



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

5717

PACIFIC CENTER BOULEVARD

67,995 SF

FLEX BUILDING IN
SORRENTO MESA







5717

PACIFIC CENTER BOULEVARD



± 16'
Ceiling Heights



± 54,232 SF
Available

SPECS

Building Size	67,995 SF
Built	2001, Renovated 2023
Parking	3.8/1,000 SF (258 surface spaces)
Electrical	2,000A, 277/480V, 3-Phase 4W
Gas	Natural Gas (HVAC boiler + RTUs)
Ceiling Height	16' clear height floor-to-deck
Doors	Two roll-up doors (11'2" H)
Additional Amenities	• Showers in common restrooms • ~5,000 SF clean room (USP 795 & USP 800 rated) • Climate-controlled warehouse with partial racking • ESFR-upgraded warehouse area • Enclosed/gated compactor • Potential for enhanced lab conversion





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PACIFIC CENTER BOULEVARD

AVAILABILITY			
BUILDING	SUITE	SF	AVAILABILITY
5717 PACIFIC CENTER BOULEVARD	1ST FLOOR	20,362 SF	AVAILABLE SEPTEMBER 2026
5717 PACIFIC CENTER BOULEVARD	2ND FLOOR	33,870 SF	AVAILABLE SEPTEMBER 2026

5717 PACIFIC CENTER BOULEVARD

1ST FLOOR | 20,362 SF — LIGHT LAB / R&D / FLEX

Lab: 14 lab benches, lab plumbing room, ante room, gowning room

Office: 28 desks, break area

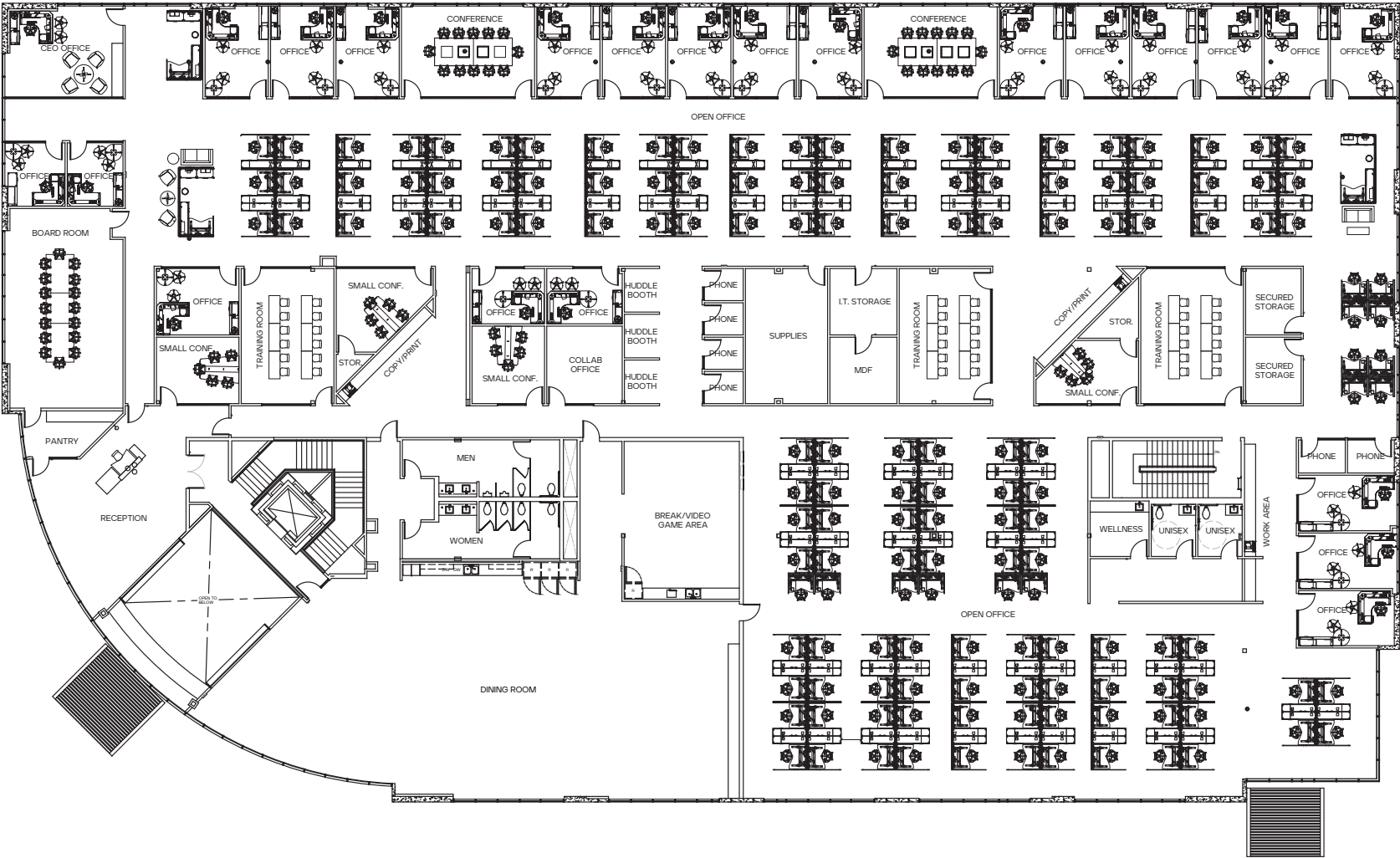
Warehouse: parts supplies room, 3 hazmat rooms



5717 PACIFIC CENTER BOULEVARD

2ND FLOOR | 33,870 SF - 100% OFFICE

Office: 148 desks, 23 private offices, 10 conference rooms, 6 phone rooms, 3 huddle rooms, 3 training rooms, wellness room, board room, break room, dining room



□ Office



LIFE SCIENCE NEIGHBORS

1. Ajinomoto
2. Crinetics Pharmaceuticals
3. Tandem Diabetes
4. Veracyte
5. Maravai LifeSciences
6. Nuvasive
7. Johnson & Johnson
8. Vertex Pharmaceuticals
9. Sanford Preby's Burnham
10. Scripps Research
11. Inovio Pharmaceuticals
12. Genesis Therapeutics
13. Eurofins
14. SRT Therapeutics
15. Vividion Therapeutics
16. Iambic Therapeutics
17. Artiva Biotherapeutics
18. Element Biosciences
19. ADARx
20. Shoreline Biosciences
21. BioLabs
22. Molecular Assemblies
23. Encodia
24. Neomorph
25. Altos Labs
26. Mirador Therapeutics
27. Maravai Lifesciences



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.



SORRENTO
ALLEY

Wateridge Pointe

Wateridge Circle

Sorrento
Corporate Center

5717 Pacific Center

Moda Sorrento

SORRENTO
MESA

Summers Ridge

Towne Center View

9885 Towne
Centre Drive

9865 Towne
Centre Drive

Axiom

APEX

Discover@UTC

UTC Development Site

I3

Center for Novel
Therapeutics

UTC

UCSD

5717

PACIFIC CENTER BOULEVARD



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