

# 9909 HUENNEKENS ST

SAN DIEGO, CA 92121



LAB SPACE FOR LEASE IN SORRENTO MESA WITH NEW IMPROVEMENTS

## BUILDING FEATURES

- Two-Story Lab Building
- Biology and Chemistry Uses
- Benching, Sinks and Fume Hood Available
- Elevator Served
- Prime Location in Sorrento Mesa
- Monument Signage
- Ample Parking
- Close to Amenities

## AVAILABILITY

- SUITE 110 - 9,181 RSF
- Suite 200 - 3,647 RSF
- Suite 215 - 2,889 RSF
- Suite 230 - 3,041 RSF

**LEASE RATE:** \$5.00 sf nnn .48



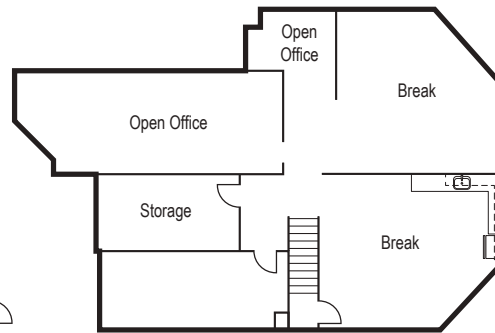
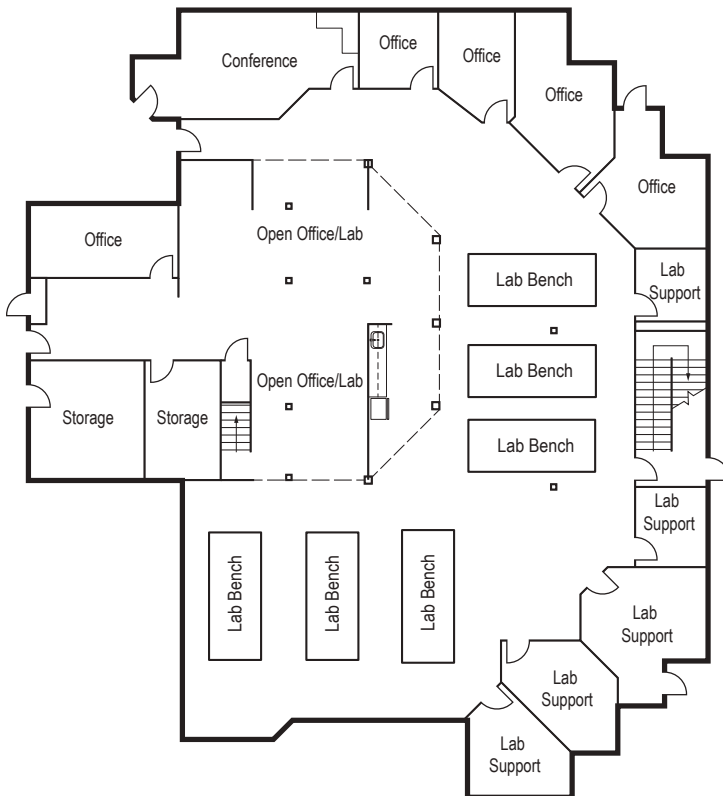
# HYPOTHETICAL FLOOR PLAN

## SUITE 110

TOTAL RSF	LEASE RATE	STATUS
±9,181	Call Broker	Available October 1, 2023

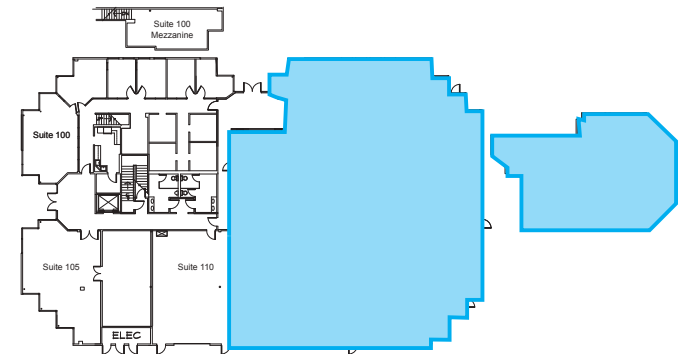
## COMMENTS

Lab space with mix of private offices, lab support rooms, break room, and conference room. Approx. 35% Office and 65% Lab. VCT Flooring in Lab Area and sink. Lab Benching provided. Potential for Fume Hood.



