

Curia
Collective

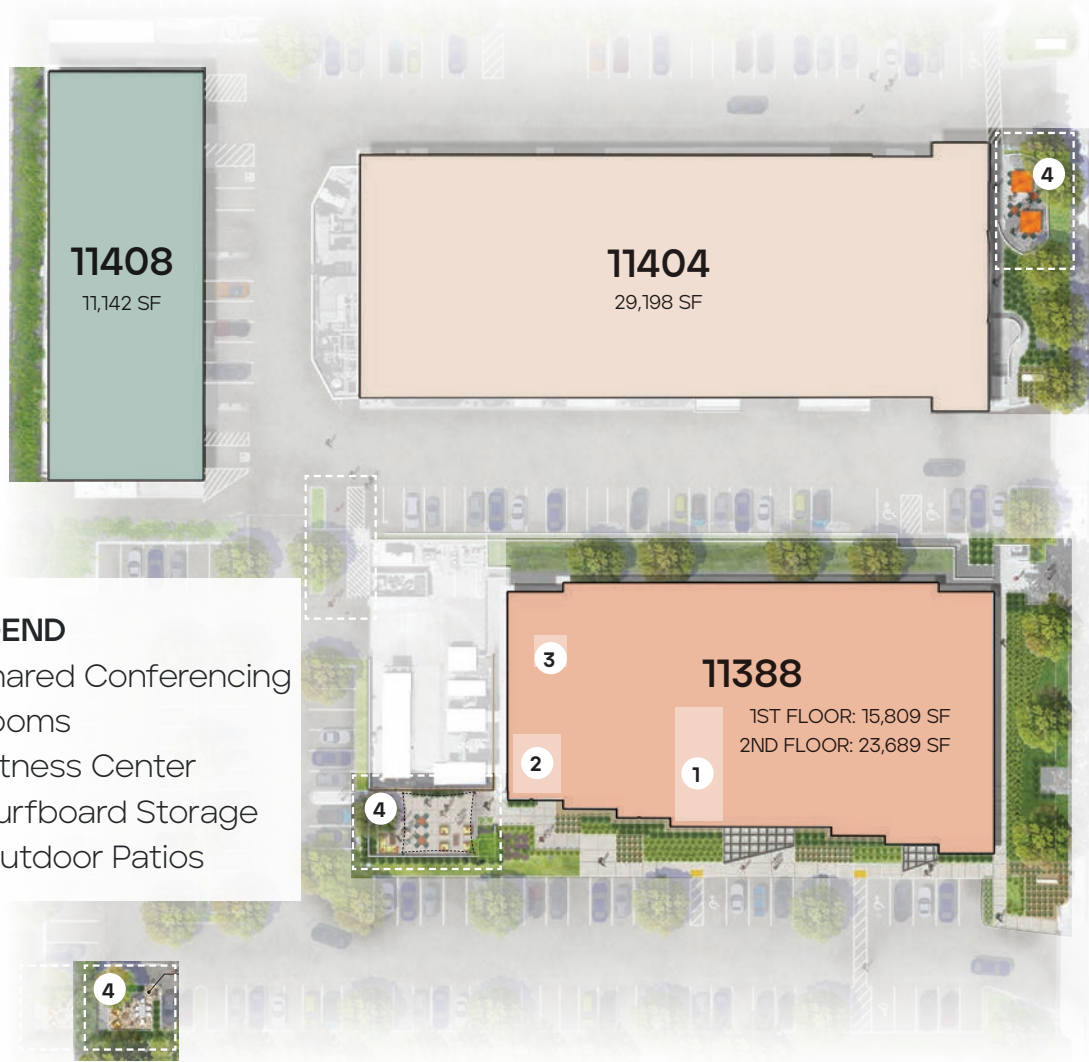




San Diego's New Innovation Hub

Nestled within San Diego's bustling entrepreneurial landscape, Curia Collective by Oxford is emerging as a dynamic hub, fostering a thriving community of Life Sciences and laboratory spaces. This vibrant environment supports robust innovation ecosystems, making it an ideal location for cutting-edge research and development in the heart of a region known for its scientific and technological advancements.

