

FLEXIBLE LAB/OFFICE SPACE FOR SUBLEASE

3550 GENERAL ATOMICS COURT

SAN DIEGO, CA 92121



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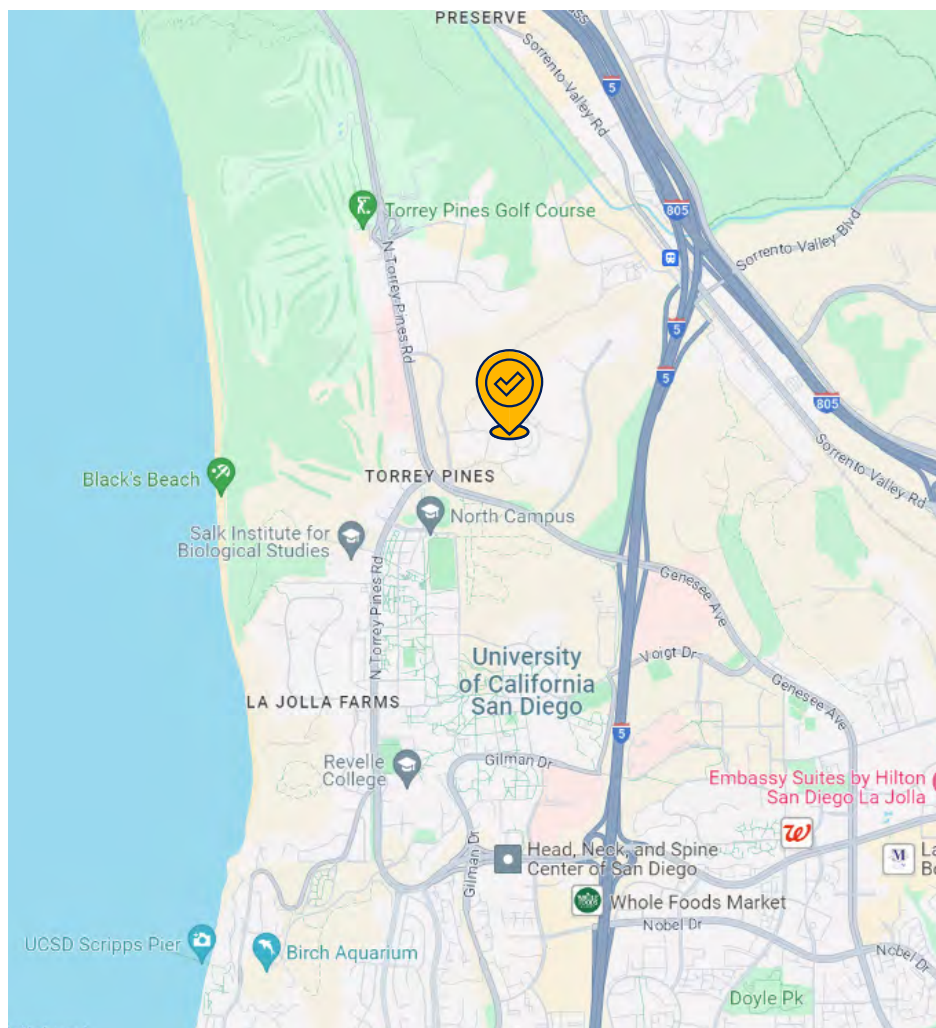
cresa 

PROPERTY FEATURES



3550 GENERAL ATOMICS CT.

SAN DIEGO, CA 92121



Office Premises

Office suites from approximately 140 SF to 2,890 SF (~10,000 SF total office space available)

Lab Premises

Lab suites from approximately 330 SF to 8,500 SF (~30,479 SF total lab space available)

