



A  BioMed Realty property

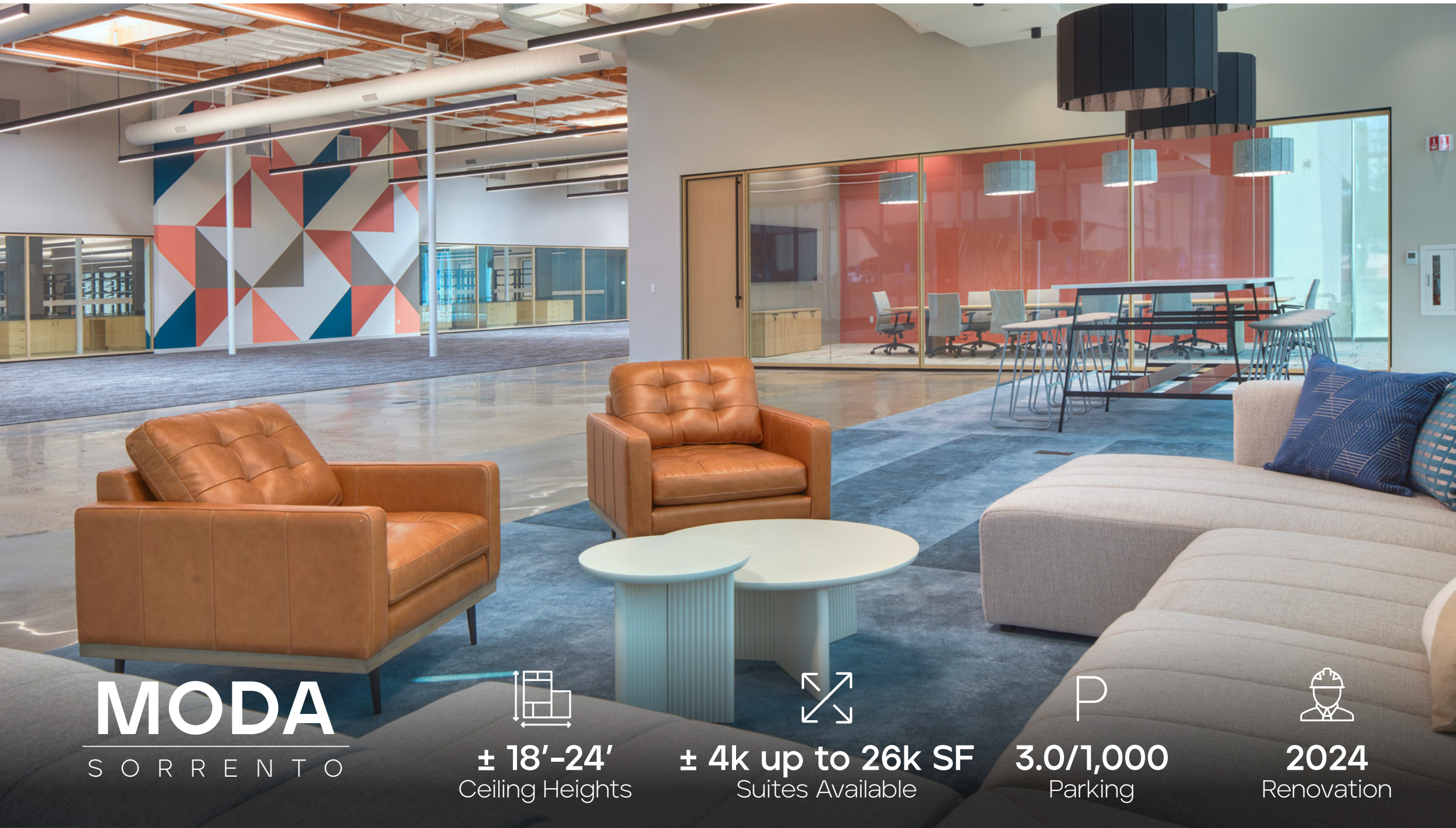
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MODA
SORRENTO


273,917 SF

LIFE SCIENCES CAMPUS IN
SORRENTO MESA





MODA
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± 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

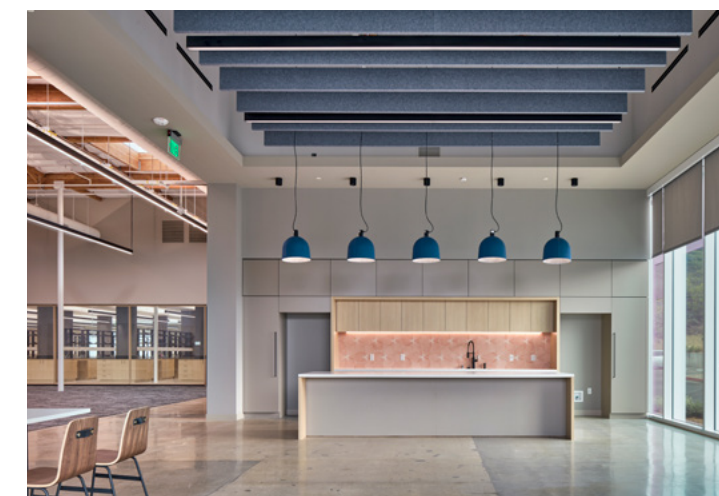
Project Size:	104,577 SF
Year Built:	1984 (renovated in 2018)
Building Heights:	18'
Parking:	3.0/1,000
Fire Sprinklers:	Yes (for all buildings)
Generator:	Varies per building from 150kw to 750kw; 5501 Oberlin does not have a generator

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:

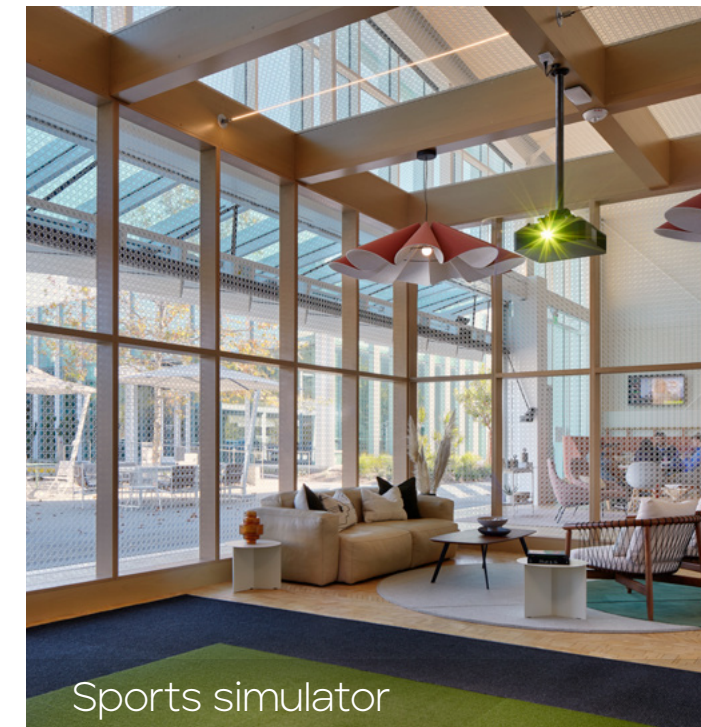
- Bocce Ball Court
- Outdoor Game Areas
- Fire Pit and Gathering Areas

biomedrealty.com

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



Cafe, tenant lounge and sports simulator



Sports simulator



Fitness Center



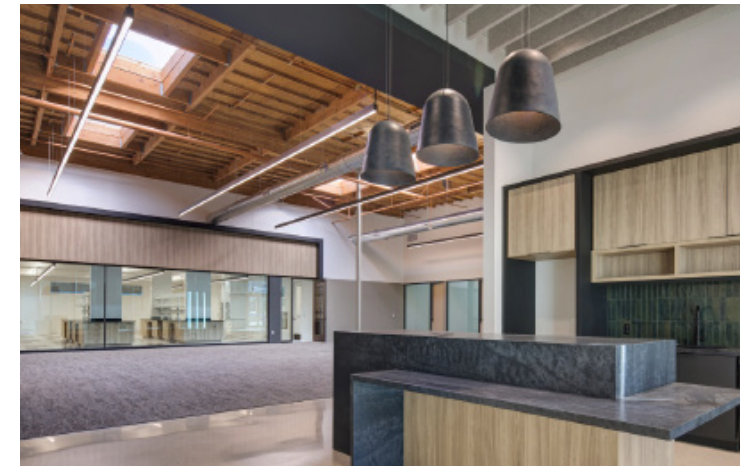
Conference Center



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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





MODA IS NOW OFFERING

Flexible, move-in ready lab and office space built for groundbreaking research.

BioMed Realty has developed a move-in ready lab and office space at a premier selection of our Class A properties located in major life sciences ecosystems across the U.S. and UK. With our vertically integrated platform that provides unmatched expertise and world-class quality, the Velocity Labs infrastructure and technology allow biotech innovators to execute mission-critical research and scale as needed, all while reducing expenditures.

WHAT MAKES BIOMED REALTY VELOCITY LABS UNIQUE?



MOVE-IN READY LABS

Our pre-built lab spaces have the robust infrastructure innovators need already in place so you can go from ideas to impact in record time.



STRATEGIC LOCATIONS IN KEY MARKETS

Your lab is in expert hands, rooted in the world's most active life science ecosystems across Boston/Cambridge, Bay Area, San Diego, Seattle, Boulder, and Cambridge, UK.



SPECIALIZED & PURPOSE-BUILT

Velocity Labs are designed with the flexibility to grow alongside your research and offer scalability for today, tomorrow, and beyond.



20+ YEARS OF INDUSTRY EXPERIENCE

Our expertise is scientific, drawing on over 250 years of seasoned executive experience and trusted by the industry's best and brightest.



DISCOVER HERE™ EXCEPTIONAL EXPERIENCES

Attract and retain top talent with spaces, programming, and community your team wants to be part of.



AVAILABILITY					
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY	EXISTING SPACE CONDITION
4940 Carroll Canyon	SUITE 120	6,932 SF	40% 60%	NOW	2nd Gen. Lab/Office
4980 Carroll Canyon	SUITE 100	20,900 SF	50% 50%	NOW	2nd Gen. Lab/Office/Cleanroom
5502 Oberlin	SUITE 100	25,806 SF	50% 50%	NOW	New Spec. Lab/Office
5550 Oberlin	SUITE 100	12,902 SF	40% 60%	NOW	Shell
5550 Oberlin	SUITE 120	10,038 SF	40% 60%	NOW	New Spec. Lab/Office
5555 Oberlin	SUITE 110	6,890 SF	50% 50%	2/1/27	2nd Gen. Lab/Office
5555 Oberlin	SUITE 120	5,036 SF	50% 50%	1/1/27	2nd Gen. Lab/Office
5626 Oberlin	SUITE 100	10,365 SF	50% 50%	NOW	2nd Gen. Lab/Office
5627 Oberlin	SUITE 100	10,712 SF	40% 60%	NOW	Shell
5670 Oberlin	SUITE 100	19,894 SF	0% 100%	NOW	2nd Gen. Office

