



SHORT-TERM
LEASE

**RENT REDUCED TO
\$2.00/SF NNN**

11011 TORREYANA
11011 TORREYANA RD | SAN DIEGO, CA 92121

±60,000 RSF AVAILABLE FOR LEASE

PROJECT FEATURES

CENTRALLY LOCATED
IN THE HEART OF
TORREY PINES

EXPANSIVE VIEWS
& SHARED AMENITIES

AMPLE COVERED
PARKING AVAILABLE

WALKABILITY
TO HIGH-END AMENITIES



PROPERTY SUMMARY

- Two-story, multi-tenant laboratory & office building located in the Torrey Pines submarket of San Diego
- Net Rentable Area: 77,839 RSF
- Number of Floors: 2
- Number of Buildings: 1
- Year Built: 1980

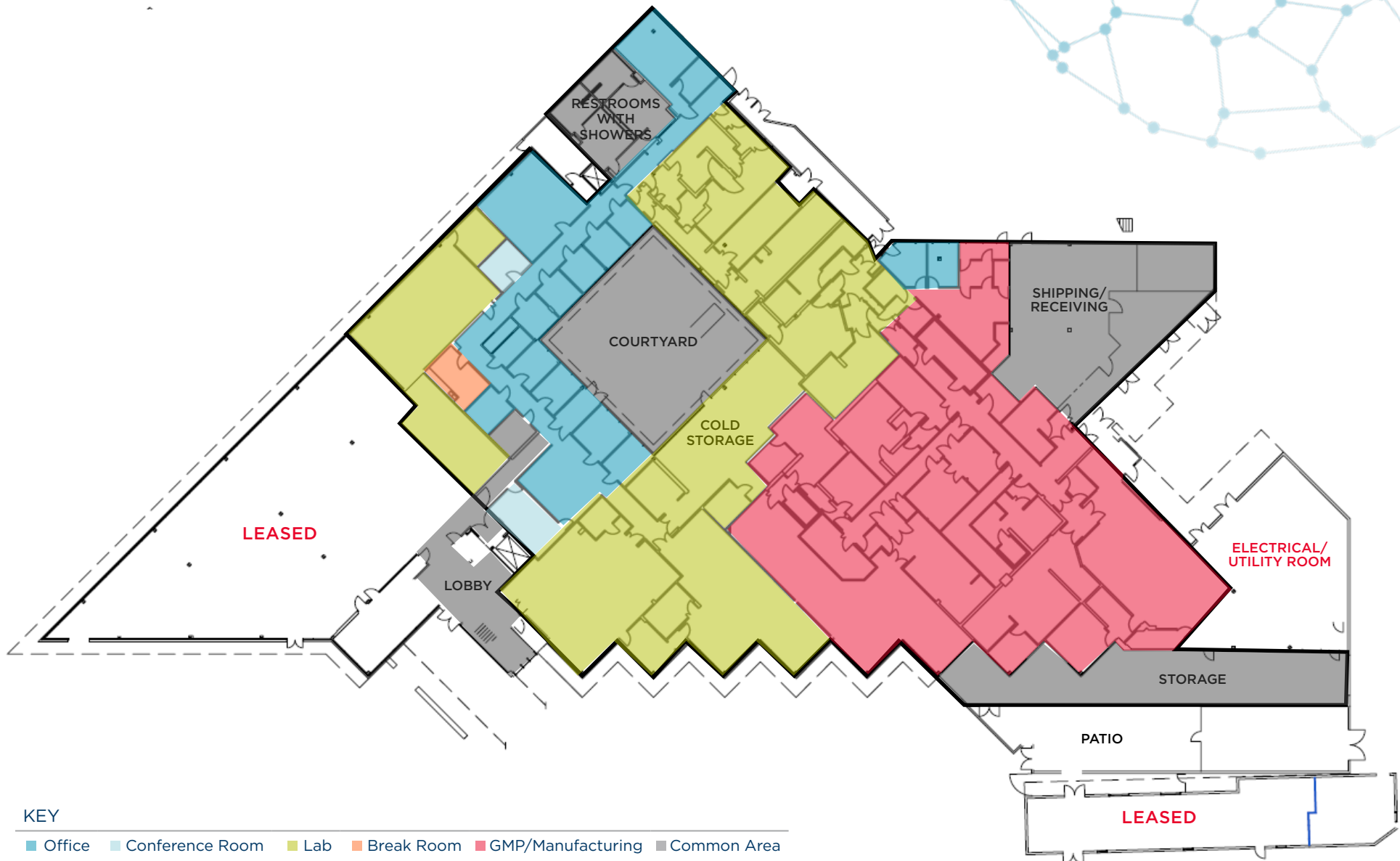


CURRENT AVAILABILITIES

AVAILABLE FOR LEASE					
Suite #	RSF	Occupancy	Lease Term	Asking Rate	Description
100	41,126	Immediate	Through April 30, 2025	\$2.00/SF NNN	Laboratory, office, cold storage & GMP/ manufacturing space
200	17,011	Immediate	Through April 30, 2025	\$2.00/SF NNN	Primarily office with some dry lab space
2XX	57	Immediate	Through April 30, 2025	\$2.00/SF NNN	Storage
2XY	222	Immediate	Through April 30, 2025	\$2.00/SF NNN	Storage
2YZ	2,412	Immediate	Through April 30, 2025	\$2.00/SF NNN	Mechanical
TOTAL	60,828 RSF				

