

GENESIS SAN DIEGO

SUITE 300 | ±20,000 RSF | AVAILABLE NOW



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PHASE3
— REAL ESTATE PARTNERS —

 **BainCapital**
REAL ESTATE

1155 ISLAND AVENUE

Level 3 | Multi-Tenant Concept Plan

Suite 300 ± 20,000 RSF

Lab Spec
Office Future

Suite 300 (Office)

55 Workstations
4 Private Offices
2 Conference Rooms
1 Huddle/Phone Room
1 Large Break Room
IT Server Room
Print/Copy Area
Lobby

Suite 300 (Lab)

6 Benches
3 Lab Support Rooms
1 Six Ft Fume Hood





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

