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**MESA**  
RIM ROAD

±40,855 SF MIXED USE LAB BUILDING FOR LEASE OR SALE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



# DISCOVER DYNAMIC SPACE FOR ADVANCEMENT

Strategically located in Sorrento Mesa, one of the core life sciences clusters, this ±40,855 SF, freestanding mixed-use lab building was recently renovated to accommodate biotech users.



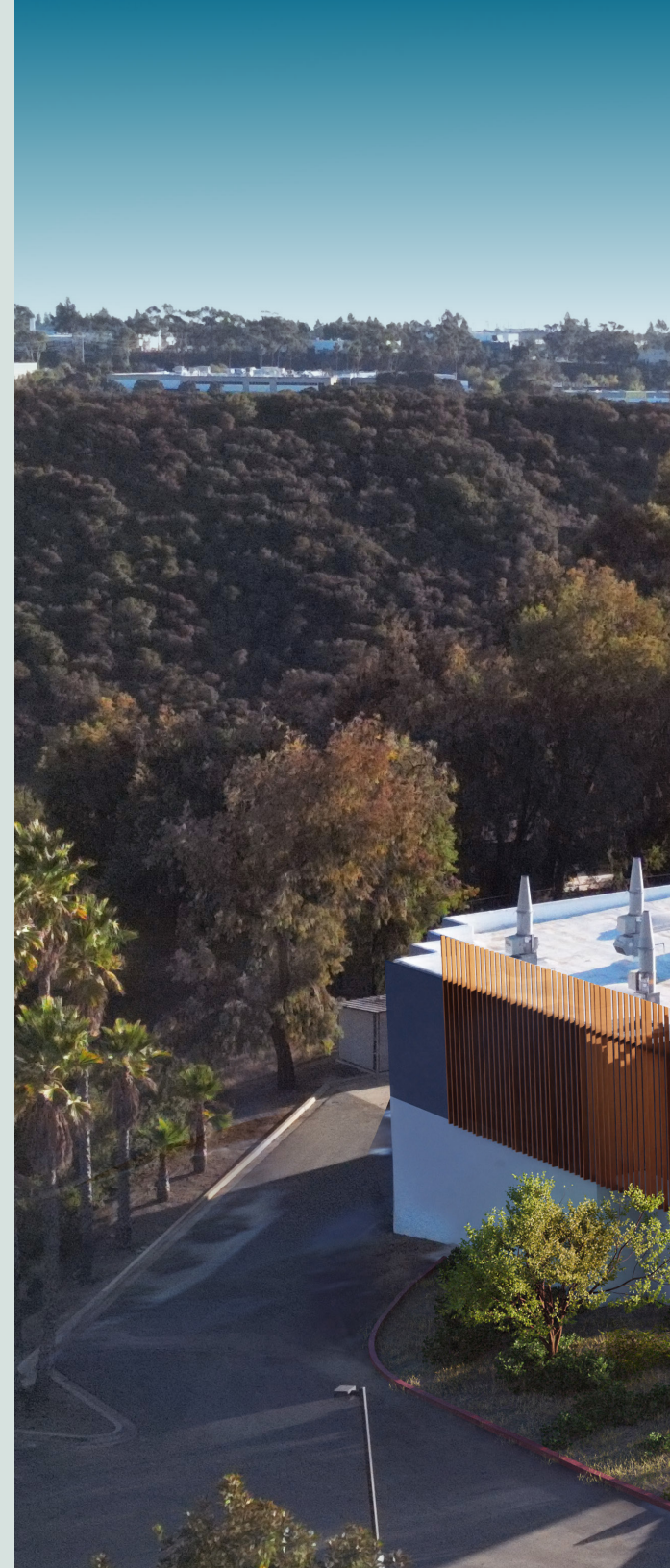
**± 40,855 SF**  
2 story building



**Renovation Underway**  
Facade & landscaping  
upgrades



**5.45 acres**  
Potential to increase  
parking or fenced yard





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# PLANNED EXTERIOR IMPROVEMENTS





Link  
CHNOLOGIES  
Maraval LifeSciences





# PROPERTY SPECS



## Parking

69 stalls (including  
2 accessible)



