

**±8,000 SF WET LAB SPACE
AVAILABLE FOR LEASE**

**10717 SORRENTO VALLEY ROAD
SAN DIEGO, CA 92121**



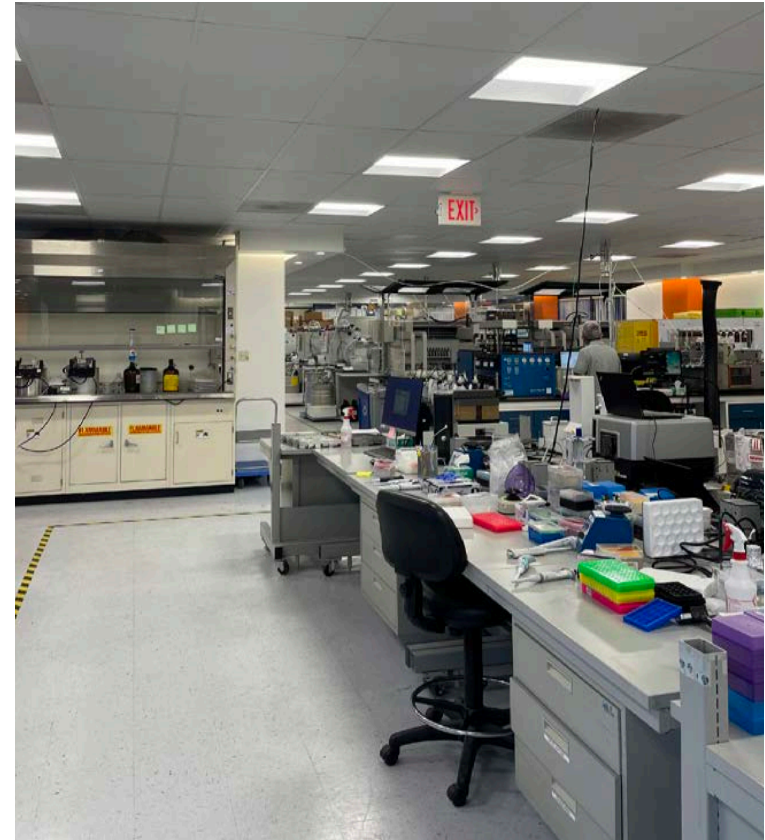


PROPERTY FEATURES

- » ±8,000 SF freestanding two-story office/lab building
- » New lab improvements, bathrooms and lobby area
- » Breakroom and Restroom with showers
- » New roof
- » Potential for I-5 freeway signage
- » Well located in corporate office/biotech hub of Sorrento Valley
- » Lease Rate: \$3.75 NNN



INTERIOR PHOTOS



FLOOR PLANS



RETAIL AMENITIES

