

SUBLEASE

FULL BUILDING SUBLEASE IN SORRENTO MESA

27K - 92K SF RECENTLY UPGRADED OFFICE/FLEX SPACE
10455 PACIFIC CENTER COURT, SAN DIEGO, CA

SPACE PROFILE

92,477 SF

Total Square Feet
(Divisible down to 27K SF)

2

Floors

Withheld

Rate

08/2028

Lease Term

Q1 2023

Availability

3.0/1,000 SF

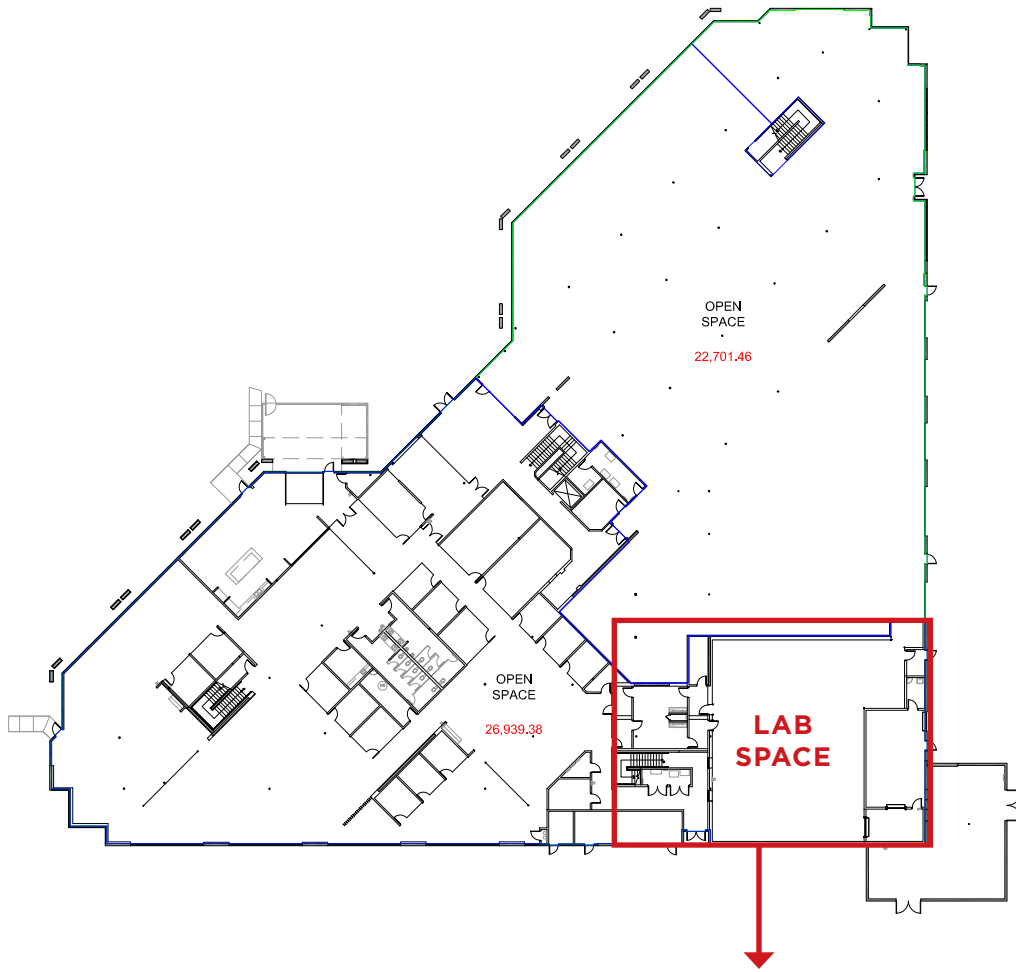
Parking

KEY HIGHLIGHTS

- Abundant glass line
- Partially furnished
- 5,500 SF ground-floor lab with back-up generator
- Indoor/outdoor cafeteria seating with roll-up door
- Elevator-served
- 5 grade level doors
- Freestanding building
- All building infrastructure upgraded in the last two years