## Dock High Doors

2 dock loading positions



## Clear Height

~22' in warehouse



## Vacuum Air System

200 Gallon Tank



## 1,600 AMPS

1600 amps at building



## Generator

275-k W diesel-  
powered generator



## Lab Floor

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



## HVAC

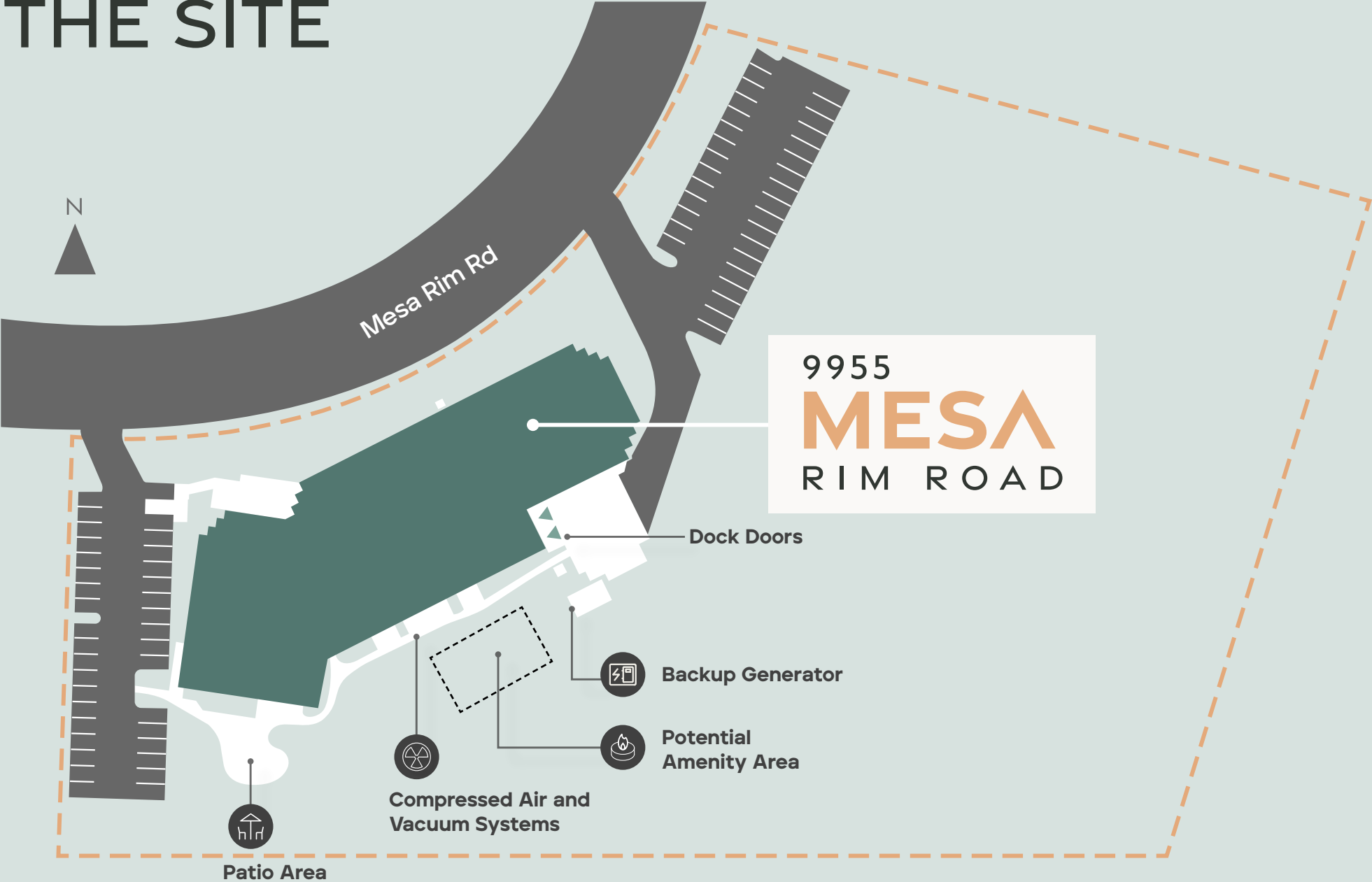
100% heating and  
cooling system (rooftop-  
mounted units + 7 chemical  
ventilating hoods)



## Compressed Air Skid

200 gallon tank

# THE SITE





**Waste Storage:**

Fire-rated cabinets

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**Structure:**

Precast concrete tilt-up

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**Roof:**

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

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**Above Ground  
Storage Tank:**