Term

Negotiable

Availability

Immediate

Normal Rate

\$4.25/SF +Electric & Cleaning

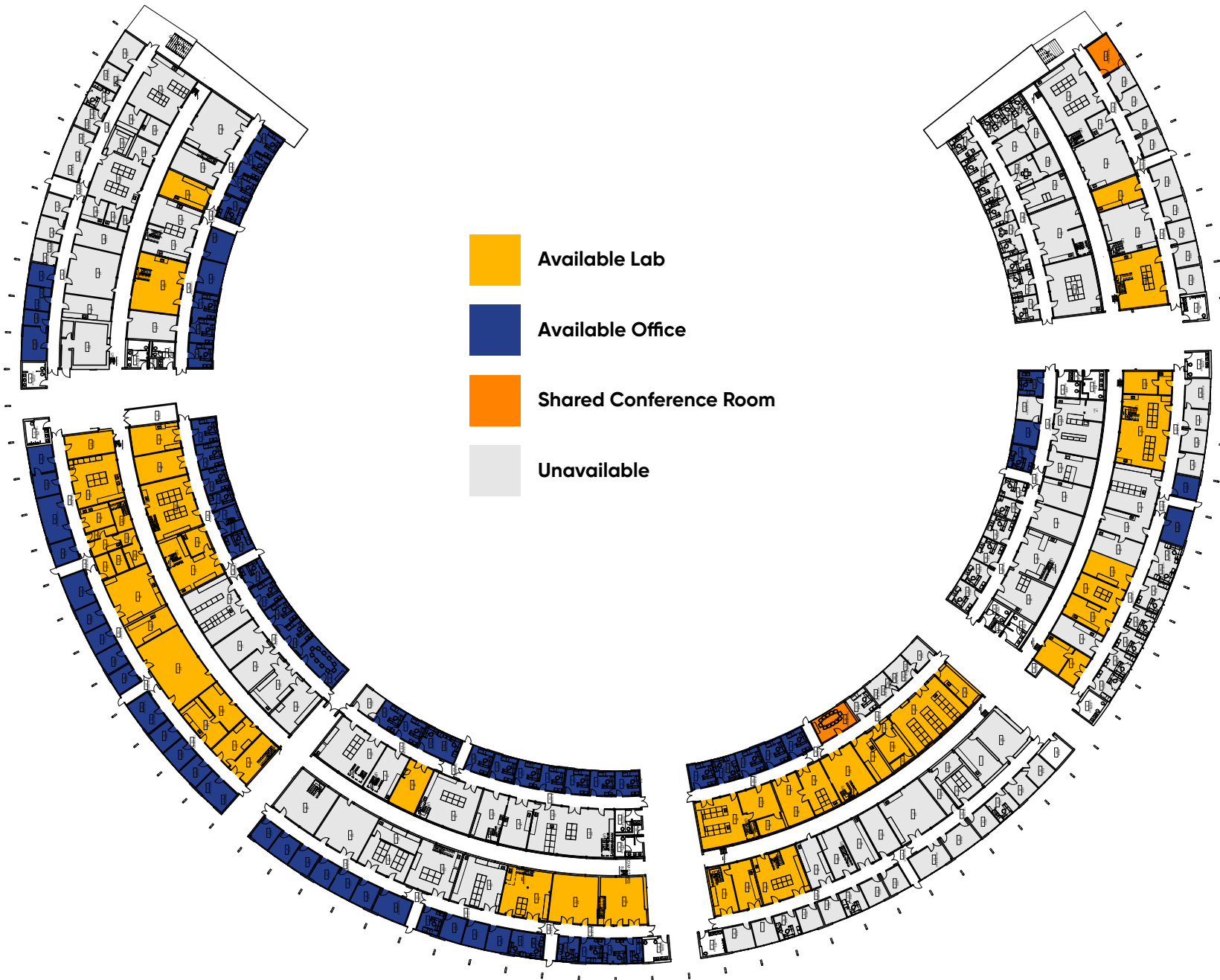
Campus Specs

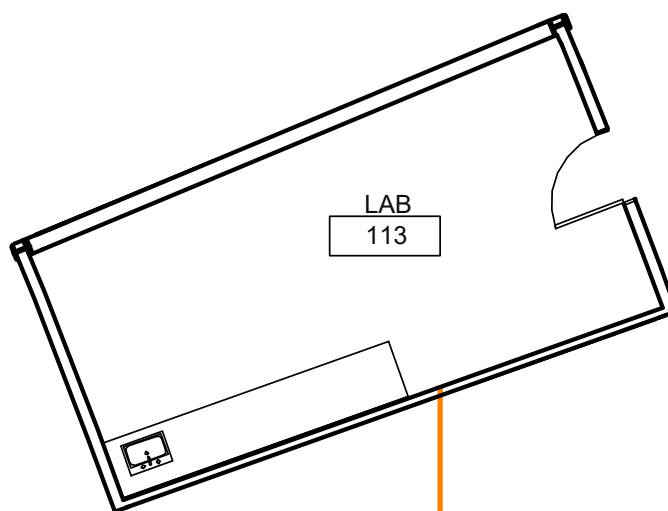
- Lab and office space with flexible terms available
- 50-acre campus with abundant amenities
- Up to 8,419 SF of contiguous lab and office space
- 24/7 single-pass air in the lab spaces
- 24/7 campus security
- Conference facility with multiple training rooms
- Shared conference rooms in the lab building
