



SORRENTO HEIGHTS

9980 - 10020 HUENNEKENS
SAN DIEGO, CALIFORNIA



Jones Lang LaSalle Brokerage, Inc.
RE Lic. #01856260



SLEEK, MODERN INFRASTRUCTURE DESIGNED FOR LIFE SCIENCE EXCELLENCE

Sorrento Heights delivers cutting-edge lab and creative office space in San Diego’s thriving Sorrento Mesa submarket. Located at 9980 and 10020 Huennekens Street, this property features sleek, contemporary design paired with lab-ready infrastructure—engineered specifically for life science, R&D, and tech companies. With over 93,000 SF of immediate availability across multiple spec suites, Sorrento Heights offers flexible, move-in ready solutions that accelerate innovation and support companies at every stage of growth.



3/1,000
PARKING



NEW
OUTDOOR PATIO



HIKING &
BIKING TRAILS



SL LABS
SORRENTO HEIGHTS

SPECS

9980 HUENNEKENS ST

Building Size	60,909 SF
Floor-to-Floor Height	15'
Floor Load	100 lb PSF
Power	1,600 Amp
Lab Air Handling Capacity	15,000 CFM
Generator	500KW (shared with 10020 building)
Loading	Grade level and dock height

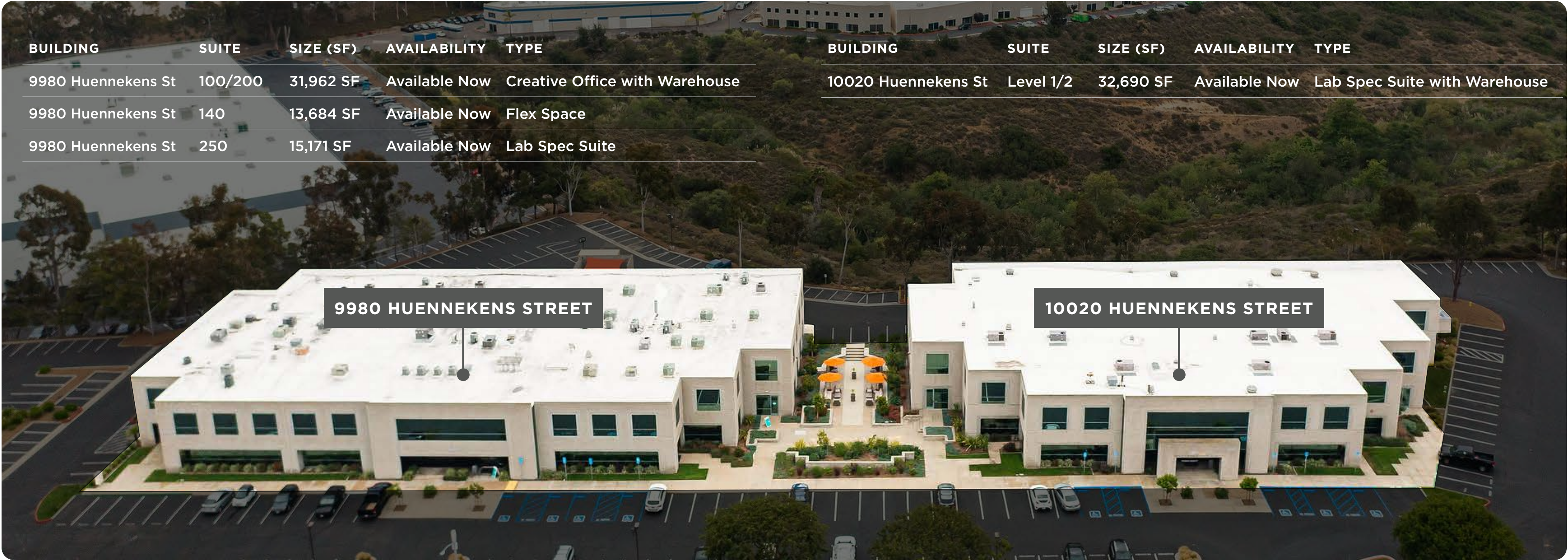


SPECS

10020 HUENNEKENS ST

Building Size	32,690 SF
Floor-to-Floor Height	15'
Floor Load	100 lb PSF
Power	1,600 Amp
Lab Air Handling Capacity	19,495 CFM
Generator	500KW (shared with 9980 building)
Loading	Grade level and dock height





