



# For Sublease

10255 Science Center Drive, San Diego CA 92121

## Multi-Tenant Torrey Pines Office/Lab space available on 1st floor

- Suite A1 - ± 6,000 SF office/lab space
- Suite D1 - ± 3,000 SF vivarium space
- Sublease through March 2023
- Vacant and available immediately

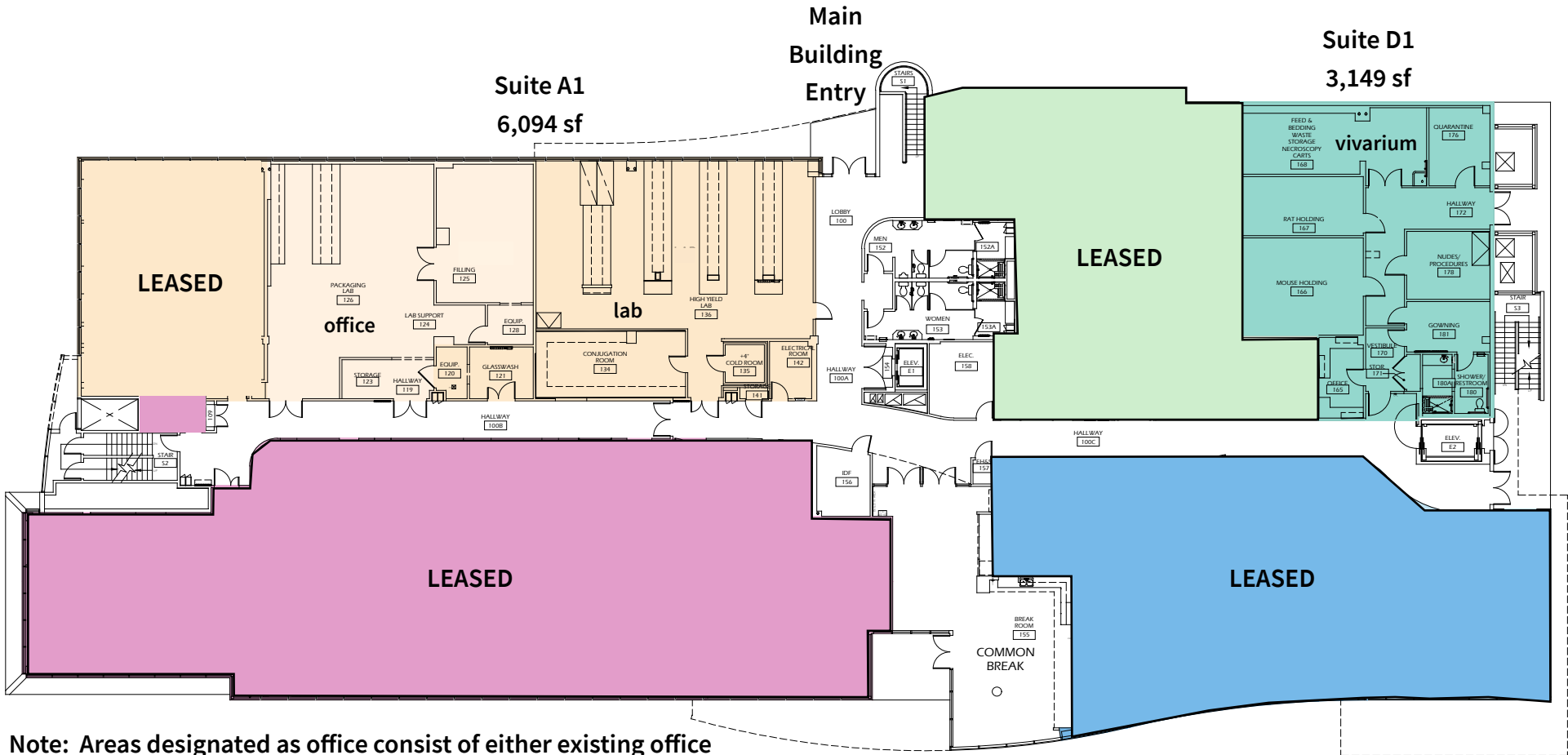
### PROPERTY HIGHLIGHTS

- Biology and chemistry labs
- Backup power
- Large break room w/outdoor patio area
- Shared loading area