4940 CARROLL CANYON ROAD

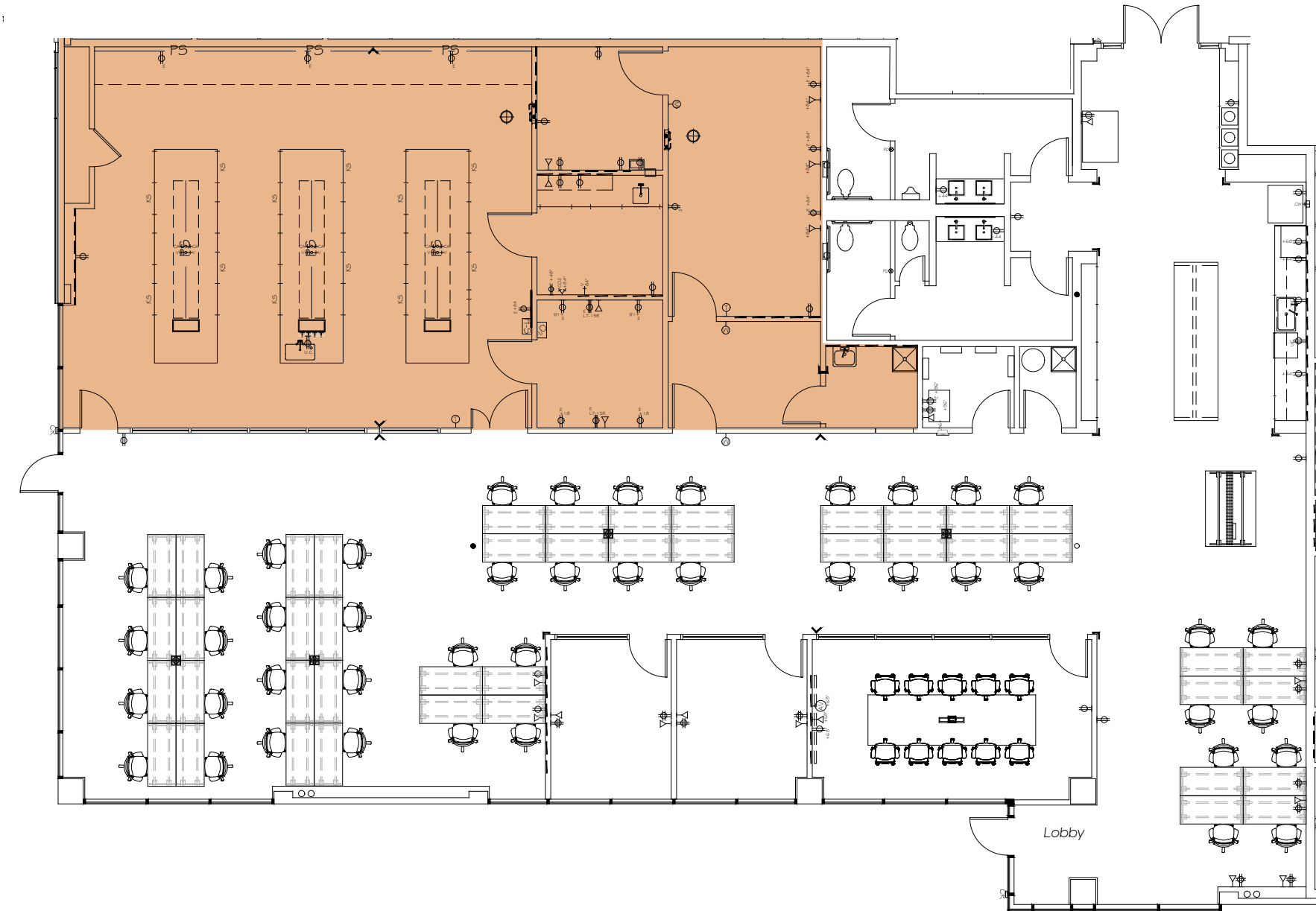
SUITE 120: 6,932 SF | 40% LAB | 60% OFFICE | **AVAILABLE NOW**

Lab: Main lab area with 3 benches and 2 lab support rooms, cleanroom

Office: 2 private offices, 44 workstations, conference room, open office area, break area

