

LA JOLLA COVE RESEARCH CENTER

505 Coast Boulevard S, La Jolla, CA 92037



FOR LEASE 145 RSF to 5,200 RSF
LABS AND OFFICE SPACES

Fully-equipped, move-in ready
life sciences, biology, vivarium,
research, and incubator labs, and
executive offices available

PARKING RATIO:

1.95/1,000 RSF (FREE)

(additional parking may be available)

BUILDING FEATURES:

- Oceanfront property with sweeping views of La Jolla Cove proximate to many retail, dining, and entertainment destinations
- Furnished rooftop terrace, breakroom/kitchen, amphitheater /lecture hall, conference room, chemical storage, abundant power, back-up generator, locker rooms with showers, fume hoods & fans, vivarium space, cage & glass washing autoclaves
- Flexible lease terms and covered parking

FOR RATES & INFORMATION, CONTACT:

ANDREW PARADA

SENIOR ANALYST, ANALYTICS & ASSET MANAGEMENT

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www.lajollacoveresearchcenter.com

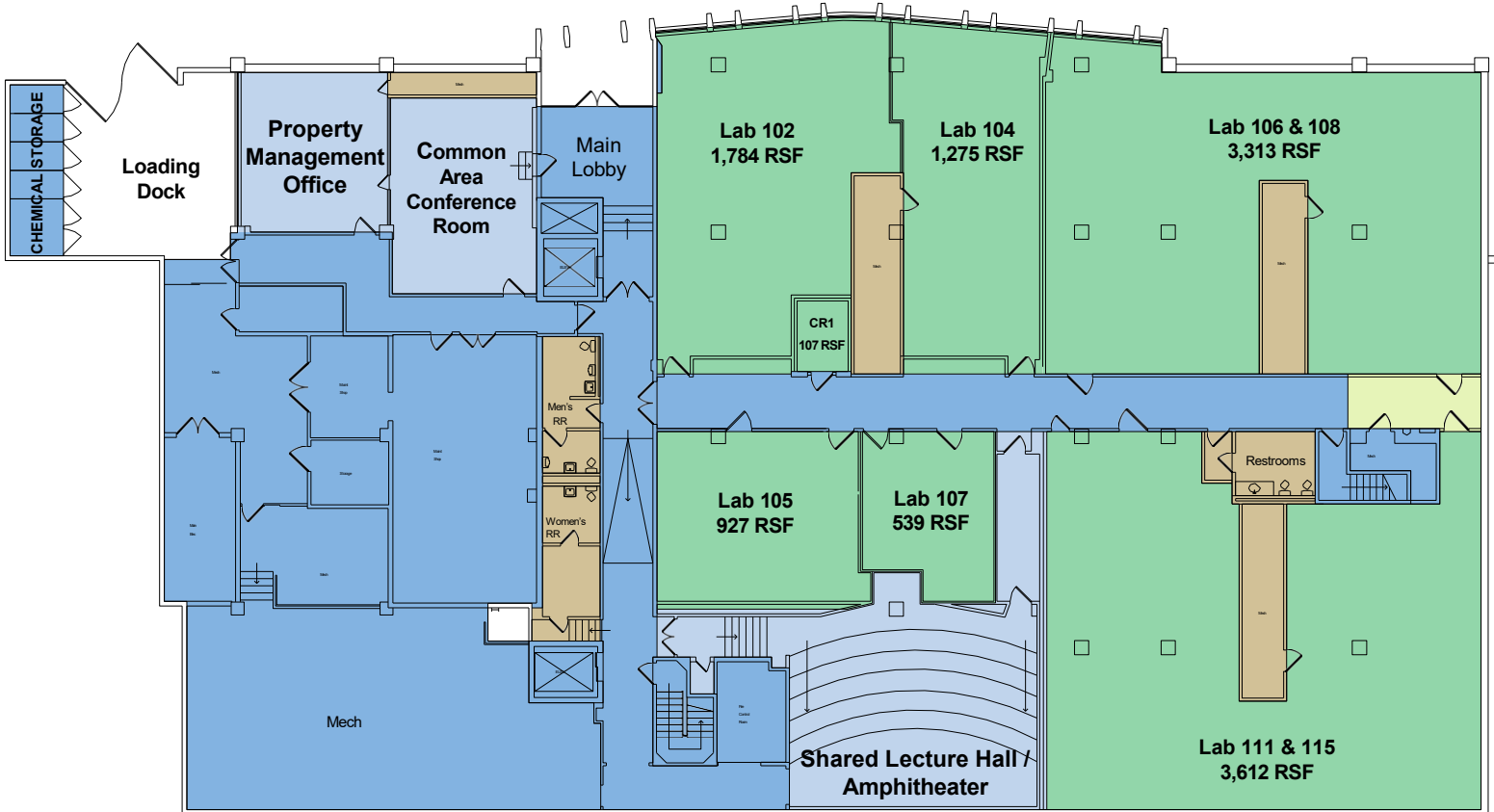
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FLOOR PLAN

