



A  BioMed Realty property

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**MODA**  
SORRENTO



# 273,917 SF

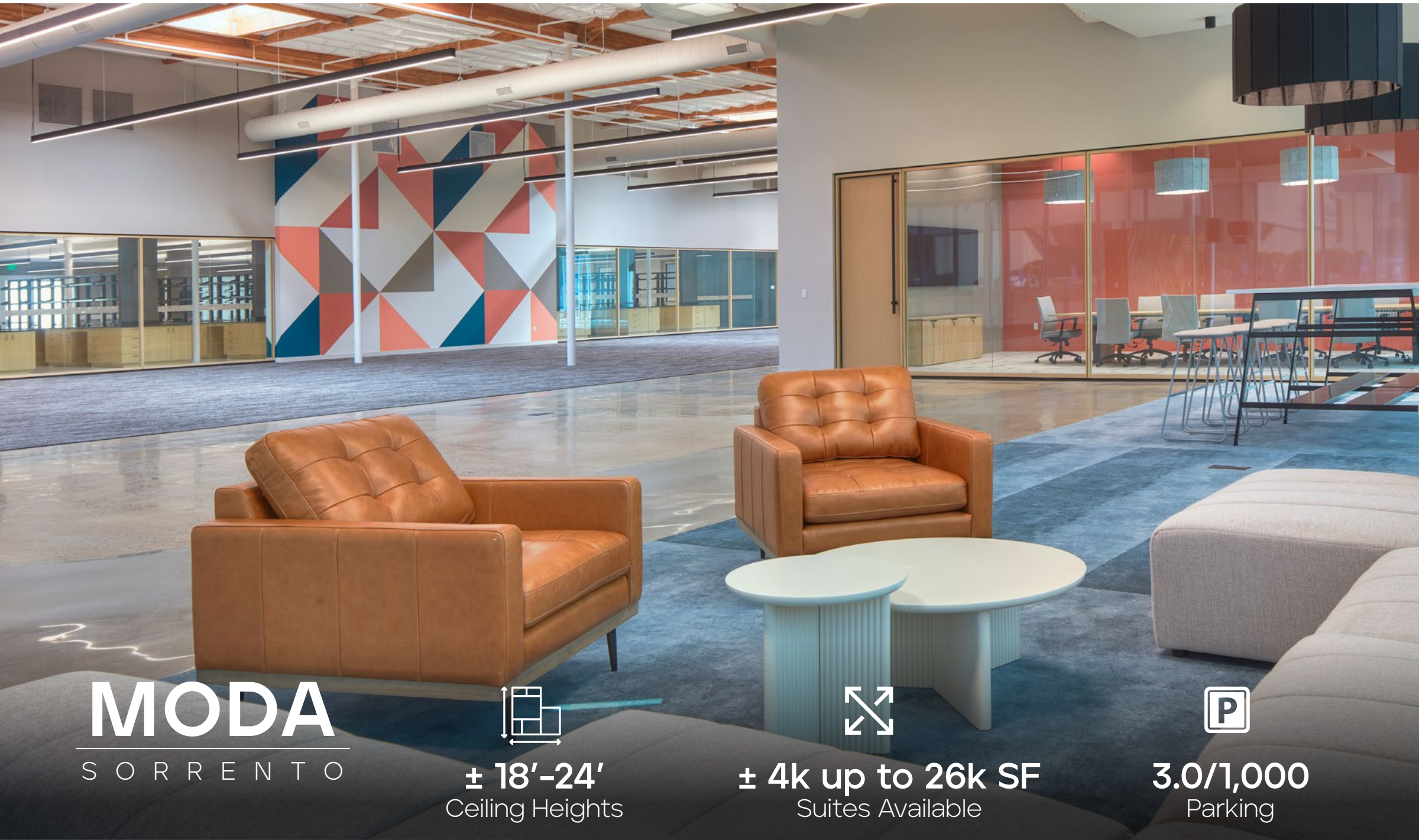
LIFE SCIENCES CAMPUS IN  
SORRENTO MESA











# MODA

S O R R E N T O



**± 18'-24'**  
Ceiling Heights



**± 4k up to 26k SF**  
Suites Available



**3.0/1,000**  
Parking



# 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)
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 (renovated in 2021)
Building Heights:	18'
Parking:	3.0/1,000
Fire Sprinklers:	Yes (for all buildings)
Generator:	Varies per building; 5627 Oberlin does not have a generator

## 5502 Oberlin Drive

Project Size:	25,806 SF
Year Built:	1982 (renovated in 2024)
Building Height:	24'
Parking:	68 stalls, 2.63/1,000
Fire Sprinklers:	Yes
Power Capacity:	100 W/sf existing



