

9955
MES
RIM ROAD

SAN DIEGO / CALIFORNIA

±40,855 SF

MIXED USE LAB BUILDING
FOR LEASE OR SALE



SITE DETAILS

DISCOVER DYNAMIC SPACE FOR ADVANCEMENT

Strategically located in Sorrento Mesa, one of the core life sciences clusters, this ±40,855 SF, freestanding mixed-use lab building was recently renovated to accommodate biotech users.

PROPERTY SPECIFICATIONS

± 40,855 SF

2 story building

Renovation Underway

Facade & landscaping upgrades

5.45 acres

Potential to increase parking or fenced yard

Parking

69 stalls (including 2 accessible)

Dock High Doors

2 dock loading positions

Clear Height

~22' in warehouse

Vacuum Air System

200 Gallon Tank

1,600 AMPS

1600 amps at building

Generator

275-k W diesel-powered generator

Lab Floor

12" x 12" vinyl tiles, and painted and sealed concrete

HVAC

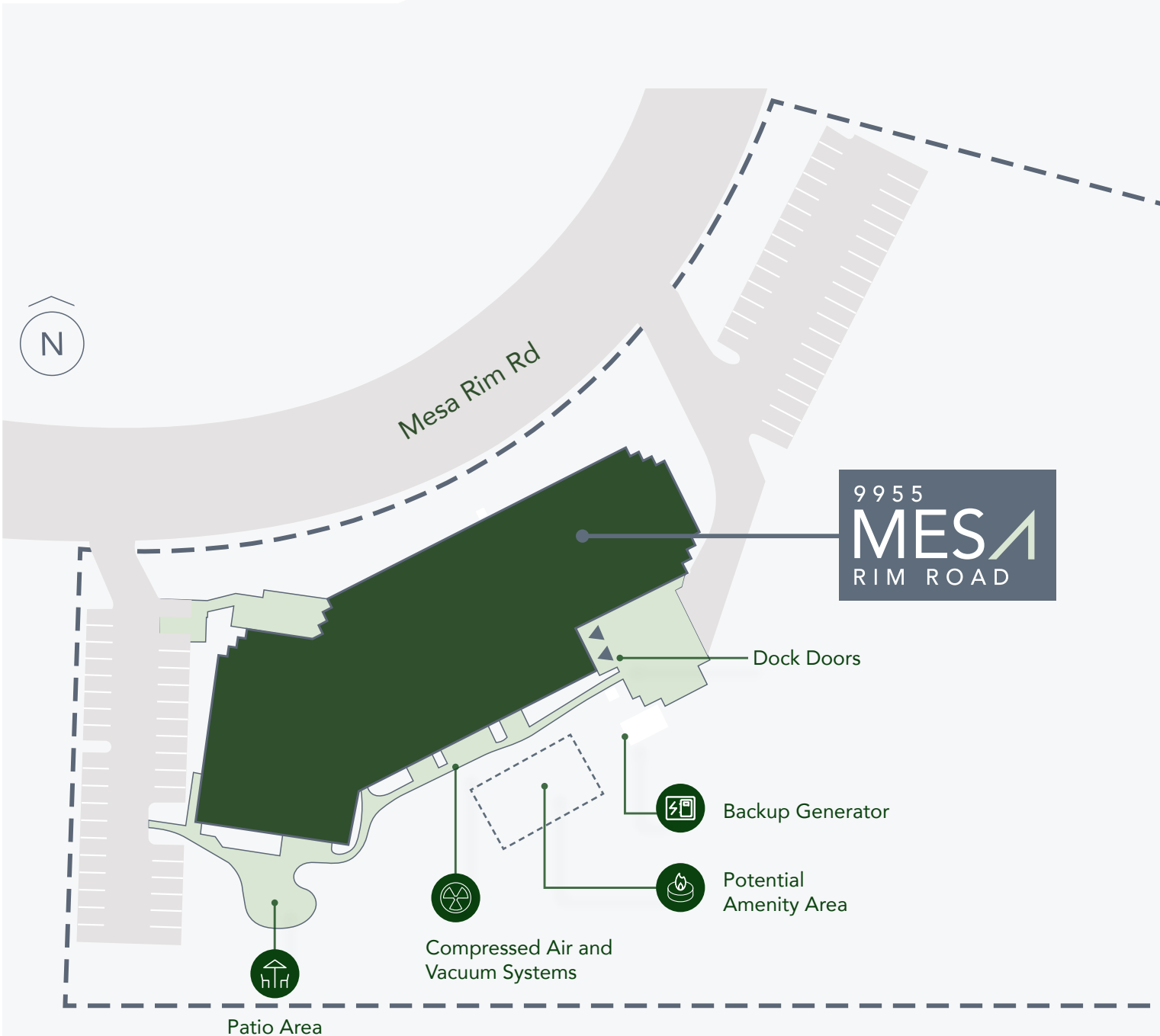
100% heating and cooling system (rooftop-mounted units + 7 chemical ventilating hoods)