### SHARED AMENITIES INCLUDE

- Conference center
- Glasswash / Autoclave
- Break room

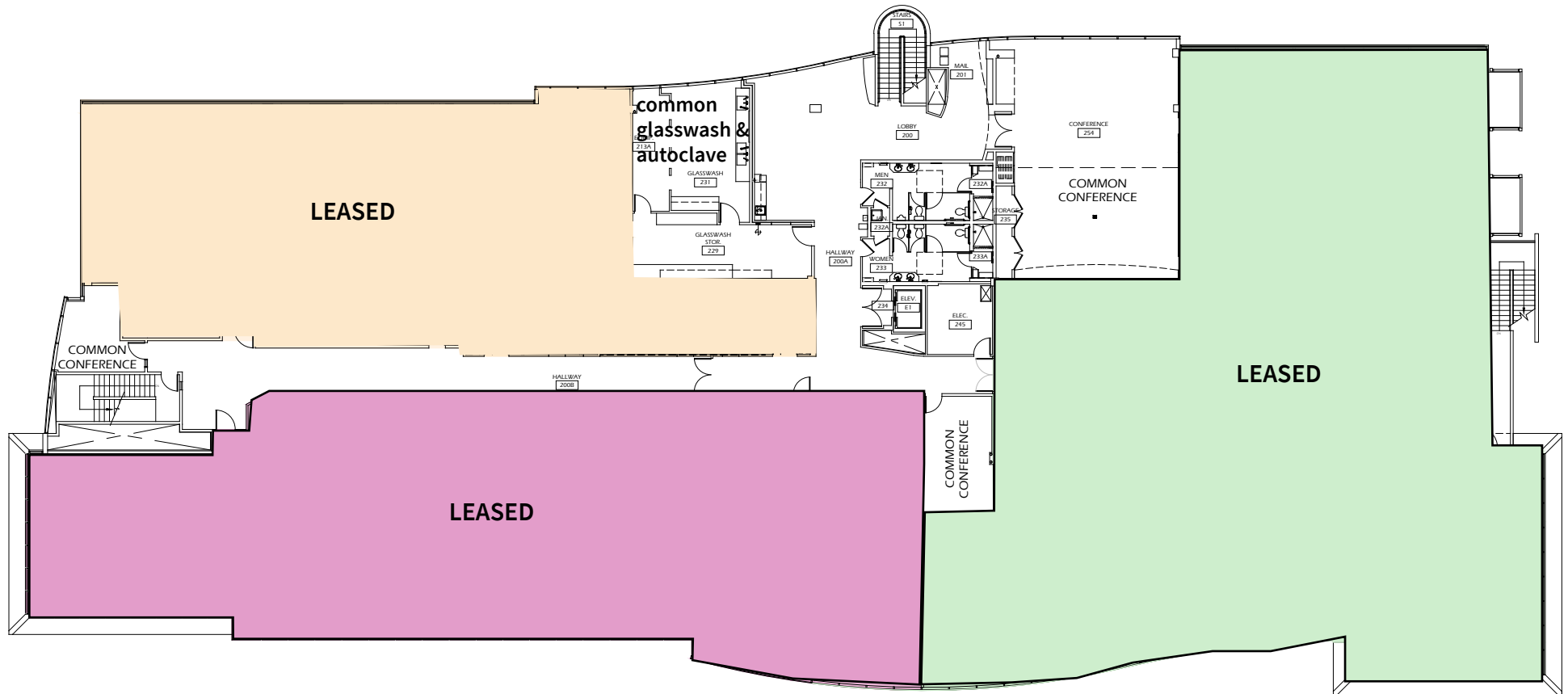
**Asking rate: \$4.45/sf Gross & Janitorial**







Note: Areas designated as office consist of either existing office space or lab space that could be converted to office space.

- A1
- LEASED
- LEASED
- D1
- LEASED
- Common Area

10255 Science Center Drive, 2nd floor is FULLY LEASED



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-  LEASED
-  LEASED
-  LEASED
-  Common Area





10255 Science Center Drive

N. Torrey Pines Road

Science Park Rd

Genesee Avenue

Science Center Drive