**2024**  
Renovation





# AMENITIES

## Located in the 5555 Oberlin Building\*:

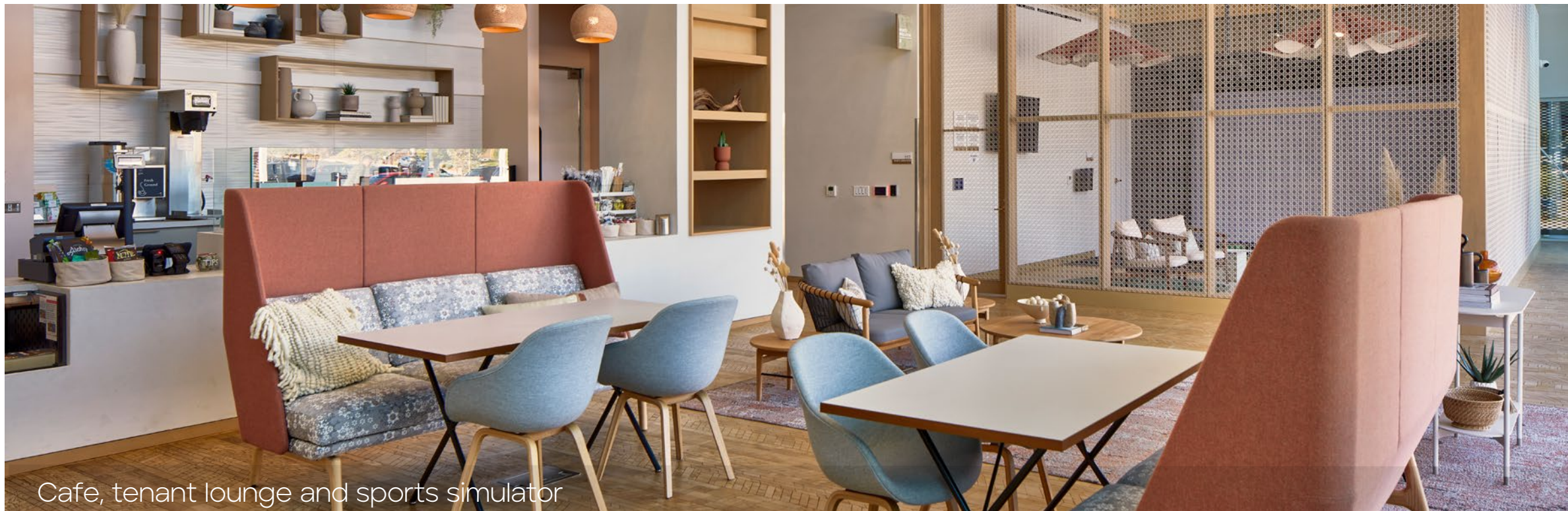
- Cafe and Tenant Lounge
- Conference Center
- Fitness Center
- Sports Simulator
- Shower/Locker Facilities

## Located on Campus:

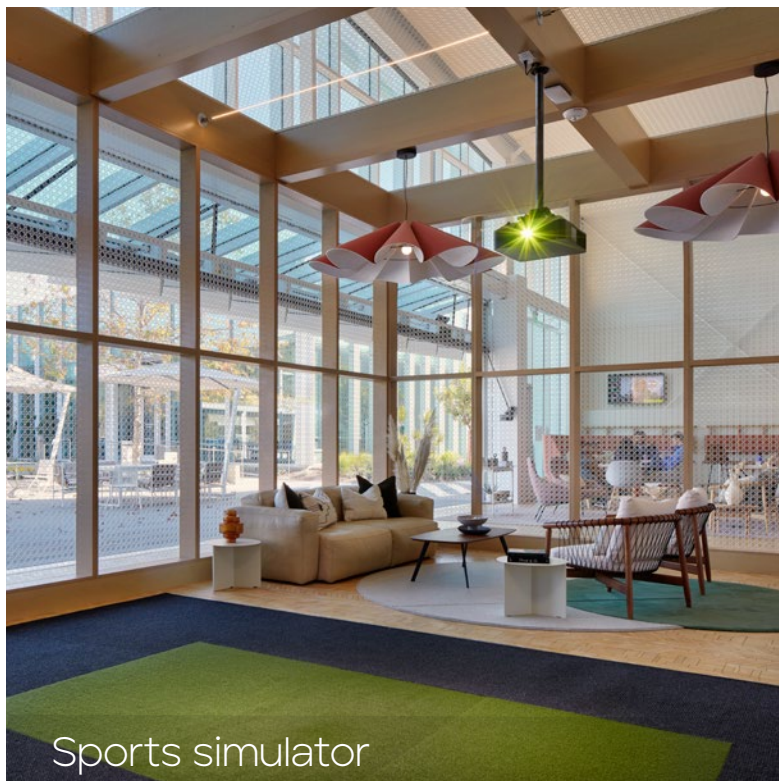
- Bocce Ball Court
- Outdoor Game Areas
- Fire Pit and Gathering Areas