1ST FLOOR

COAST BOULEVARD SOUTH

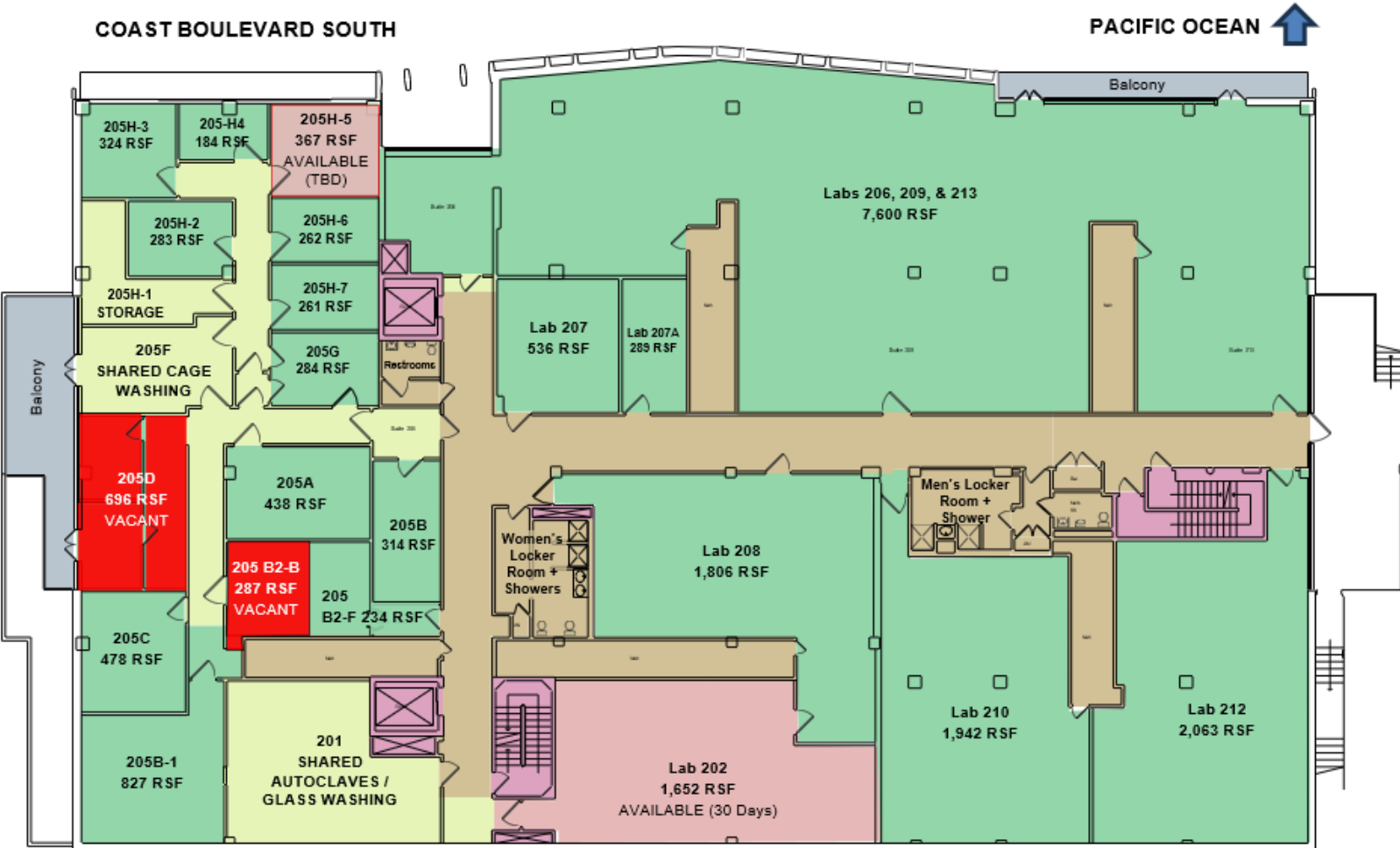
PACIFIC OCEAN 



N/A	SIZE	AVAILABILITY	DETAILS
N/A	N/A	N/A	Fully leased floor

FLOOR PLAN

2ND FLOOR AVAILABILITIES




SUITE	SIZE	AVAILABILITY	DETAILS
Lab 202	1,652 RSF	Email for Details	Fully-equipped bio lab space, lab stations, sinks, storage.
Lab 205 B2-B	287 RSF	Available Now	Interior, light and temperature-controlled vivarium lab or storage space.