**Mezzanine**

*\* Hypothetical Floor Plan*



# HYPOTHETICAL FLOOR PLAN

## SUITE 200

### TOTAL RSF

±3,647

### LEASE RATE

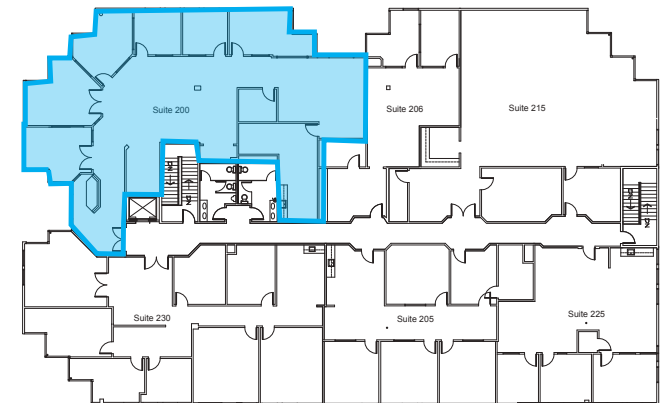
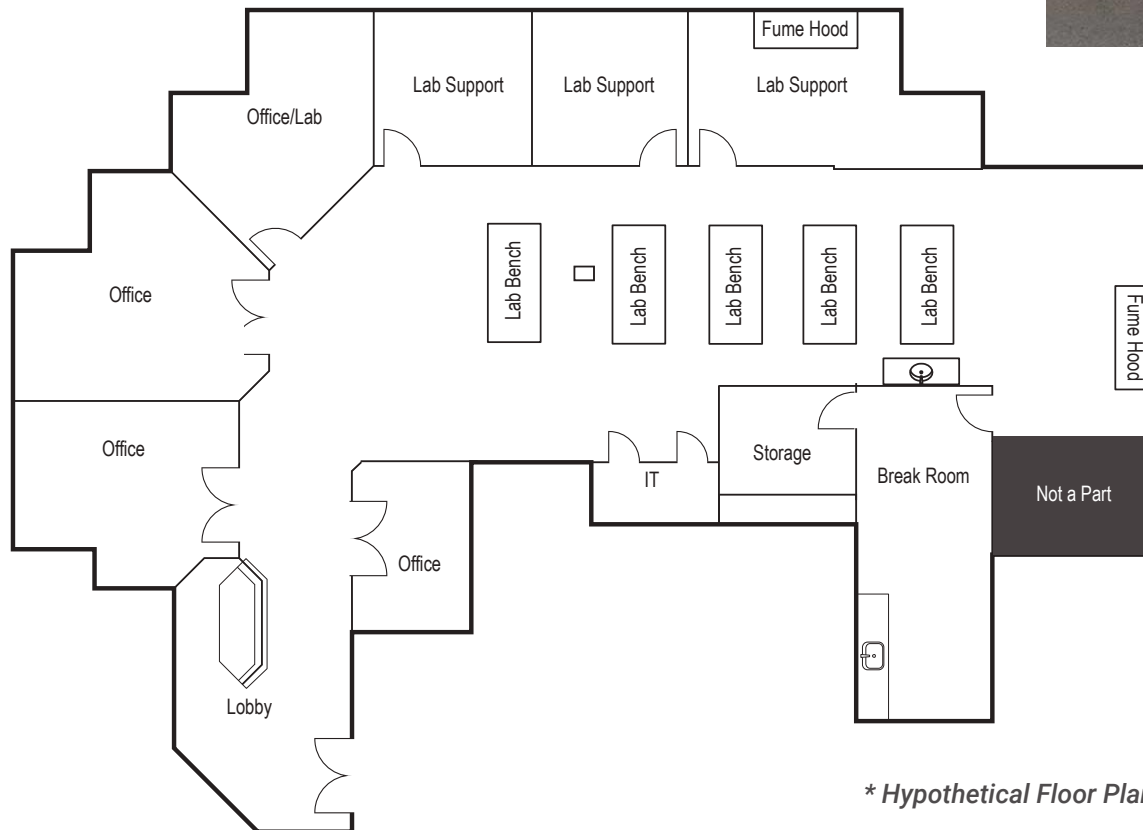
Call Broker

### STATUS

Available  
October 1, 2023

### COMMENTS

Available Lab Space with mix of private offices, open lab area and lab support rooms, conference room and break rooms. 30% Office and 70% Lab. VCT Flooring in Lab Area and sink. Lab Benching provided. Potential for Fume Hood.



