



San Diego Science Center

3030 Bunker Hill Street | San Diego, CA

OX|FLOR|D

San Diego Science Center (“SDSC”) is a three-story, 107,112 square foot, incubator laboratory facility located in the Pacific Beach enclave of San Diego.

SDSC offers suites for start-ups and scaling options for growing Life Science companies. The project is equipped with every required lab utility and is intended to provide a turn-key space so your company can move in and start work, fast.





San Diego
Science Center

Building Features

Autoclave/glasswash service

Vivarium

Shared conference rooms

Lounge room with full kitchen,
couches and TV

Fitness center

On-site facility engineer, property
management, and security

Showers and lockers





Availabilities

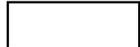
Suite	Size (SF)	Available
First Floor		
102	3,385	Now
117B	771	Now
Total available		4,156 SF
Second Floor		
200	1,225	Now
214	1,684	Now
220A	1,691	Now
220B	1,200	Now
220C	1,109	Now
223	456	Now
226	464	Now
Total available		7,829 SF
Third Floor		
300	5,442	5/2025
306	1,343	Now
307	362	Now
308	1,497	Now
309	716	Now
310	6,875	Now
312	4,062	Now
312B	358	Now
317	660	Now
319	1,675	Now
325	358	5/2025
Total available		23,348 SF

