



# San Diego Science Center

3030 Bunker Hill Street | San Diego, CA

o|x|f|o|r|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

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Vivarium

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Shared conference rooms

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Lounge room with full kitchen,  
couches and TV

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Fitness center

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On-site facility engineer, property  
management, and security

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Showers and lockers

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## Availabilities

Suite	Size (SF)	Available
<b>First Floor</b>		
102	3,385	Now
117B	771	Now
<b>Total available</b>		<b>4,156 SF</b>
<b>Second Floor</b>		
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
<b>Total available</b>		<b>7,829 SF</b>
<b>Third Floor</b>		
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
<b>Total available</b>		<b>23,348 SF</b>



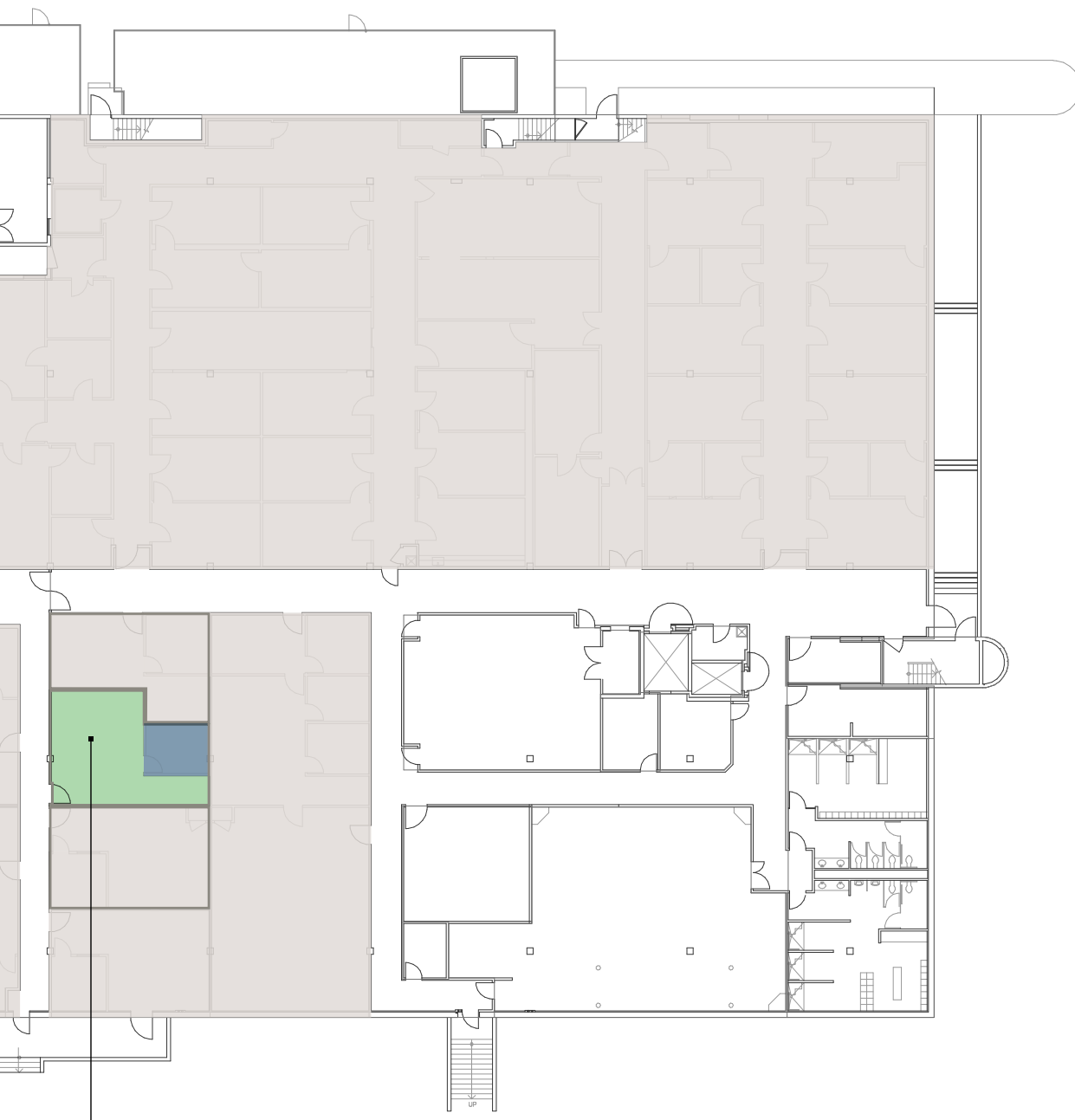
# First Floor

**Suite 102**

3,385 SF  
Avail. now







**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**

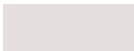
1,109 SF  
Avail. now