Compressed Air Skid

200 gallon tank



SITE PLAN



Waste Storage:

Fire-rated cabinets

Structure:

Precast concrete tilt-up

Roof:

Built-up membrane (BUR) with a mineral-surfaced cap sheet

Above Ground Storage Tank:

One 'AST' with a diesel power generator with a capacity of 200 gallons installed in 2015

Amenities:

Sand volleyball court

Contact Broker

NNNs below market
± \$0.78/SF

±25,002 SF



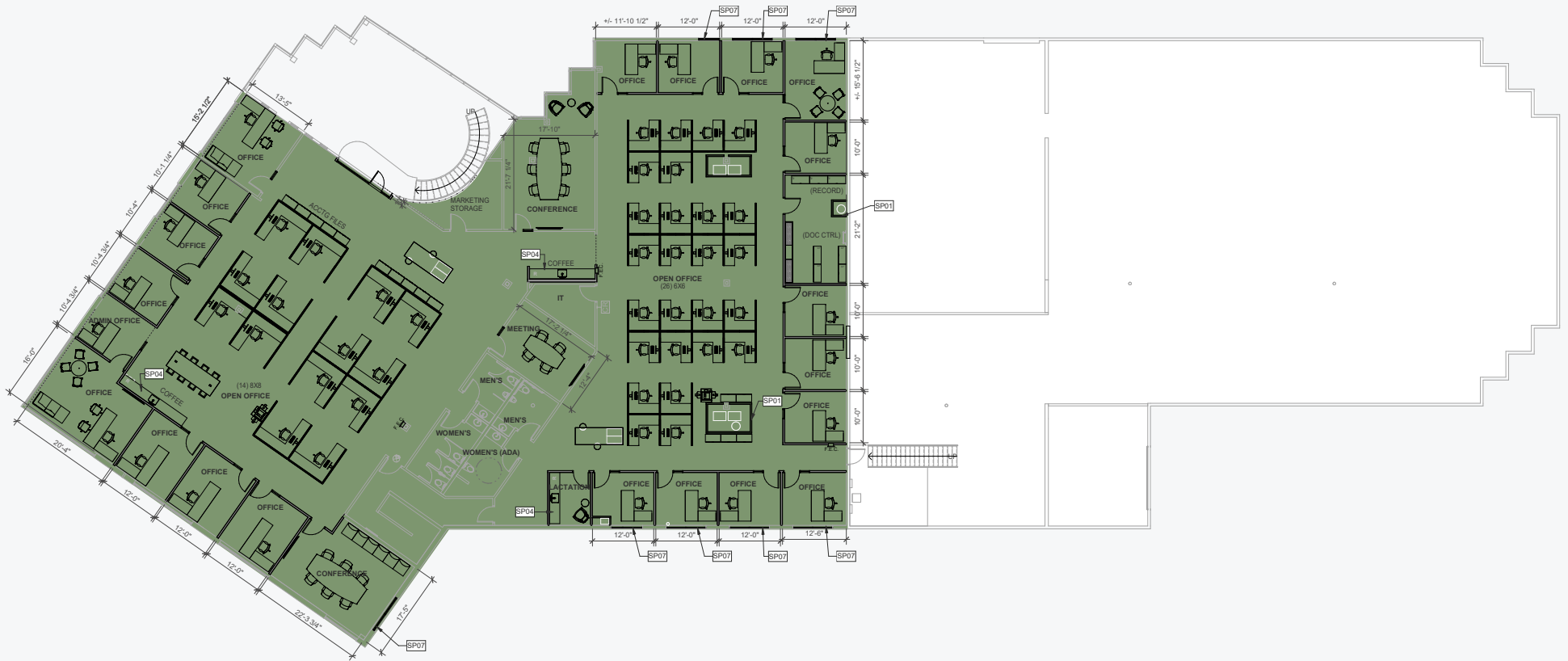
Open Cube Space

- Office

Existing infrastructure/build-out decreases delay in occupancy, or exposure to build-out costs