First Floor

Suite 102

3,385 SF
Avail. now



-  OFFICE
-  LAB
-  LEASED
-  COMMON



Suite 117B

771 SF
Avail. now

Second Floor

Suite 220B

1,200 SF
Avail. now



Suite 226

464 SF
Avail. now

Suite 223

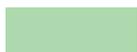
464 SF
Avail. now

Suite 220C

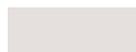
1,109 SF
Avail. now



OFFICE



LAB



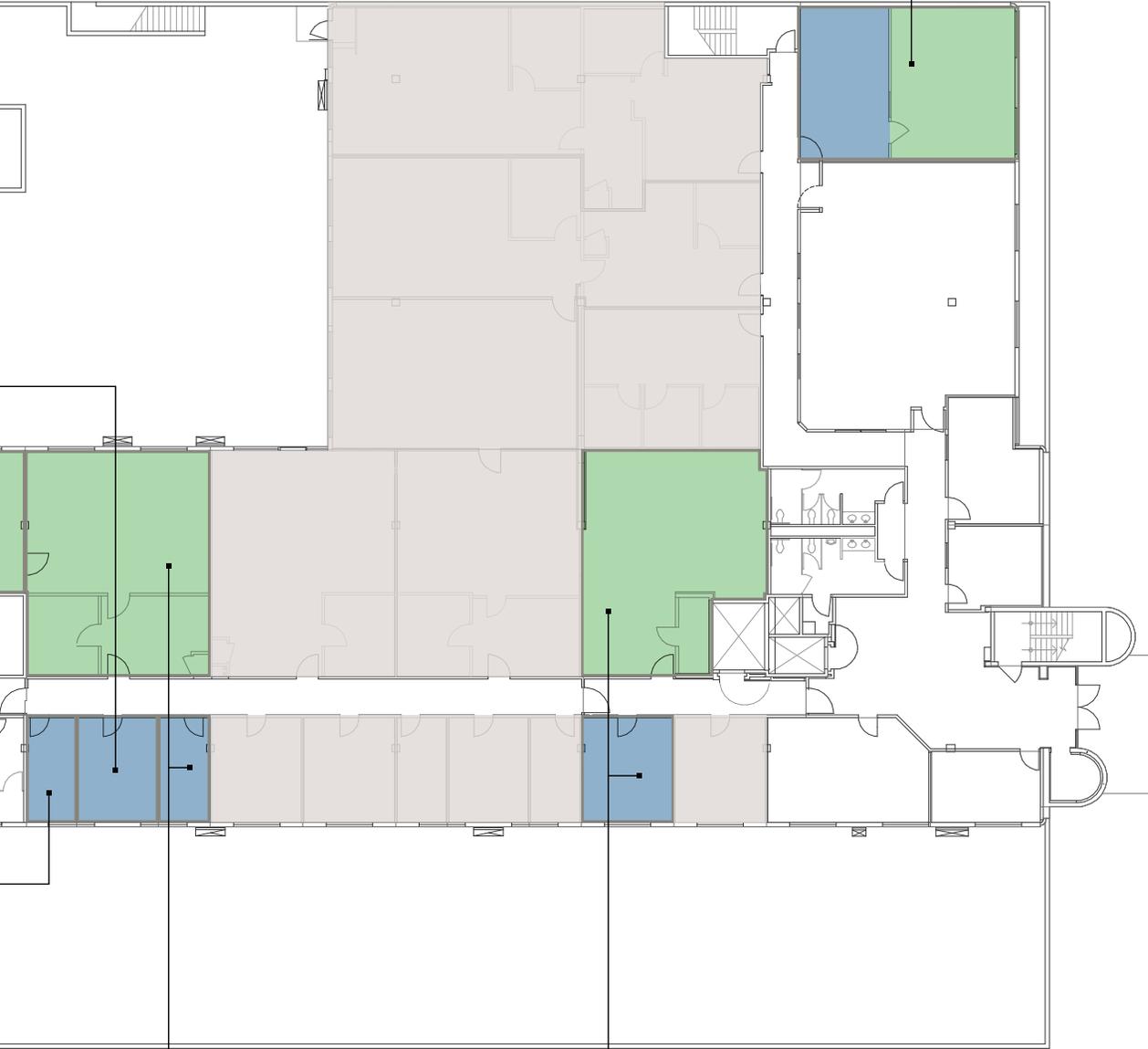
LEASED



COMMON

