



10355
SCIENCE CENTER DRIVE
SAN DIEGO, CALIFORNIA 92121





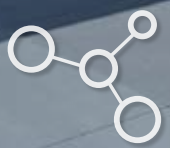
LOBBY | PATIO | BREAKROOM | SPEC SUITES



BUILDING FEATURES

- : Class A multi-tenant laboratory building
- : Ability to accommodate small to mid-size users
- : Access to three shared conference rooms
- : Shared break room with outdoor patio area with seating area and grill
- : Monument signage available
- : Abundant surface and subterranean parking available with 2 electric charging stations with ChargePoint system
- : Secured, subterranean bike storage
- : Ground floor shower facilities
- : Shared autoclave, glass wash, and ice machine
- : Telecommunications (including fiber) provided by Cox Communications, L3, and AT&T
- : Access to walking trails with outstanding vista views
- : Prestigious Torrey Pines location with direct access to Interstate 5, UCSD, La Jolla and Del Mar
- : Corporate neighbors include world class research institutions, universities and pharmaceutical companies





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HEATING, VENTILATION, & AIR CONDITIONING SYSTEMS

- : (1) 240 ton York chiller and (1) 190 ton Arctic Cool chiller
- : (1) 480 ton Evapco cooling tower
- : (2) Parker steam boilers (9.5 horse power boilers)
- : Air Handling Units provide capacity to condition all of the building space, while allowing control by use-type.
 - Sizes are as follows:
 - : 1. 34,000 CFM
 - : 2. 37,000 CFM
 - : 3. 8,500 CFM
 - : 4. 2,000 CFM
 - : 5. 2,000 CFM
- : Constant air volume (CAV) in labs and variable air volume (VAV) in office
- : Twin City exhaust fans
- : Domestic and Industrial water heaters
- : Siemens DDC Building Management System with graphical user interface (Apogee platform)



BUILDING SPECIFICATIONS



LOADING/SERVICE

- : Loading/receiving area accessible from a dedicated service road provides security and privacy
- : Parking and staging room available on the service road
- : Direct access to the exterior loading doors
- : Dock leveler available for tenant use

ELECTRICAL CAPACITY & EMERGENCY POWER

- : 480/277V, three phase, 4-wire
- : 350KW emergency generator (568 HP Detroit engine)