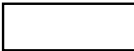
OFFICE



LAB



LEASED



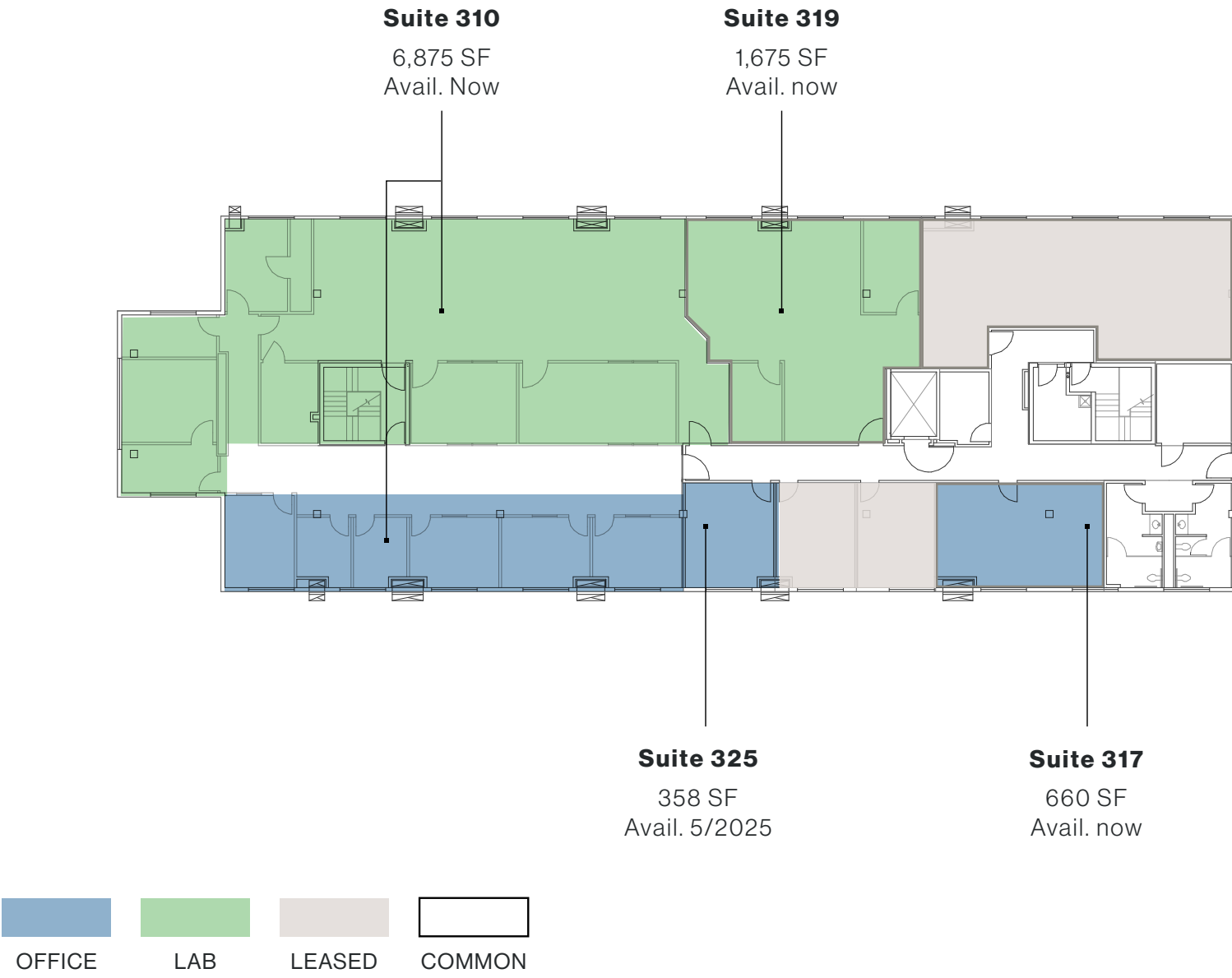
COMMON



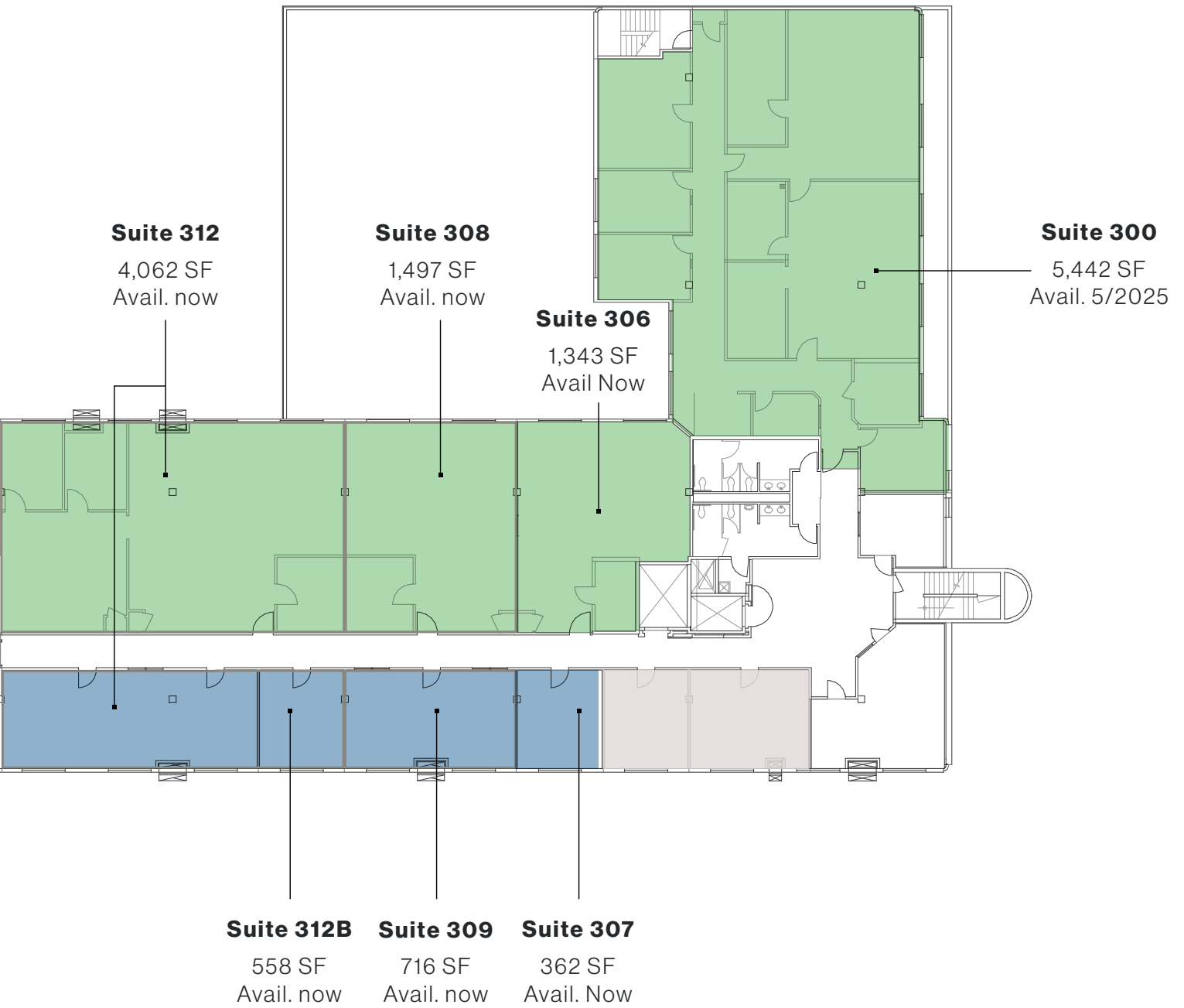




# Third Floor







# Specs

## Building Size

107,112 SF

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## Stories

3

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## Built / Renovated

1972 / 2002

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## Land Area

2.49 acres

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## Parking

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

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## Ceiling Heights

10'6" – 13'6"