Lab 205D	696 RSF	Available Now	Vivarium lab space with workspace and balcony access with peek-a-boo ocean views.
Lab 205H-5	367 RSF	Email for Details	Private windowless, corner vivarium lab/research space.

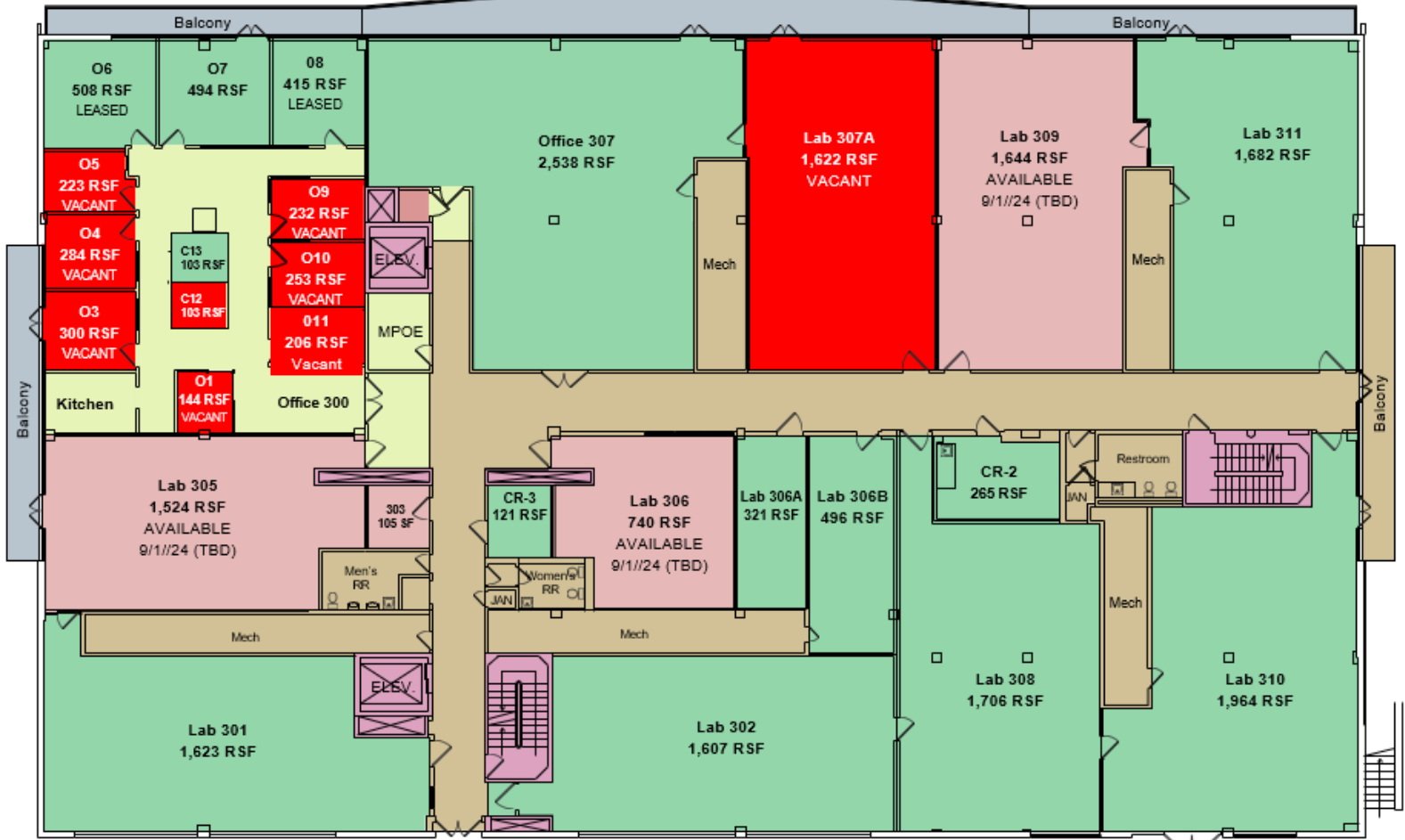
**Note: Animal testing/vivarium-use permitted. Glass and Cage Washing rooms, Autoclaves, + Locker Rooms & Showers provided by Landlord on 2nd floor.