2ND FLOOR

±15,853 SF



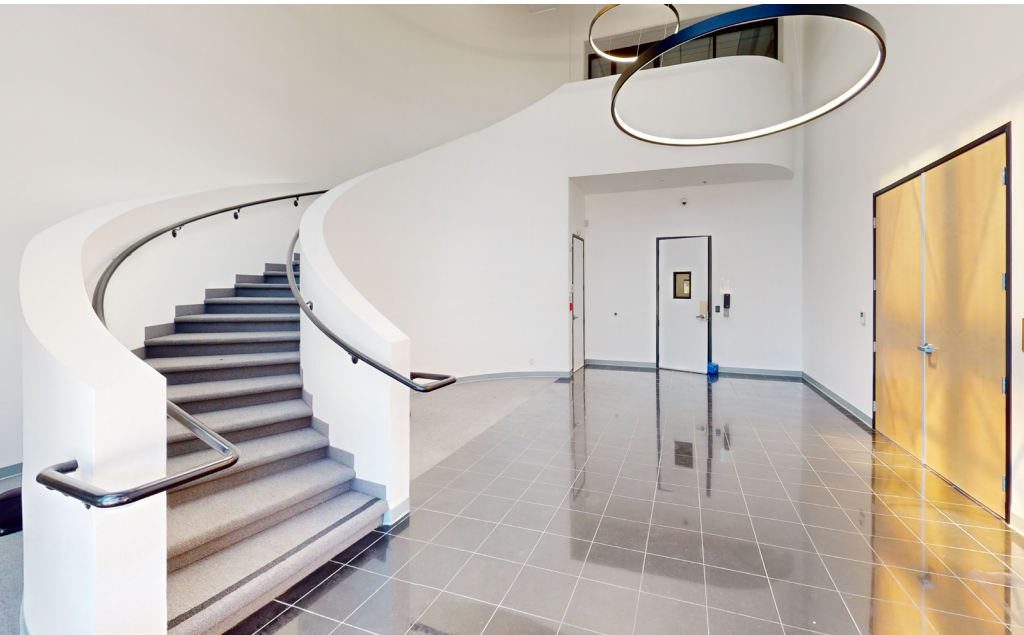
Second Floor Space Counts:

- 100% office
- ± 21 Private Offices
- 2 Conference Rooms
- 1 Breakroom
- 1 Lactation Room
- 1 Copy/Print Room
- 1 Huddle Room, Restrooms
- 1 Storage Room
- Open Cube Space