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

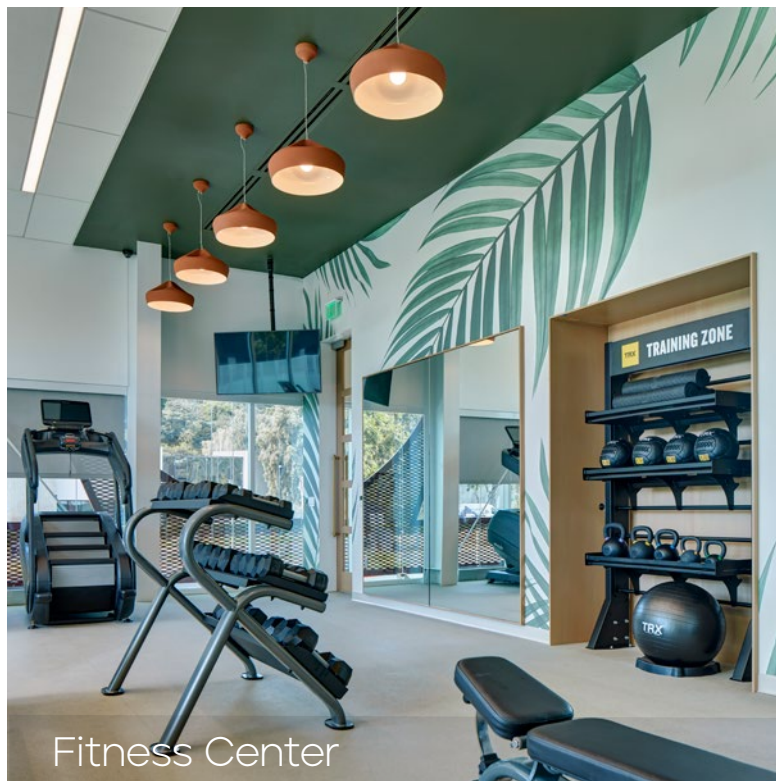




Cafe, tenant lounge and sports simulator



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







## AVAILABILITY

BUILDING	SUITE	SF	LAB   OFFICE	AVAILABILITY
4940 CARROLL CANYON	SUITE 110	4,505 SF	30%   70%	NOW
4940 CARROLL CANYON	SUITE 120	6,932 SF	40%   60%	NOW
4980 CARROLL CANYON	SUITE 100	20,900 SF	50%   50%	NOW
5501 OBERLIN	SUITE 105	4,976 SF	0%   100%	NOW
5502 OBERLIN	SUITE 100	25,806 SF	50%   50%	NOW
5550 OBERLIN	SUITE 100	12,902 SF	40%   60%	Q4 2025
5550 OBERLIN	SUITE 120	10,038 SF	40%   60%	NOW
5555 OBERLIN	SUITE 100	5,381 SF	50%   50%	JUNE 2025
5626 OBERLIN	SUITE 100	10,365 SF	50%   50%	FUTURE
5670 OBERLIN	5670 OBERLIN	20,000 SF	40%   60%	NOW

