



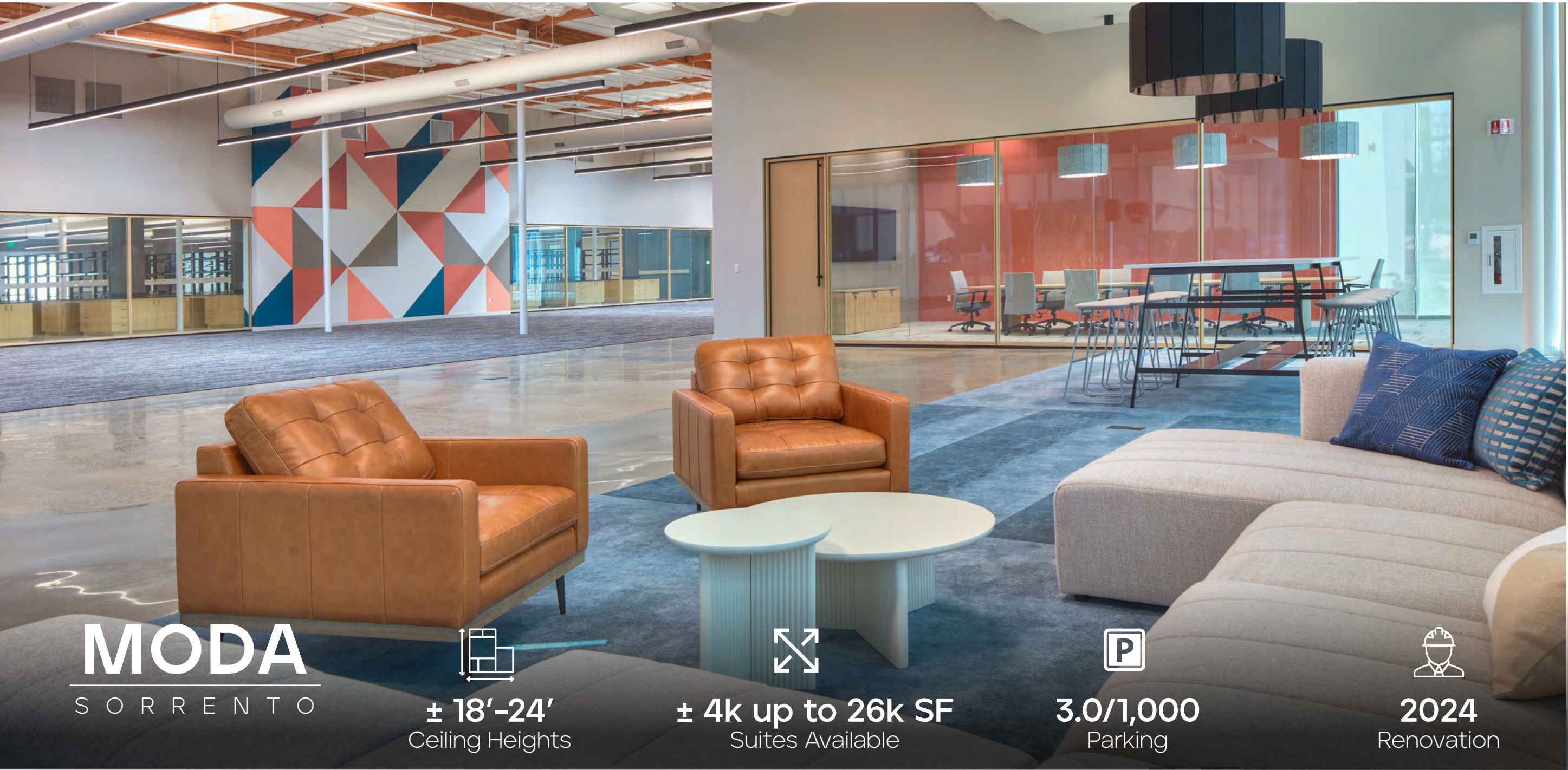
A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