● Office

FF&E is not included

SPACE PHOTOS



SPACE PHOTOS



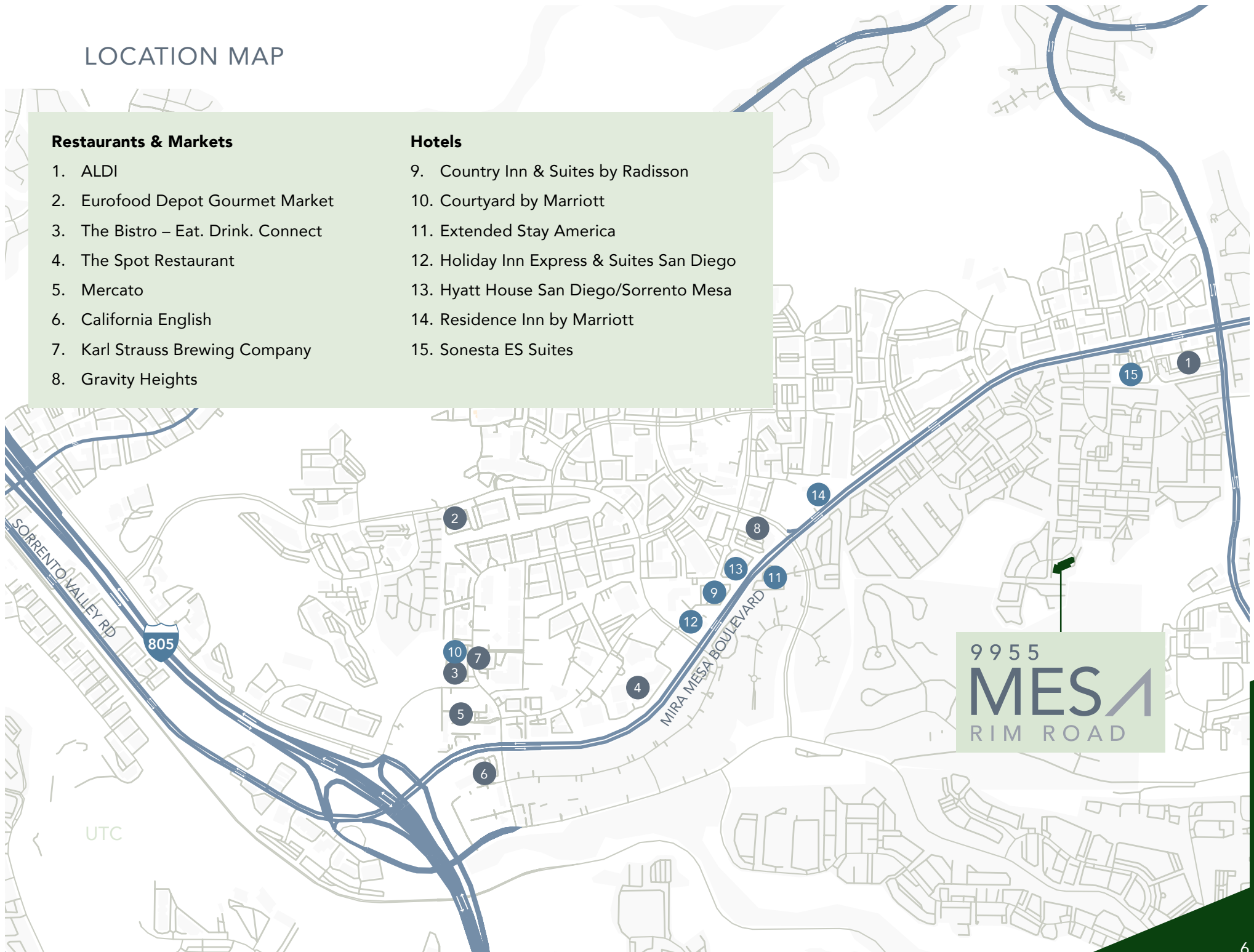
LOCATION MAP

Restaurants & Markets

1. ALDI
2. Eurofood Depot Gourmet Market
3. The Bistro – Eat. Drink. Connect
4. The Spot Restaurant
5. Mercato
6. California English
7. Karl Strauss Brewing Company
8. Gravity Heights

