

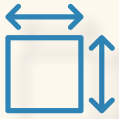
9955 Mesa Rim Road | San Diego

40,855 SF FREESTANDING MIXED USE LAB BUILDING FOR LEASE

- ▶ Existing ISO 7 & 8 clean rooms
- ▶ Existing Back-up generator
- ▶ Existing DH loading
- ▶ Vacuum air skid – 200 gallon tank
- ▶ Existing central DI water skid – 1.0 GPM
- ▶ Compressed air skid – 200 gallon tank
- ▶ 1600 amps at building

PROPERTY SPECS

DISCOVER DYNAMIC SPACE FOR ADVANCEMENT



± 41,000 SF
2 story building



Renovated in 2020
Potential to increase
parking or fenced yard



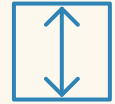
5.45 acres
Potential to increase
parking or fenced yard



Parking
69 stalls (including
2 accessible)



Dock High Doors
2 dock loading
positions



Clear Height
Approximately
22' in warehouse



Lab Floor
12" x 12" vinyl tiles,
and painted and
sealed concrete



HVAC
100% heating and cooling
system consists of rooftop-
mounted units with an
additional 7 chemical
ventilating hoods



Compressed Air Skid
200 Gallon Tank



Vacuum Air System
200 Gallon Tank



1,600 AMPS
1600 amps at building



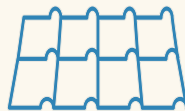
Generator
275-k W diesel-
powered generator