BUILDING	SUITE	SIZE (SF)	AVAILABILITY	TYPE
9980 Huennekens St	100/200	31,962 SF	Available Now	Creative Office with Warehouse
9980 Huennekens St	140	13,684 SF	Available Now	Flex Space
9980 Huennekens St	250	15,171 SF	Available Now	Lab Spec Suite

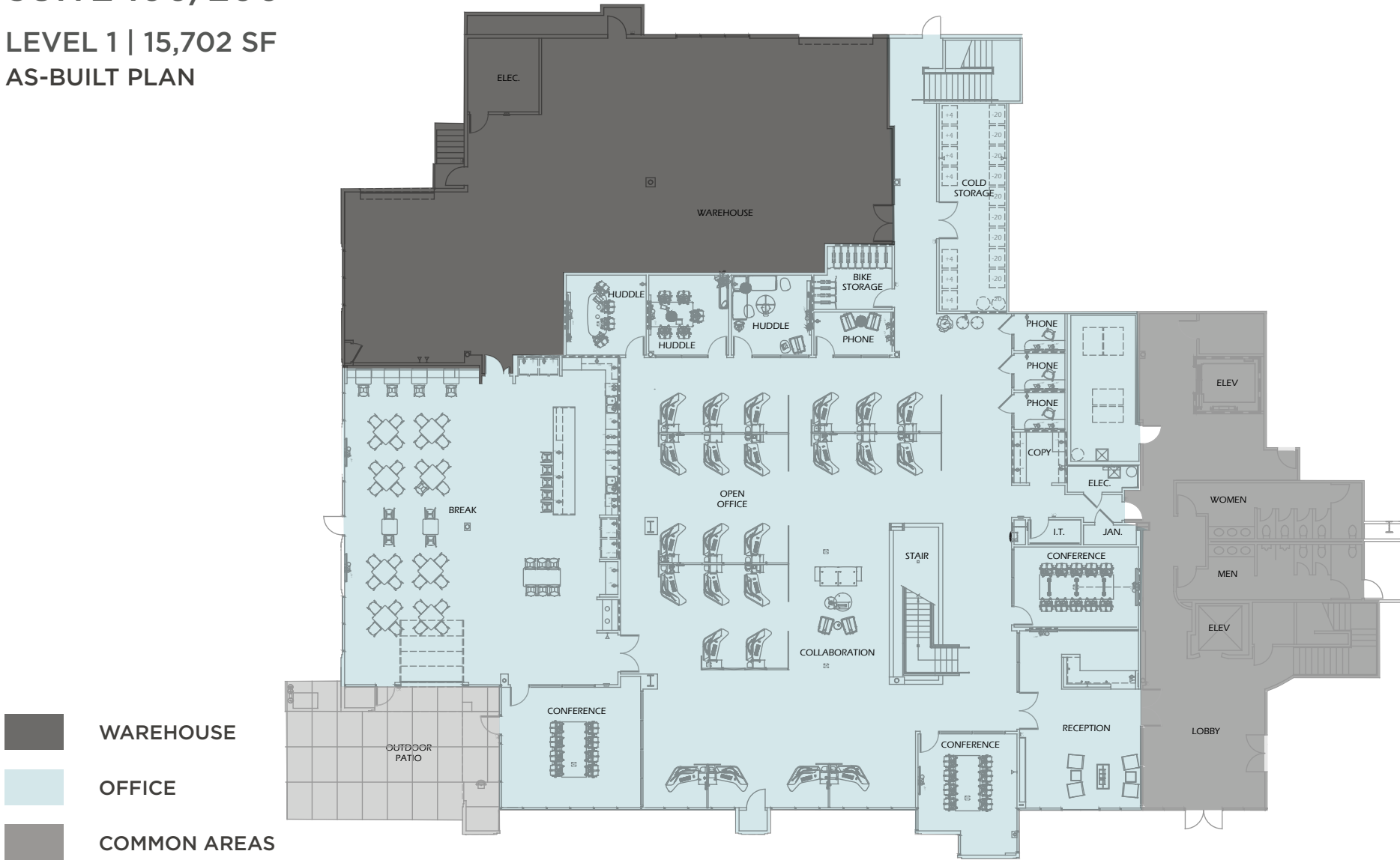
BUILDING	SUITE	SIZE (SF)	AVAILABILITY	TYPE
10020 Huennekens St	Level 1/2	32,690 SF	Available Now	Lab Spec Suite with Warehouse