FLOOR PLAN

3RD FLOOR AVAILABILITIES

COAST BOULEVARD SOUTH

PACIFIC OCEAN 

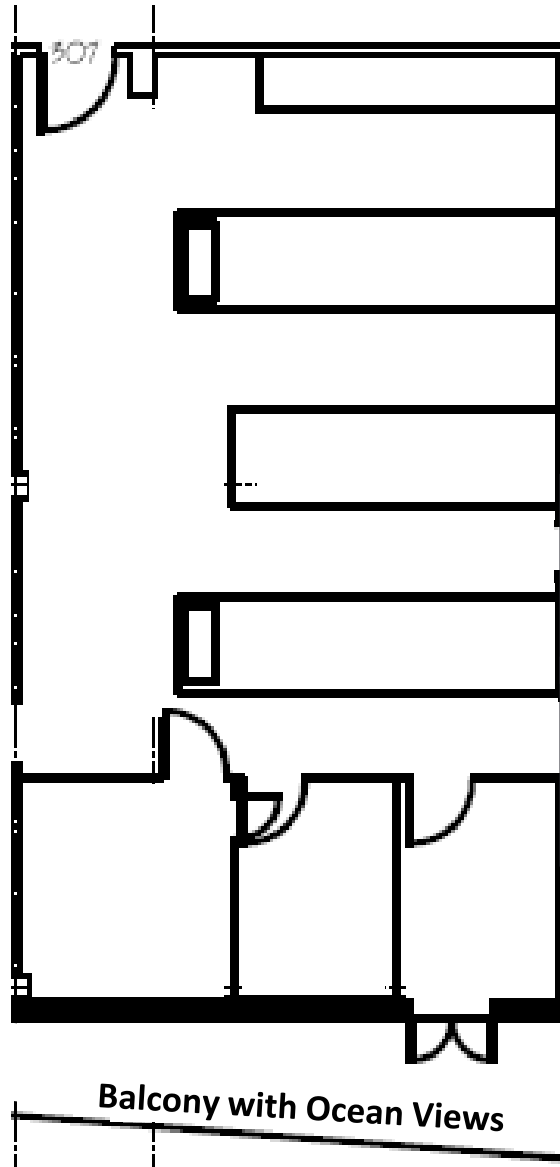


SUITE	SIZE	AVAILABILITY	DETAILS
Office 300 #1, 3, 5, 9, 10, & 11	144 – 300 RSF (per office)	Available Now	11 private offices and 2 cubicles can be leased individually or all together. Priority is given to tenants who lease other space in the building. 4 offices have ocean views and 8 are on the window line. 2 offices have balcony access. Flexible lease terms. Email for more details
Lab 305 & 303	1,629 RSF	Available (TBD)	Fully-equipped bio lab space with two full benches, multiple side benches and three sink bays, a bio safety cabinet, ample space for freezer equipment and storage, 2 large window-lined private offices with ocean views. Plenty of storage.
Lab 306	740 RSF	Available (TBD)	Fully-equipped bio lab space, lab stations, sinks, storage.
Lab 309	1,644 RSF	Available (TBD)	Fully-equipped bio lab space, lab stations, sinks, storage, 3 window-line private offices. Outdoor balcony access.
Lab 307A	1,622 RSF	Available Now	Fully-equipped bio lab space with ocean views, lab stations, sinks, storage, 3 window-line private offices. Outdoor balcony access. No ducted fume hood. See floor plan on next page.