FLOORPLANS

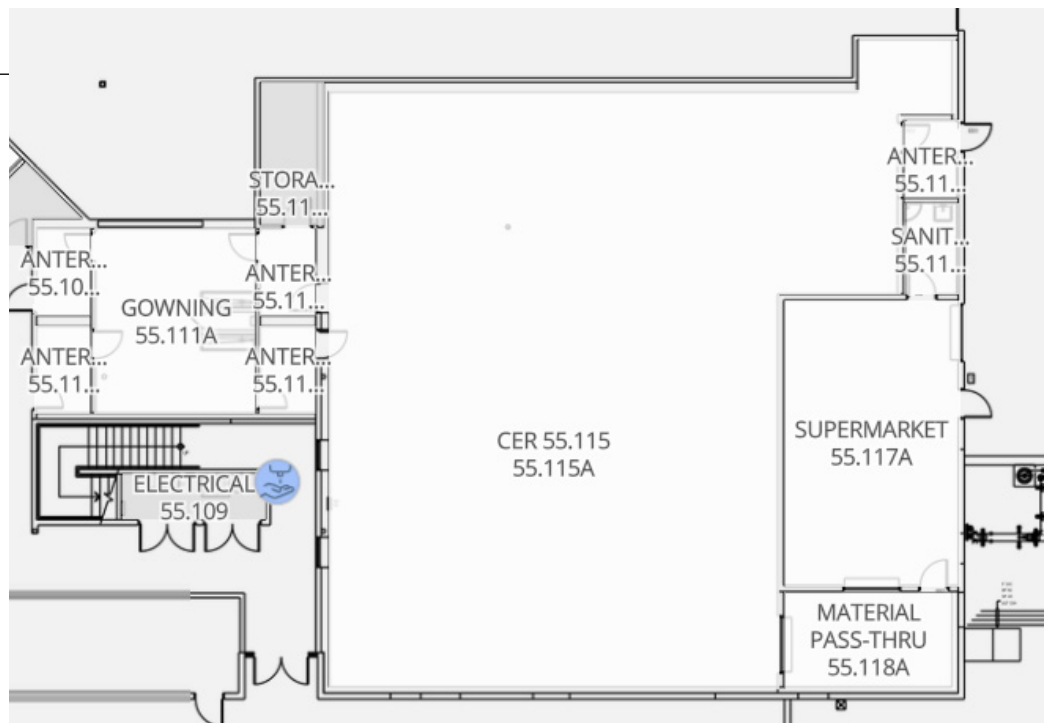


1st Floor (49,641 SF)

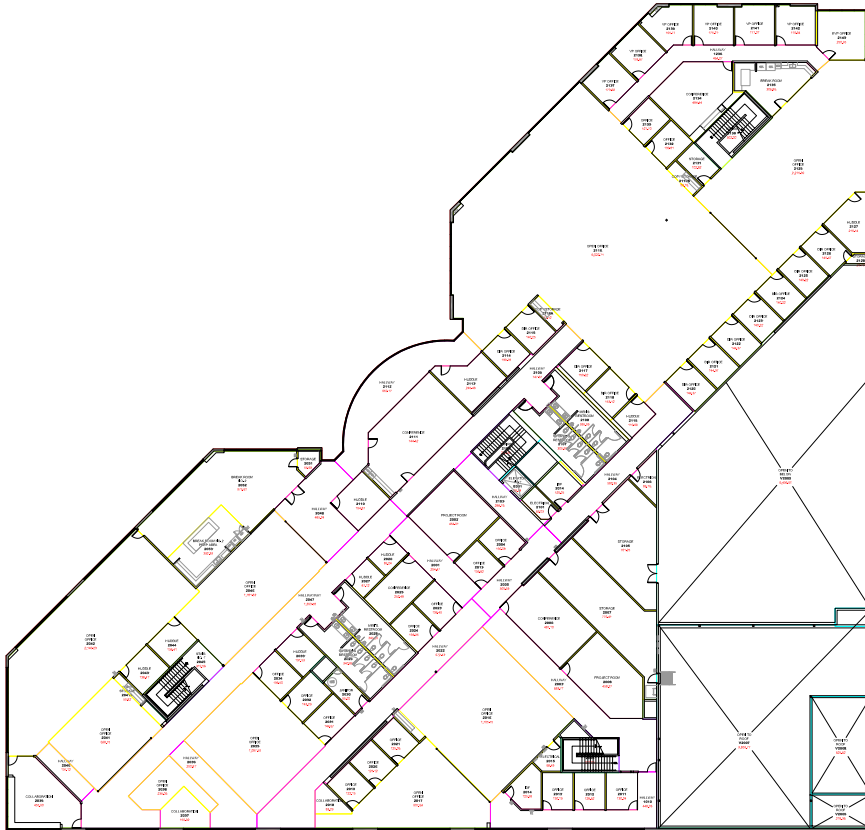
- 5,500 SF lab, 27,000 SF office space, and a 22,000 SF warehouse
- 15 Private Offices
- 3 Conference rooms
- Space for ± 70 workstations

Lab Space

- Dedicated N+1 redundant DX air handlers
- Fully backed up with stand by generator and ATSS
- Zone reheat and humidification control
- ISO8 Cleanroom with gowning, and supporting space
- Process gas distribution with cylinders



FLOORPLANS



2nd Floor (42,836 SF)

- 26 Private offices
- 7 Executive offices
- 3 Conference rooms
- 8 Huddle rooms
- ±140 Workstations