*Furniture not included

 Virtual Tour



4980 CARROLL CANYON ROAD

SUITE 100: 20,900 SF | 50% LAB | 50% OFFICE

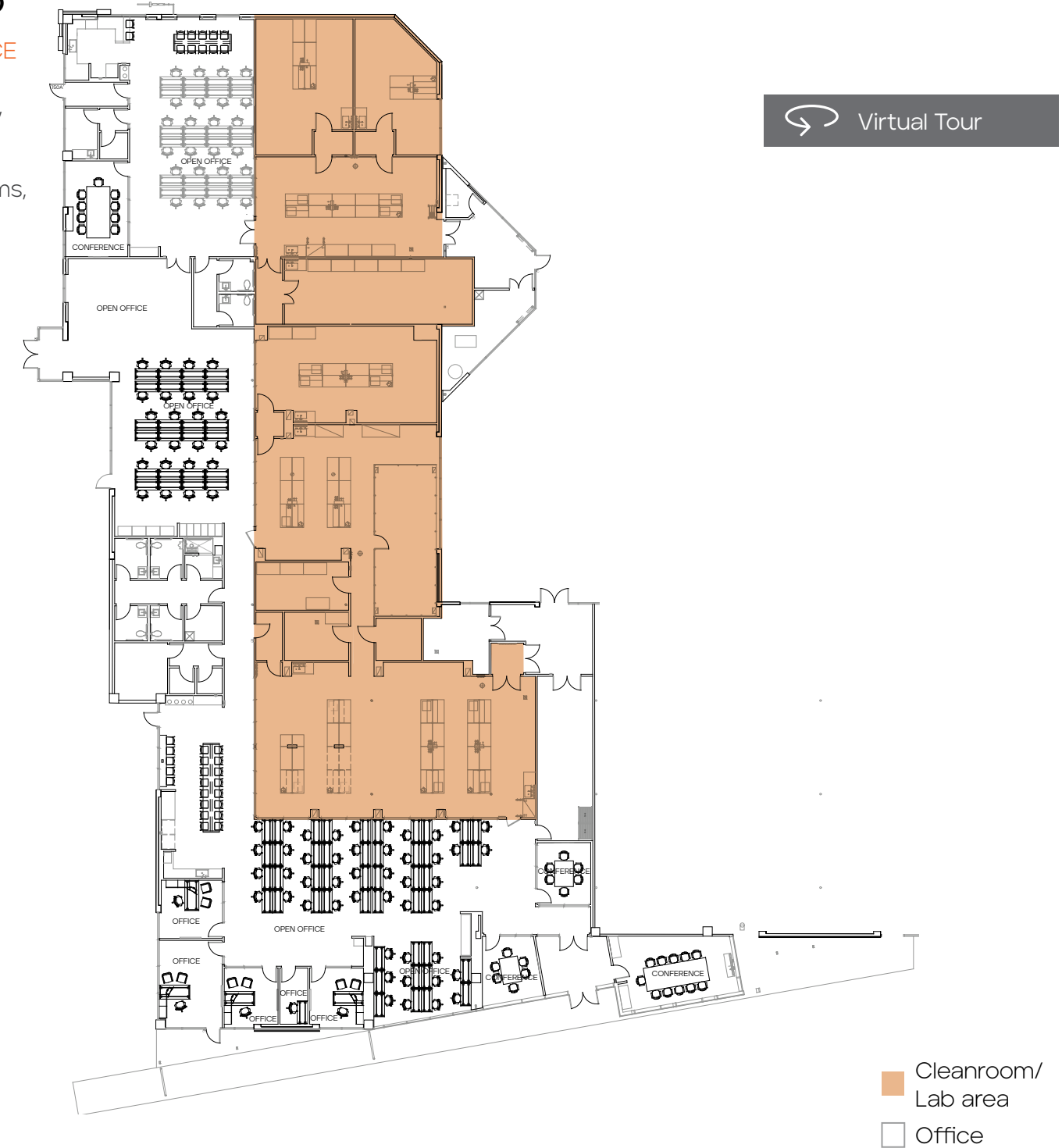
AVAILABLE NOW

Lab: 11 lab benches, multiple cleanrooms, autoclave

Office: 5 private offices, 4 conference rooms, 3 open office areas, wellness room, 3 phone rooms, 2 break areas

*Furniture not included

 Virtual Tour



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

Please note that dashed lines are representational only and not a part of the spec build.

*Furniture not included



■ Lab area
□ Office



5550 OBERLIN DRIVE | CONCEPTUAL PLAN

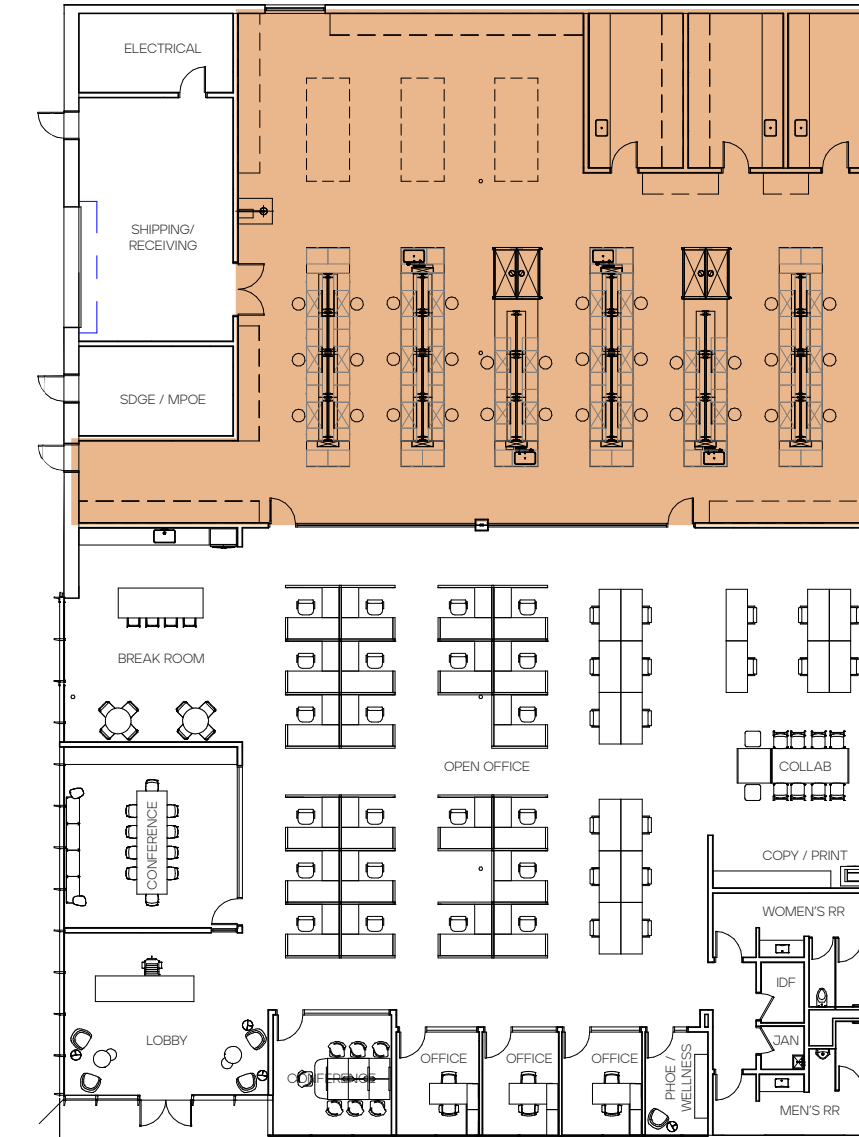
SUITE 100: 12,902 SF (can be combined with Suite 120 for 22,940 SF)

40% LAB | 60% OFFICE | **FUTURE AVAILABILITY**

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

Suite 100 is currently in shell condition. Floor plan is conceptual.



