

FOR LEASE

Fenton Technology Park

9810-9950 Summers Ridge Road, San Diego, CA 92121



3 SPACES AVAILABLE:

2,296 SF Lab
3,206 SF Office
6,412 SF Lab

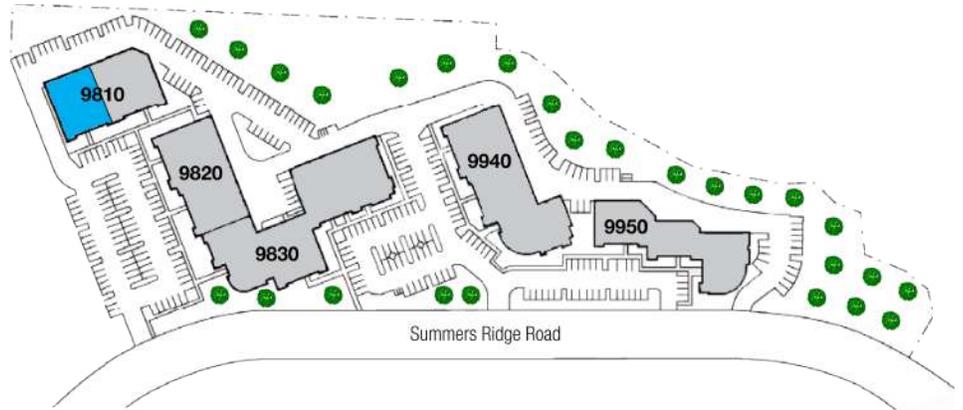
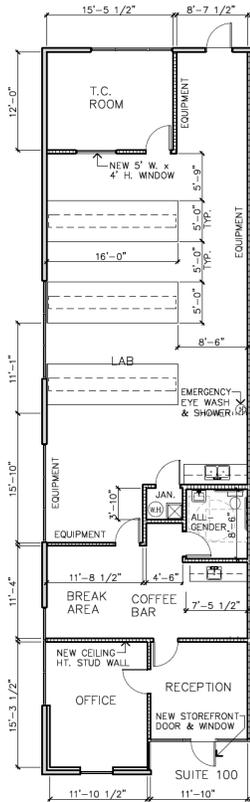


FOR LEASE

Fenton Technology Park

9810-9950 SUMMERS RIDGE ROAD
SAN DIEGO, CA 92121

Address	Size	Rent	Comments	To Show
9810 Summers Ridge Road Suite 100	2,296 SF	\$2.95 NNN	30% office / 70% lab Available May 1, 2021	By Appointment



- 7 tons of HVAC; 2600 CFMs
- 200 amps; 120/208v 3phase
- Safety shower / eye wash
- TC / equipment room
- Lab sink
- Break room
- Coffee bar

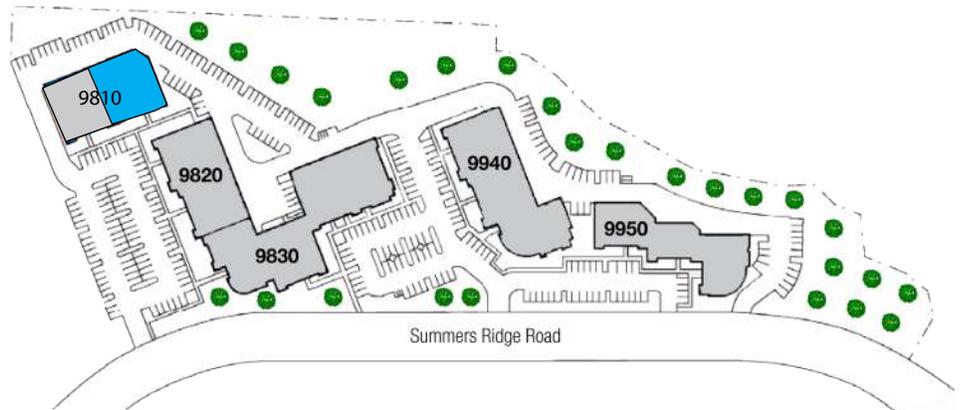
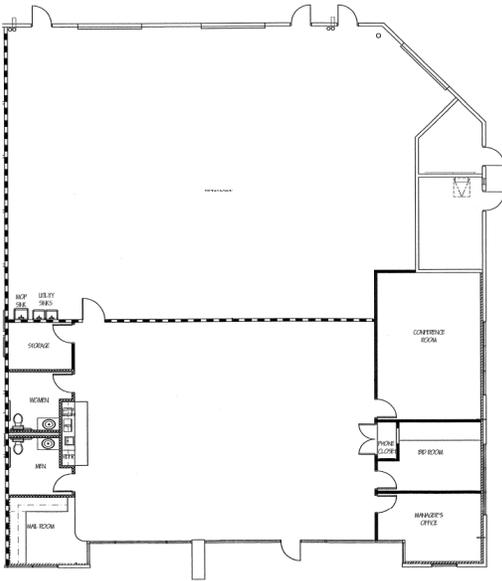