Launchpad to the world



±80,000 SF
Redeveloped
Class A Lab Space

11388, 11404, and 11408 Sorrento Valley Road



Your partner to the cutting edge

Experience the future of Life Sciences at Curia Collective. Spanning ±80,000 square feet, our state-of-the-art campus is designed to meet your unique needs, driving scientific discovery. With dedicated partnerships and a global network, we help companies push the boundaries of innovation. Discover the potential for growth and advancement at Curia Collective.



±80,000 RSF
Campus size



15k-29k RSF
Typical floorplate



Move-in Ready
Spec suites delivered



2.9:1,000
Parking ratio



±39,000 RSF
Spec space



Prominent
Building podium
signage opportunity



11388 Sorrento Valley Road

Environments that cultivate growth

Curia Collective boasts three class A facilities that seamlessly blend office and lab spaces. The lab spaces are expertly designed to support a wide range of scientific research activities, featuring modern equipment and ample bench space. With a focus on fostering collaboration and innovation, the building also includes well-appointed office areas, conference rooms, and communal spaces, creating an environment where cutting-edge science and dynamic professional interactions thrive.

Flexible floorplates for Life
Sciences and R&D companies

Two large shared
conferencing rooms

Tenant patios with
ample modern seating

Flexible meeting &
collaboration spaces





Wellness redefined

Wellness takes center stage at Curia Collective, where our extraordinary amenities include abundant outdoor areas and a specially-designed fitness amenity, offering yoga space, strength training, and cardio equipment to nurture a balanced and healthy lifestyle.



Our state-of-the-art fitness facility is equipped with the latest exercise equipment, shower facilities, and changing rooms, providing everything needed for a seamless workout experience. Advanced technology supports our tenants in focusing on their health and wellness, placing it at the forefront of their employee experience at Curia Collective.



Curated
space to innovate

11388 Sorrento Valley Road

11388 Sorrento Valley Road

BUILDING SIZE
39,498 SF

ZONING
IL-3-1, B Occupancy

ELEVATORS
Two (2) total:
One (1) freight with 4,500 lb capacity
One (1) passenger with 2,500 lb capacity

FLOOR-TO-FLOOR HEIGHT
14'6" first to second, 15' second to roof

FLOOR LIVE LOADS
100 psf

LOADING SERVICES
One (1) loading dock as shared amenity for the building

POWER CAPACITY
3,000A 480V service to building

AIR HANDLING CAPACITY
Three (3) air handling units with 38,000 CFM. Shared across entire building

AIR CIRCULATION (Changes per hour)
12 ACH in labs

First Level Spec Plan

■ LAB ■ OFFICE ■ AMENITY



This architectural floor plan illustrates the layout of a laboratory facility. The central corridor provides access to various functional areas:

- Left Wing:** Contains multiple laboratory (LAB) units, each equipped with lab benches and associated equipment. Support spaces include a freight elevator, a cycle closet, and several lab support areas.
- Central Core:** Features two stairwells (STAIR #1 and STAIR #2), a reception area, a conference room, a copy room, a break room, and several offices. Restrooms (WOMEN, MEN) and a janitor's closet (JAN.) are also located here.
- Right Wing:** Includes additional laboratory (LAB) units and lab support spaces.

The plan also shows a large open office area with numerous workstations and a central elevator (ELEV.). The layout is designed to facilitate efficient workflow and provide necessary support services for laboratory operations.

11404 Sorrento Valley Road

BUILDING SIZE 29,198 SF
ZONING IL-3-1, B Occupancy
FLOOR-TO-FLOOR HEIGHT 13'-14'
FLOOR LIVE LOADS 100 psf
POWER CAPACITY 1,200A 280V for tenant loads
AIR HANDLING CAPACITY Two (2) new air handling units providing 37,075 CFM
AIR CIRCULATION (Changes per hour) 12 ACH in labs
GENERATOR 5W/SF on lab square footage for lab plug load.

11408 Sorrento Valley Road

BUILDING SIZE 11,142 SF
ZONING IL-3-1, B Occupancy
FLOOR-TO-FLOOR HEIGHT 13'
FLOOR LIVE LOADS 100 psf
POWER CAPACITY 600A 208V for tenant loads
AIR HANDLING CAPACITY Air handling unit with 14,000 CFM capacity
AIR CIRCULATION (Changes per hour) 12 ACH in labs
GENERATOR 5W/SF on lab square footage for tenant plug load.