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## Electrical

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

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## Loading Dock

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

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## Elevators

3 hydraulic elevators

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## Utilities

Water/Sewer: City of San Diego

Electric: San Diego Gas & Electric

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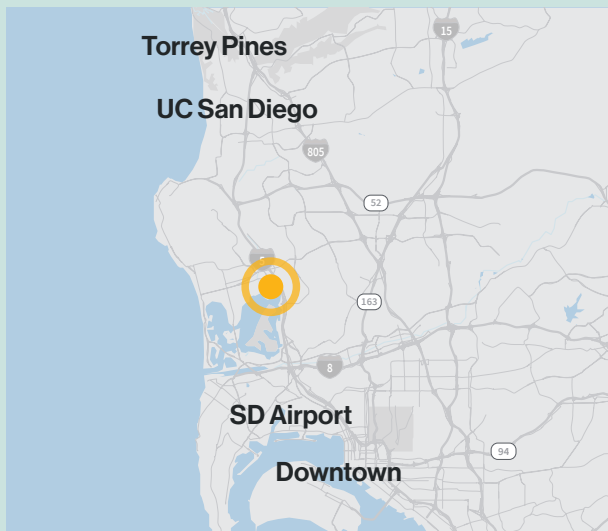




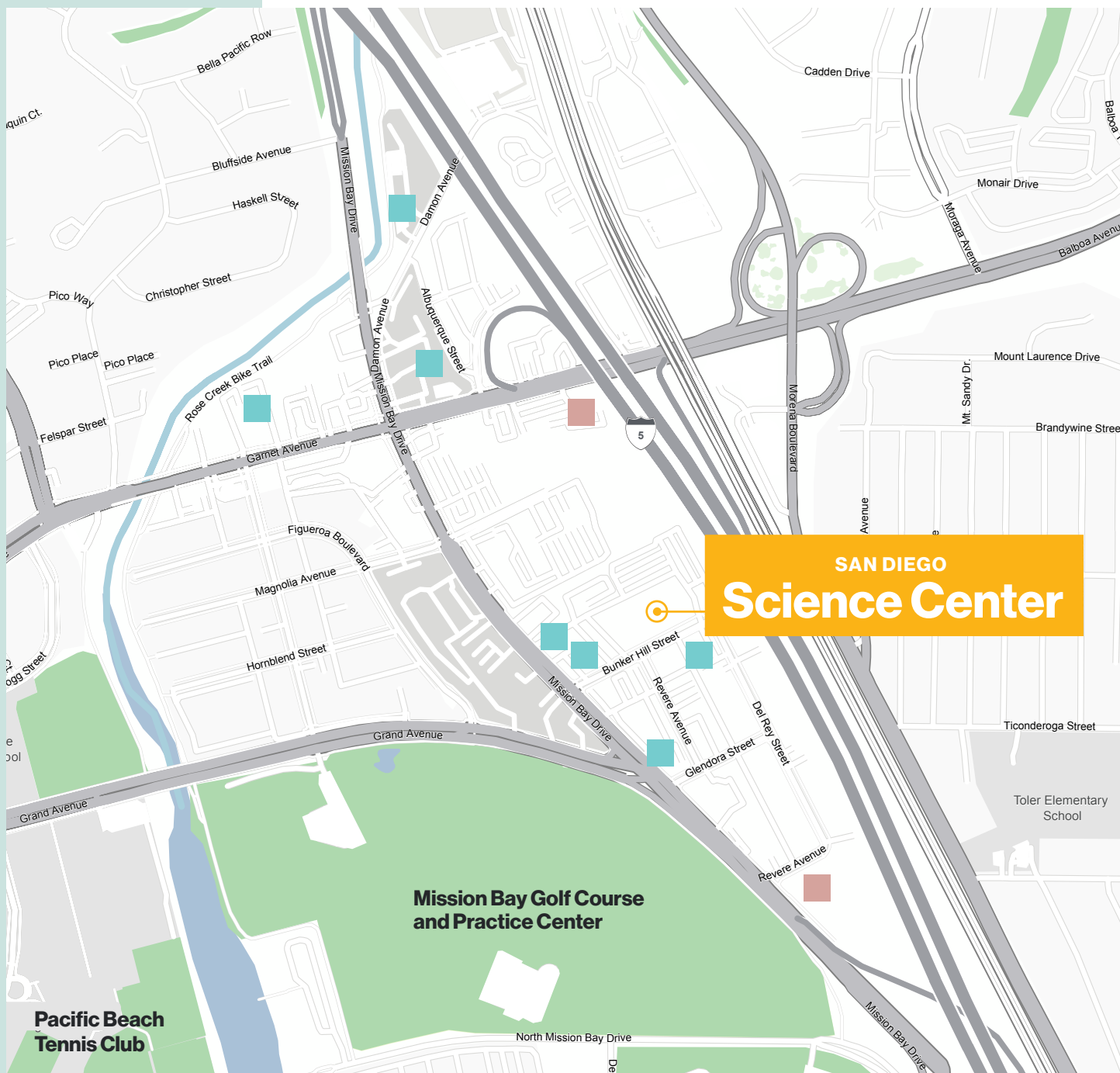
# Location

## 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







■ 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.

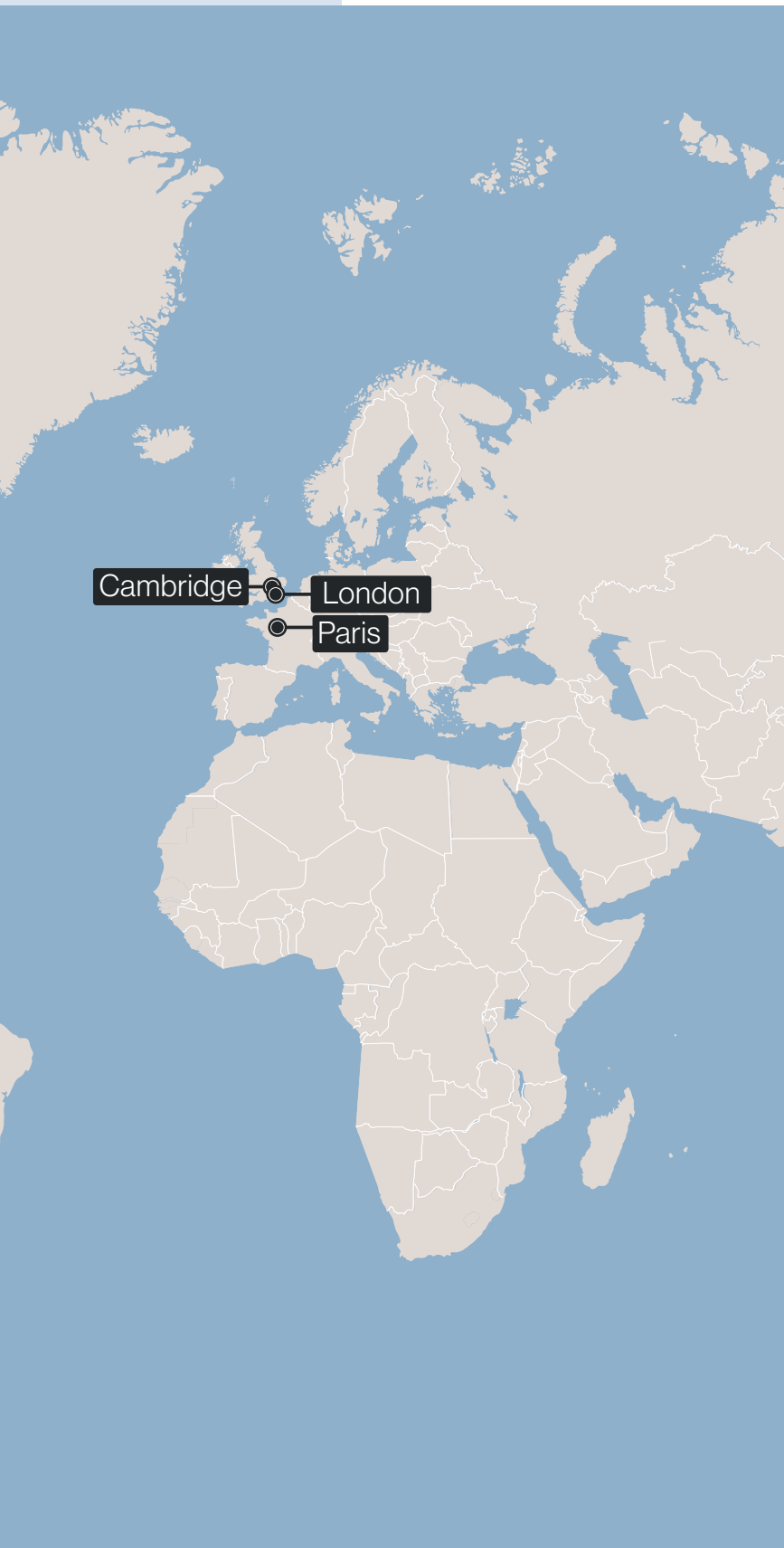
Committed to establishing a notable presence in the life sciences sector—one of the world's most transformative markets—we recognize the convergence of biotechnology, artificial intelligence, big data analytics, and deep learning in driving faster and more sophisticated outcomes. Simultaneously, shifting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