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FLOOR PLANS

3RD FLOOR AVAILABILITIES



LAB 307A:
1,622 RSF



IMAGES

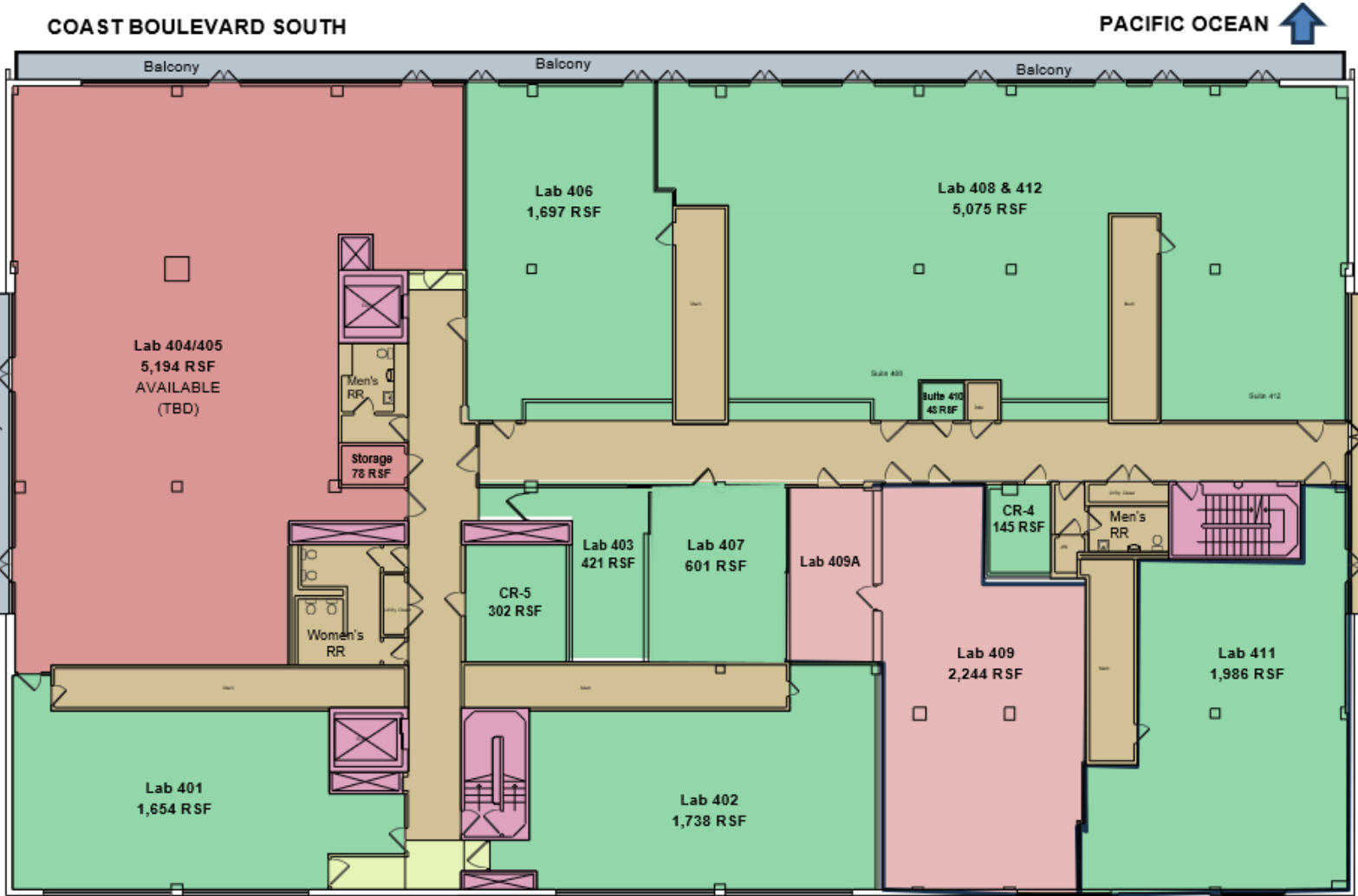
3RD FLOOR AVAILABILITIES

LAB 307A: 1,622 RSF



FLOOR PLAN

4TH FLOOR AVAILABILITIES

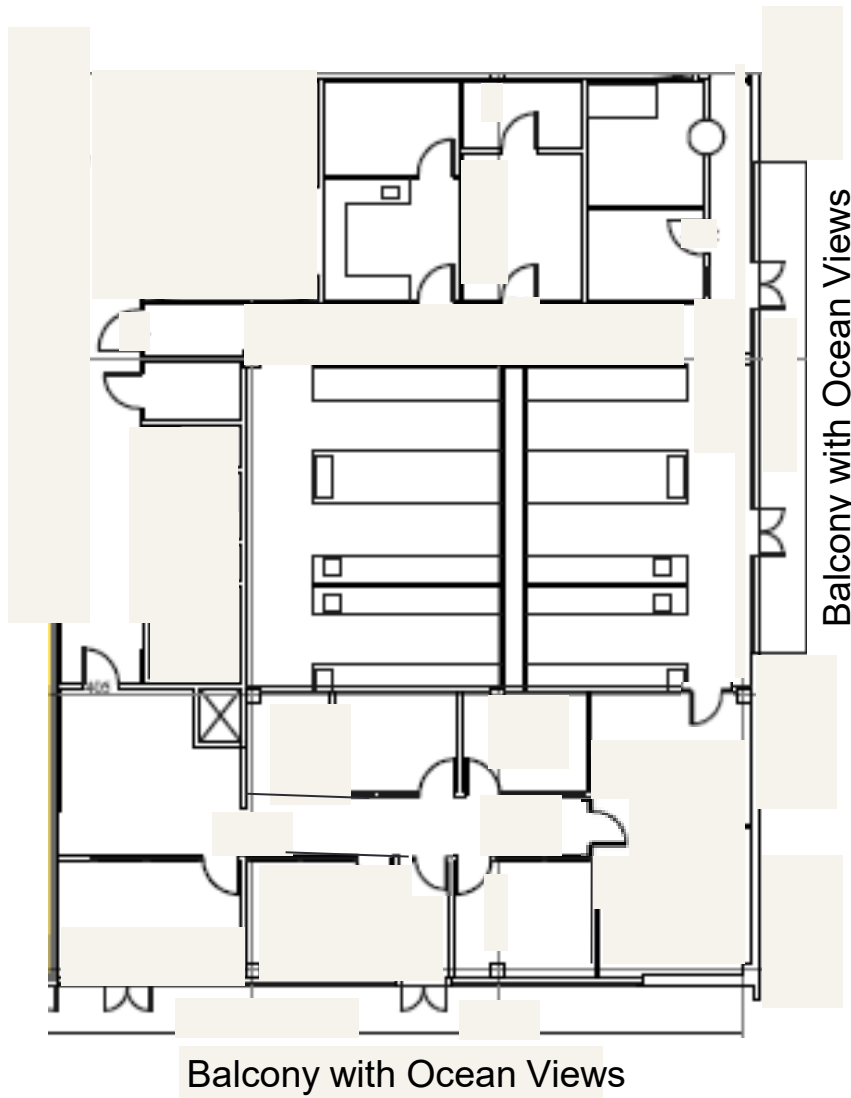


SUITE	SIZE	AVAILABILITY	DETAILS
Lab 405	5,194 RSF	Email for Details	Fully equipped lab & office space with spectacular ocean views, outdoor balconies, 4 private offices, 2 conference/meeting rooms, 2 contained testing areas, work benches / lab stations, fume hoods, ventilation, kitchenette, and storage. West and South-facing views. Storage closet and back-up power available.
Lab 409 & 409A	2,244 RSF	Email for Details	Modern build from 2021, open layout with two long large open benches, plenty of room for freezers and other equipment, room for a standalone BSCE but no fume hoods. Includes 409A tissue culture room, with bench buildout and room for substantial equipment. 409 boasts two private offices: (1) can comfortably fit two work-stations, (2) has window lighting with space for 4 work-stations. No fume hoods.

