



Class A Lab Space For Sublease

3040 Science Park Road | 22,966 RSF

Specs



FF&E INCLUDED -
TURNKEY



Purpose-build R&D lab -
\$2M+ build-out in place



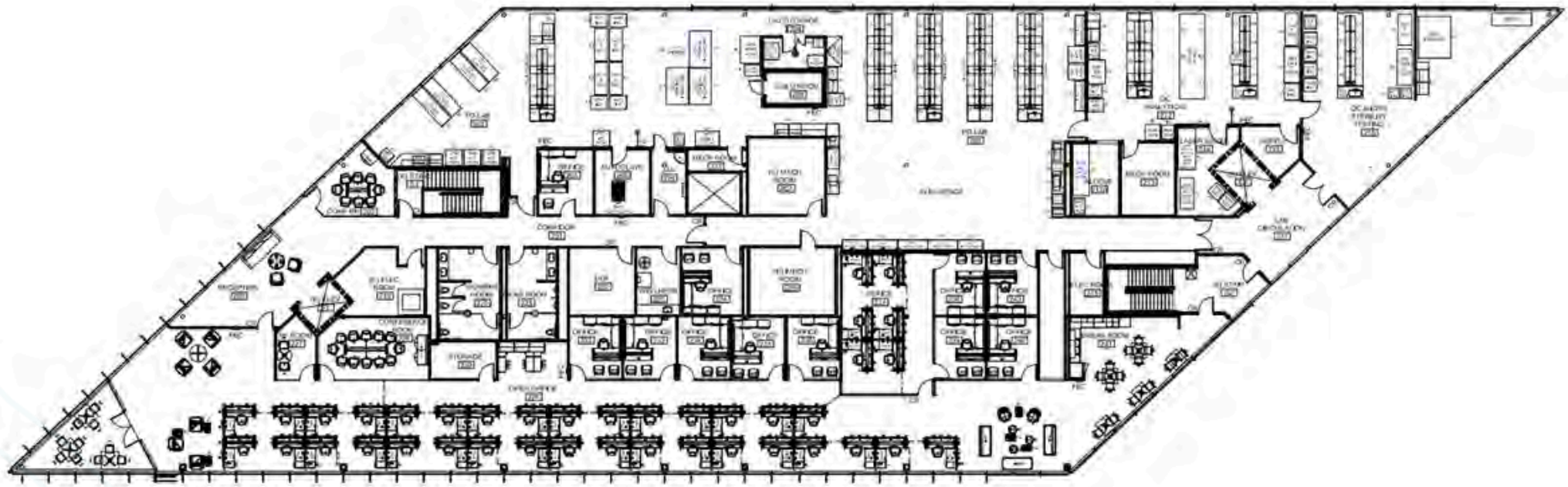
Class A Lab Space in Premier
Torrey Pines campus