MODA
SORRENTO

273,917 SF
LIFE SCIENCES CAMPUS IN
SORRENTO MESA





MODA
SORRENTO


± 18'-24'
Ceiling Heights


± 4k up to 26k SF
Suites Available


3.0/1,000
Parking


2024
Renovation

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



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

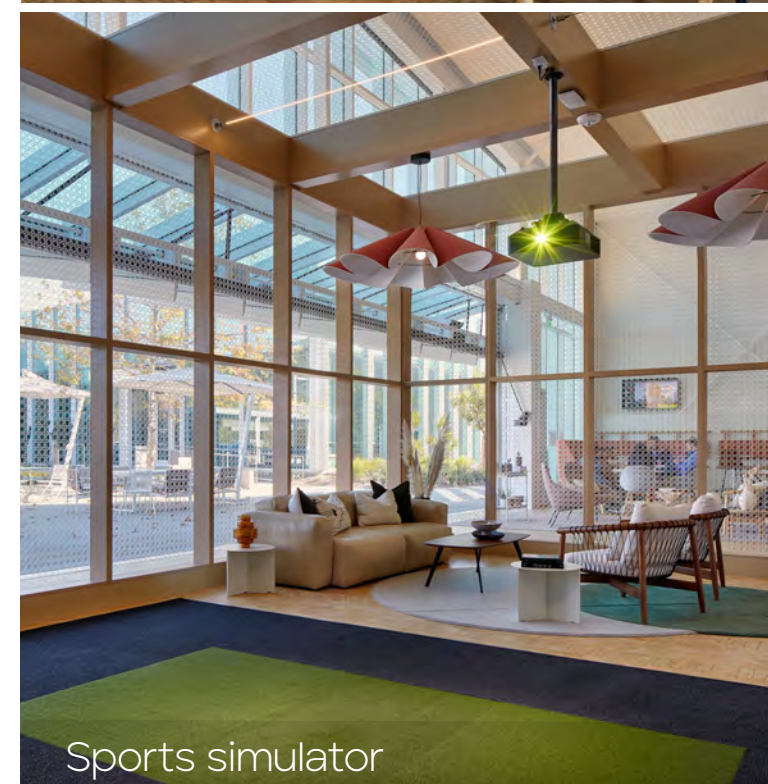
*MODA Sorrento has earned a Fitwel 2 Star Rating, ensuring a workplace environment that enhances occupant health, wellness, and productivity.



biomedrealty.com



Cafe, tenant lounge and sports simulator



Sports simulator



Fitness Center



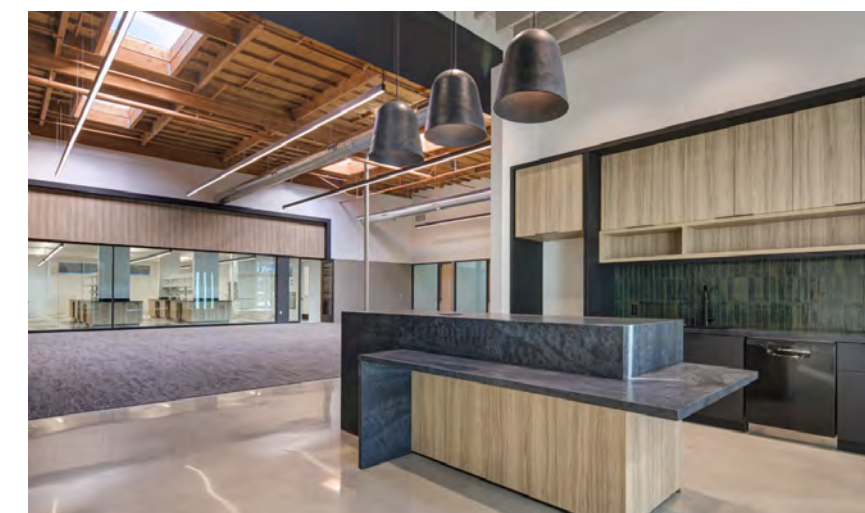
Conference Center



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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