SUITE 100

Approximately 41,126 RSF
of laboratory, office & GMP/
manufacturing space



SUITE 200

Approximately 17,011 RSF of office and dry laboratory space



KEY

- Office
- Conference Room
- Lab
- Break Room
- Common Area



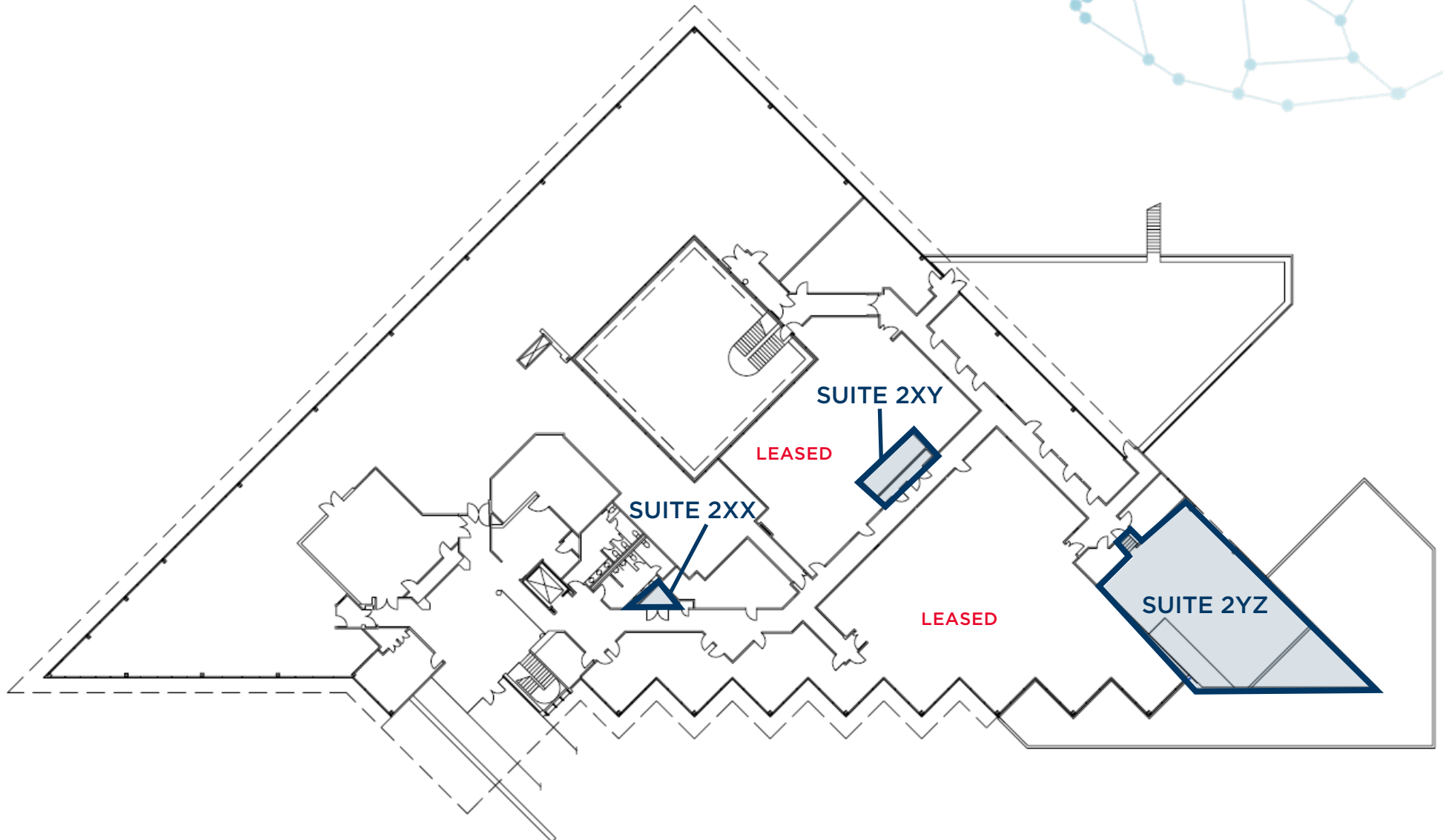
SUITES 2XX, 2XY & 2YZ

Suite 2XX: 57 RSF of storage space

Suite 2XY: 222 RSF of storage space

Suite 2YZ: 2,412 RSF mechanical room

TOTAL: 2,691 RSF







AREA AMENITIES