FLOOR PLANS

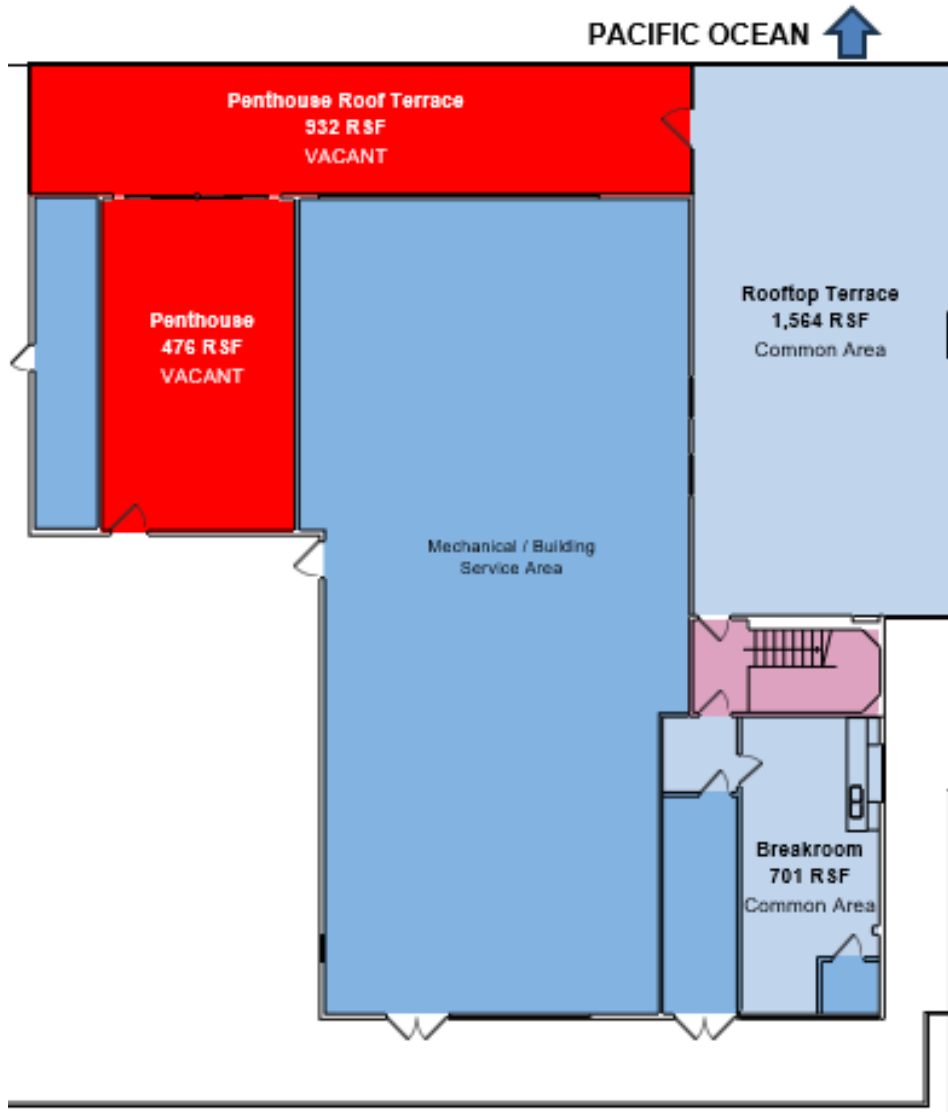
4TH FLOOR AVAILABILITIES

LAB 405: 5,194 RSF



FLOOR PLANS

5TH FLOOR AVAILABILITIES



SUITE	SIZE	AVAILABILITY	DETAILS
Penthouse & PH Terrace	1,408 RSF	Available Now	Penthouse space with spectacular ocean views, very large private rooftop terrace, and 16' vaulted ceilings. TIs available. Can be used as office or meeting space. Space is in raw condition. Call for details.