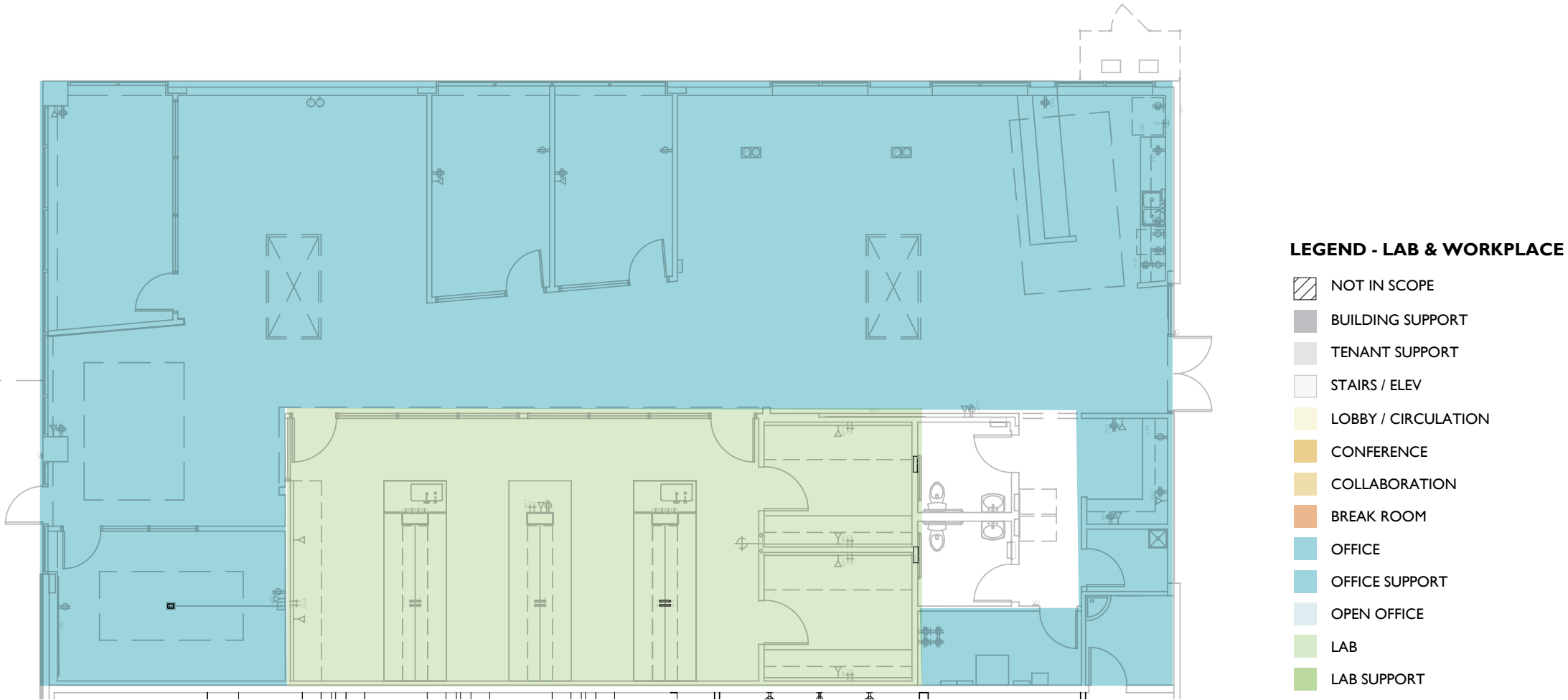


AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
4940 CARROLL CANYON	SUITE 110	4,505 SF	30% 70%	NOW
4940 CARROLL CANYON	SUITE 120	6,932 SF	40% 60%	NOW
4980 CARROLL CANYON	SUITE 100	20,900 SF	50% 50%	NOW
5501 OBERLIN	SUITE 105	4,976 SF	0% 100%	NOW
5502 OBERLIN	SUITE 100	25,806 SF	50% 50%	NOW
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