9980 HUENNEKENS STREET

10020 HUENNEKENS STREET

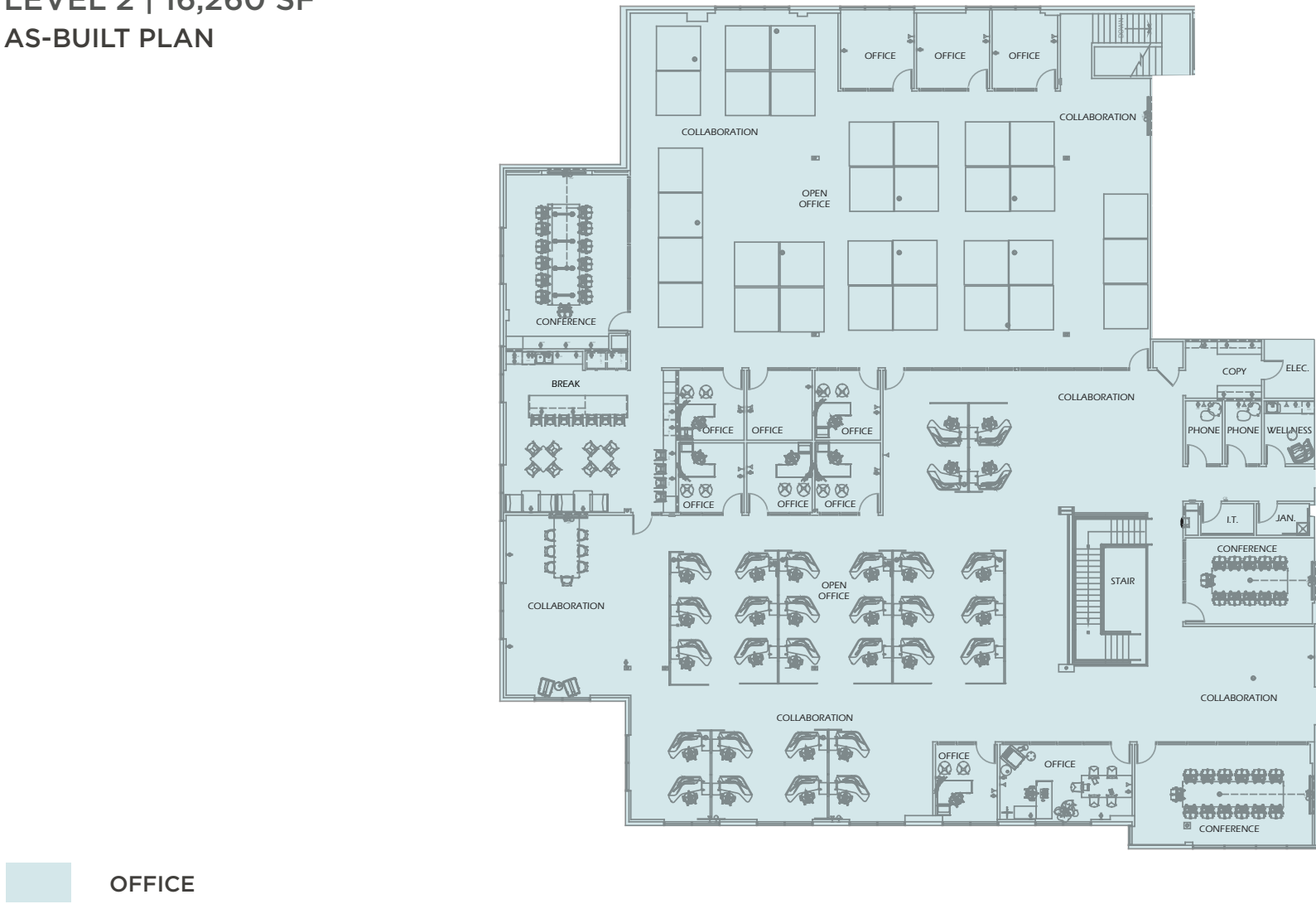
9980 HUENNEKENS STREET

SUITE 100/200
LEVEL 1 | 15,702 SF
AS-BUILT PLAN



9980 HUENNEKENS STREET

SUITE 100/200
LEVEL 2 | 16,260 SF