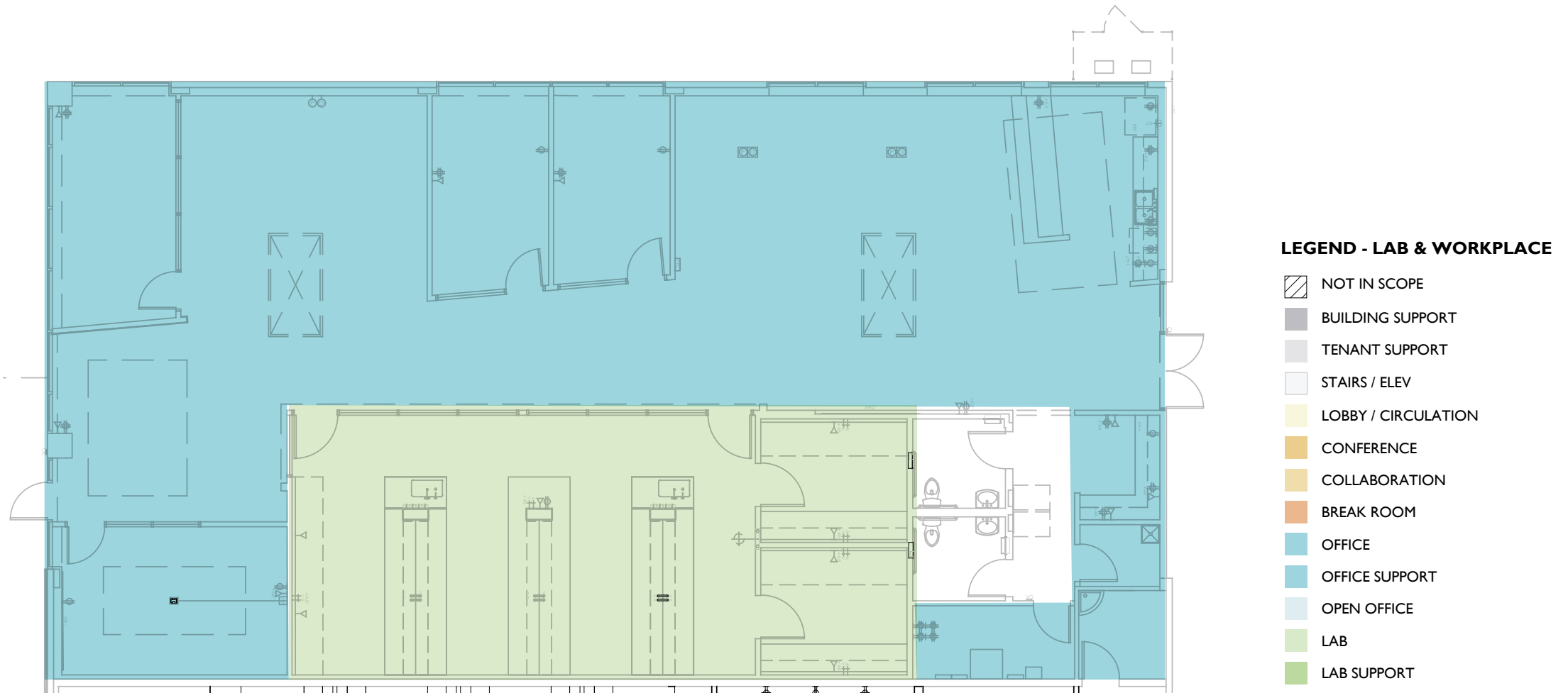


## 4940 CARROLL CANYON ROAD

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







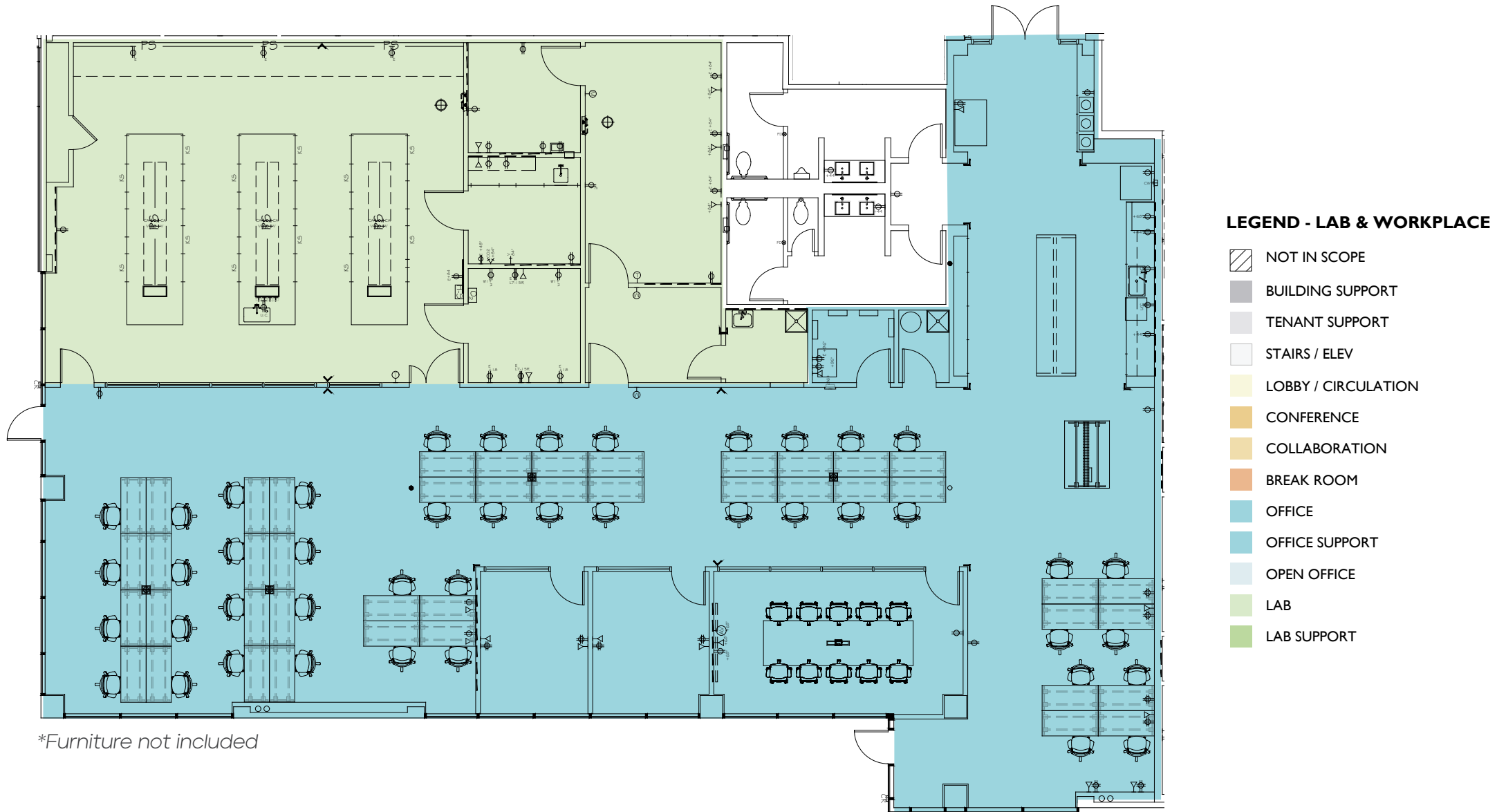


## 4940 CARROLL CANYON ROAD

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









## 4980 CARROLL CANYON ROAD

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

Lab: Lab area, 11 lab benches, multiple clean-rooms (ISO 8), 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
- CLEAN ROOM