- Cafeteria
- Fitness center with lockers and showers
- Sand volleyball court and basketball court
- Tennis and pickleball courts

***\$100 broker touring bonus for qualified tours**

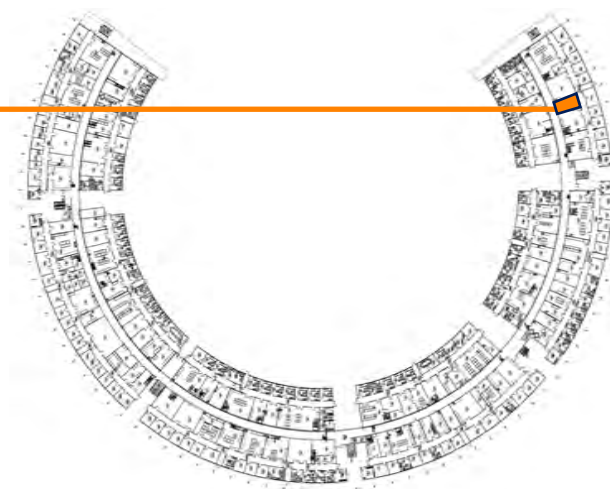
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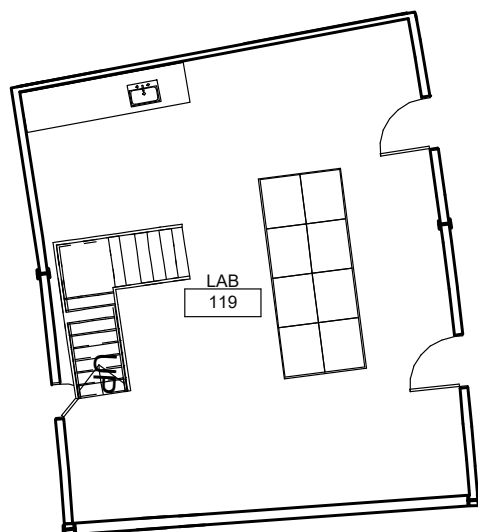
**Lab 113**

- 349 rentable SF
- Existing sink and lab benching
- Available for immediate occupancy
- Additional lab suites available nearby