FOR LEASE

Fenton Technology Park

9810-9950 SUMMERS RIDGE ROAD
SAN DIEGO, CA 92121

Address	Size	Rent	Comments	To Show
9810 Summers Ridge Road Suite 130-150	6,412 SF	\$2.95 NNN	40% office / 60% lab Available March 1, 2021	By Appointment

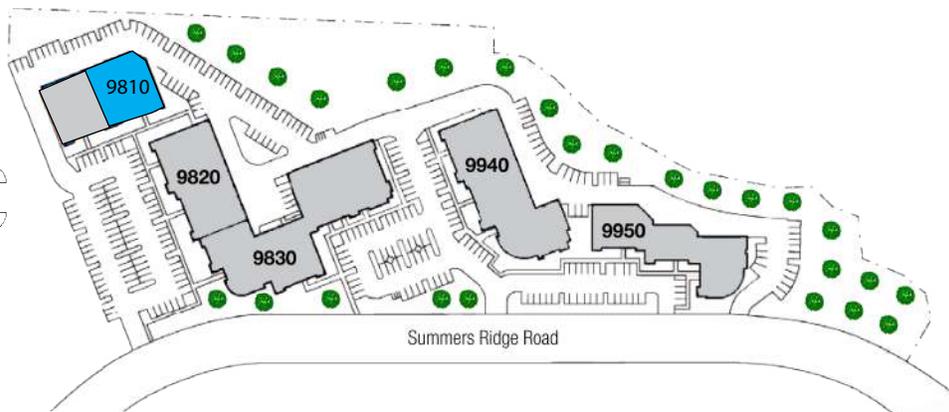
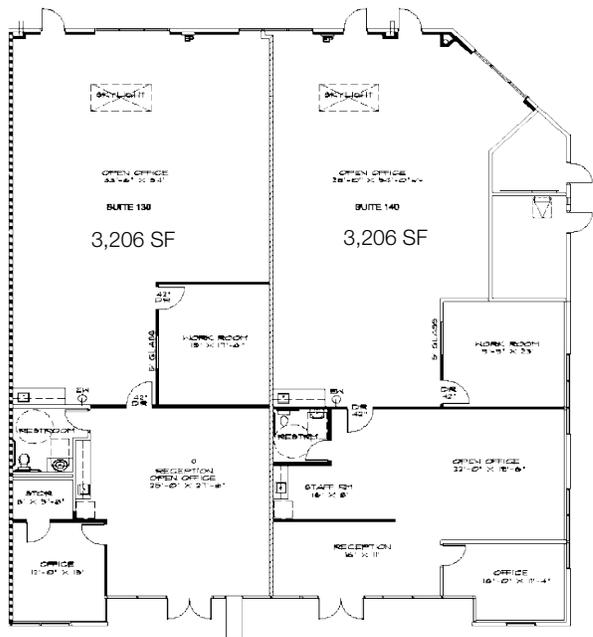