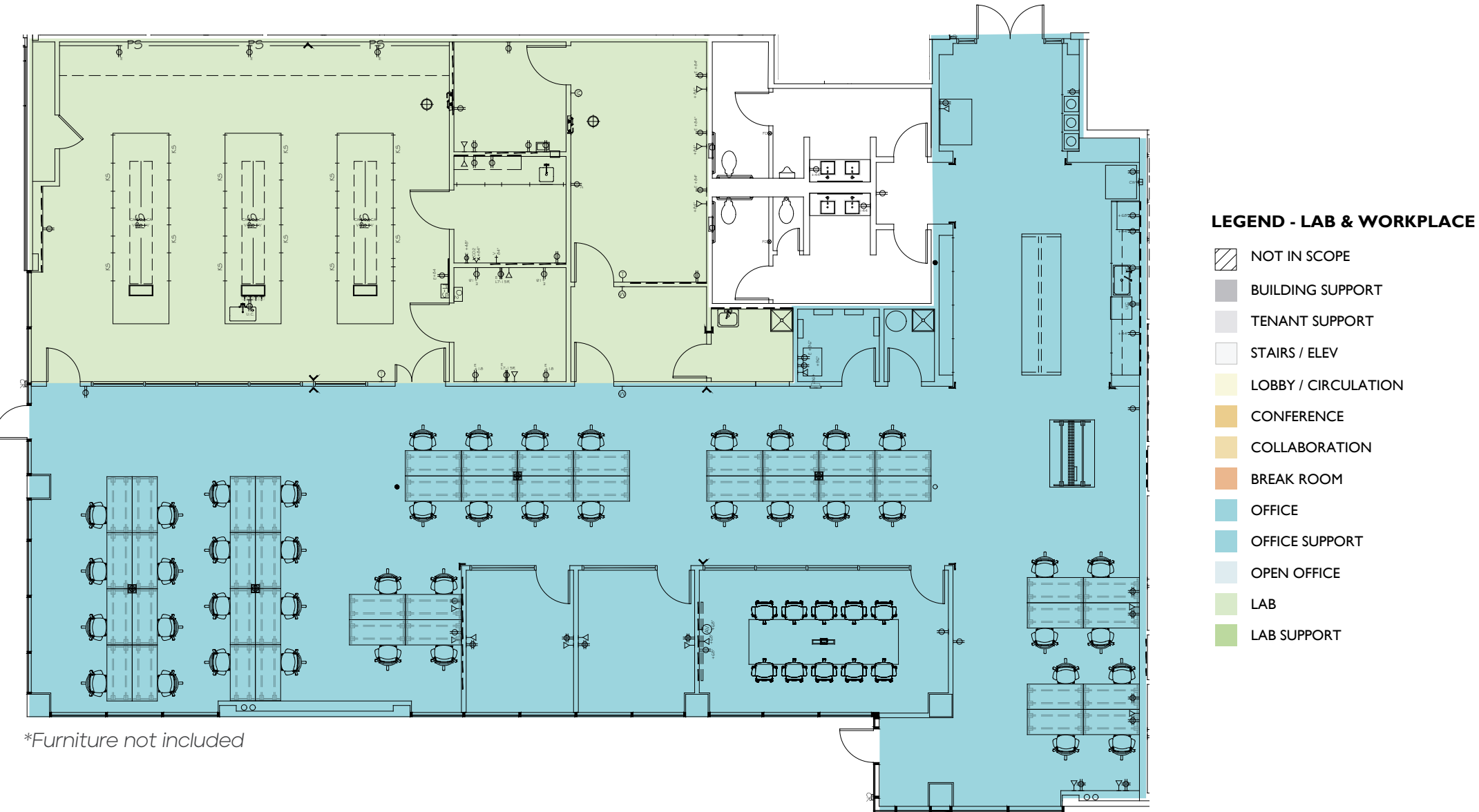


4940 CARROLL CANYON ROAD

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: 4 lab areas, 11 lab benches, 6 lab support rooms, autoclave
Office: 5 private offices, 4 conference rooms, 3 open office areas, wellness room, 3 phone rooms, 2 break areas





