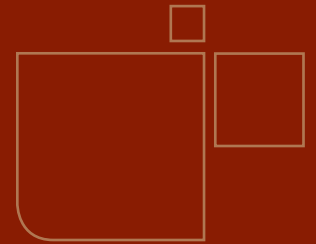


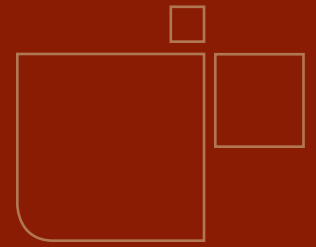
11189 Sorrento Valley Road

4,543 SF FOR LEASE | | SAN DIEGO, CALIFORNIA 92121



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11189 Sorrento Valley Road is located within the Venture Sorrento Office Park, just west of Interstate 5, in the Sorrento Valley lab submarket. The building provides outstanding freeway visibility, easy access to I-5, I-805 and Highway 52, and is conveniently located across the street from the Sorrento Valley Coaster Station.

BUILDING FEATURES

4,543 RSF available now for lease

Private restrooms

End unit with street and freeway signage available

Excellent freeway visibility (300,000+ cars per day)

Lush landscaping and outdoor seating areas

Suite comes with 100 SF adjacent chemical storage building

ASKING RATE: **NEGOTIABLE**



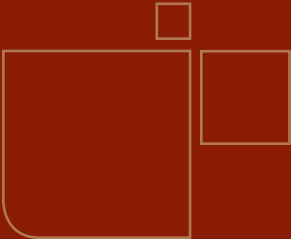
EXIT

FLAMMABLE
LIQUID

LABORATORY

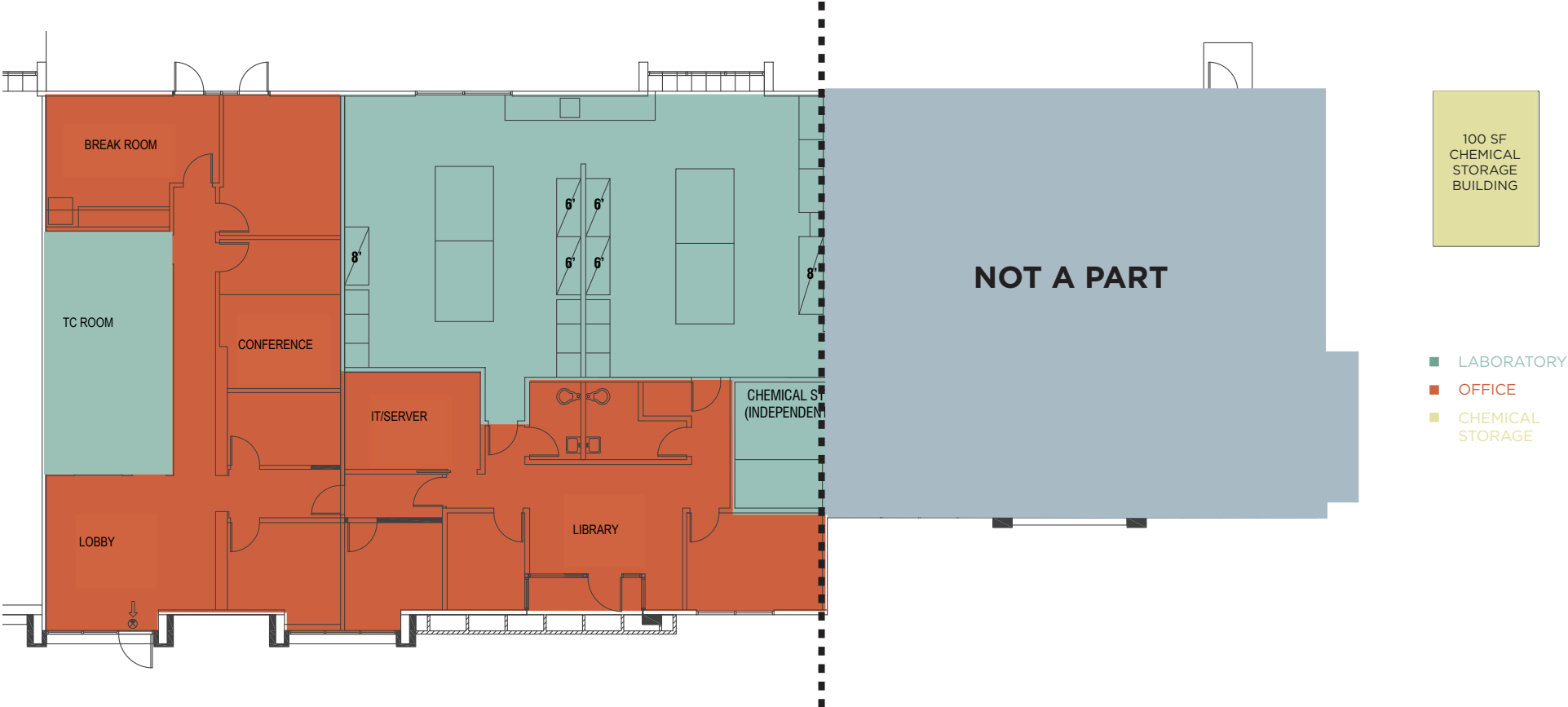
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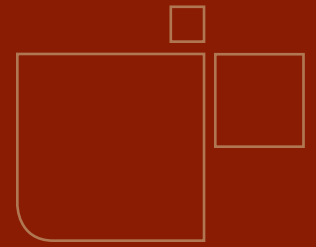
AVAILABLE

Suite 104 - 4,543 SF
Asking Rate: Negotiable



11189 Sorrento Valley Road

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LABORATORY

- Six fume hoods (four 6' and two 8')
- All hoods with racks and 22 A&F storage
- House DI water and gas
- Tissue Culture Room
- 440 cubic ft walk-in cold storage with seismograph
- Separate 100 SF vented chemical storage building
- Drain for ice machine
- Sprinklered



OFFICE

- Conference room, library, kitchen, two restrooms, seven executive offices (+2 possible)
- Plug & Play: office furniture, PBX, handsets, route, ISDN Modem, Telecom rack, desks, tables, chairs, book case and file storage (all like new)



EXTERIOR



RECEPTION



OFFICE



BREAK ROOM



EXIT

EXIT

FIRE BLANKETS

EMERGENCY EYE WASH

ACIDS

FLAMMABLE

ACIDS

ACIDS

ACIDS

FLAMMABLE

FLAMMABLE

LABORATORY



The Salk Institute

UCSD

Torrey Pines Golf Course

SEQUENOM

The Scripps Research Institute

NORTH TORREY PINES RD

GENERAL ATOMICS AND AFFILIATED COMPANIES

GENESSEE AVE

BD

© Johnson & Johnson

Celgene

Lilly

Pfizer

EXPLORA BIOLABS

5

UC San Diego MEDICAL CENTER

Discoverx

FLINTKOTE AVE.

ALTHEA

UCSD

NITTO DENKO

TANDEM DIABETES CARE

COPA VIDA

Pfenex

ZUMBAR COFFEE & TEA

ROSELLE ST

Halozyme THERAPEUTICS

MabVax therapeutics

AMTRAK

SORRENTO VALLEY RD

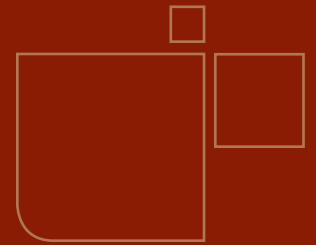
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805

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