

25,806 SF

AVAILABLE WITH 60 DAY'S NOTICE

5670 Oberlin Drive, Suite 100



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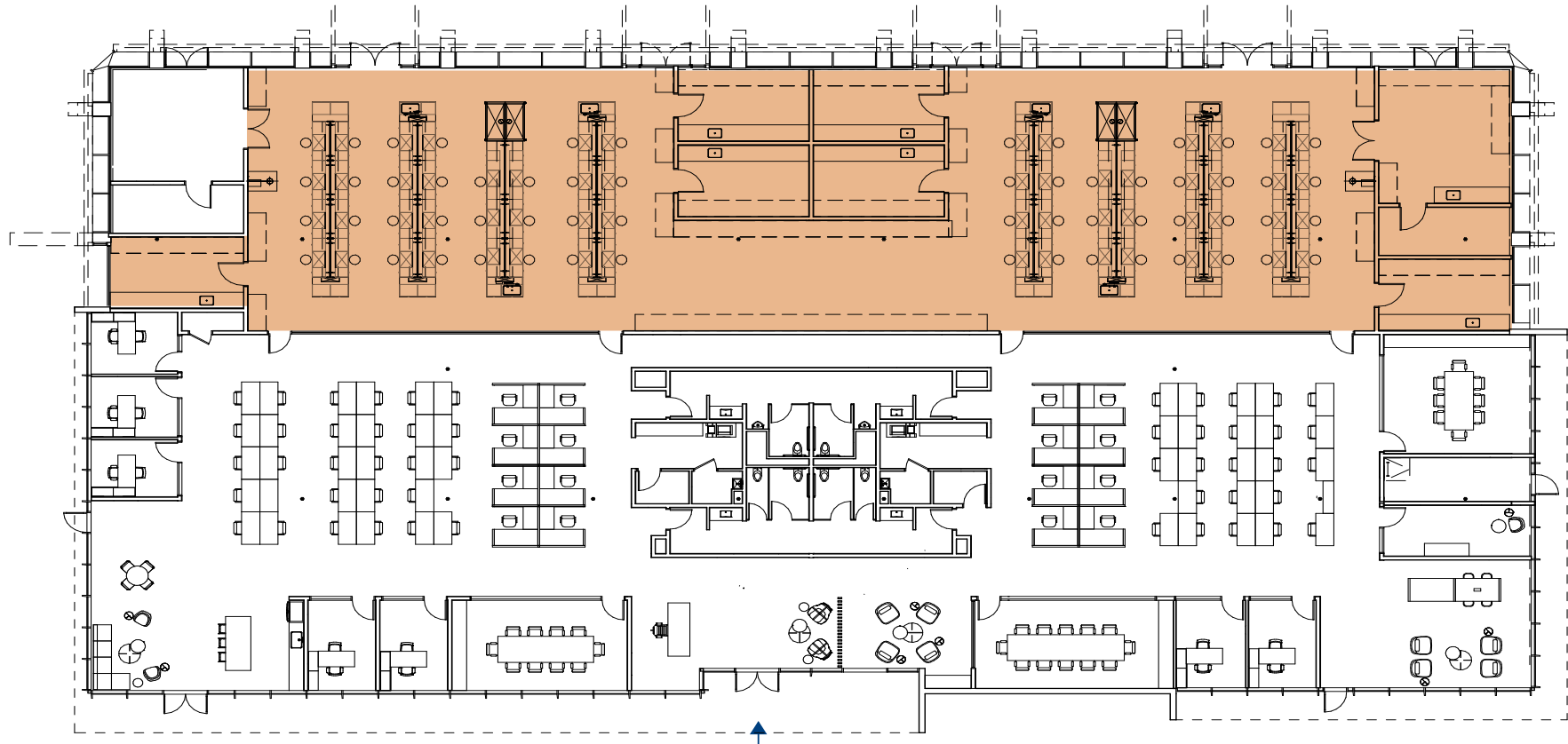
5670 OBERLIN DRIVE

SUITE 100 | CONCEPTUAL | 25,806 SF | 40% LAB | 60% OFFICE | **FUTURE AVAILABILITY**

Lab: 6 lab support rooms, 8 lab benches, 4 fume hoods, shipping/receiving area

Office: 7 private offices, 3 conference rooms, phone room, break area, collaboration area, en-suite restrooms

*Building can be demised to accommodate two (2) 10,000 SF suites.