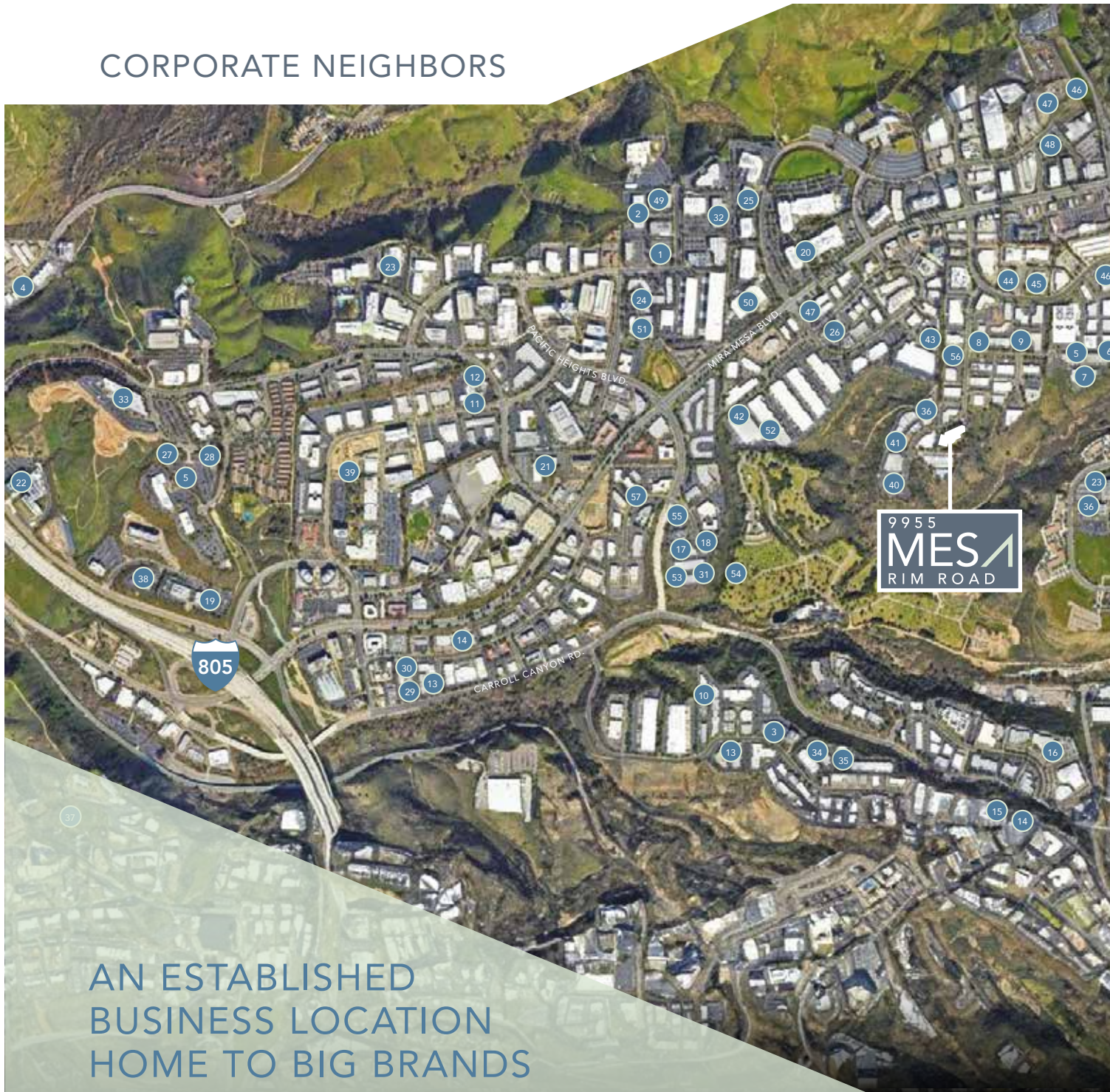
Hotels

9. Country Inn & Suites by Radisson
10. Courtyard by Marriott
11. Extended Stay America
12. Holiday Inn Express & Suites San Diego
13. Hyatt House San Diego/Sorrento Mesa
14. Residence Inn by Marriott
15. Sonesta ES Suites



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MESA
RIM ROAD

CORPORATE NEIGHBORS



- | | |
|--------------------------|--|
| 1. Genopis, Inc. | 32. AnaptysBio |
| 2. Tanvex | 33. Maravai |
| 3. Arena Pharmaceuticals | 34. Trefoil Therapeutics |
| 4. Emergent Biosolutions | 35. Invivoscribe |
| 5. Inovio | 36. Abbott |
| 6. Nexus DX | 37. Takeda |
| 7. ACEA Biosciences | 38. Mapp Biopharmaceutical |
| 8. ACON | 39. Element Biosciences |
| 9. Vitrolife | 40. Alzheimer's Therapeutic Research Institute |
| 10. WuXi AppTec | 41. ATRI |
| 11. Invivoscribe | 42. Thermo Fisher Scientific |
| 12. Crinetics | 43. Innovive |
| 13. Cue | 44. Scripps Laboratories |
| 14. IDT | 45. Advin Biotech |
| 15. IriSys | 46. Innovative Cell Tech. |
| 16. Prometheus | 47. Reveal Biosciences |
| 17. BlueNalu | 48. MAST Biosurgery |
| 18. Mesa Biotech | 49. Roka Bioscience |
| 19. Sorrento | 50. Instrumentation Laboratory |
| 20. Hologic | 51. Fundamenta Bioscience |
| 21. BD | 52. Molecular Bio Products |
| 22. Nuvasive | 53. Cell IDx |
| 23. Quidel | 54. PhenoVista Biosciences |
| 24. Integra | 55. Miltenyi Biotec |
| 25. Dexcom | 56. Biosettia |
| 26. SGI-DNA | |
| 27. Genalyte | |
| 28. Intertek | |
| 29. Certis | |
| 30. Eurofins | |
| 31. QBI | |

AN ESTABLISHED
BUSINESS LOCATION
HOME TO BIG BRANDS

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