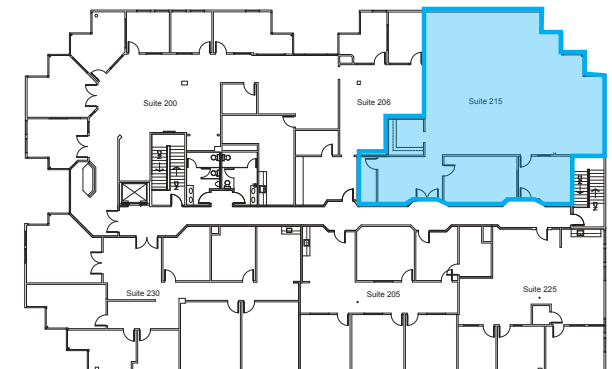
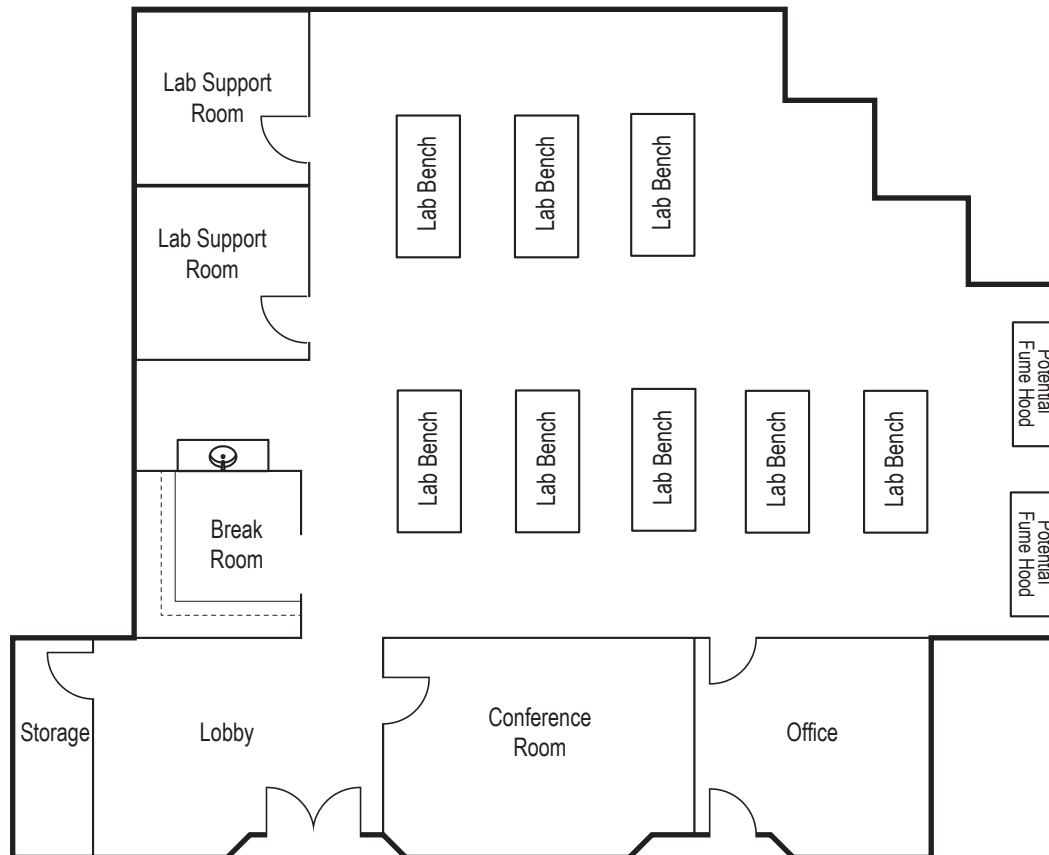
# HYPOTHETICAL FLOOR PLAN

## SUITE 215

TOTAL RSF	LEASE RATE	STATUS
±2,889	Call Broker	Available October 1, 2023

### COMMENTS

Corner Lab space with private office, lab support rooms, break room, and conference room. Approx. 20% Office and 80% Lab. VCT Flooring in Lab Area and sink. Lab Benching provided. Potential for Fume Hood.