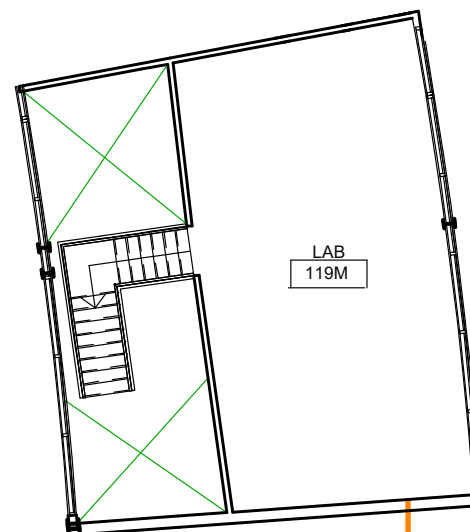


*Space requires remeasurement - square footage and plans subject to change

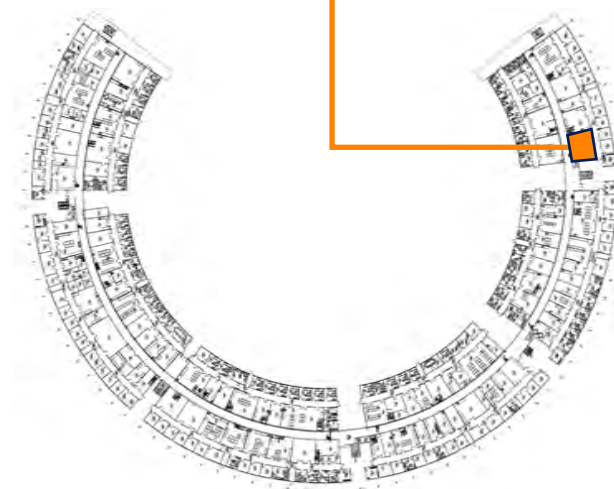
Ground Floor



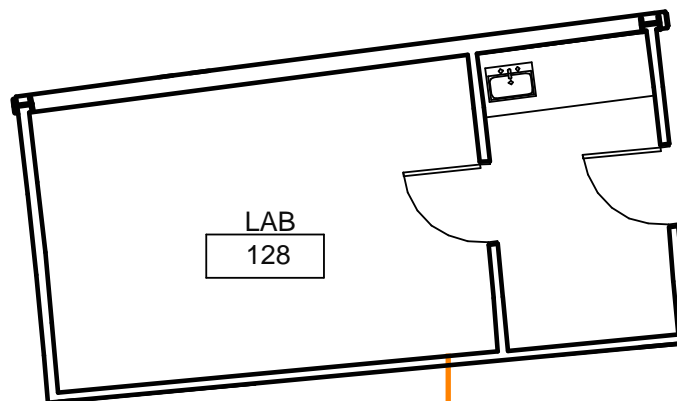
Mezzanine Level

**Lab 119**

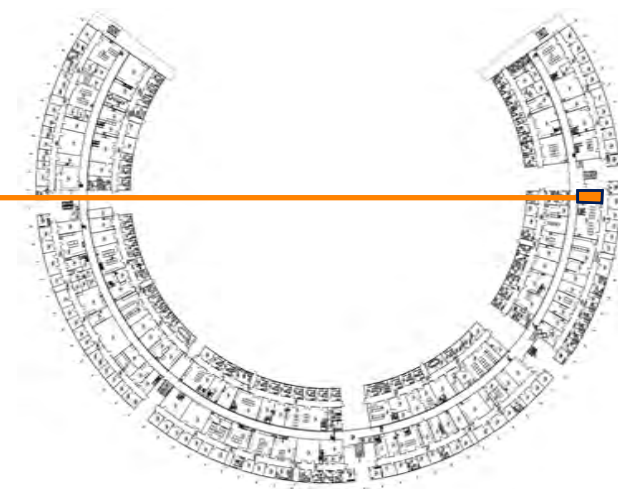
- 1,320 rentable SF
- Mezzanine can be used for office or lab
- Existing lab benching and sinks
- Available for immediate occupancy
- Additional lab suites available nearby