- 200 amps; 120/208v 3phase
- 40% Office / 60% Lab
- 1 Private Office
- Conference room



Address	Size	Rent	Comments	To Show
9810 Summers Ridge Road Suite 130-140	6,412 SF (Divisible to 3,206 SF)	\$2.95 NNN	80% office / 20% lab Available March 1, 2021	By Appointment

Proposed Plan



- 200 amps; 120/208v 3phase
- 80% Office / 20% Lab
- 1 Private Office
- Open Office Area
- Work Room



Make your own choices about the safety of your operations with features including:



Direct suite access without the need to share an elevator



Dedicated entrance allowing unlimited accessibility



Private, in-suite restrooms



Separate HVAC systems with MERV-rated filters



Electronic signing and lease payment system



Vacant spaces thoroughly cleaned before move-in



Ample outdoor space allows for socially-distanced breaks



Parking in close proximity to building allows for easy pick-up and delivery

COVID-19 PROPERTY TOURING PLAN

Sandiego lab space is committed to following the guidelines and protocols issued by Department of Real Estate, the Centers for Disease Control and Prevention (CDC), Federal, State, County and/or City Governments. The following guidelines will be adhered to when interacting with our clients and conducting tours.

Safety Protocols

MONITORING AND REPORTING

Brokers and Clients will be responsible to closely monitor their health, which will include daily temperature checks.



Brokers and Clients are required to avoid tours if:

- ✓ You have tested positive for COVID-19 and/or have been told by a medical professional to self-quarantine, due to illness or exposure to COVID-19
- ✓ You have recently traveled to any high-risk countries
- ✓ You are currently experiencing any flu-like signs or symptoms of COVID-19 including:
 - Cough
 - Shortness of breath or difficulty breathing
 - Fever (temperature of 100° F or higher)
 - Chills
 - Repeated shaking
 - Muscle pain
 - Headache
 - Sore throat
 - Loss of taste or smell

CLEANING PROTOCOLS

- Each space will be cleaned prior to a showing, with commonly used surfaces and high-touch items disinfected before and after
- All people entering the space must wash hands with soap and water, or use hand sanitizer immediately upon entry, before touring or inspecting the property
- Each site will be equipped with necessary products, including hand sanitizer and disinfecting wipes
- All parties involved in the tour will avoid touching surfaces whenever possible
- Fresh air will be introduced, by opening doors and windows, weather permitting

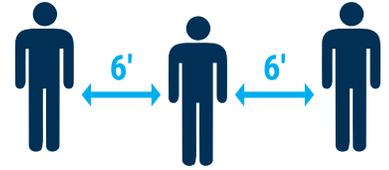


SOCIAL DISTANCING

Sandiego Lab Spaces will respect fellow Brokers and Clients by maintaining social distancing guidelines.

Sandiego will promote social distancing as follows:

- Utilize virtual tours when possible
- Maintain a distance of at least 6 feet or more between people
- Use appointment times to limit the number of people on a tour
- Avoid handshakes and similar greetings that break social distancing
- Avoid passing transaction materials such as pens, paper and keys
- Complete all transactions digitally when feasible
- Refrain from and discourage shared vehicle trips



FACE COVERINGS

The use of face coverings is required under the following circumstances:

- When touring in close proximity with others, especially in hallways, stairways, elevators and parking facilities
- In any room or enclosed area where other people are unable to socially distance
- Wherever required by the DRE, Federal, State, County and/or City guideline



Sandiego asks that you follow standard protocols to use your face covering effectively:

- Do not share face coverings
- Face covering should cover both the nose and the mouth
- Replace or wash your face covering daily

Enforcement

Sandiego will be doing everything possible to follow the guidelines and protocols issued by The Centers for Disease Control and Prevention (CDC), Federal, State, County and City Governments. While we understand that not all will agree with these new guidelines, they must be adhered to for the safety of all involved and for legal compliance.

If you have questions or concerns about these guidelines, please contact your Broker immediately, or feel free to contact Human Resources at (619) 738-1699.