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.





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





5550

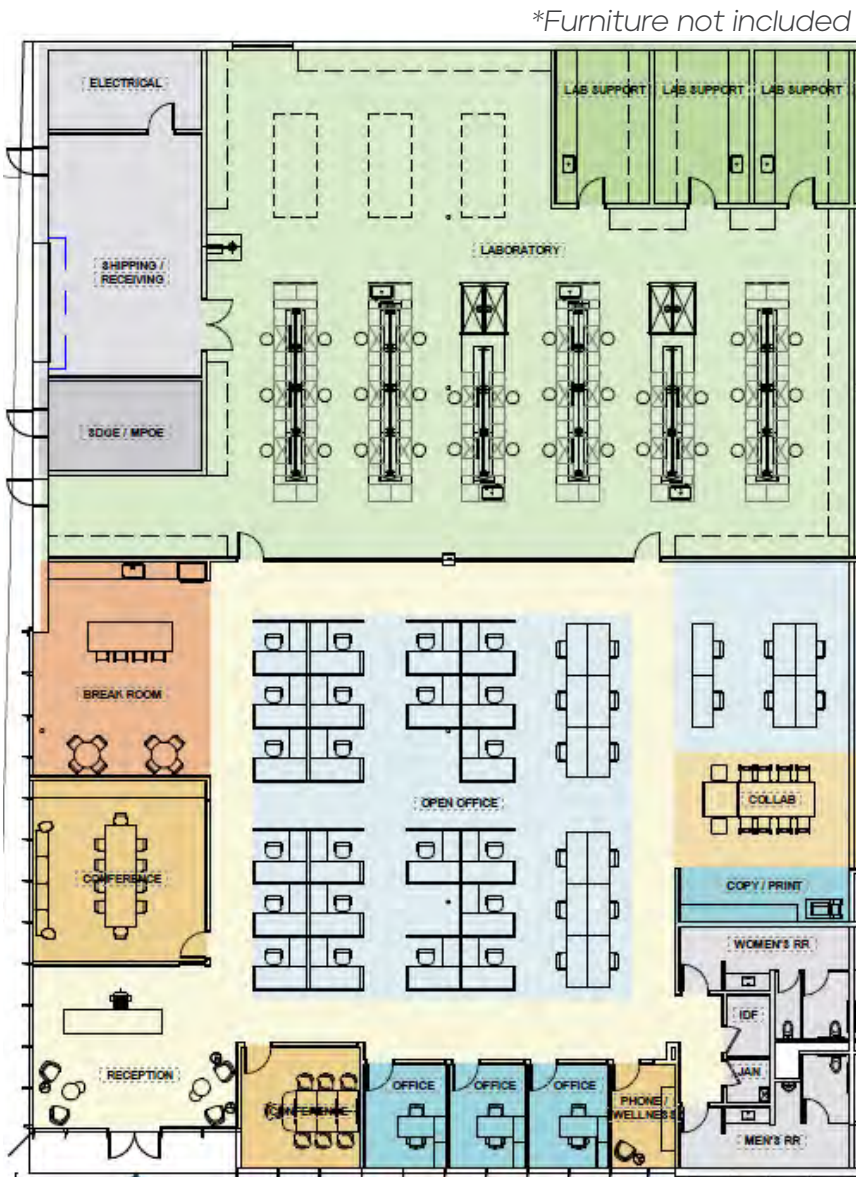
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5550 OBERLIN DRIVE

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.