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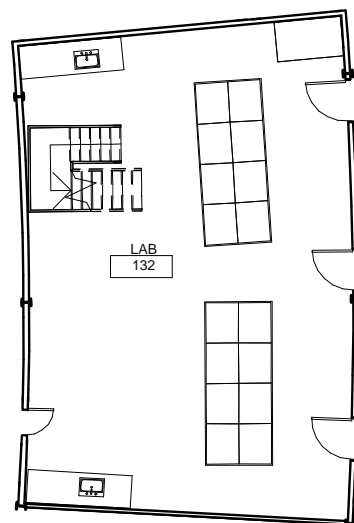
**Lab 128**

- 336 rentable SF
- Existing lab benching and sink
- Can be leased with Lab 132 for 2,060 SF
- Available for immediate occupancy
- Additional lab suites available nearby

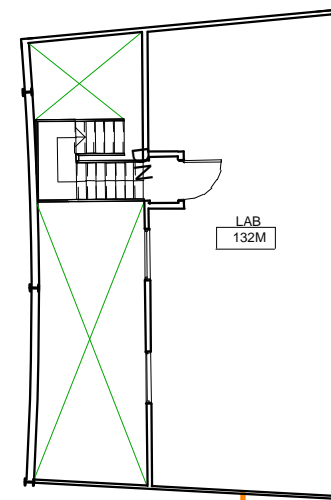


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Ground Floor



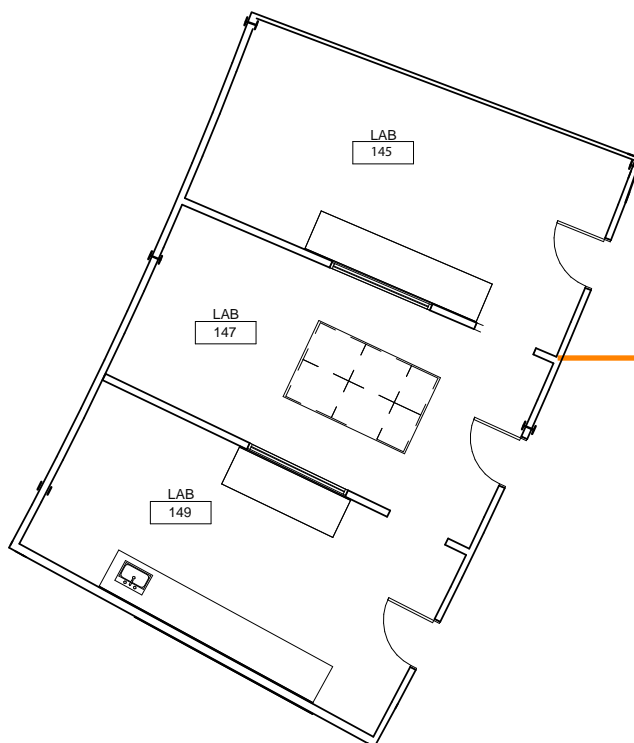
Mezzanine Level

**Lab 132**

- 1,724 rentable SF
- Mezzanine can be used for office or lab
- Existing lab benching and sinks
- Can be leased with Lab 128 for 2,060 SF
- Available for immediate occupancy
- Additional lab suites available nearby



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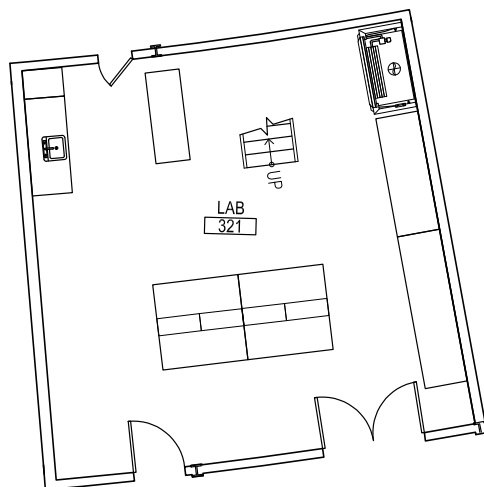
**Lab 145/147/149**