\* Hypothetical Floor Plan

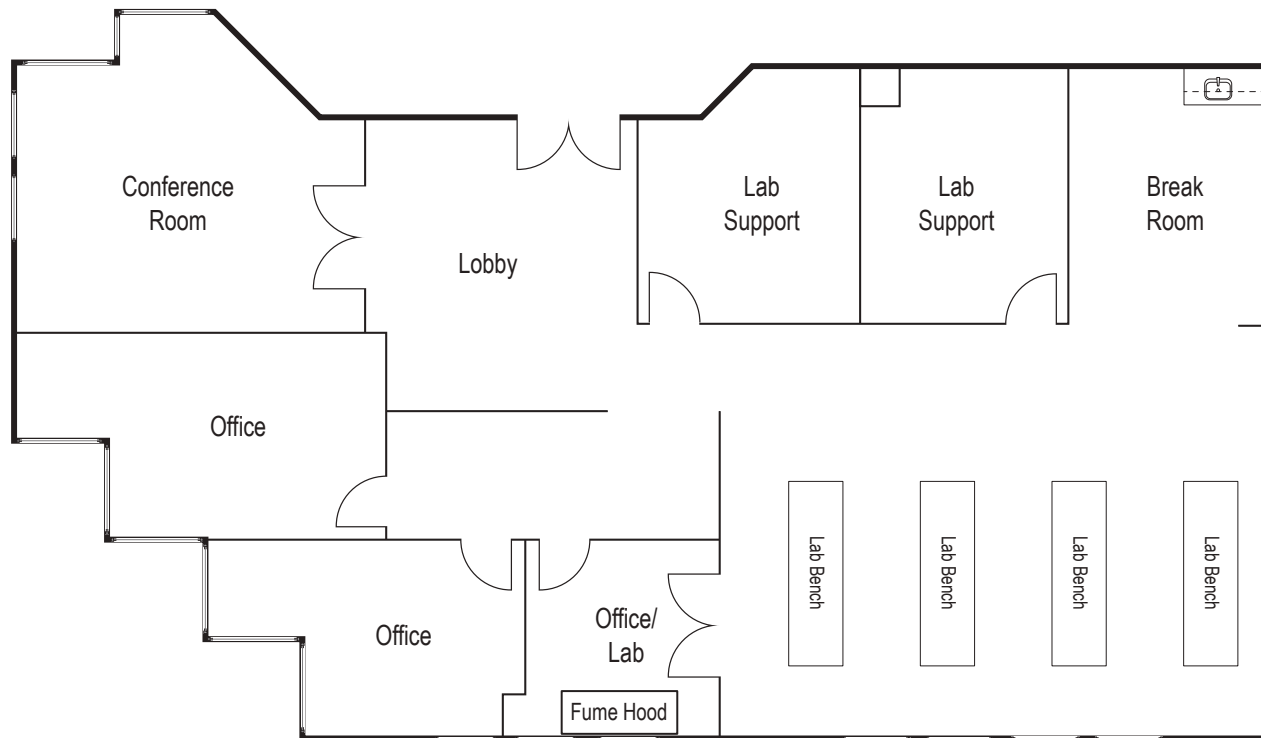
# HYPOTHETICAL FLOOR PLAN

## SUITE 230

TOTAL RSF	LEASE RATE	STATUS
3,041	Call Broker	Available October 1, 2023

## COMMENTS

Corner Lab space with private offices, lab support rooms, break room, and conference room. Approx. 35% Office and 65% Lab. VCT Flooring in Lab Area and sink. Lab Benching provided. Potential for Fume Hood.



\* Hypothetical Floor Plan