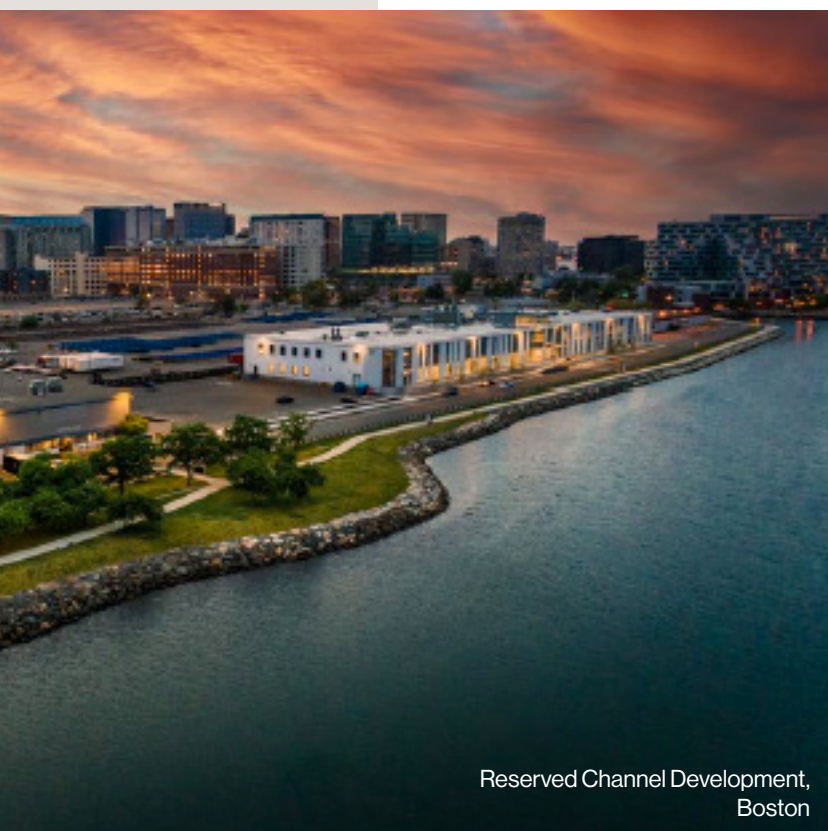
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Emeryville Public Market, San Francisco



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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