, shipping/receiving area, 6' fume hoods, 3 lab support rooms (ability to increase)

Office: 3 private offices, 40 workstations, 2 conference rooms, break room, phone/wellness room, copy room

**Furniture not included*



LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT

5550 OBERLIN DRIVE

SUITE 120: 10,038 SF (can be combined with Suite 100 for 22,940 SF)

40% LAB | 60% OFFICE

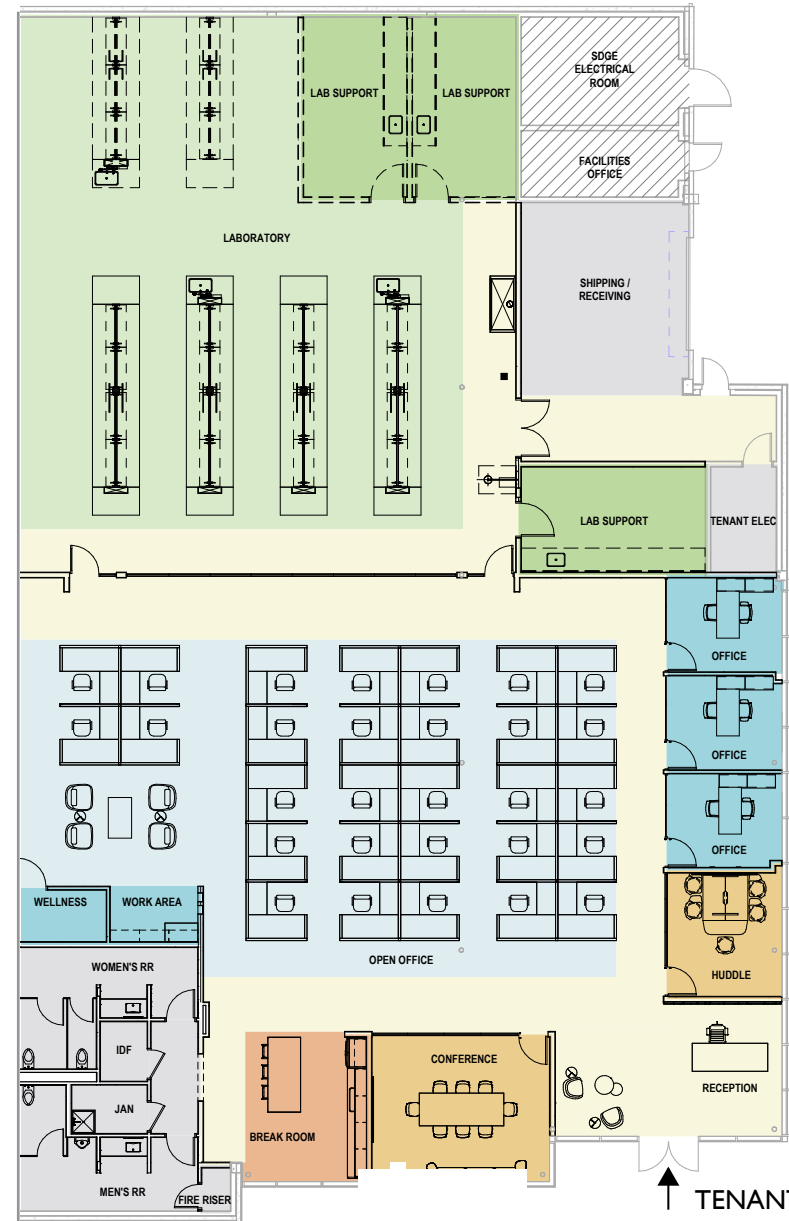
AVAILABLE NOW

Lab: 4 lab benches, shipping/receiving area, 6' fume hoods, lab support room (ability to increase)

Office: 3 private offices, 31 workstations, 2 conference rooms, break room, phone/wellness room, copy room



**Furniture not included*



LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT



5601 OBERLIN DRIVE

SUITE 100: 13,626 SF

50% LAB | 50% OFFICE

AVAILABLE NOW

Lab: 5 lab benches, 4 lab support rooms, 4 fume hoods, shipping/receiving area

Office: 5 private offices, break room, conference room, en-suite restrooms, copy area, wellness room, phone room



LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT



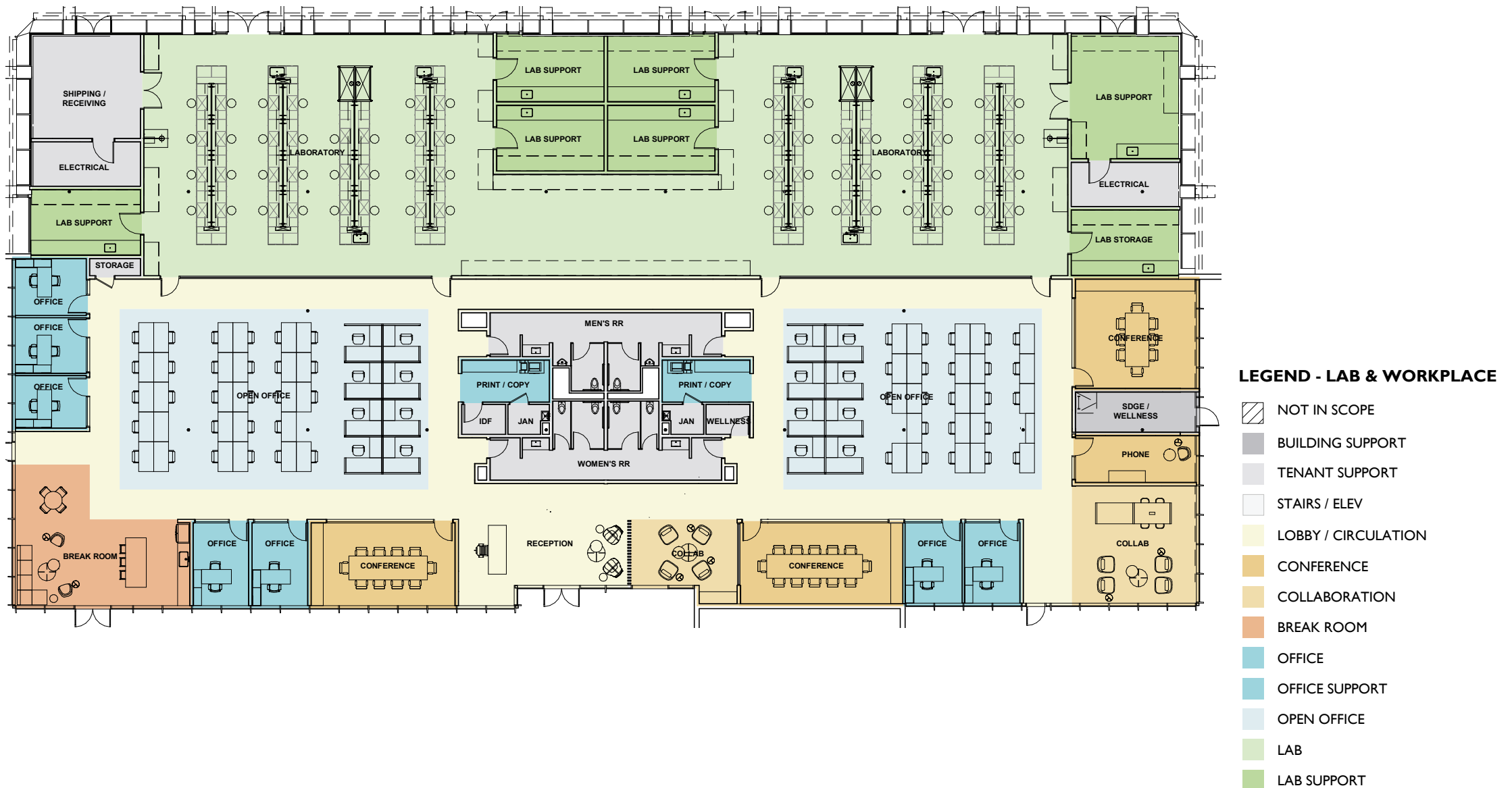
5670 OBERLIN DRIVE

*20,000 SF | 40% LAB | 60% OFFICE

Lab: 6 lab support rooms, lab storage, 8 lab benches, 4 fume hoods, shipping/receiving area

Office: 7 private offices, 3 conference rooms, break room, collaboration area

*Building can be demised to accommodate two (2) 10,000 SF suites





Shared Amenity Building



4940
4980

5451

5501

5555

5502

5550

5626

5601

5627

5670

CARROLL CANYON ROAD

OBERLIN DRIVE

MIRA MESA BOULEVARD

LIFE SCIENCE NEIGHBORS

1. Ajinomoto
2. Crinetics Pharmaceuticals
3. Tandem Diabetes
4. Omniome
5. Trilink Biotechnologies
6. Nuvasive
7. Johnson & Johnson
8. Vertex Pharmaceuticals
9. Sanford Preby's Burnham
10. Scripps Research
11. Inovio Pharmaceuticals
12. Sorrento Therapeutics
13. Eurofins
14. Cue
15. Vividion Therapeutics
16. Integrated DNA Technologies
17. Artiva Biotherapeutics
18. Element Biosciences
19. Biotheyrx
20. Shoreline Biosciences
21. BioLabs
22. Molecular Assemblies
23. Encodia
24. ViaCyte
25. Altos Labs
26. Thermo Fisher
27. Maravai Lifesciences



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