Waste Storage
Fire-rated cabinets



Structure
Precast concrete tilt-up



Roof
Built-up membrane
(BUR) with a mineral-
surfaced cap sheet



**Above Ground
Storage Tank**
One 'AST' with a diesel
power generator with
a capacity of 200
gallons installed in 2015

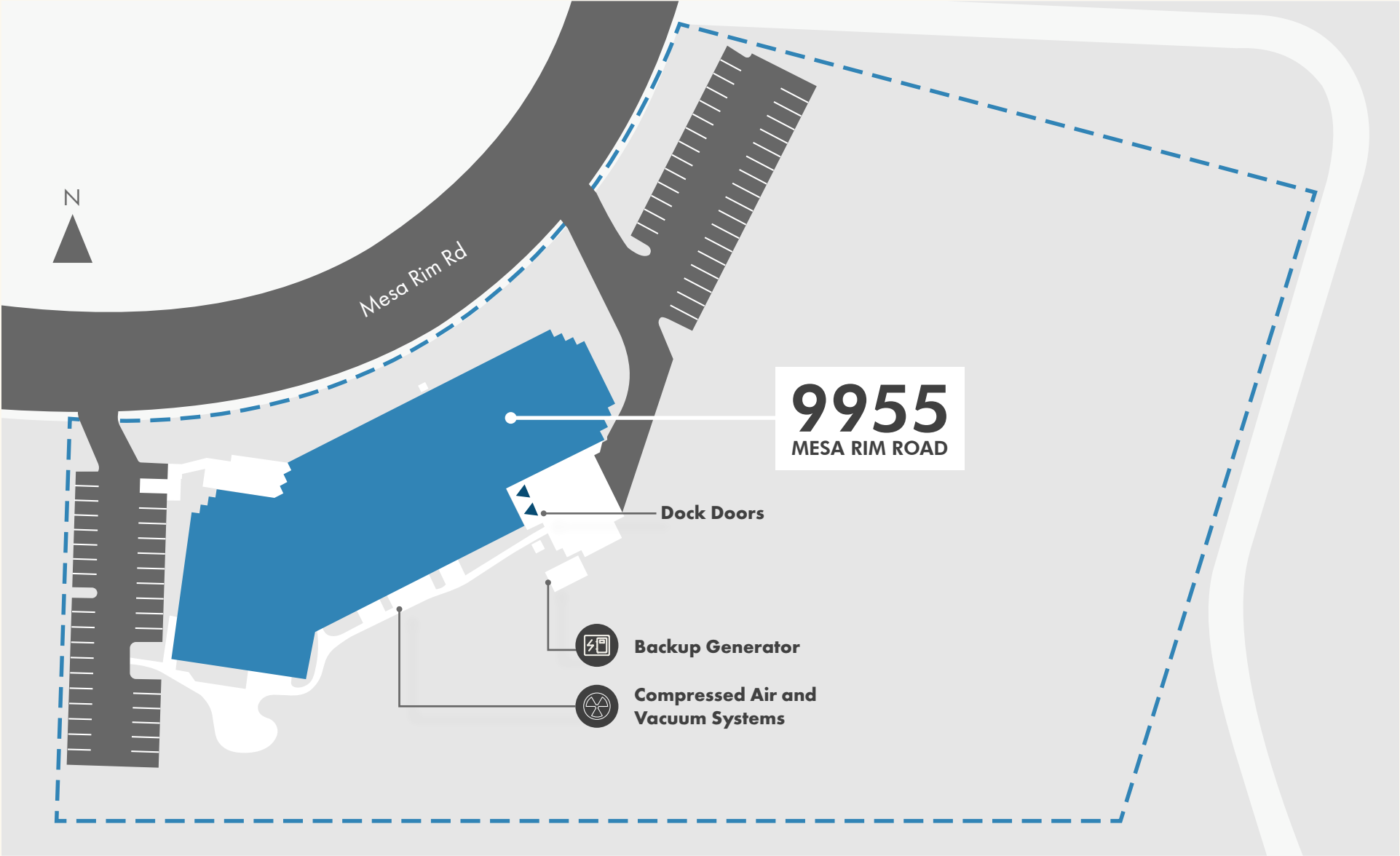


Amenities
Sand volleyball court



9955
MESA RIM ROAD

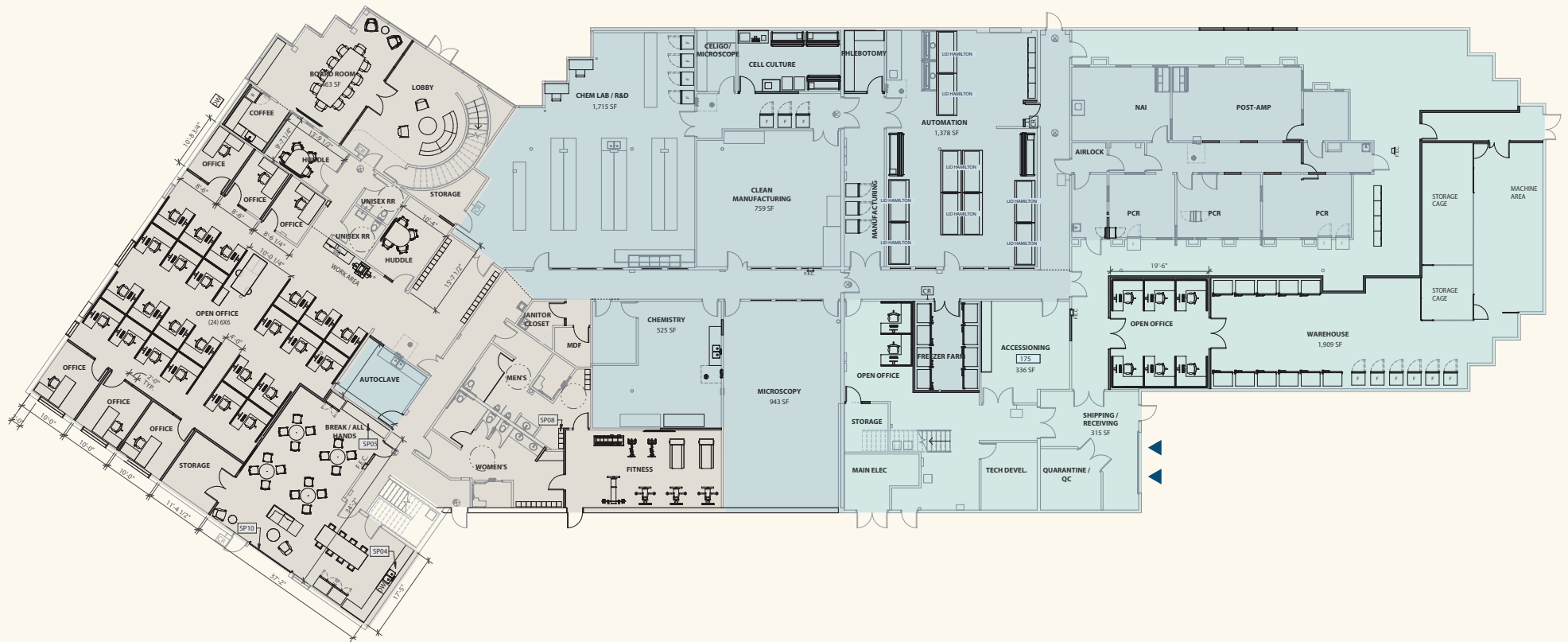
SITE PLAN



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MESA RIM ROAD

1ST FLOOR | 25,002 SF



First Floor Space Counts:

Lobby	3 Storage Rooms
2 Huddle Rooms	1 Shipping and Receiving Room
1 Board Room	Fitness Center
1 Breakroom	Restrooms
6 Private Offices	Open Cube Space

Note:

Existing infrastructure/build-out decreases delay in occupancy, or exposure to build-out costs