- 1,054 rentable SF
- Three interconnected lab suites
- Existing lab benching and sink
- Available for immediate occupancy
- Additional lab suites available nearby

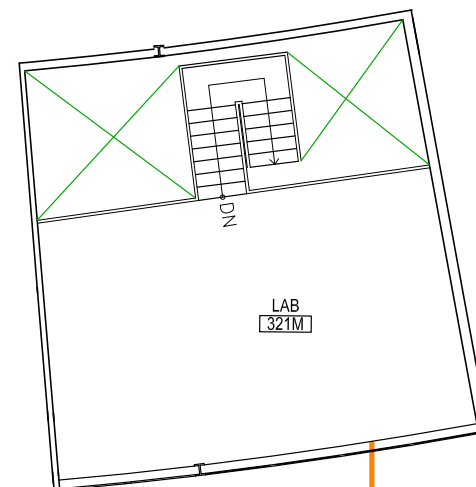


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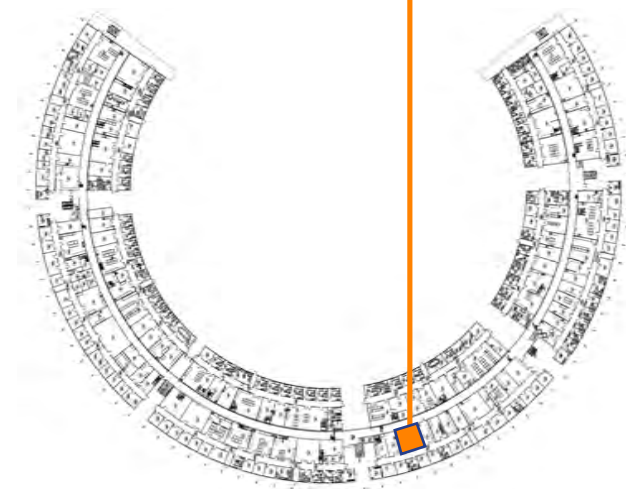
Ground Floor



Mezzanine Level

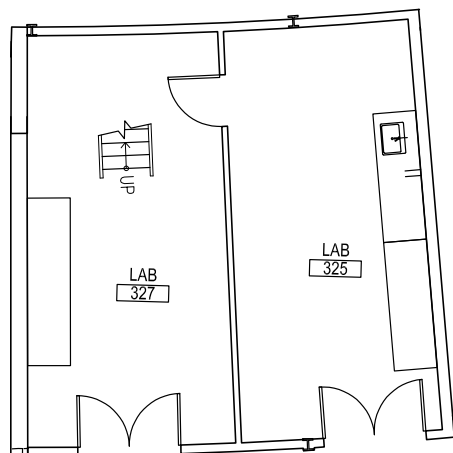
**Lab 321**

- 1,144 rentable SF
- Mezzanine lab space can be converted to office
- Existing lab benches and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