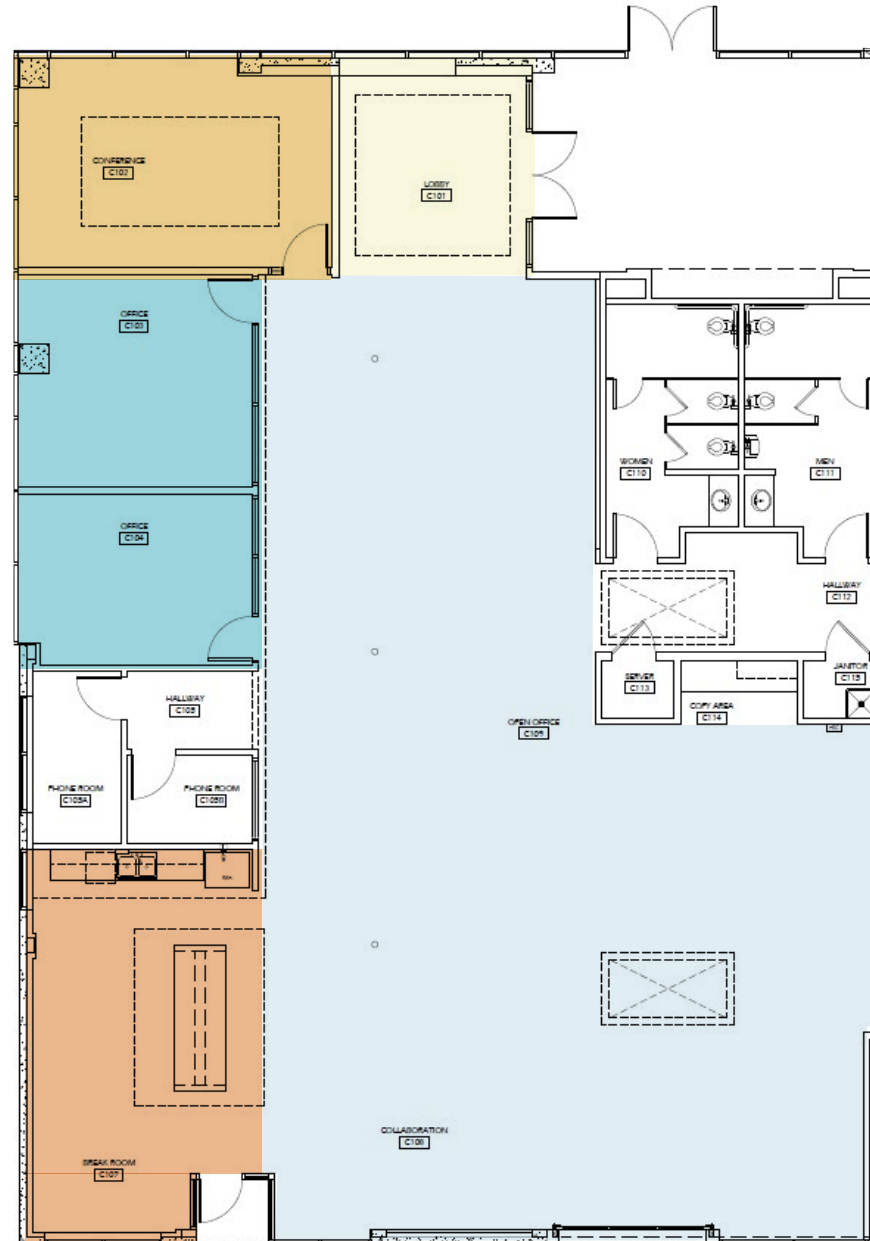




## 5501 OBERLIN DRIVE

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





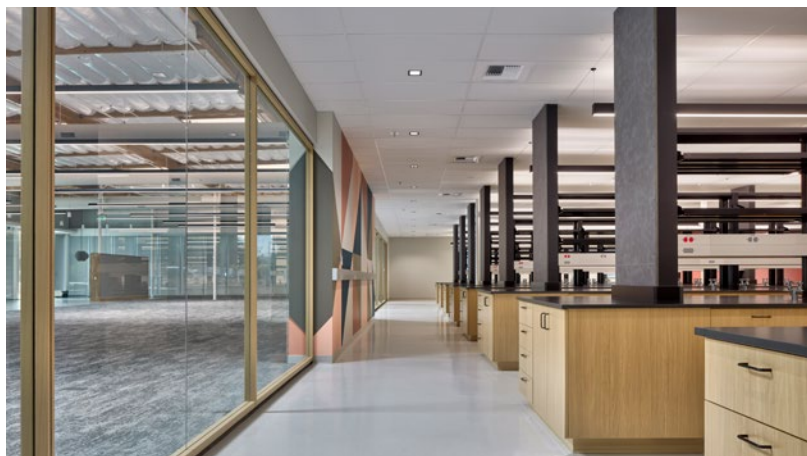
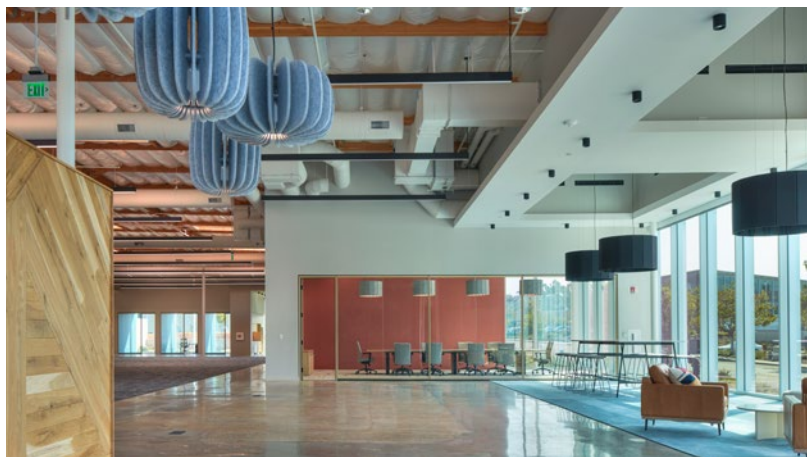