LEGEND - LAB & WORKPLACE

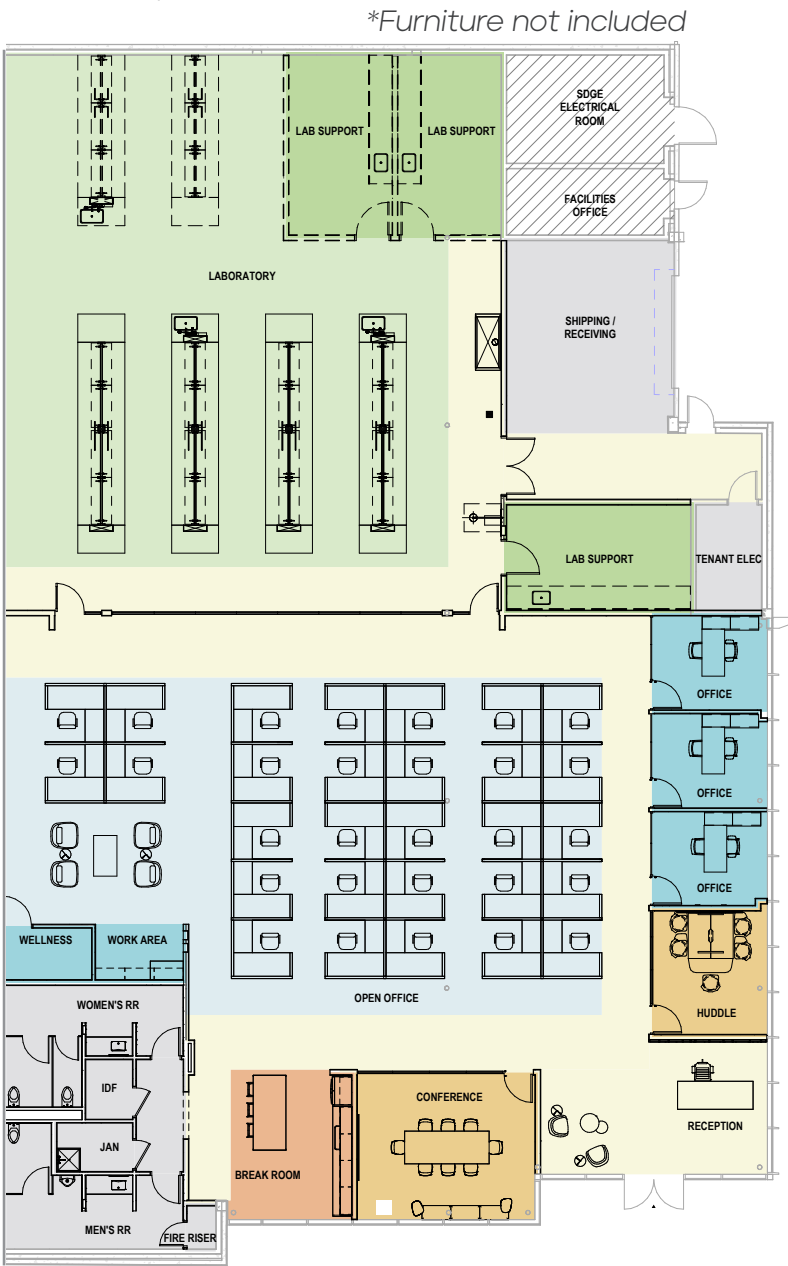
- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT

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.