One 'AST' with a diesel  
power generator with  
a capacity of 200 gallons  
installed in 2015

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**Amenities:**

Sand volleyball court

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**Contact Broker**

NNNs below market  
± \$0.78/SF

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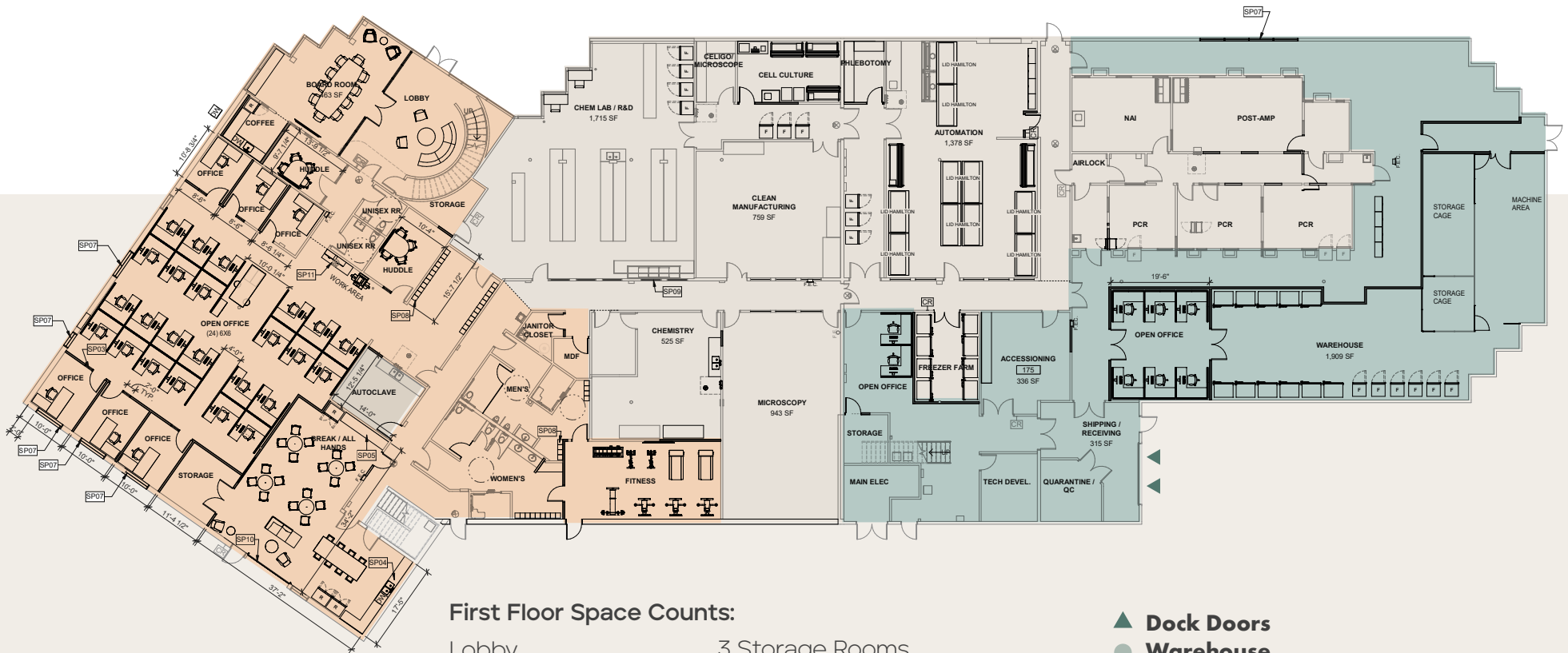


# 1ST FLOOR

25,002 SF

Tour the 1st Floor

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### First Floor Space Counts:

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

- ▲ Dock Doors
- Warehouse
- Lab
- Office

### Note:

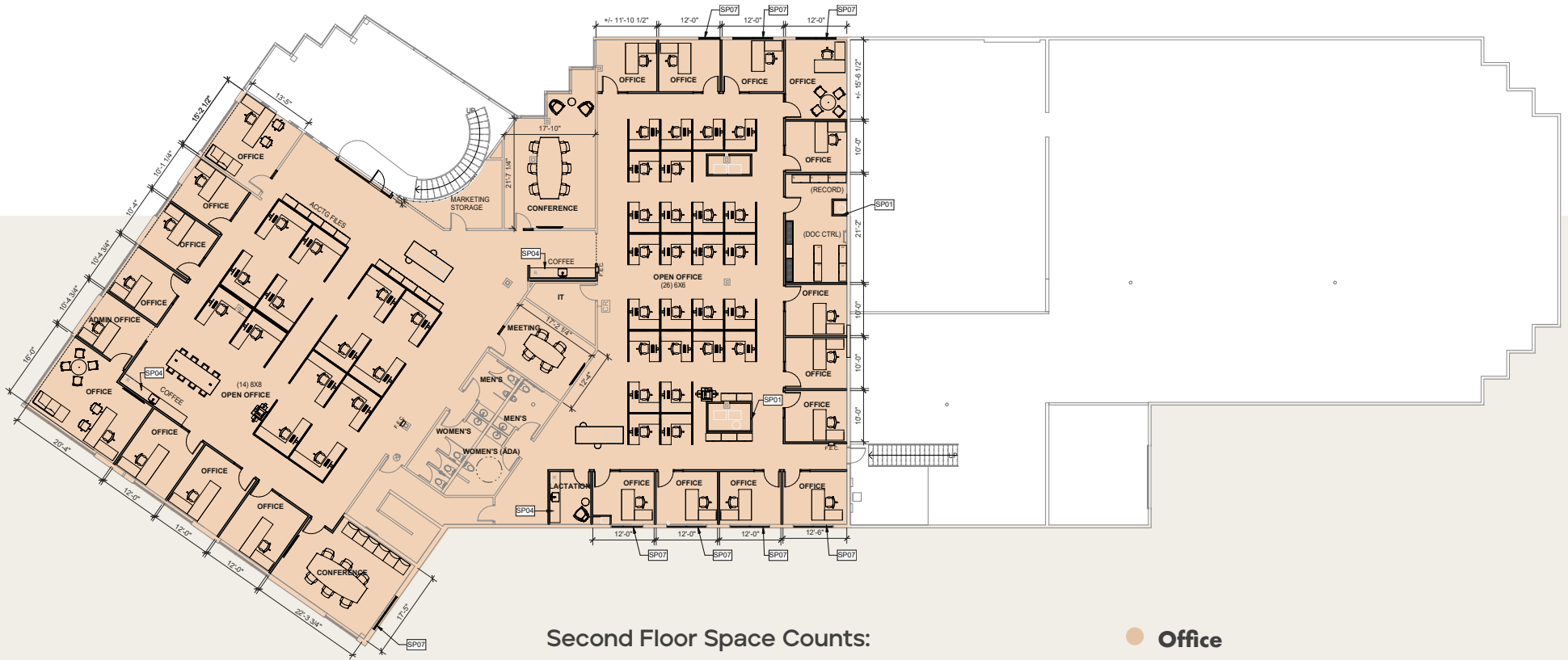
Existing infrastructure/build-out decreases delay in occupancy, or exposure to build-out costs

*FF&E is not included*

# 2ND FLOOR

15,853 SF

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### 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

