



11025 N TORREY PINES RD STE 120, LA JOLLA, CA 92037

SUBLEASE AVAILABLE

Premises: Approx 22,000 SF

Lease Term: 39 months

Available: January 2023

Base Rent: Below market- TBD



Lobby



Equipment



Reception



Lab



Training Room

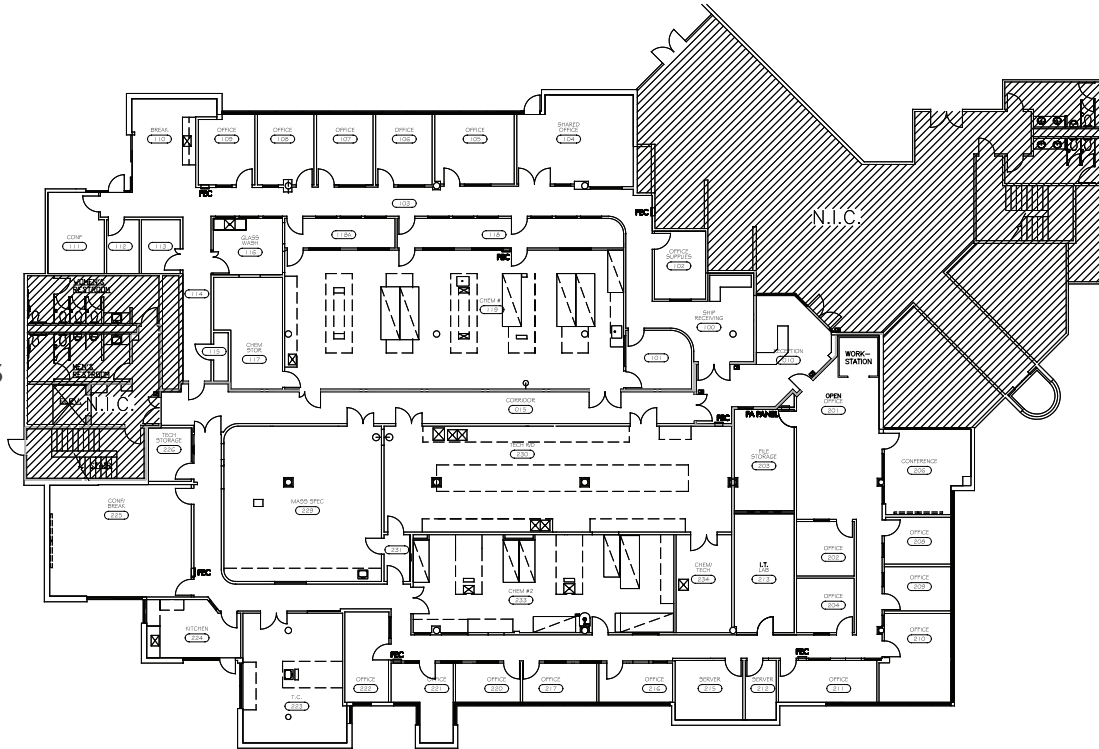


Lobby

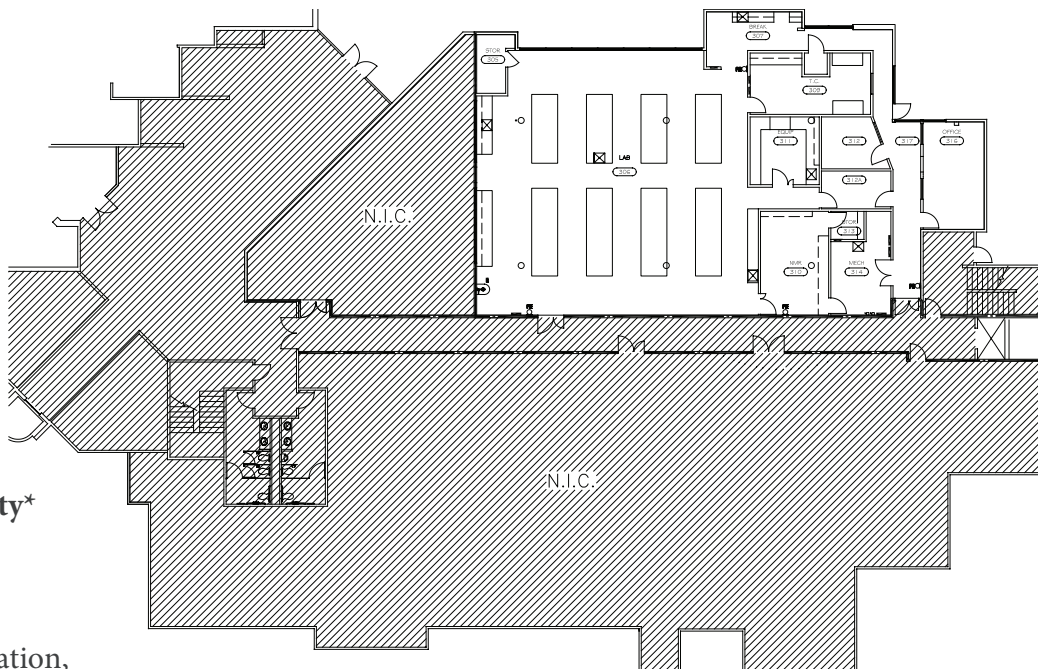
ADDITIONAL INFO:

- 2 Chem storage areas
 - 3 control zones
- 2 Chem labs
 - 7 chem hoods in one lab
 - 5 chem hoods & a small walk in hood in other lab
- 2 Tissue Culture Rooms
- 3 Biology labs
- 3 Private conference rooms (small, medium, large)
- Shipping & receiving
- Private & shared offices
- 3 Kitchens & break areas
- IT Lab & server room
- Glass wash
- Reception

Suite 100 & 120
15,413 RSF
Office capacity: 35
Lab capacity: 40



Suite 130
6,894 RSF
Office capacity: 10
Lab capacity: 25



Total Facility Capacity*
Office capacity: 45
Lab capacity: 65

*Per current configuration,
possible increase as needed