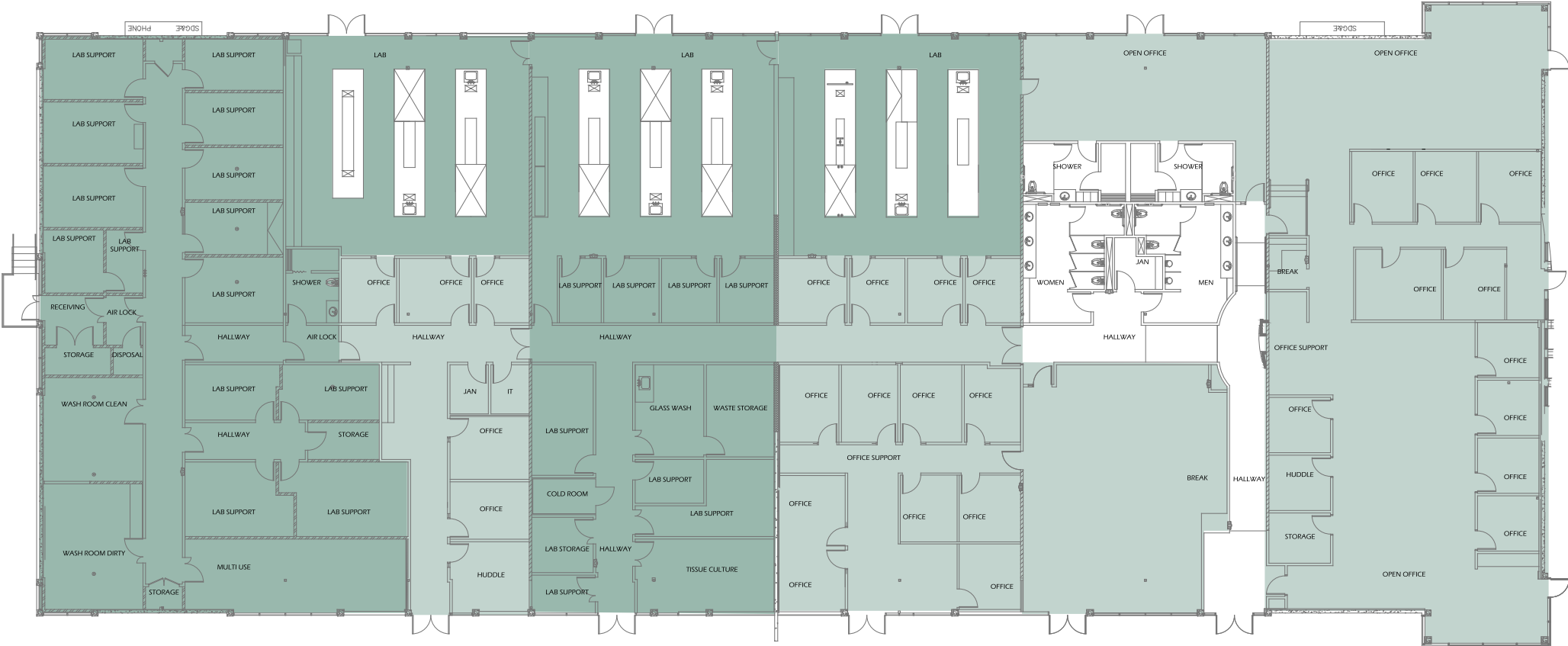


11404 SORRENTO VALLEY ROAD

First Level As-Built

29,198 SF — 56% LAB | 44% OFFICE

■ LAB ■ OFFICE

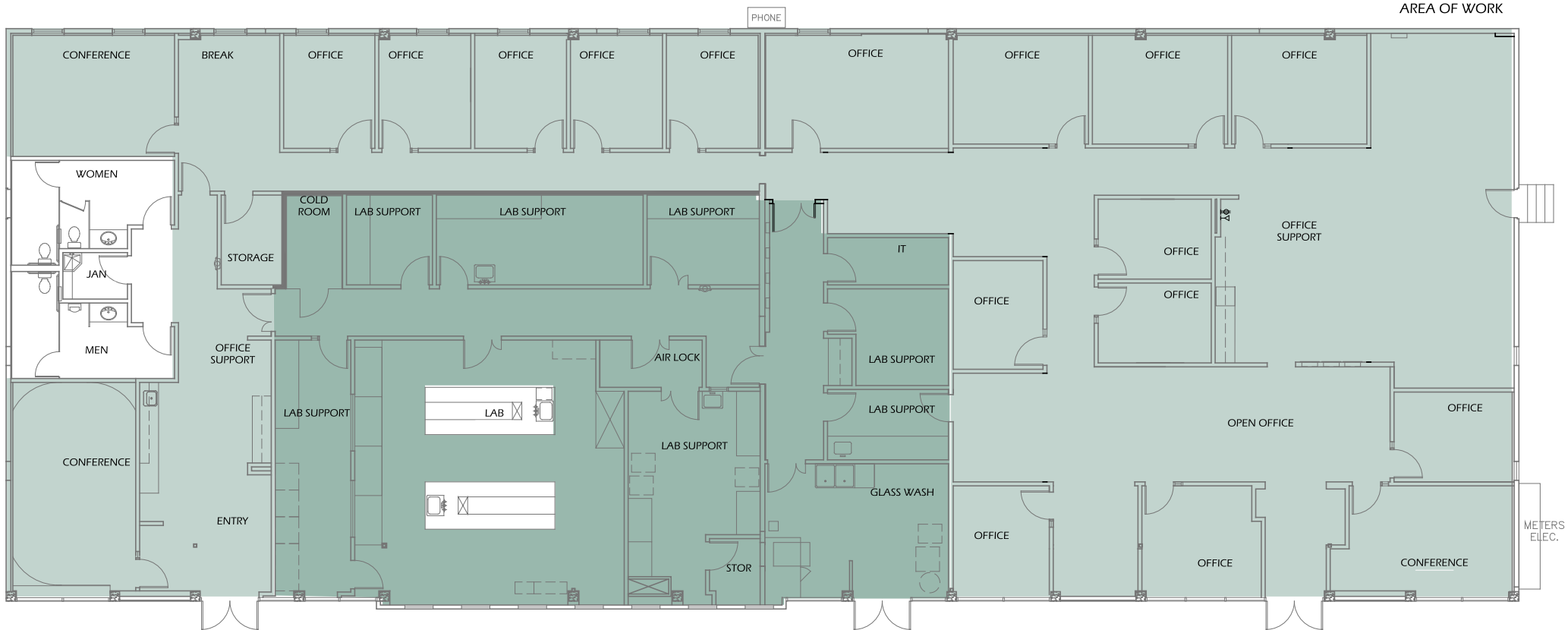


11408 SORRENTO VALLEY ROAD

First Level As-Built

11,142 SF — 32% LAB | 68% OFFICE

■ LAB ■ OFFICE





11388 - Conference Room



11388 - 1st Floor Break Room



11388 Sorrento Valley Road



11388 - 2nd Floor Lab Space