● Office

*FF&E is not included*

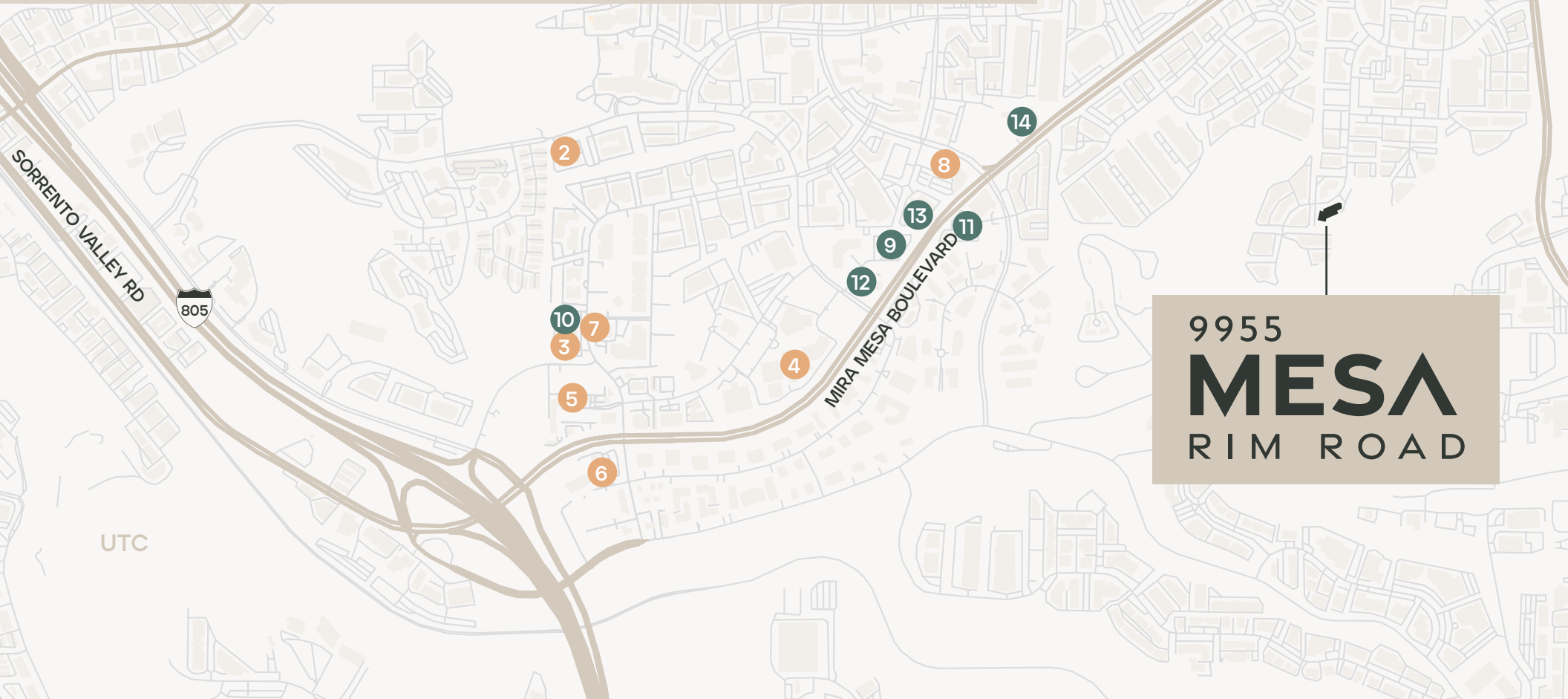
# AMENITIES

## Restaurants & Markets

1. ALDI
2. Eurofood Depot Gourmet Market
3. The Bistro – Eat. Drink. Connect
4. The Spot Restaurant
5. Mercato
6. California English
7. Karl Strauss Brewing Company
8. Gravity Heights

## Hotels

9. Country Inn & Suites by Radisson
10. Courtyard by Marriott
11. Extended Stay America
12. Holiday Inn Express & Suites San Diego
13. Hyatt House San Diego/Sorrento Mesa
14. Residence Inn by Marriott
15. Sonesta ES Suites