■ Lab area
□ Office

5550 OBERLIN DRIVE

SUITE 120: 10,038 SF (can be combined with Suite 100 for 22,940 SF)

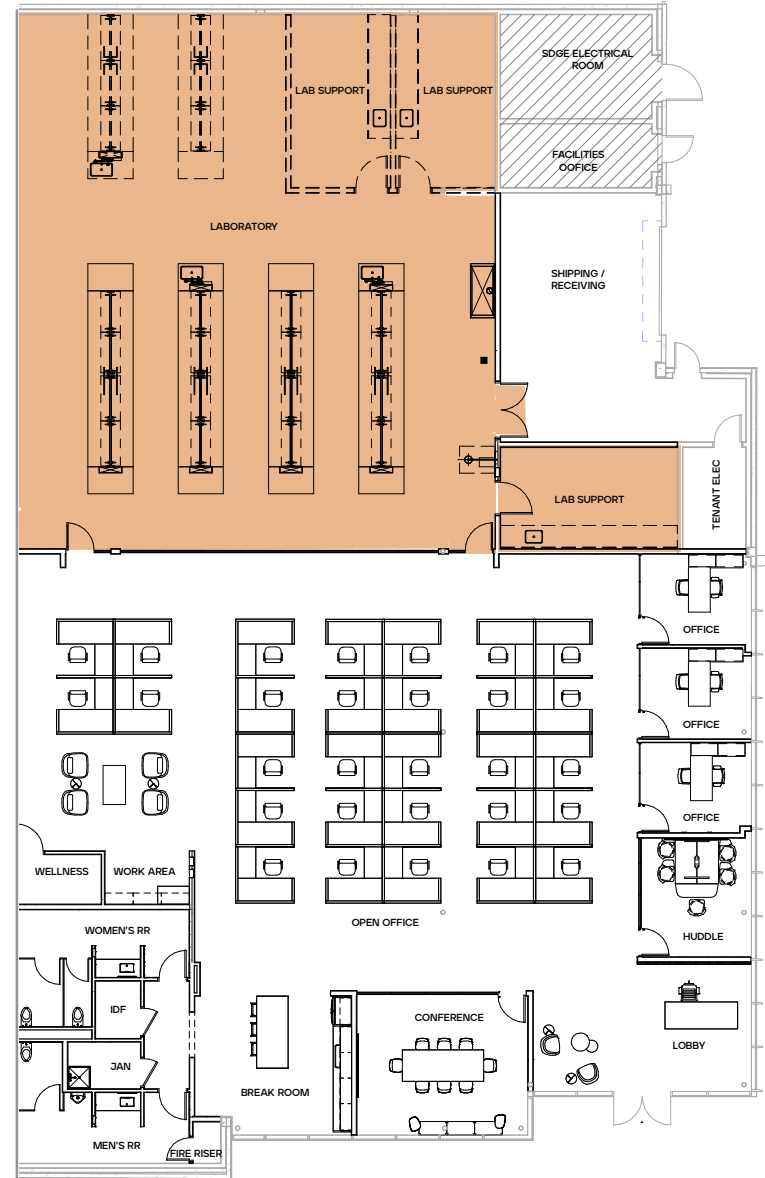
40% LAB | 60% OFFICE | **AVAILABLE NOW**

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.

*Furniture not included



■ Lab area
□ Office

[Virtual Tour](#)

5555 OBERLIN DRIVE

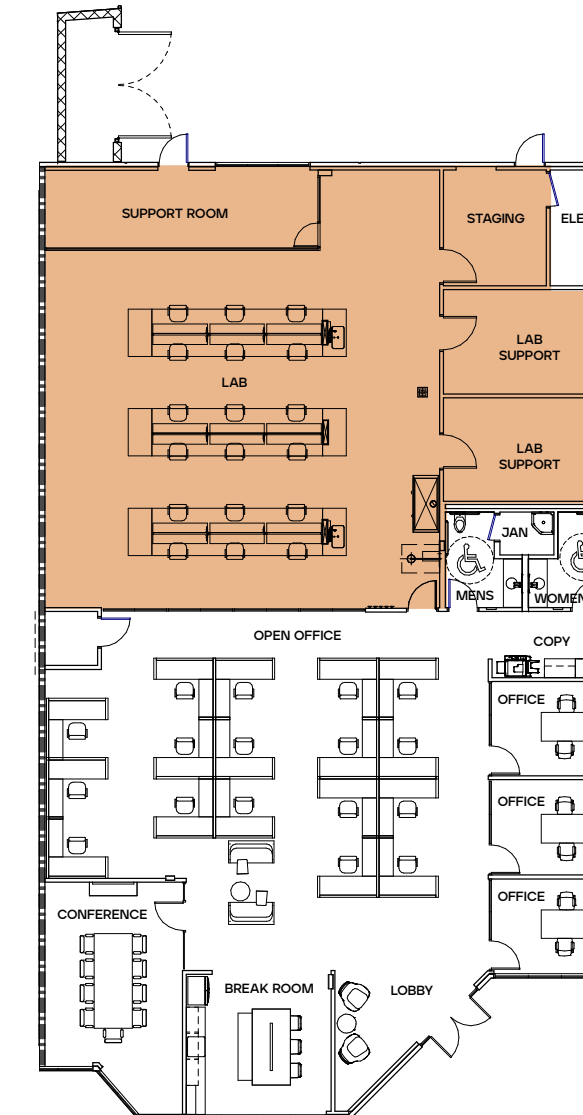
SUITE 110: 6,890 SF

50% LAB | 50% OFFICE | **AVAILABLE JANUARY 2027**

Lab: 3 lab benches, 3 lab support rooms, receiving/staging area, 1 fume hood

Office: 3 private offices, 1 conference room, 17 workstations, break room, entrance lobby, en-suite restrooms