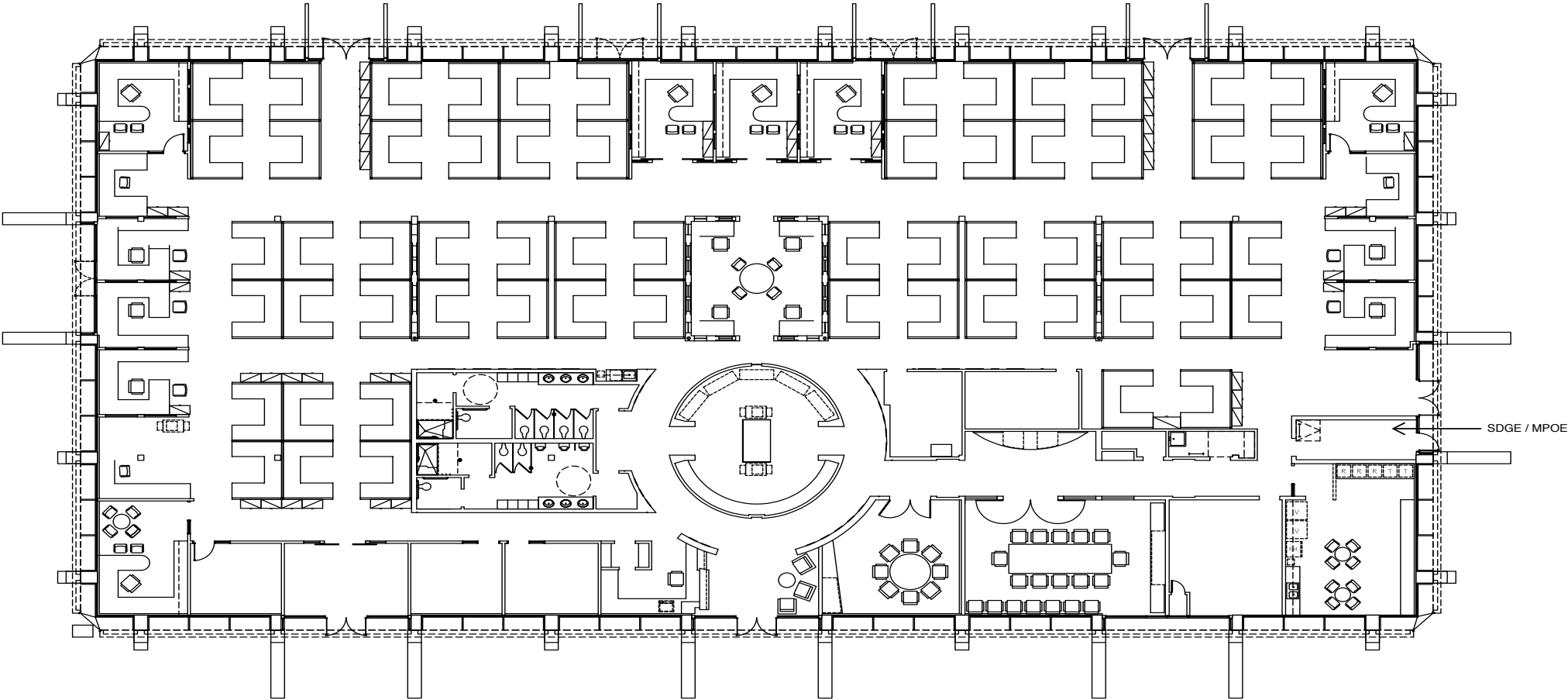
Lab area

Office

5670 OBERLIN DRIVE

SUITE 100 | AS-BUILT | 25,806 SF | 100% OFFICE | AVAILABLE WITH 60 DAY'S NOTICE

Office: 68 workstations, 5 private offices, 2 conference rooms, 3 huddle rooms, break area, en-suite restrooms



- Lab area
- Office

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.

[biomedrealty.com](https://www.biomedrealty.com)



Amenity building



Cafe, tenant lounge and sports simulator



Fitness center



Conference center



Sports simulator