22,966 RSF
SIZE

June 30, 2031
LEASE EXPIRATION

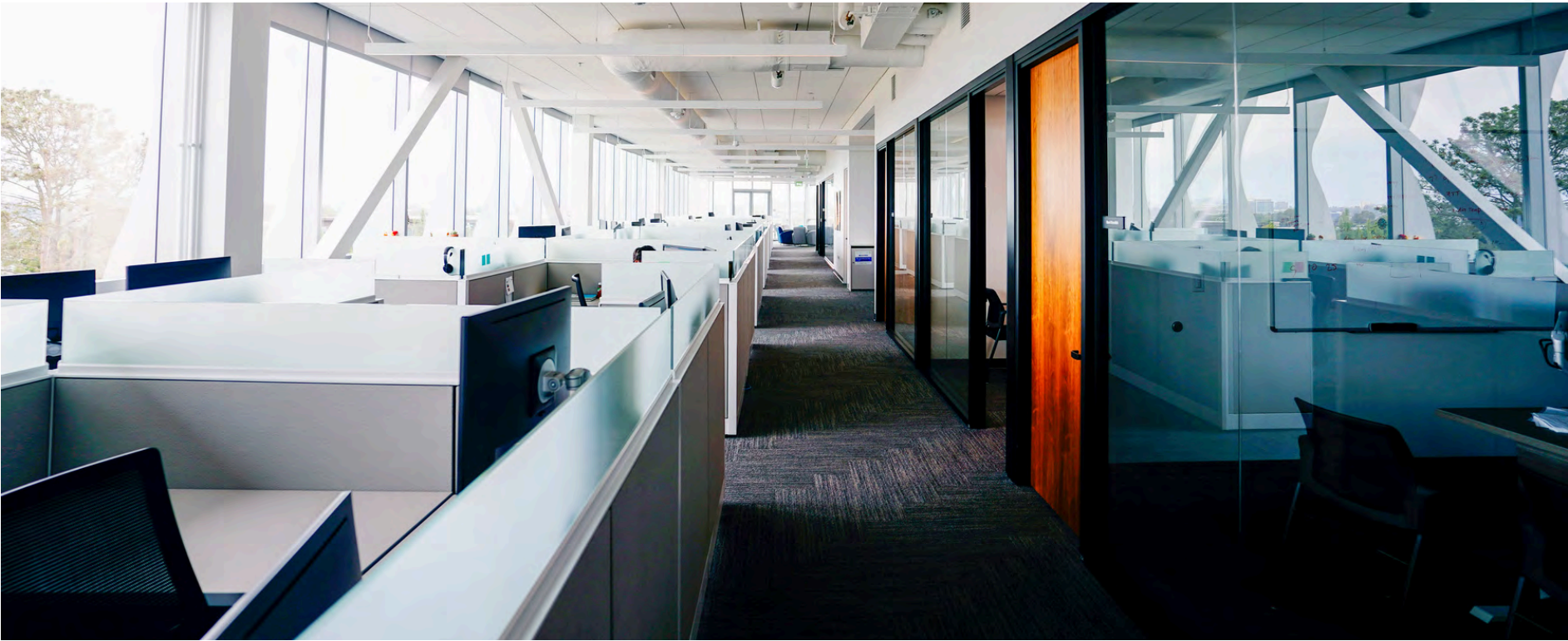
Negotiable
RATE

 JLL SEE A BRIGHTER WAY

Space Photos



Space Photos



On-Site Amenities



Gourmet Cafe



EV Charging Stations



Conference Center



Event Space



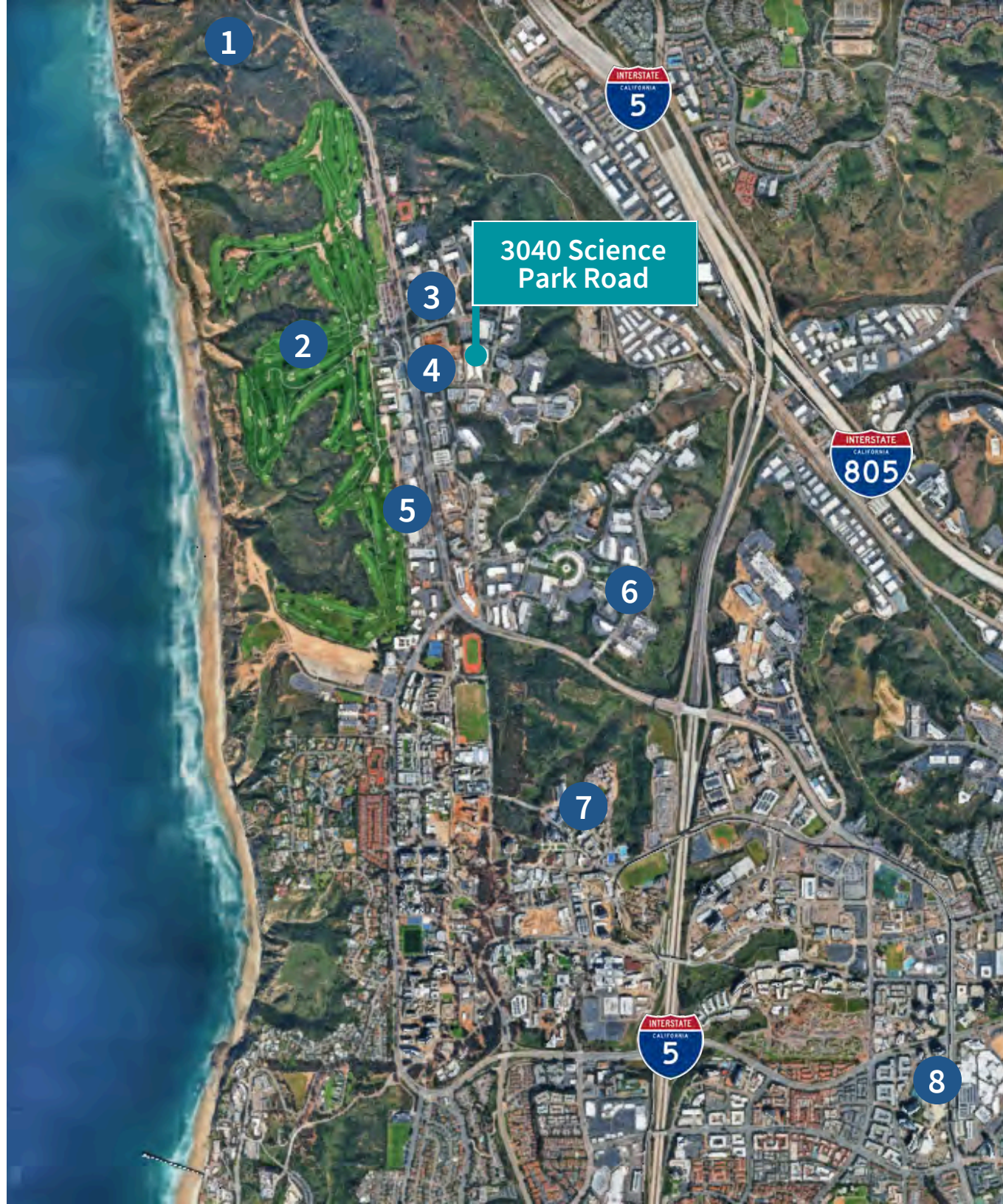
State-of-the-Art Fitness Center