AS-BUILT PLAN



9980 HUENNEKENS STREET

SUITE 140
13,684 SF
LEVEL 1
AS-BUILT PLAN

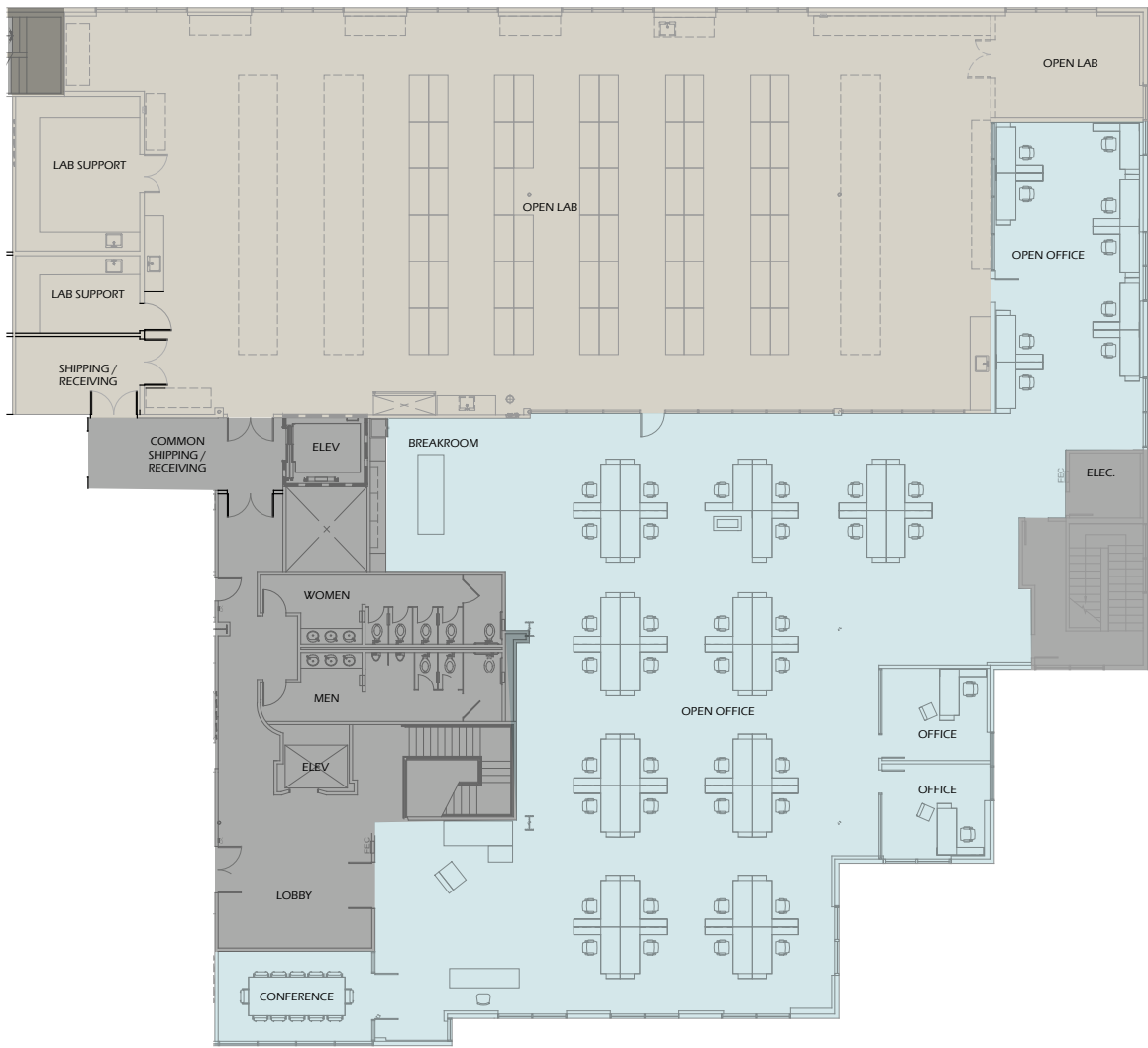


OFFICE

*FURNITURE NOT INCLUDED

9980 HUENNEKENS STREET

SUITE 250
15,171 SF