5502 OBERLIN DRIVE

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

**M**oda  
SORRENTO







## 5550 OBERLIN DRIVE

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

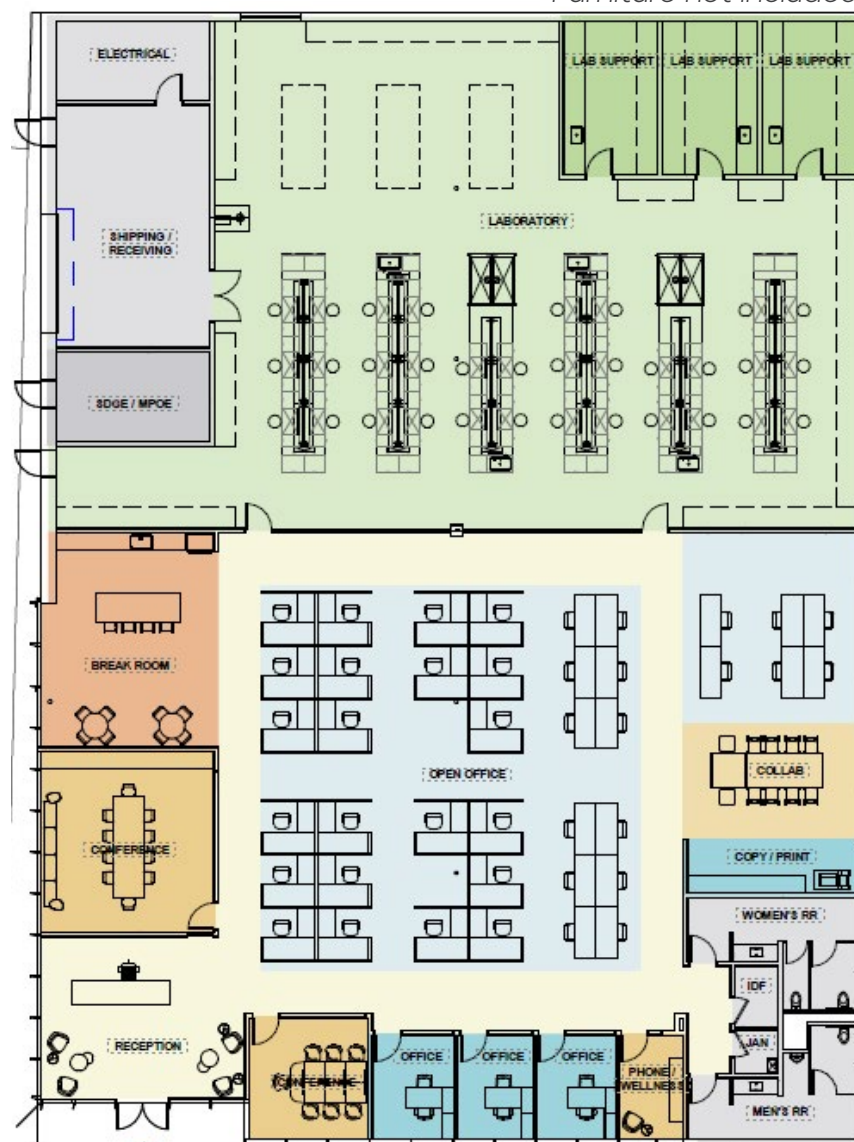
40% LAB | 60% OFFICE | **AVAILABLE Q4 2025**

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

*Please note the dashed lines are representational only and not a part of the spec build.*

*\*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

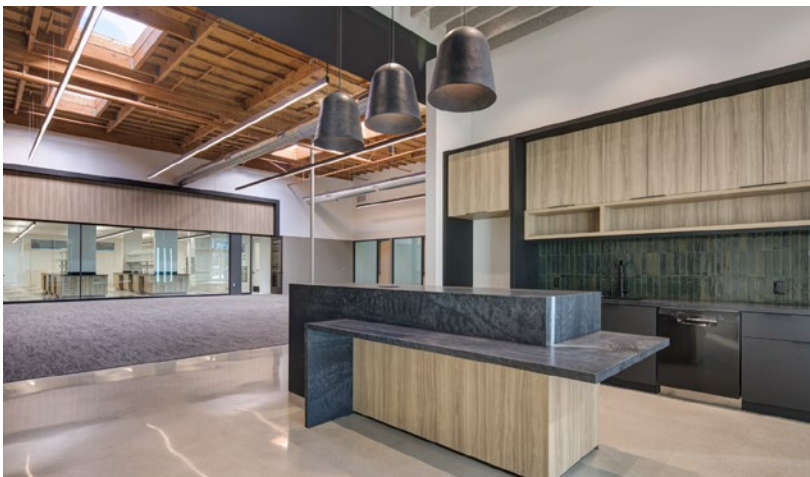


# 5550 OBERLIN DRIVE

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

Please note the dashed lines are representational only and not a part of the spec build.