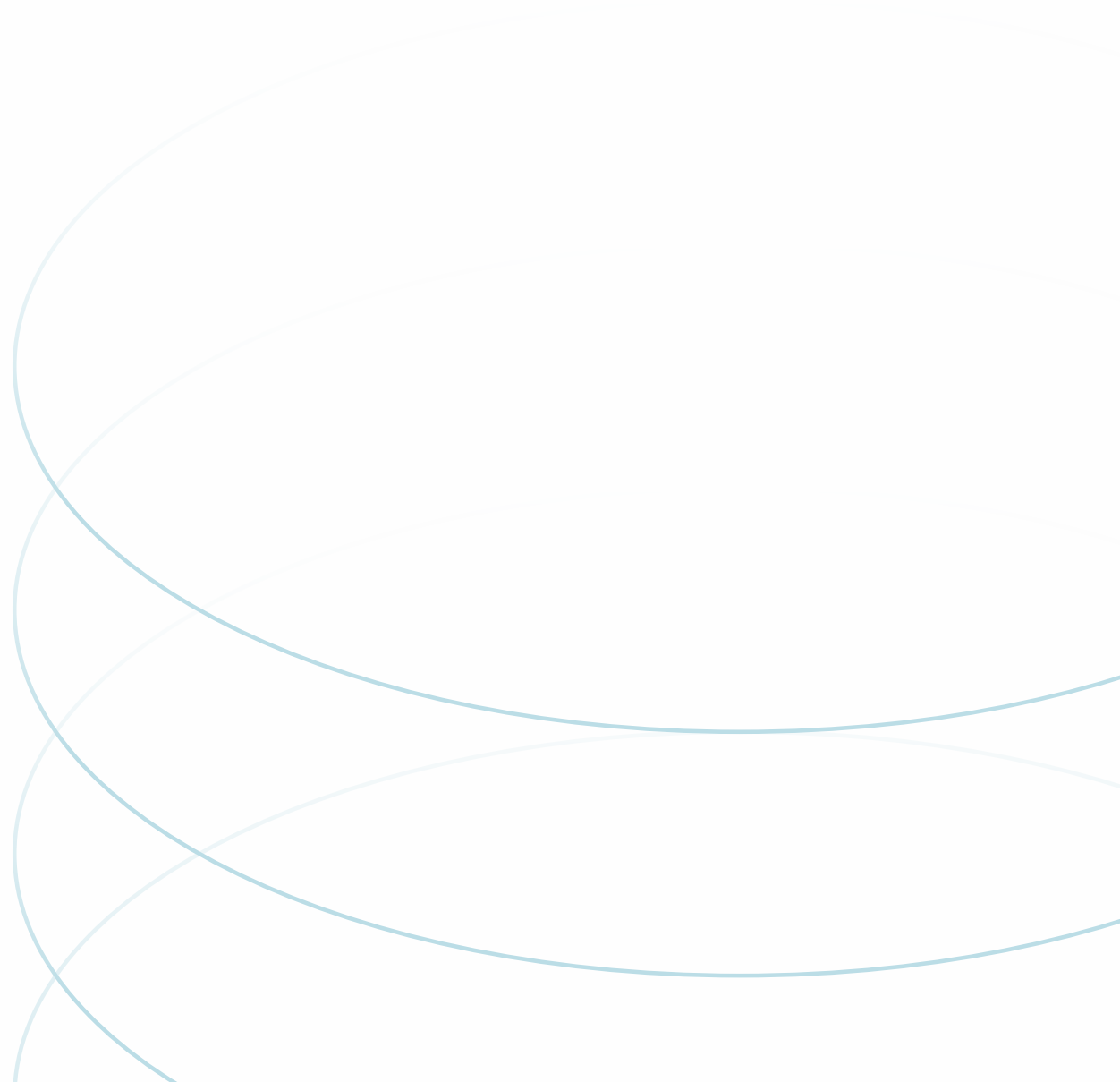


Outdoor Games & Activities

Nearby Amenities

1. Torrey Pines State Natural Reserve
2. Torrey Pines Golf Course
3. Playa Kitchen
4. Farmer & The Seahorse
5. Scripps Research
6. Joya Kitchen
7. UCSD
8. Westfield UTC



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