11388 - 2nd Floor Reception



Discovery at its core

NEARBY NEIGHBORS

Becton Dickinson

BioLabs

Bristol Myers Squibb

Cello Therapeutics

Debut Bio

Eli Lilly

Janux Therapeutics

Neurocrine Biosciences

Pacira Pharmaceuticals

Pfizer

Precision Toxicology

Rakuten Medical

Shoreline Biosciences

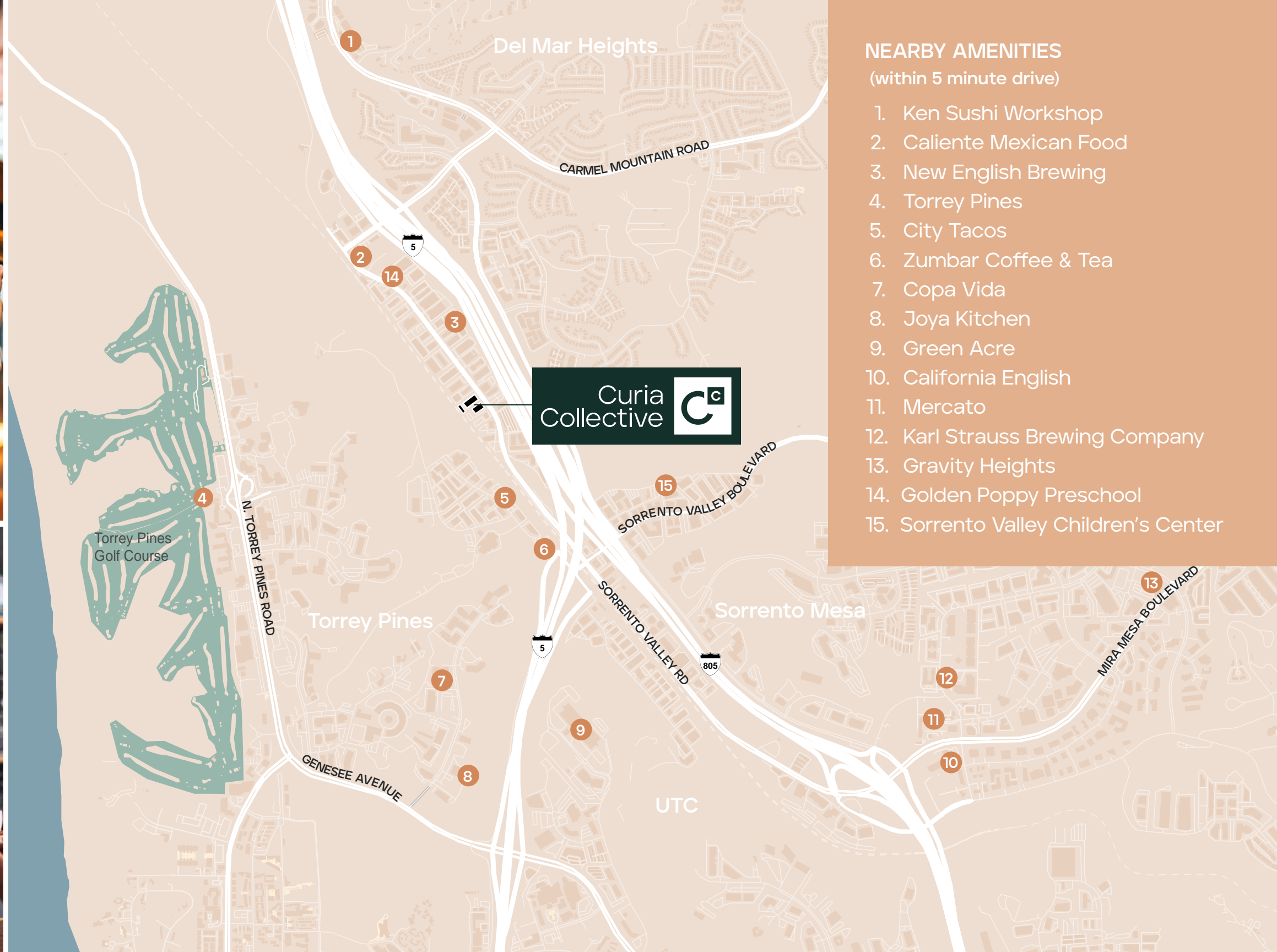
Treeline Biosciences

Trilink

Vertex Pharmaceuticals



Nearby amenities



Oxford Life Science