Suite 200

1,225 SF
Avail. now



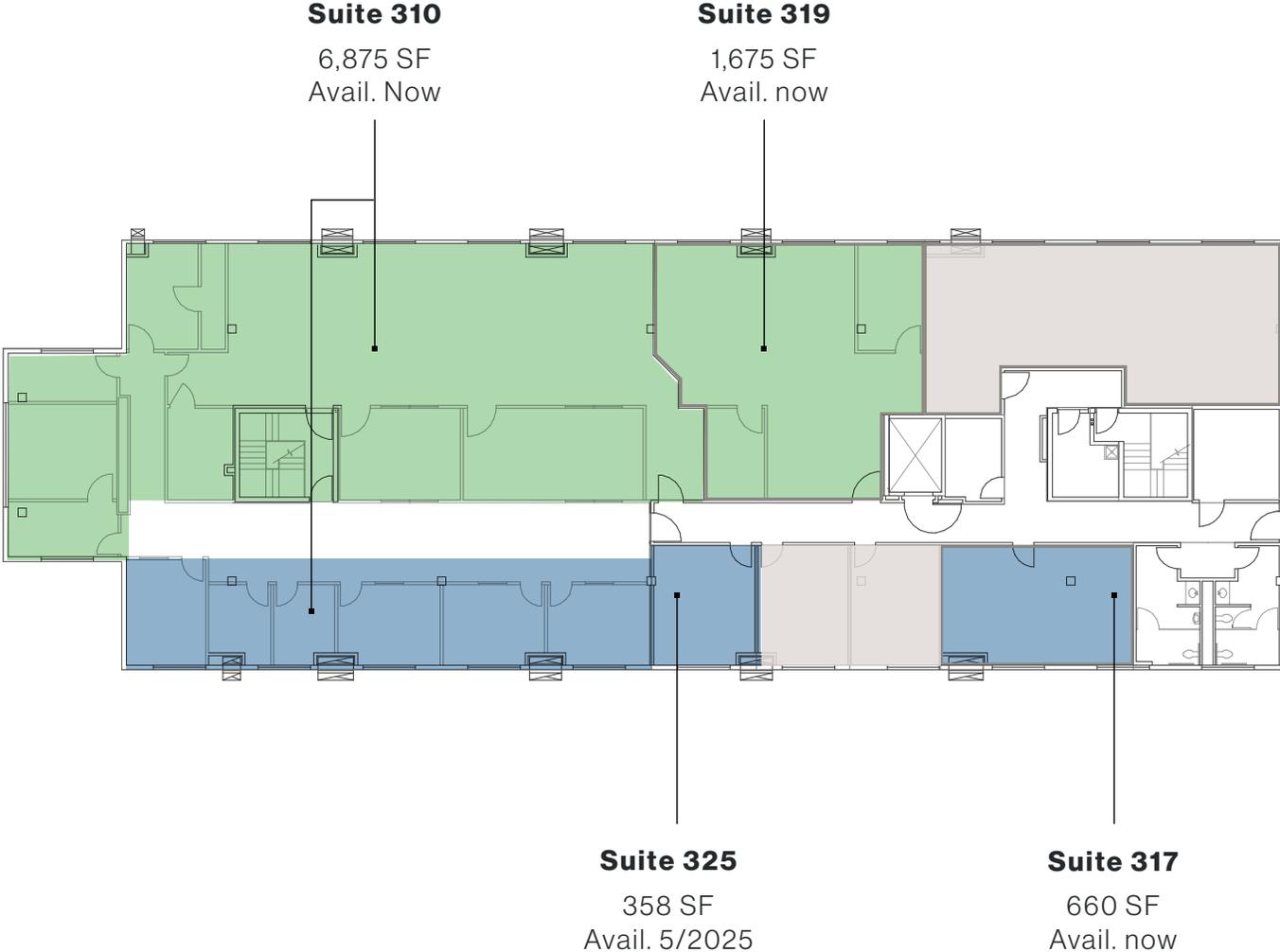
Suite 220A

1,691 SF
Avail. now

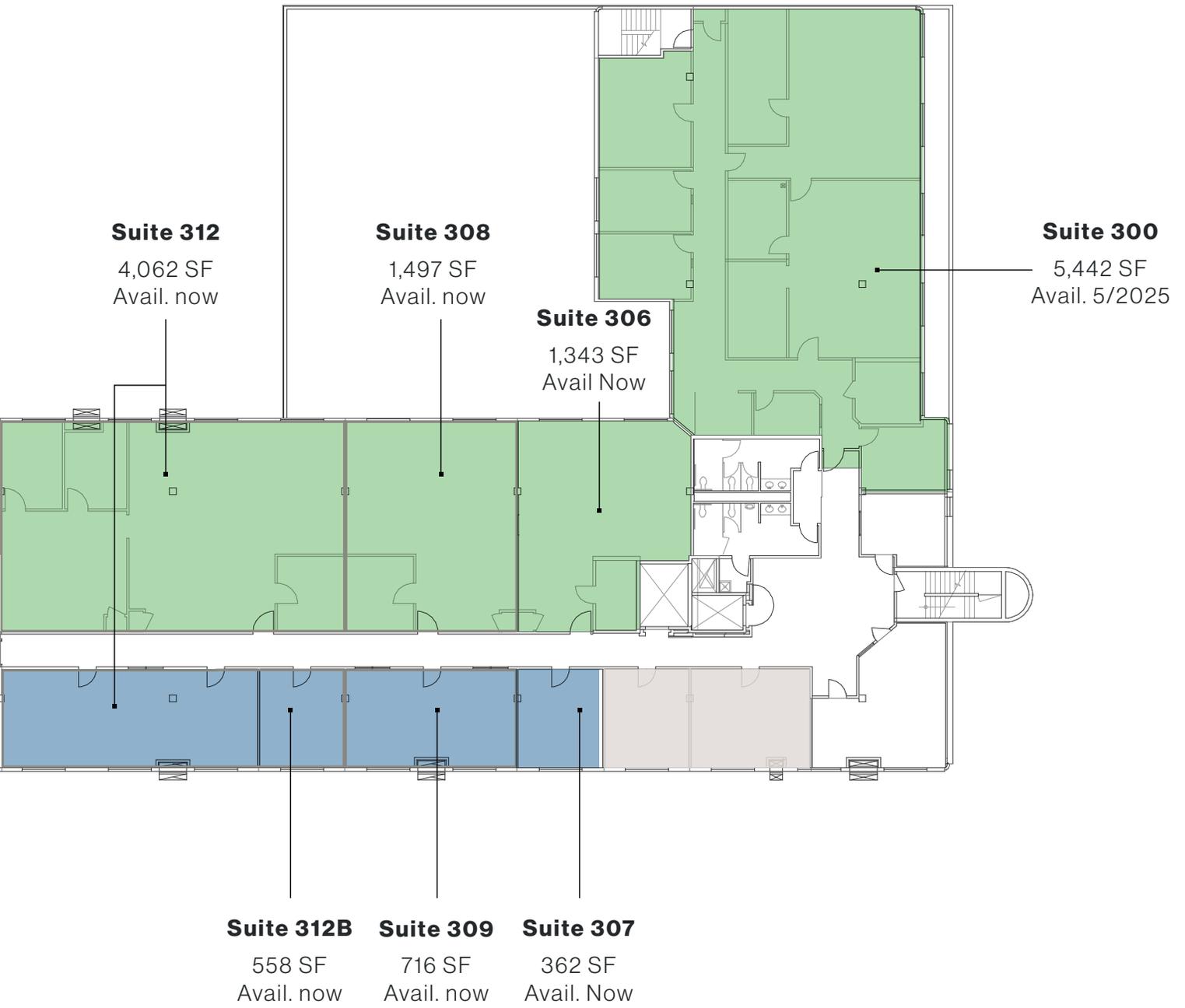
Suite 214

1,684 SF
Avail. now

Third Floor



- OFFICE
- LAB
- LEASED
- COMMON



Specs

Building Size

107,112 SF

Stories

3

Built / Renovated

1972 / 2002

Land Area

2.49 acres

Parking

0.69 / 1,000 SF (73 Stalls), Surface Park

Ceiling Heights

10'6" – 13'6"