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

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



*Furniture not included

LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
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- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT

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

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*Furniture not included

LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
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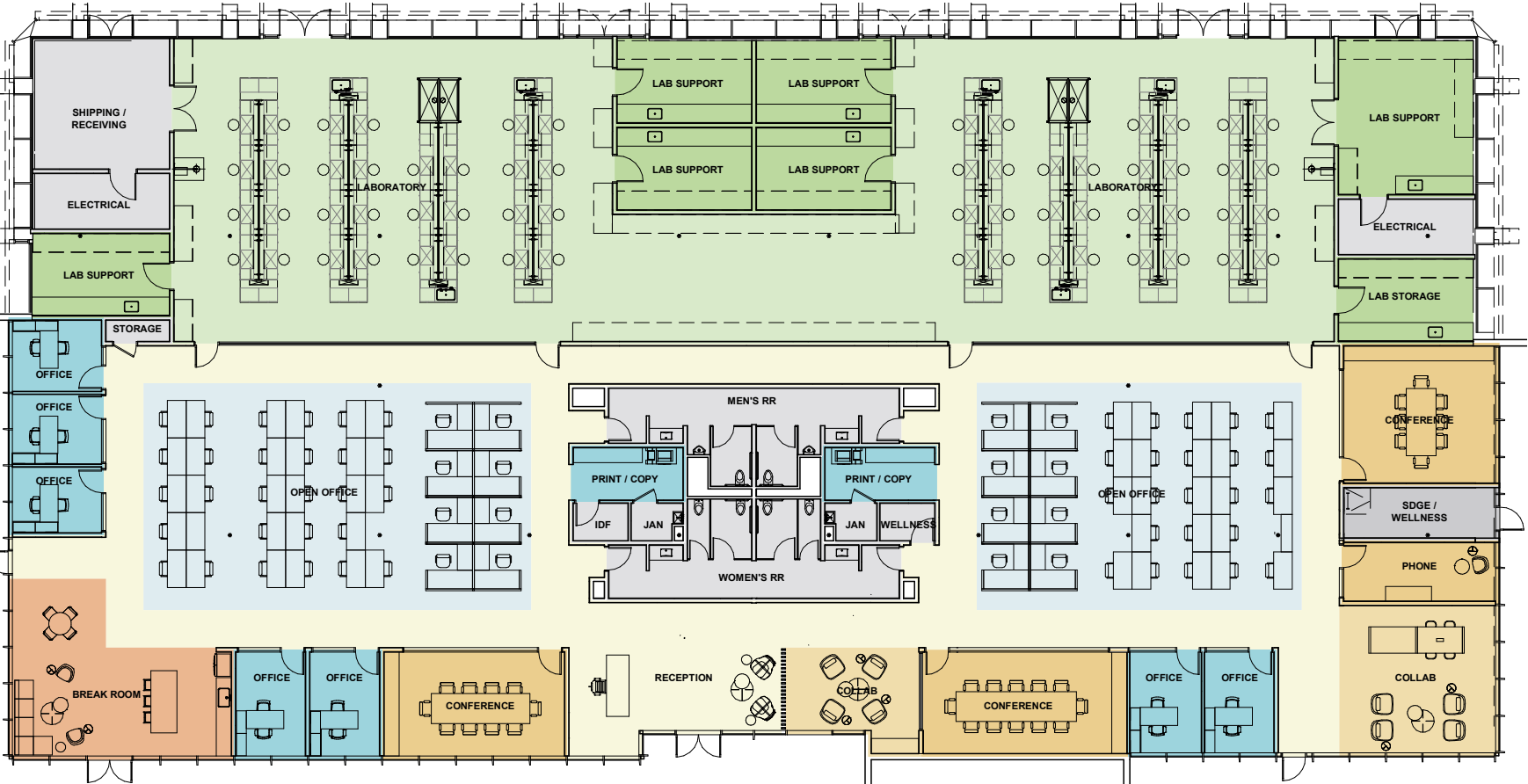
5670 OBERLIN DRIVE

*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.



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

LIFE SCIENCE NEIGHBORS

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





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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A  BioMed Realty property



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