*Furniture not included



■ Lab area
□ Office

5555 OBERLIN DRIVE

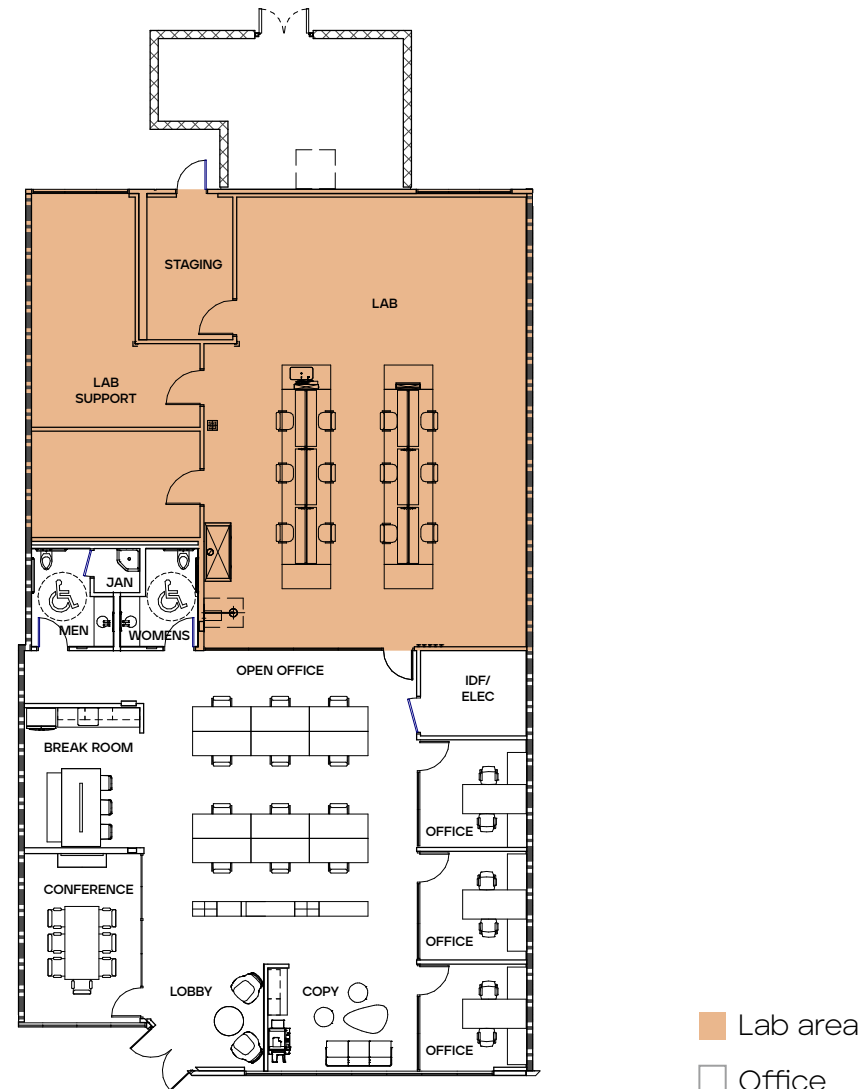
SUITE 120: 5,036 SF

50% LAB | 50% OFFICE | **AVAILABLE FEBRUARY 2027**

Lab: 2 lab benches, 2 lab support rooms, receiving/staging area, 1 fume hood

Office: 3 private offices, 1 conference room, 12 workstations, break room, entrance lobby, en-suite restrooms

*Furniture not included



5626 OBERLIN DRIVE | CONCEPTUAL PLAN

SUITE 100: 10,365 SF

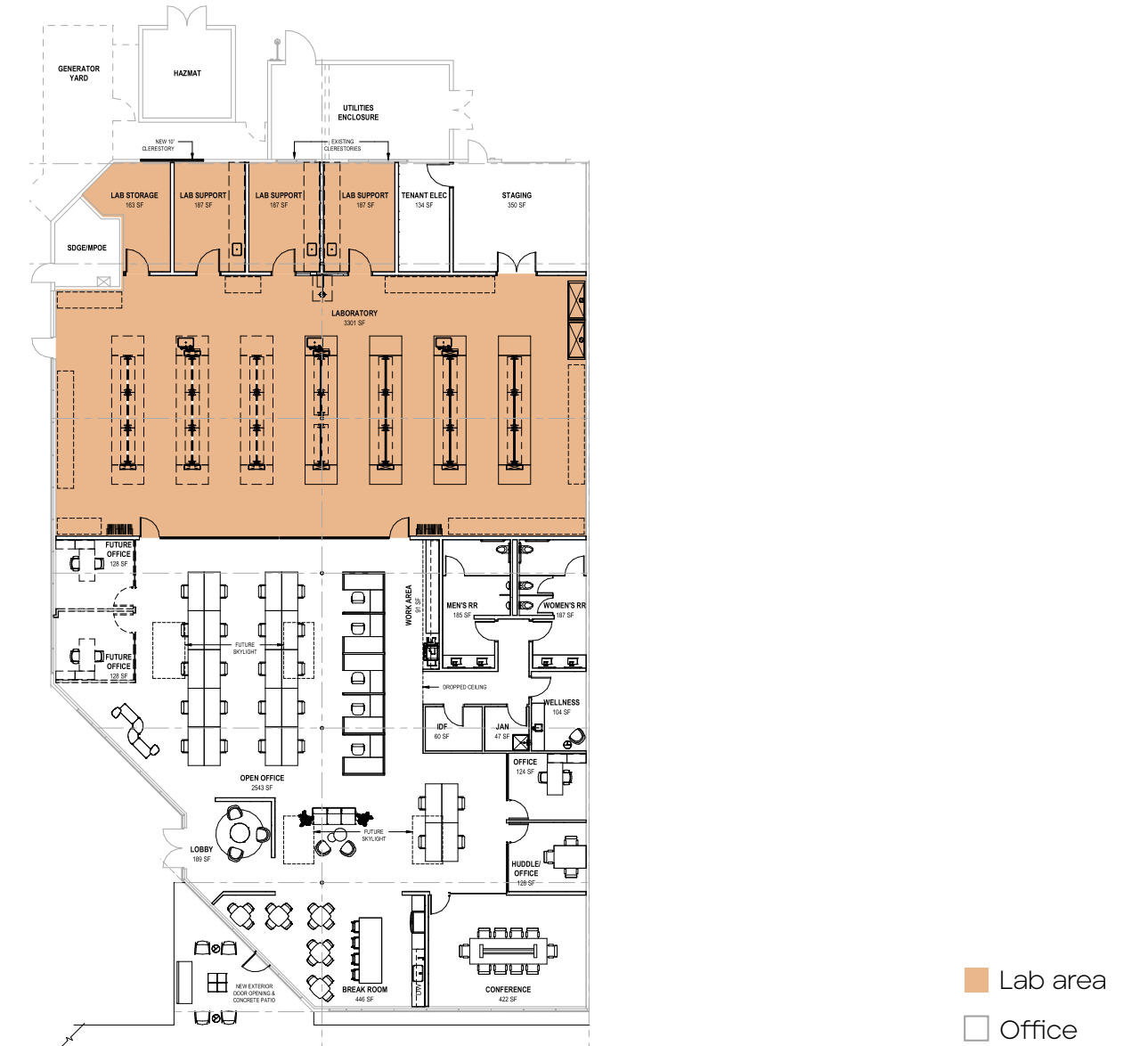
50% LAB | 50% OFFICE | **FUTURE AVAILABILITY**