50% Lab | 50% Office
AS-BUILT PLAN



OFFICE
LAB
COMMON AREAS
FUTURE BUILD-OUT

*FURNITURE NOT INCLUDED

10020 HUENNEKENS STREET

LEVEL 1

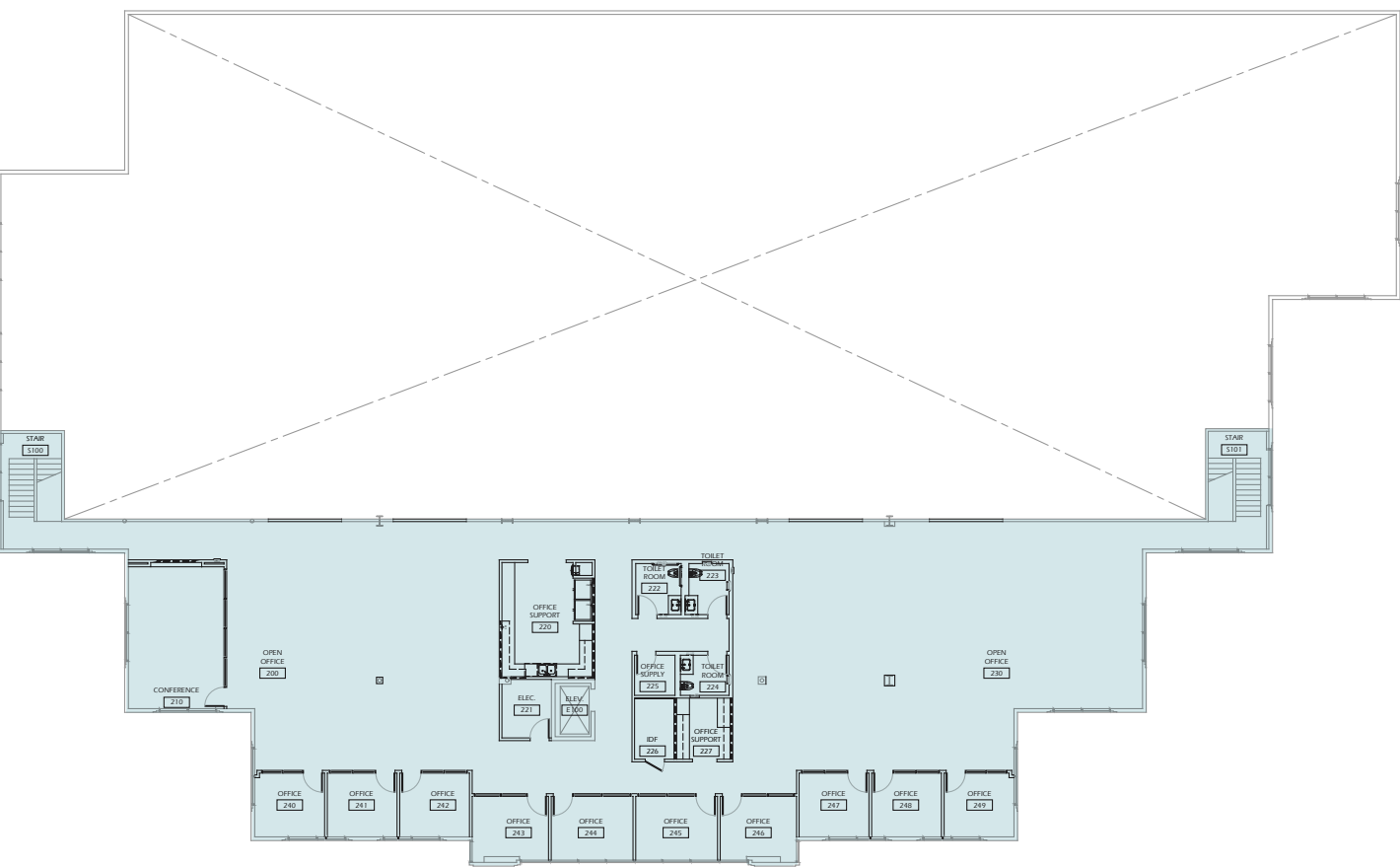
32,690 SF
50% Lab | 50% Office
AS-BUILT PLAN