LAB SPACE

- : (1) Fume hood per suite with natural gas, compressed air and vacuum services

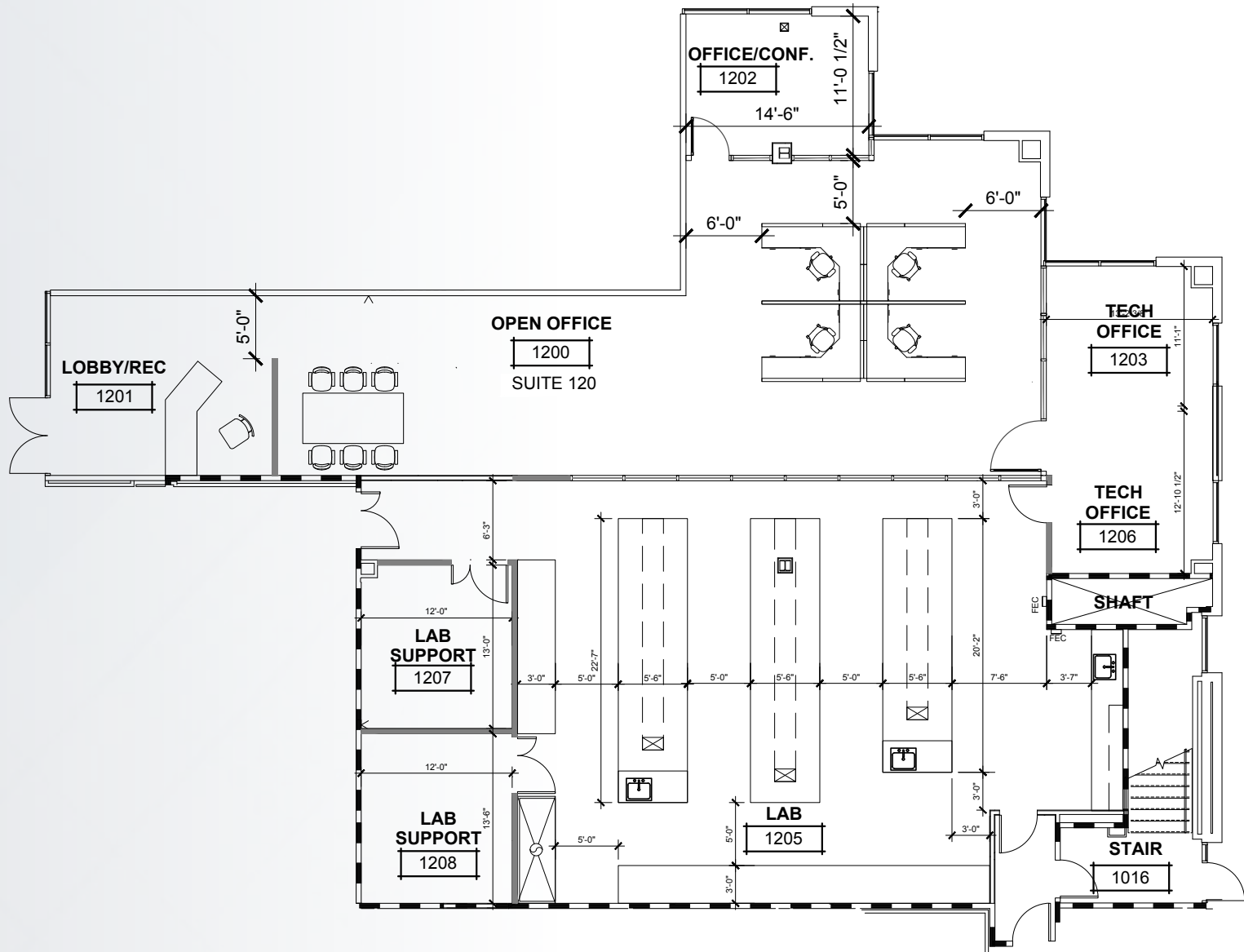
LAB UTILITIES

- : Natural gas
- : Compressed air
- : Vacuum
- : Carbon Dioxide
- : Deionized water loop
- : Lab and Research Support
- : Cold rooms in select suites
- : (1) Glass-wash, (2) autoclave sterilizers, and ice machine as shared amenity in basement