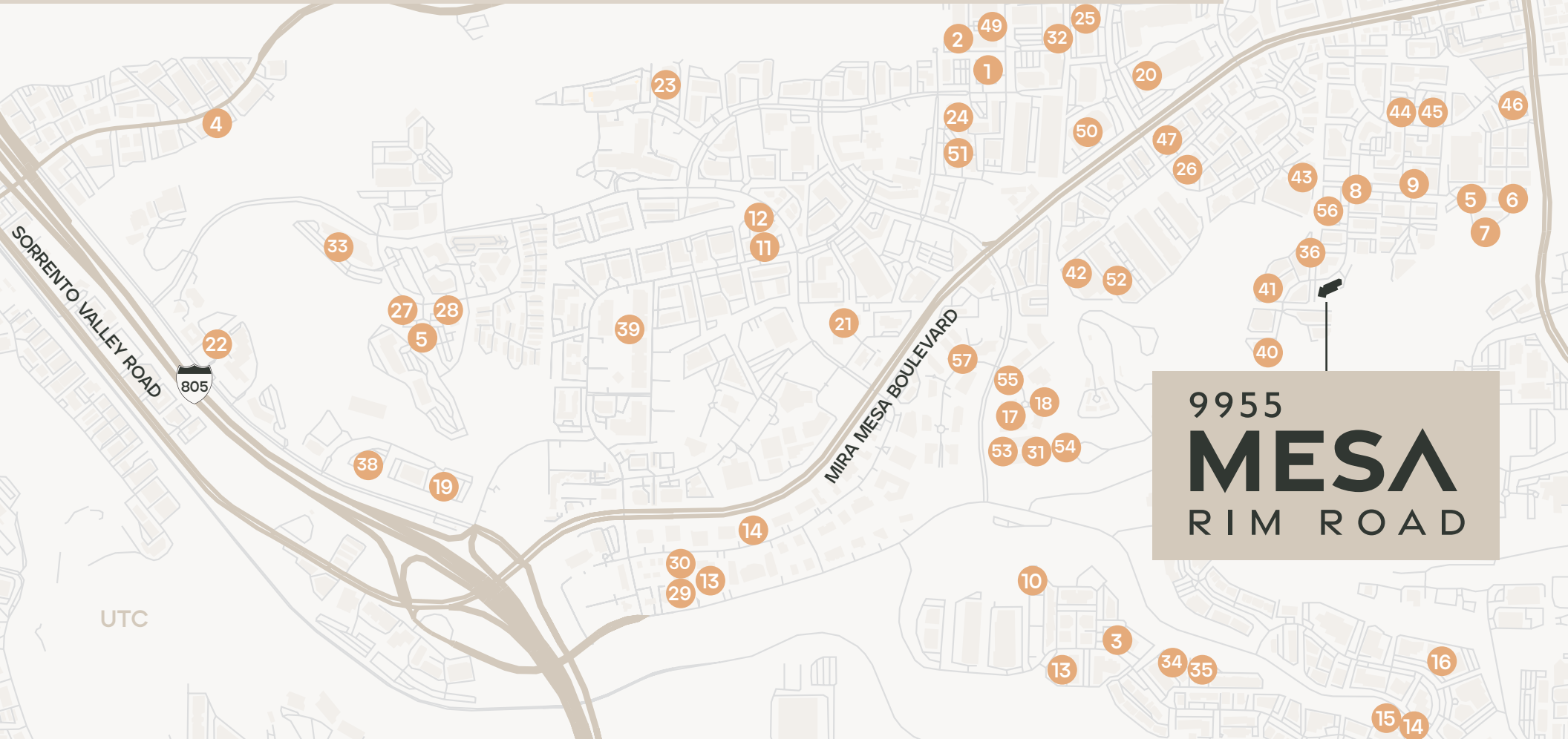
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## Neighbors

- |                             |                  |                          |  |                                   |
|-----------------------------|------------------|--------------------------|--|-----------------------------------|
| 1. Genopis, Inc.            | 12. Crinetics    | 25. Dexcom               | 38. Mapp   | 48. MAST Biosurgery               |
| 2. Tanvex                   | 13. Cue          | 26. SGI-DNA              | Biopharmaceutical                                    | 49. Roka Bioscience               |
| 3. Arena<br>Pharmaceuticals | 14. IDT          | 27. Genalyte             | 39. Element Biosciences                              | 50. Instrumentation<br>Laboratory |
| 4. Emergent<br>Biosolutions | 15. IriSys       | 28. Intertek             | 40. Alzheimer's<br>Therapeutic Research<br>Institute | 51. Fundamenta<br>Bioscience      |
| 5. Inovio                   | 16. Prometheus   | 29. Certis               | 41. ATRI   | 52. Molecular<br>Bio Products     |
| 6. Nexus DX                 | 17. BlueNalu     | 30. Eurofins             | 42. Thermo Fisher<br>Scientific                      | 53. Cell IDx                      |
| 7. ACEA Biosciences         | 18. Mesa Biotech | 31. QBI                  | 43. Innovive   | 54. PhenoVista<br>Biosciences     |
| 8. ACON                     | 19. Sorrento     | 32. AnaptysBio           | 44. Scripps Laboratories                             | 55. Miltenyi Biotec               |
| 9. Vitrolife                | 20. Hologic      | 33. Maravai              | 45. Advin Biotech                                    | 56. Biosettia                     |
| 10. WuXi AppTec             | 21. BD           | 34. Trefoil Therapeutics | 46. Innovative Cell Tech.                            |                                   |
| 11. Invivoscribe            | 22. Nuvasive     | 35. Invivoscribe         | 47. Reveal Biosciences                               |                                   |
|                             | 23. Quidel       | 36. Abbott               |  |                                   |
|                             | 24. Integra      | 37. Takeda               |  |                                   |



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