Electrical

4,000 Amps, 277/480-Volt, three-phase, four-wire

Loading Dock

Mechanical Yard 5'x8' with 8,000 lbs of capacity

Elevators

3 hydraulic elevators

Utilities

Water/Sewer: City of San Diego

Electric: San Diego Gas & Electric

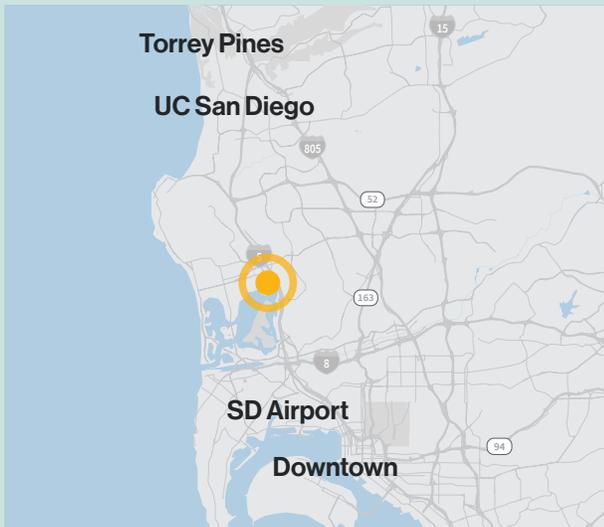




Location

Drive times from SDSC

- 4 minutes → Balboa Coaster Station
- 10 minutes → UC San Diego
- 10 minutes → San Diego International Airport
- 12 minutes → Torrey Pines
- 14 minutes → Downtown





SAN DIEGO
Science Center

**Mission Bay Golf Course
and Practice Center**

**Pacific Beach
Tennis Club**

 **Restaurants/Cafés**  **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.

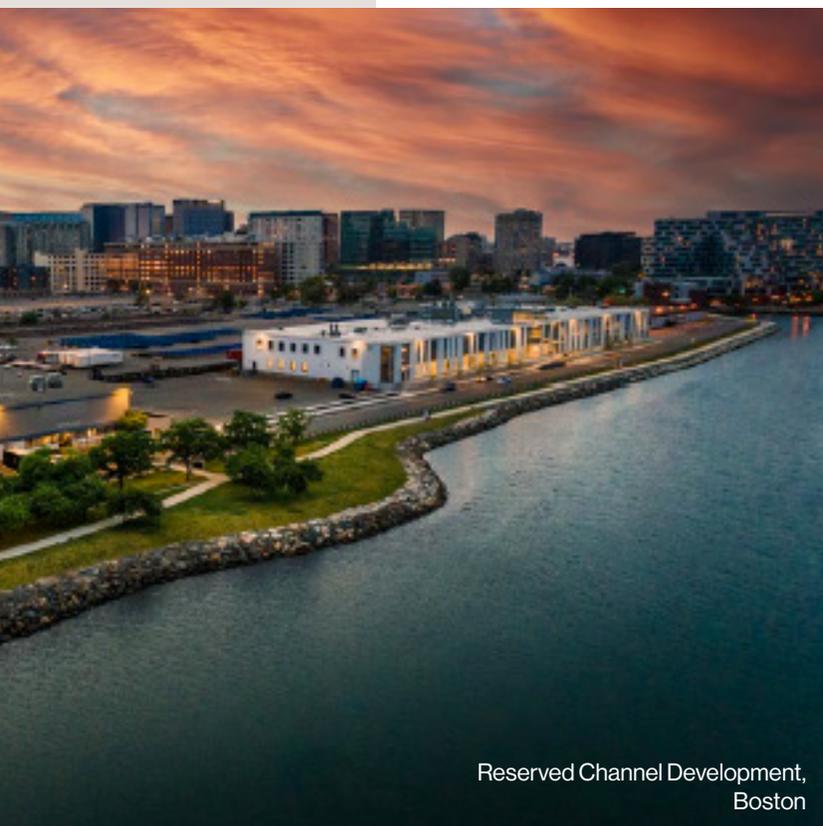
We take pride in our stellar reputation for placemaking and innovation, which profoundly impacts not only our tenants but also the surrounding communities. Through our scale and diversification efforts, we exclusively benefit our customers by offering greater market share, asset and tenant diversification,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

Learn more at
oxfordproperties.com





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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