FIRST FLOOR

Suite 120 - 5,193 SF

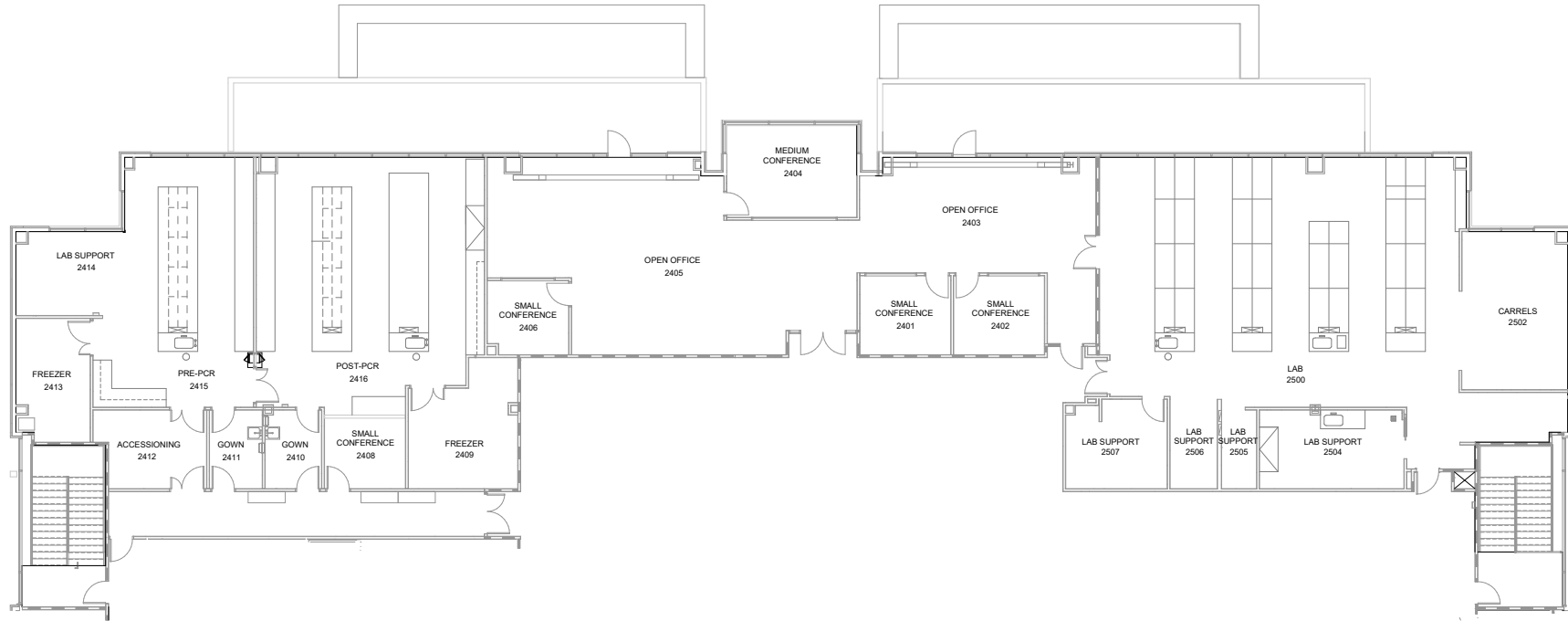
Vacant



SECOND FLOOR

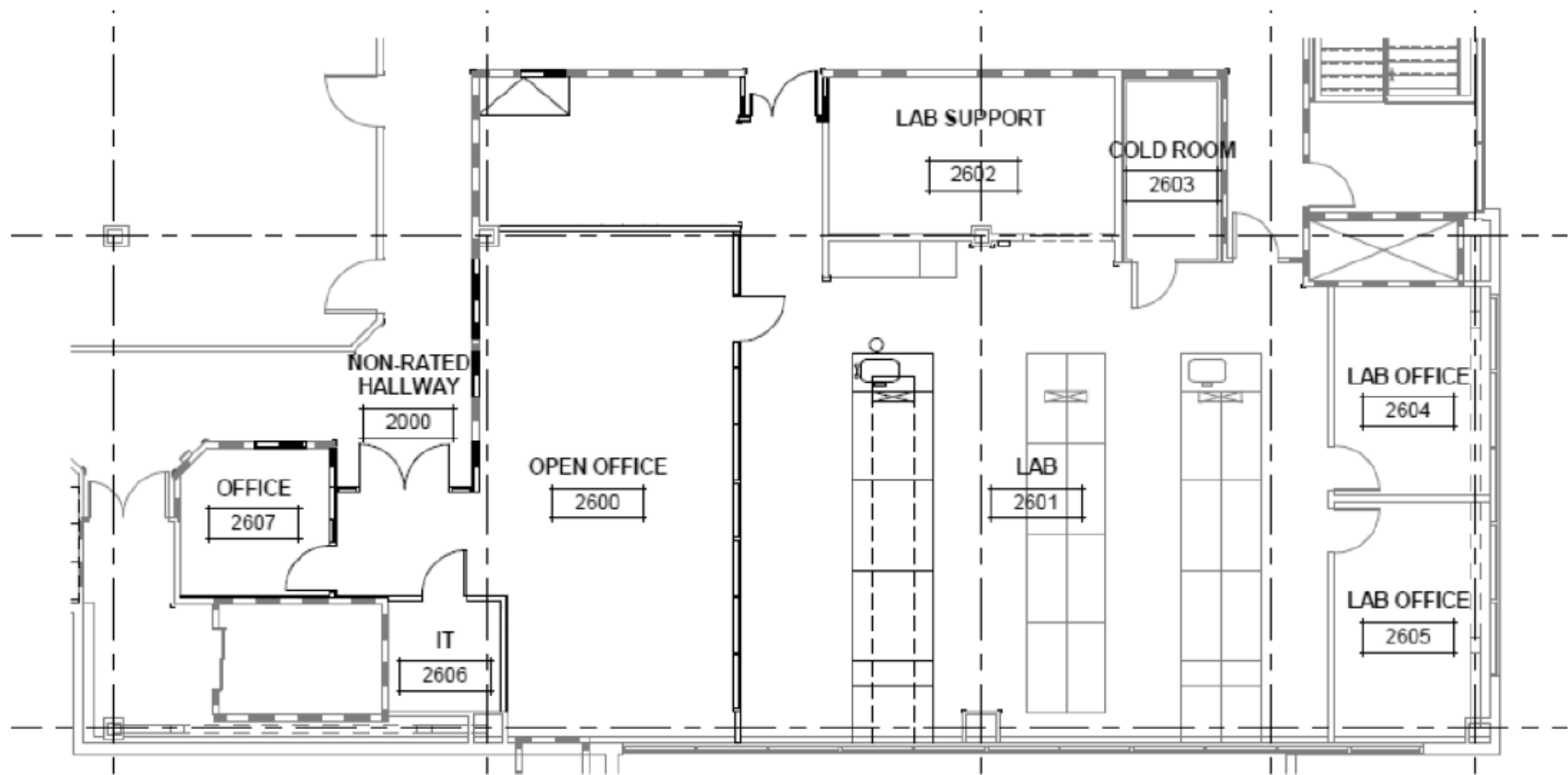
Suite 240 - 11,002 SF

Vacant

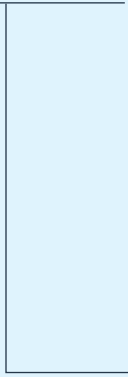


SECOND FLOOR

Suite 260 - 4,169 SF
Available 30 Days



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Pacific Ocean

