

GENESIS SAN DIEGO

SUITE 500 | ±26,000 RSF | AVAILABLE NOW



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PHASE3
— REAL ESTATE PARTNERS —

 **BainCapital**
REAL ESTATE

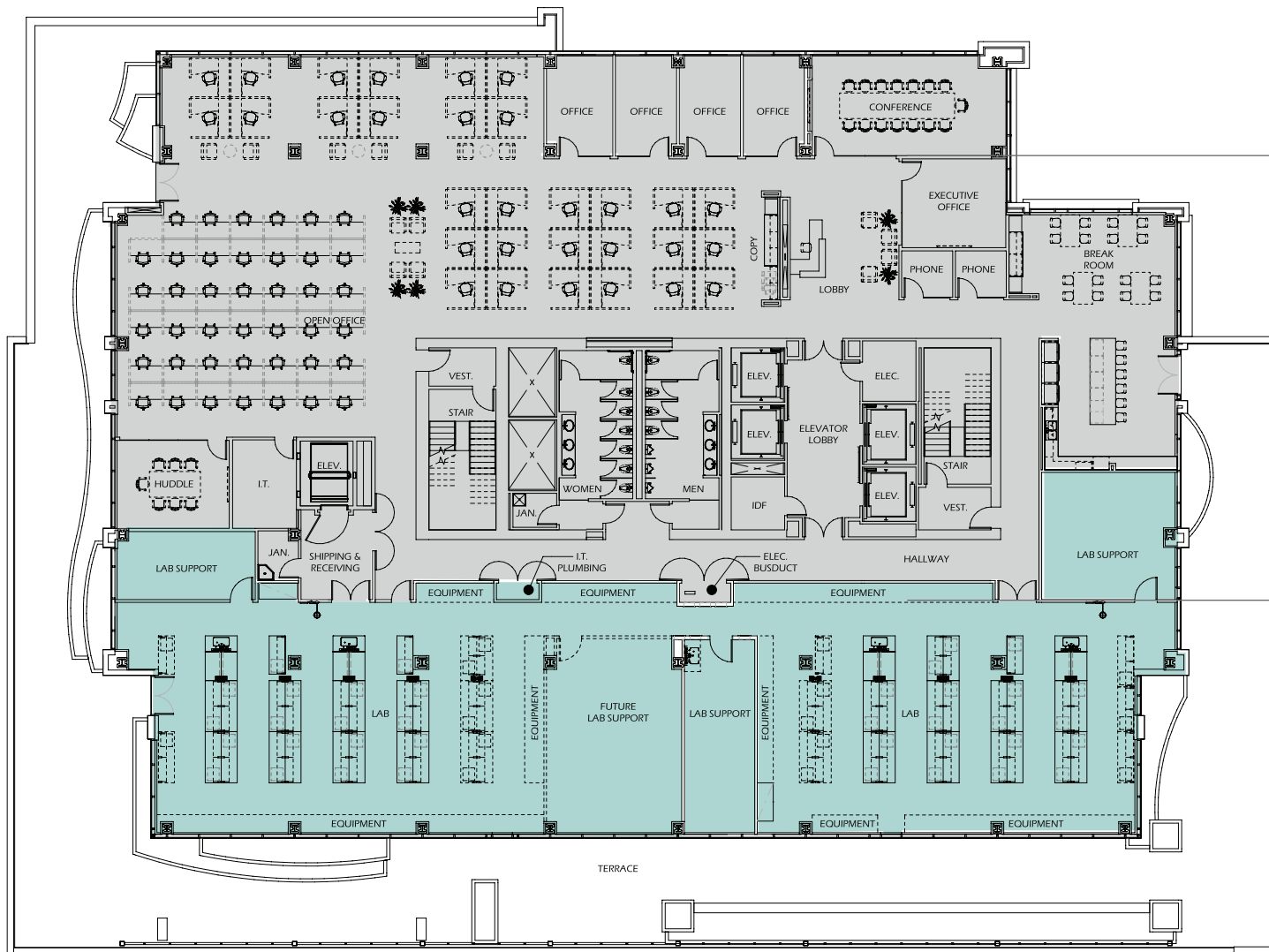
1155 ISLAND AVENUE

Level 5 | Concept Plan

Virtual Tour

Suite 500
±26,000 RSF

Lab Spec
Office Future



Suite 500 (Office)

- 5 Private Offices
- 71 Workstations
- 1 Conference Room
- 2 Phone Rooms
- 1 Huddle Room
- 1 Break Room
- IT Server Room
- 1 Print/Copy Area
- Lobby

Suite 500 (Lab)

- 8 Benches
- 3 Lab Support Rooms
- 2 Six Ft Fume Hoods





Building Features:

- Premier Spec Lab & Office Suites
- Full Building MEP Infrastructure Upgrades
- Needlepoint Bipolar Ionization HVAC system in all recirculated air locations (offices, amenity spaces, common areas)
- 2.25/1,000 Parking Ratio
- Premier Rooftop Conference and Event Center
- Callie Restaurant located on level 1
- 35 Steps to Park and Market Trolley Station