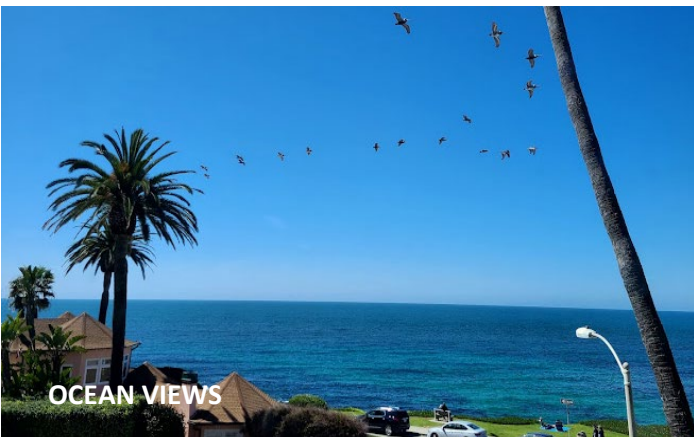
ROOFTOP TERRACE



BIOLOGY LAB



MEETING SPACES



OCEAN VIEWS



INCUBATOR LAB

LOCATION HIGHLIGHTS



DINING

- A** **EL AVOCADO - PLANT BASED FOOD** 1025 Prospect St. #130 (858) 412-0967
Everything is energy, and we put all our love and care into your food.
- B** **GIRARD GOURMET** 7837 Girard Ave. (858) 454-3321
Gourmet deli with farm to table freshness
- E** **JOSE'S** 1037 Prospect St (858) 454-7655
Authentic Mexican With A Modern Twist. Ocean View, friendly dining and late night drinks.
- 5** **LOBSTER WEST** 1237 Prospect Street (858)-352-6075
Authentic Maine Lobster Rolls and New England Seafood
- K** **NAUTILUS TAVERN** 6830 La Jolla Blvd #103 (858)-750-2056
La Jolla's only Sports Bar! Taco, Trivia, Tuesday - Live Music Thursday - House DJ Friday - UFC, Live Music/DJ Saturdays, NFL Sundays
- 7** **PARAKEET CAFE** 927 Silverado (858) 412-0227
Organic, whole-foods and ethically sourced ingredients. Also visit our location directly across from La Jolla Cove!
- J** **SHIKU SUSHI LA JOLLA** 1277 Prospect St (858) 456-7118
Voted Best Sushi Restaurant 2021 by La Jolla Light and Best Sushi to try by Thrillist 2022
- 12** **THE SHORES RESTAURANT** 8110 Camino del Oro (858) 456-0600
Steakhouse favorites and coastal cuisine with spectacular oceanfront views
- M** **THE SPOT** 1005 Prospect St. (858) 459-0800
Casual local restaurant & bar serving classic American foods!
- N** **WE OLIVE & WINE BAR** 1158 Prospect St. (858) 551-8250
Highlighting small production California wine in our expanded ocean view patio.

ART GALLERIES

- 25** **CONTEMPORARY FINE ARTS GALLERY**
7946 Ivanhoe Ave. (858) 551-2010
- 28** **MARTIN LAWRENCE GALLERIES**
1111 Prospect St. (858) 551-1122
- 29** **NATIONAL GEOGRAPHIC FINE ART**
1205 Prospect St. (619) 568-6790

SHOPPING

- 30** **BALBOA CANDY** 7864 Girard Ave (858) 246 6836
The sweetest place in town
- 31** **BANG & OLUFSEN** 7851 Girard Ave (858) 750 2202 (Bangolufsen.com) Sound, Design & Craftsmanship.
- 32** **BE BOUTIQUE** 7910 Ivanhoe Ave (858) 352-6398
beboutiquesd.com
Casual Women's Clothing & Accessories. Liverpool Brand Destination Store
- C** **HI SWEETHEART GIFT BOUTIQUE** 7920 Ivanhoe Ave (858) 729-1985 (www.hi-sweets.com) Cute gifts, candles, baby gifts, beach bags & towels. Adorable hand-picked goodies ever since!
- 34** **LA JOLLA OUTPOST MARKET**
8008 Girard Ave. (619) 352-6108
- 35** **LA JOLLA SHIRT CO.**
935 Prospect St. (858) 454-8530
Resort wear, every type of shirt & souvenirs with friendly service.
- 37** **TRANCE BOUTIQUE** 7944 Girard Ave (858) 886-7016 Womens boutique with the latest fashion for all ages, accessories, & home goods.
Instagram @trance.lajolla
- 38** **WARWICK'S BOOKSTORE & STATIONARY**
7812 Girard Ave. (858) 454 0347

JUICE, COFFEE & DESSERT

- 17** **BIRD ROCK COFFEE** 5627 La Jolla Blvd. (619) 272-0204
Specialty coffee, vegan pastries, breakfast sandwiches!
- 18** **BOBBOI NATURAL GELATO** 8008 Girard Ave. (858) 255-8693
Best natural gelato
- 19** **DR. JUICE** 8008 Girard Ave. (858) 454-9910
All fresh fruit & vegetable juices, and açai bowls
- 20** **HAAGEN DAZS** 1172 Prospect St. (858) 459-4381
Happy Hour: M-F 3-6pm - Student & Military Discount - Delivery Apps Accepted
- 21** **JUICERY** 935 Silverado St. (858) 451-4812
Juices, smoothies, superfoods, and healthy bowls for you to enjoy.
- G** **LE MACARON LA JOLLA** 1025 Prospect St. (858) 999-1543
Handmade French pastries
- H** **LIVING ROOM COFFEEHOUSE** 1010 Prospect St. (858) 459-1187
European vibe coffee & hookah
- 24** **SCOOPS LA JOLLA** 2179 Avenida De La Playa (858) 246-6321
Artisan & Vegan Ice Cream, Crepes and Coffee

HOTELS

- | | |
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| GRANDE COLONIAL LA JOLLA
910 Prospect St. (858) 454-2181 | LA JOLLA SHORES HOTEL
8110 Camino Del Oro (858) 923-8058 |
| LA JOLLA BEACH AND TENNIS CLUB
2000 Spindrift Dr. (858) 454-7126 | ORLI
7753 Draper Ave. (619) 576-0806 |
| LA JOLLA COVE SUITES
1155 Coast Blvd. (858) 459-2621 | SCRIPPS INN
555 Coast Blvd S (888) 976-2912 |