Lab: 24 lab seats (+18 future), 4 lab support rooms, shipping/receiving area, 2 fume hoods

Office: 1-2 private offices (+2 future), 29 workstations, conference room, wellness room, break area, entrance lobby, en-suite restrooms

Please note the dashed lines are representational only and not a part of the spec build.

*Furniture not included



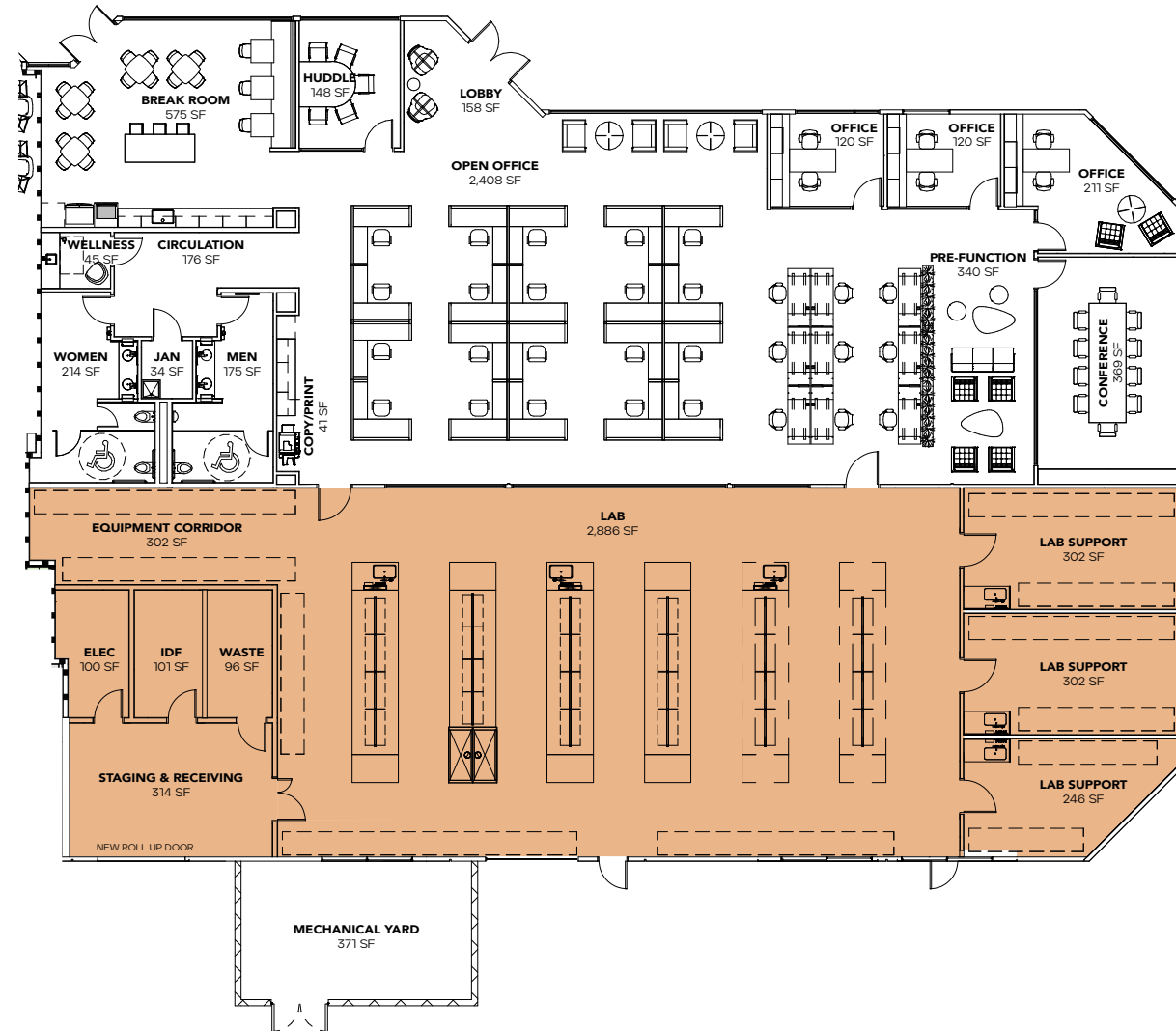
5627 OBERLIN DRIVE | CONCEPTUAL PLAN

SUITE 100: 10,712 SF
 40% LAB | 60% OFFICE | **AVAILABLE NOW**

Lab: 6 lab benches, 2 fume hoods, 3 lab support rooms, staging and receiving room
 Office: 3 private offices, 29 workstations, conference room, break room, huddle room, wellness room

Please note the dashed lines are representational only and not a part of the spec build.