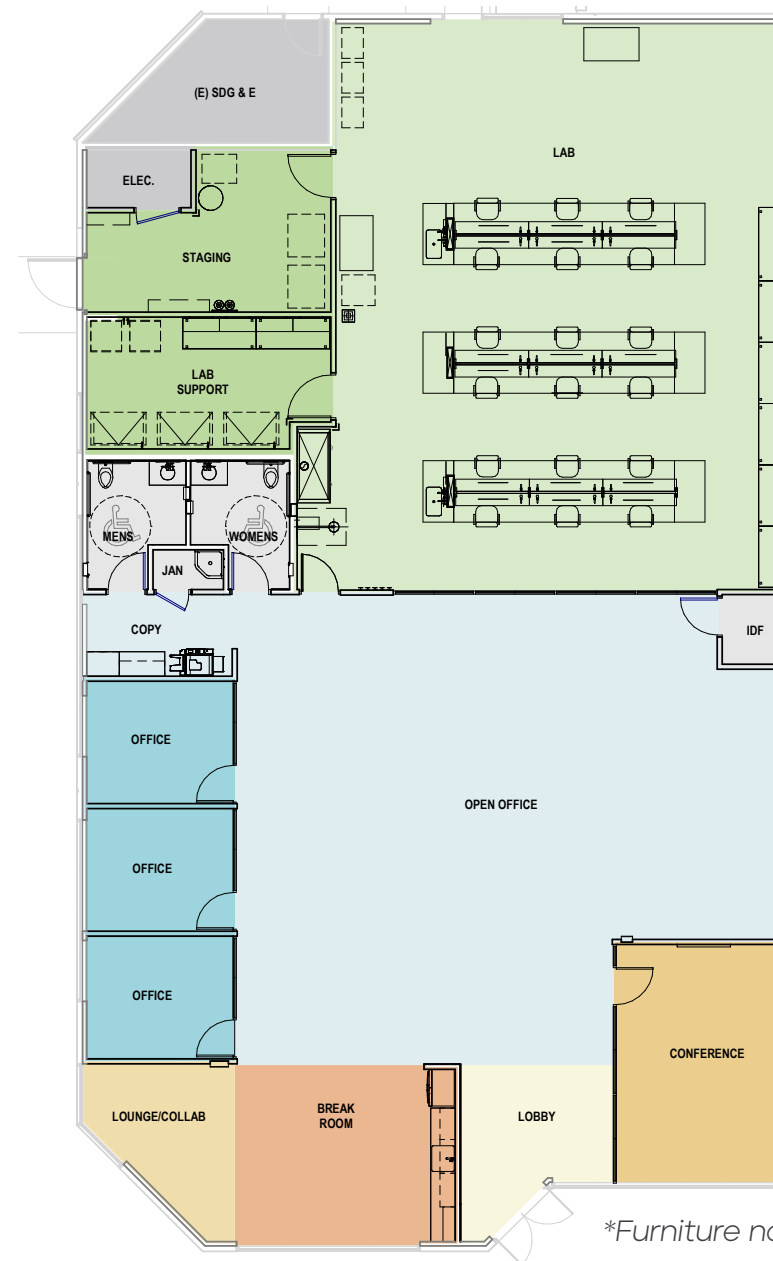
## 5555 OBERLIN DRIVE

SUITE 100: 5,381 SF

50% LAB | 50% OFFICE | **AVAILABLE JUNE 2025**

Lab: 3 lab benches, 2 lab support rooms, fume hood, shipping/receiving area

Office: 3 private offices, open office bullpen, conference room, break area, en-suite restrooms



### 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

\*Furniture not included



# 5626 OBERLIN DRIVE | CONCEPTUAL PLAN

SUITE 100: 10,365 SF

50% LAB | 50% OFFICE | **FUTURE AVAILABILITY**

Lab: 24 lab seats (+18 future), 4 lab support rooms, shipping/receiving area, 2 fume hoods

Office: 1-2 private offices (+2 future), conference room, 29 workstations, wellness room, break area, entrance lobby, en-suite restrooms

*Please note the dashed lines are representational only and not a part of the spec build.*