- WAREHOUSE
- OFFICE
- LAB

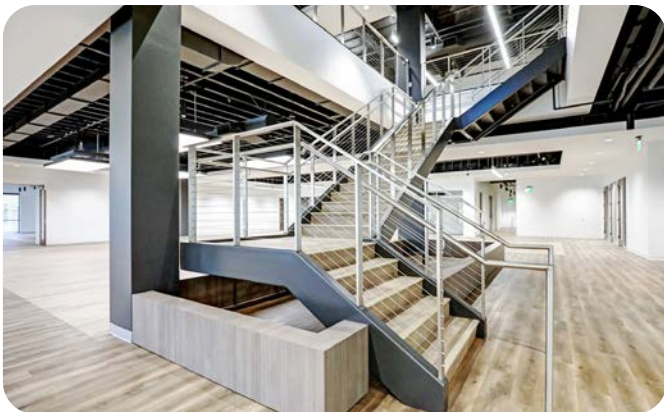
10020 HUENNEKENS STREET

LEVEL 2



- OFFICE

PROPERTY PHOTOS





LIFE SCIENCES NEIGHBORS

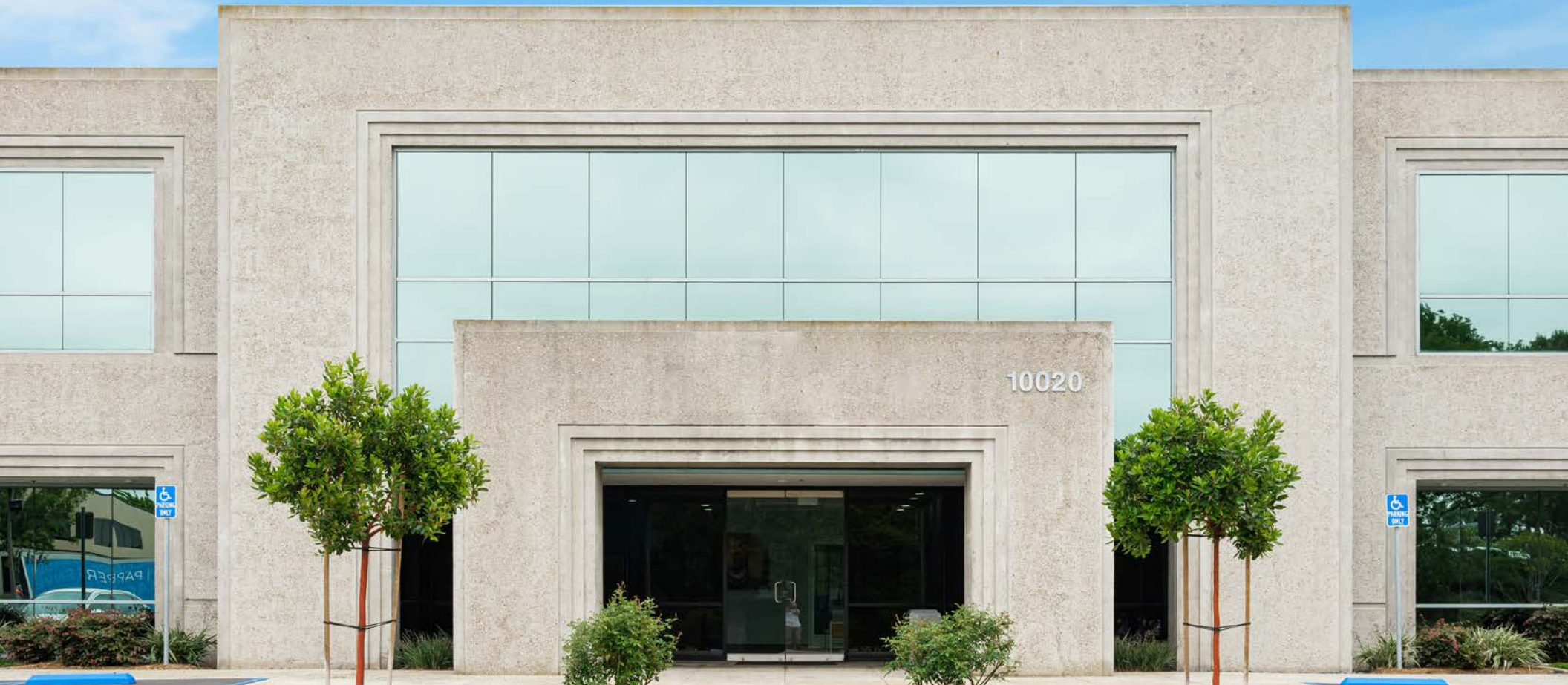
1. Ferring Pharmaceuticals
2. Globus Medical
3. Maravai LifeSciences
4. AnaptysBio
5. Kumquat Biosciences
6. Veracyte
7. Thermo Fisher Scientific
8. Kura Oncology
9. Genesis Therapeutics
10. Biotheryx
11. Element Biosciences
12. Bayer
13. Replicate Biosciences
14. BioLabs
15. QuantumSi
16. Iambic Therapeutics
17. ADARx
18. Dexcom
19. Scripps Health
20. Google
21. Hologic
22. Genalyte
23. Inovio Pharmaceuticals

RESTAURANTS

1. Cargo Café
2. Thai Test Kitchen
3. Karl Strauss
4. Sorrento Court
5. Park Commons
6. Sorrento Plaza
7. Gravity Heights
8. Hawaiian Fresh Seafood
9. The WineSellar
10. Tadian Cafe
11. Treehouse
12. Cafe de Anza
13. Urbane Cafe
14. Nanay's Best BBQ

SH LABS
SORRENTO HEIGHTS

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