OXFORD

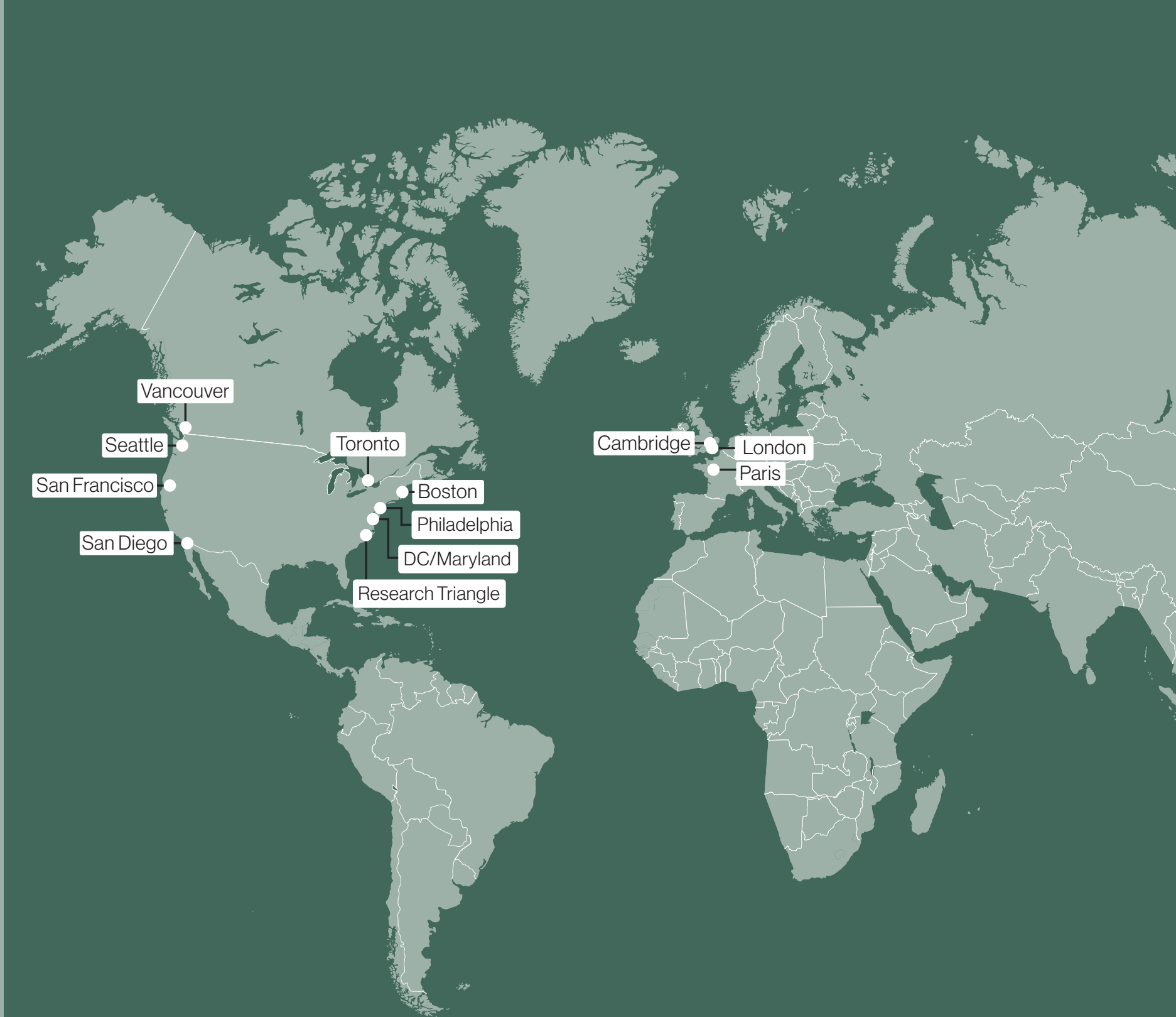
Our strategy is propelled by scale, sector momentum, and social impact.

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 Science 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

AstraZeneca

BioAbility

INMAR
intelligence

GO
THERAPEUTICS

GRIFOLS

CRISPR
THERAPEUTICS

iKena
ONCOLOGY

IMPACT
PHARMACEUTICAL SERVICES

ICON

IUPAC
INTERNATIONAL UNION OF
PURE AND APPLIED CHEMISTRY

Lilly

IONIS

Pharm-Olam
Helping Create A Healthier World

Replimune

Zytiga
(abiraterone acetate)

Alnylam
PHARMACEUTICALS

Johnson & Johnson

MatrixCare
by ResMed

Kadcyla
trastuzumab emtansine

Roche

Pfizer

CBI HEALTH GROUP

epiq

VERDESIAN
THE NUTRIENT USE
EFFICIENCY PEOPLE

onpattro
(patisiran) intravenous



Curia Collective

11388





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