

±6,219 SF LIFE SCIENCES/BIOTECH SPACE FOR LEASE

# POINTE CAMINO CENTER

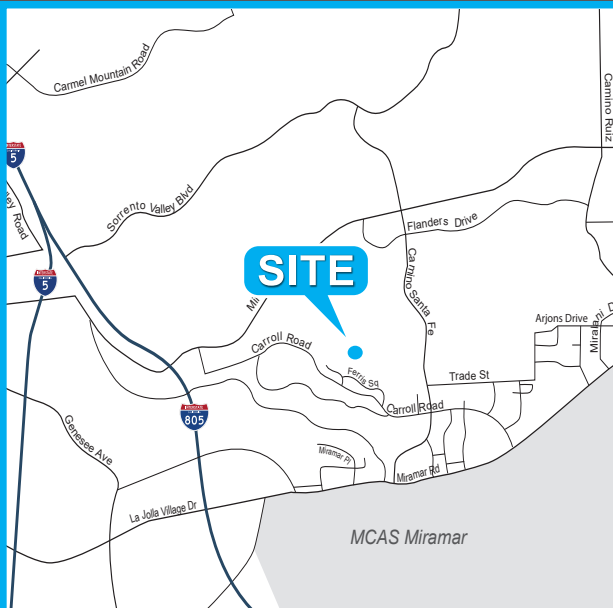
6335 FERRIS SQUARE, SUITE A, SAN DIEGO, CA 92121



# SUITE FEATURES:

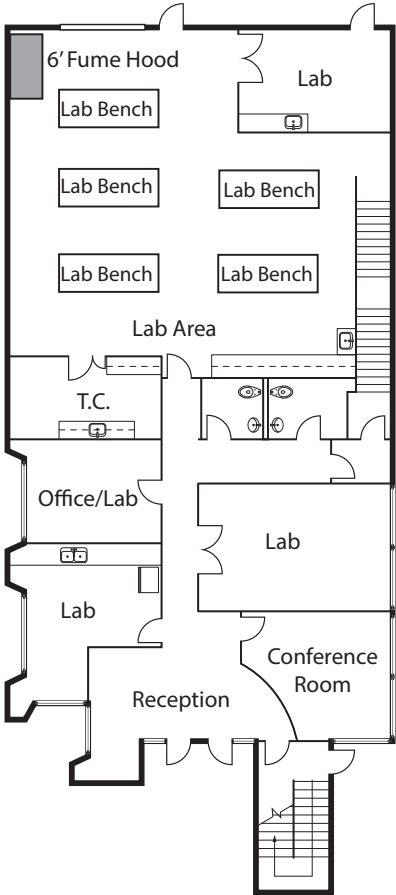
- » ±6,219 SF (End Unit)
- » Great Visibility, Frontage, and Signage
- » 30% Office / 70% Lab with Fume Hoods and Sink
- » Biotech, Microbiology, & Chemistry Space
- » Extensive Glass-Lined Private Offices
- » Grade Level Truck Door
- » Prime Location within Minutes of I-805, I-5, and I-15
- » Pride of Ownership Property
- » Multi-change Single Pass Air (HVAC) in all Lab Areas
- » Multiple Chemical and HazMat Zones
- » Tissue Culture Suite
- » Eyewash Stations
- » One (1) 6' Fume Hood Available
- » Additional Hood Capacity
- » Shipping, Receiving, & Equipment Area
- » Available September 1, 2022