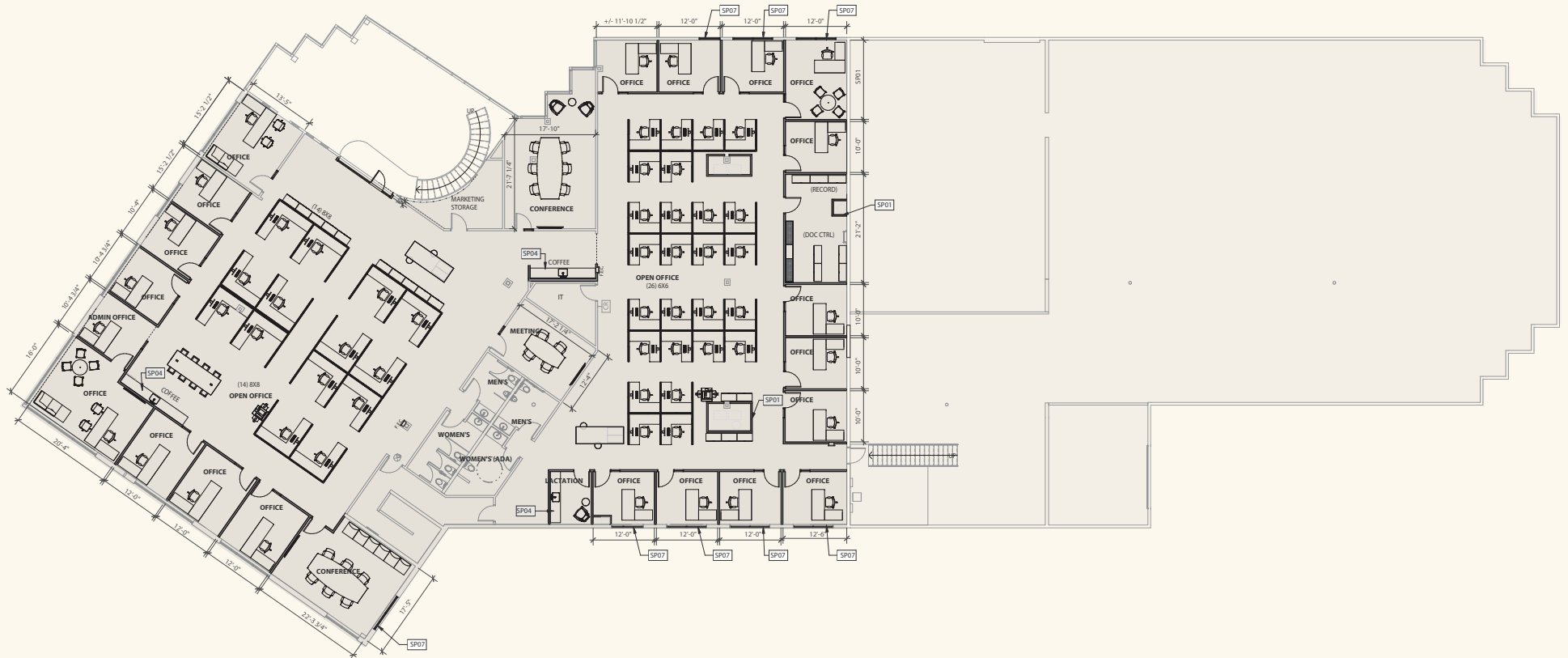
- ▲ Dock Doors
- Warehouse
- Lab
- Office

FF&E is not included

9955

MESA RIM ROAD

2ND FLOOR | 15,853 SF



Second Floor Space Counts:

- 100% office
- ± 21 Private Offices
- 2 Conference Rooms
- 1 Breakroom
- 1 Lactation Room
- 1 Copy/Print Room
- 1 Huddle Room, Restrooms
- 1 Storage Room
- Open Cube Space

FF&E is not included

● Office



AREA AMENITIES

1. ALDI
2. Eurofood Depot Gourmet Market
3. The Bistro – Eat. Drink. Connect
4. The Spot Restaurant
5. Sorrento Food Court
6. Country Inn & Suites by Radisson, San Diego North, CA
7. Courtyard by Marriott San Diego Sorrento Valley
8. Extended Stay America - San Diego - Sorrento Mesa
9. Holiday Inn Express & Suites San Diego-Sorrento Valley, an IHG Hotel
10. Hyatt House San Diego/Sorrento Mesa
11. Residence Inn by Marriott San Diego Sorrento Mesa/Sorrento Valley
12. Sonesta ES Suites San Diego - Sorrento Mesa



- | | | | |
|--------------------------|------------------|---|-----------------------------------|
| 1. Genopis, Inc. | 17. BlueNalu | 33. Maravai | 46. Innovative Cell Tech. |
| 2. Tanvex | 18. Mesa Biotech | 34. Trefoil Therapeutics | 47. Reveal Biosciences |
| 3. Arena Pharmaceuticals | 19. Sorrento | 35. Invivoscribe | 48. MAST Biosurgery |
| 4. Emergent Biosolutions | 20. Hologic | 36. Abbott | 49. Roka Bioscience |
| 5. Inovio | 21. BD | 37. Takeda | 50. Instrumentation
Laboratory |
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| 7. ACEA Biosciences | 23. Quidel | 39. Element Biosciences | 52. Molecular
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| 12. Crinetics | 28. Intertek | 44. Scripps Laboratories | |
| 13. Cue | 29. Certis | 45. Advin Biotech | |
| 14. IDT | 30. Eurofins | | |
| 15. IriSys | 31. QBI | | |
| 16. Prometheus | 32. AnaptysBio | | |

LIFE SCIENCE COMPANIES IN SORRENTO MESA



9955 Mesa Rim Road | San Diego

**40,855 SF
FREESTANDING
MIXED USE
LAB BUILDING
FOR LEASE**