## 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

*\*Furniture not included*



## 5670 OBERLIN DRIVE

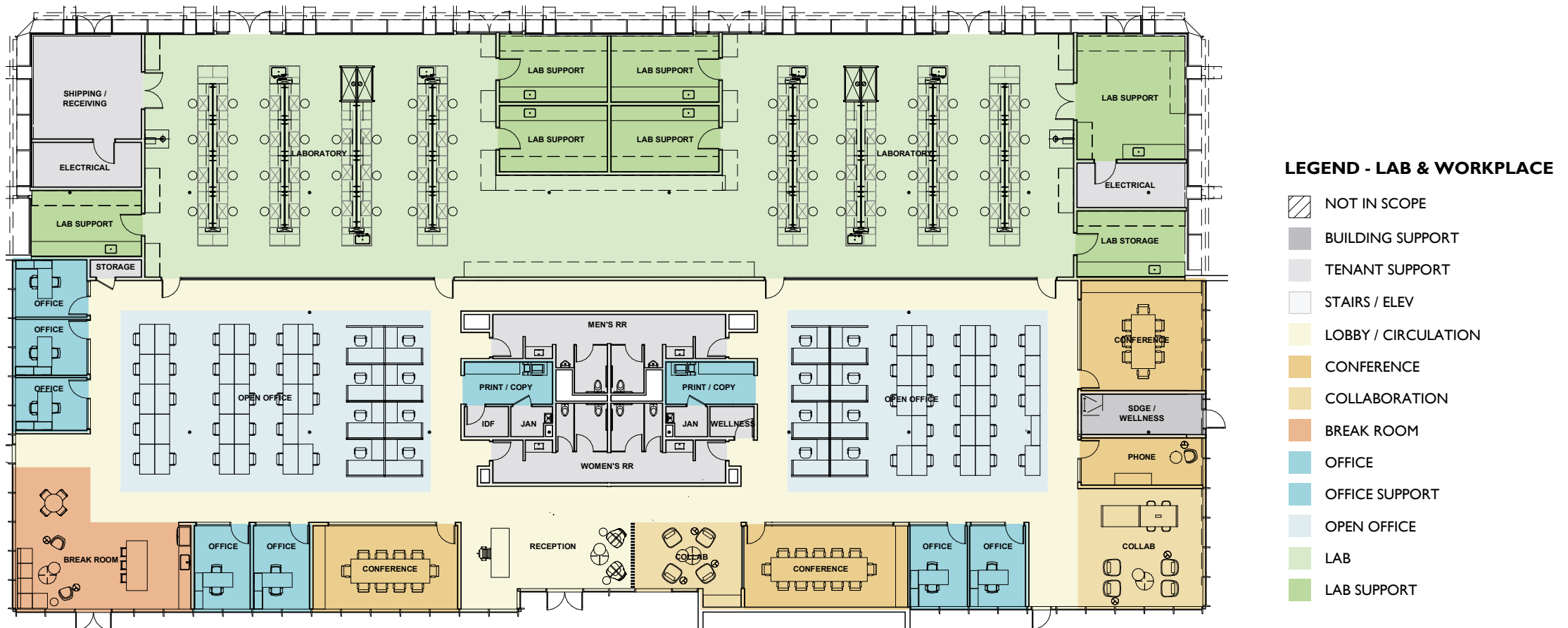
\*20,000 SF | 40% LAB | 60% OFFICE

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

Please note the dashed lines are representational only and not a part of the spec build.



\*Furniture not included



## LIFE SCIENCE NEIGHBORS

1. Ajinomoto
2. Crinetics Pharmaceuticals
3. Tandem Diabetes
4. Veracyte
5. Maravai LifeSciences
6. Nuvasive
7. Johnson & Johnson
8. Vertex Pharmaceuticals
9. Sanford Preby's Burnham
10. Scripps Research
11. Inovio Pharmaceuticals
12. Genesis Therapeutics
13. Eurofins
14. SRT Therapeutics
15. Vividion Therapeutics
16. Iambic Therapeutics
17. Artiva Biotherapeutics
18. Element Biosciences
19. ADARx
20. Shoreline Biosciences
21. BioLabs
22. Molecular Assemblies
23. Encodia
24. Neomorph
25. Altos Labs
26. Mirador Therapeutics
27. Maravai Lifesciences







**BioMed Realty is a leading provider of real estate solutions to the life science and technology industries.**

BioMed Realty owns and operates high quality life science real estate in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. We're proud that our tenants continue to rapidly advance human health and the industry's breakthroughs. Over the past two decades, our tenant contributions to healthcare have improved the lives of millions of people worldwide.

We are fortunate to have Blackstone as a world-class sponsor, a strong believer of long-term life science market fundamentals driven by unprecedented scientific growth and breakthroughs. Since 2016, Blackstone and BioMed Realty have been actively investing in developing, modernizing, and expanding research facilities to support the life science and technology industries.

#### **SAN DIEGO PROPERTIES:**

#### **TORREY PINES**

1. 10255 Science Center Drive
2. 10240 Science Center Drive
3. University Science Center - East
4. University Science Center - West
5. The Research Park at Torrey Pines
6. Aura





## SORRENTO VALLEY

7. Coast 9

## UNIVERSITY TOWNE CENTRE

8. i3

9. Discover@UTC

10. Axiom

11. 9865 Towne Centre Drive

12. 9885 Towne Centre Drive

13. Towne Center View

14. APEX

## UCSD

15. Center for Novel Therapeutics

## SORRENTO MESA

16. Wateridge Circle

17. Wateridge Pointe

18. Moda Sorrento

19. Summers Ridge

20. 5717 Pacific Center





# MODA

## SORRENTO



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