**LEASE RATE: \$3.75 NNN**  
(NNN=\$0.39/SF)

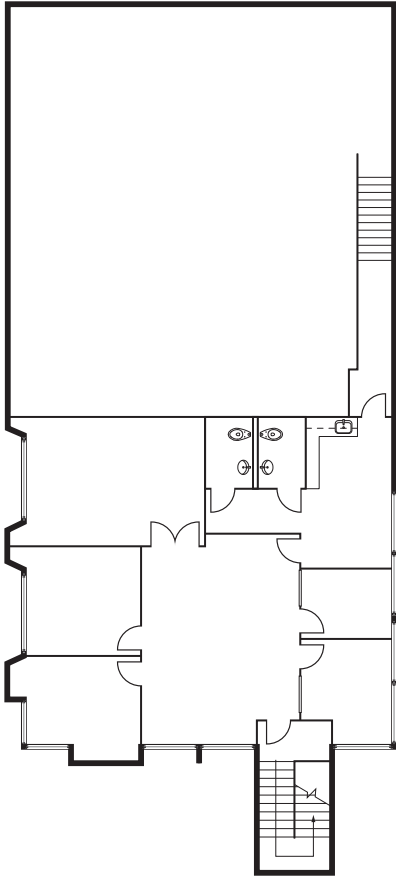


# FLOOR PLAN

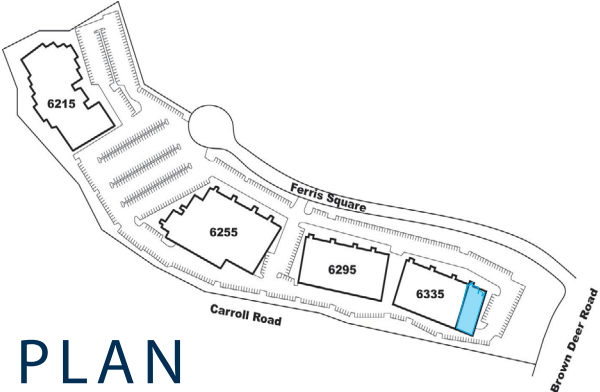
6335 FERRIS SQUARE  
SUITE A  
±6,219 SF



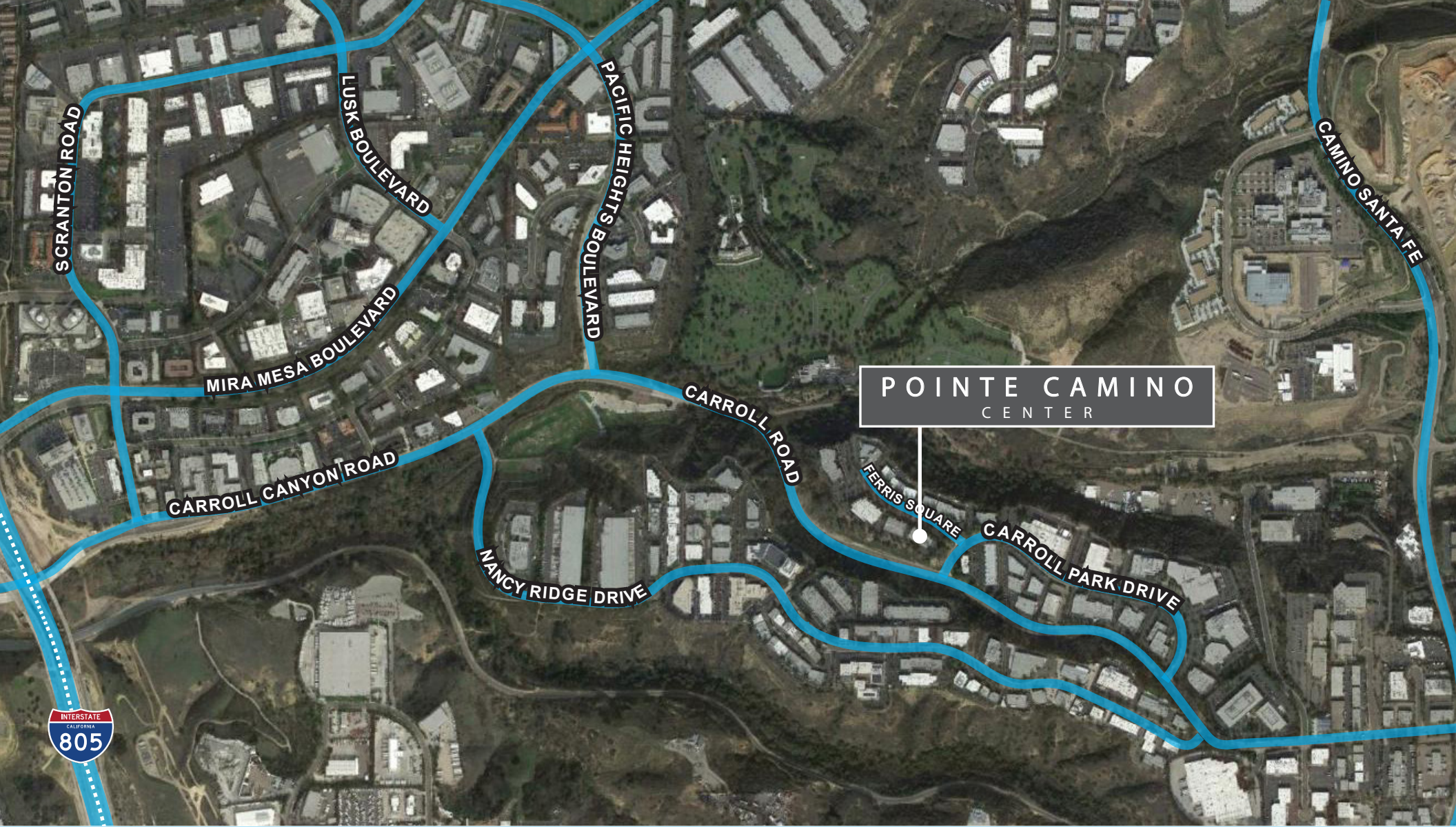
FIRST FLOOR



SECOND FLOOR



SITE PLAN



POINTE CAMINO  
CENTER

INTERSTATE  
CALIFORNIA  
805