

# GENESIS SAN DIEGO

SUITE 350 | ±15,500 RSF | AVAILABLE NOW



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PHASE3  
— REAL ESTATE PARTNERS —

 **BainCapital**  
REAL ESTATE

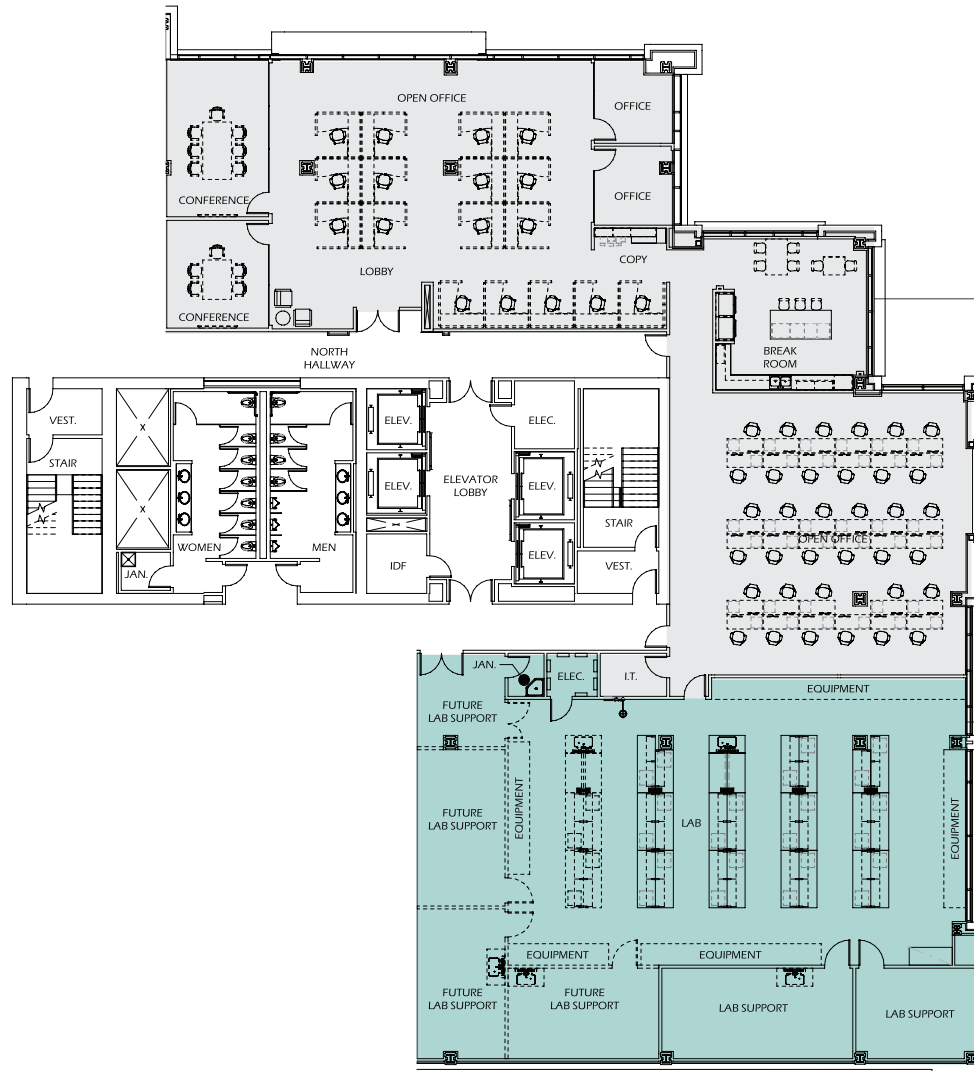
# 1155 ISLAND AVENUE

## Level 3 | Multi-Tenant Concept Plan

### Suite 350

±15,500 RSF

Lab  
Office  
Spec  
Future



#### Suite 350 (Office)

52 Workstations  
2 Private Offices  
2 Conference Rooms  
1 Break Room  
IT Server Room  
Print/Copy Area  
Lobby

#### Suite 350 (Lab)

4 Benches  
2 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