*Suite 100 is currently in shell condition and can be office, flex, or lab. Floor plan is conceptual.

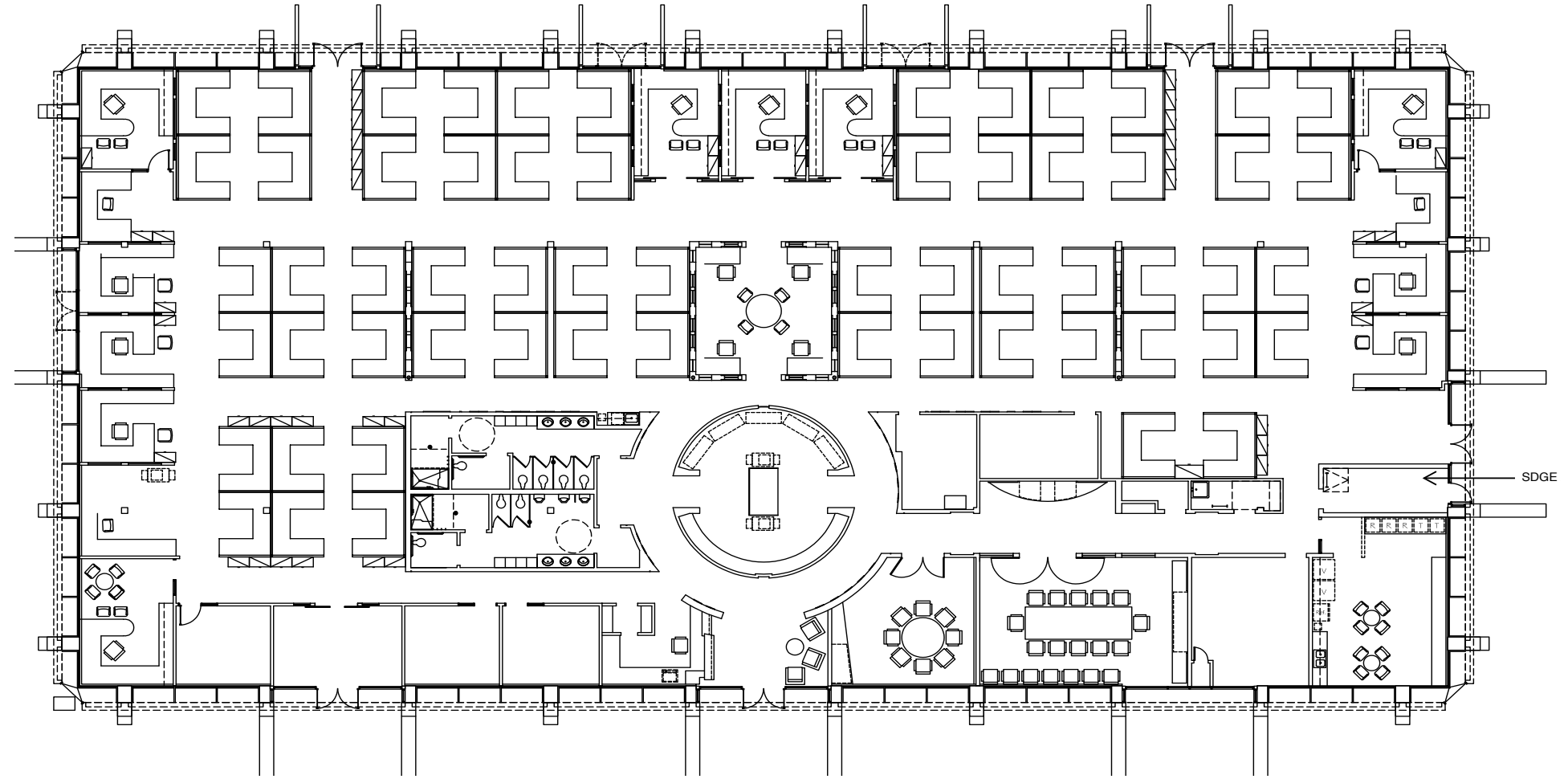


■ Lab area
 □ Office

5670 OBERLIN DRIVE

SUITE 100 | 19,894 SF | 100% OFFICE | **AVAILABLE WITHIN 60 DAYS' NOTICE**

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



Experience more where you work

Curated events designed to inspire, connect, and recharge—bringing more to your workday beyond the office.

- Coat Drive
- Blood Drive
- E-Waste Drive
- Back to School Drive
- Headshot Series
- Sunset rooftop tastings
- Summer BBQ
- Holiday party
- Community lawn events
- Rooftop yoga
- Fitness Classes
- Toy Drive



WELLNESS & FITNESS

Yoga, cycling, and group fitness to refresh and recharge.



ENTERTAINMENT & SOCIAL

Live music, food tastings, and creative workshops to unwind.



LEARNING & NETWORKING

Expert panels, skill-building sessions, and industry meetups.



GIVING BACK

Blood drives, coat drives, toy donations, Core giving (food charity), and more!





BioMed Realty, a Blackstone real estate portfolio company, is a leading provider of real estate solutions to the innovation economy.

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.





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	

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