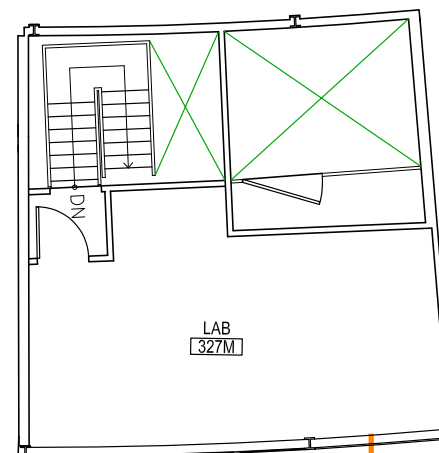


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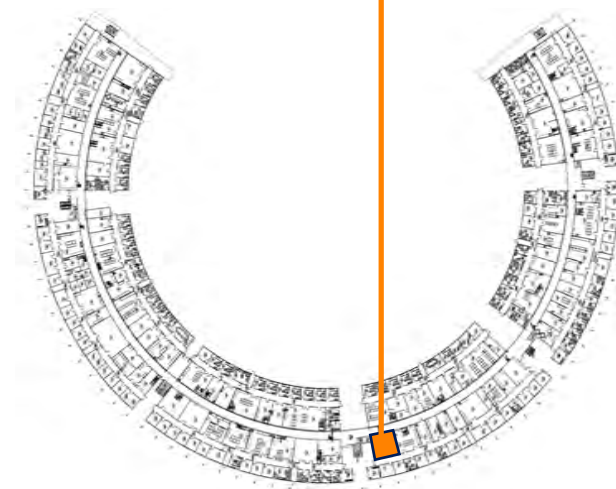
Ground Floor



Mezzanine Level

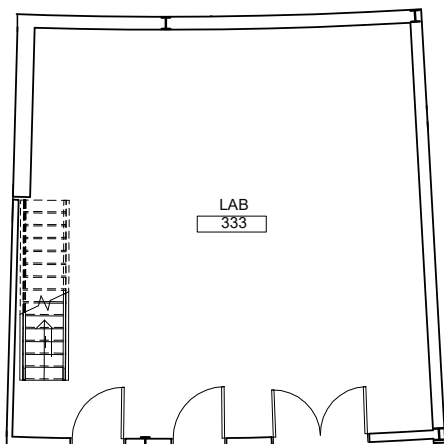
**Lab 325/327**

- 1,092 rentable SF
- Mezzanine lab space can be converted to office
- Existing lab benches and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

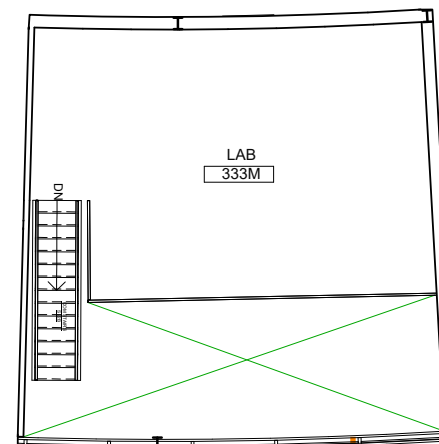


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Ground Floor

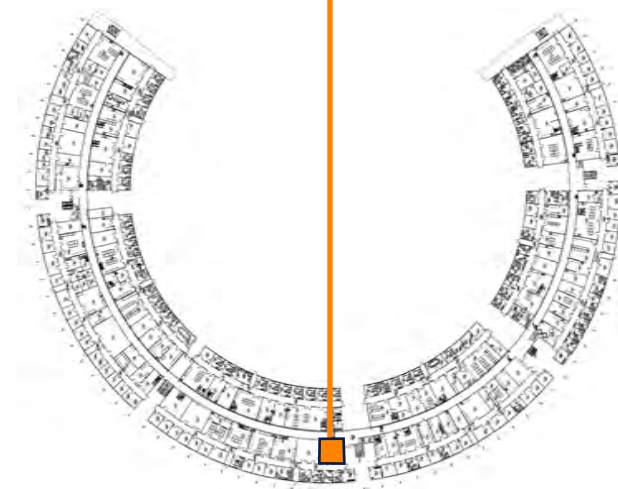


Mezzanine Level

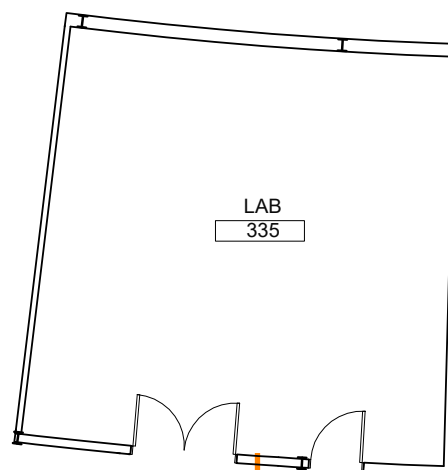


Lab 333

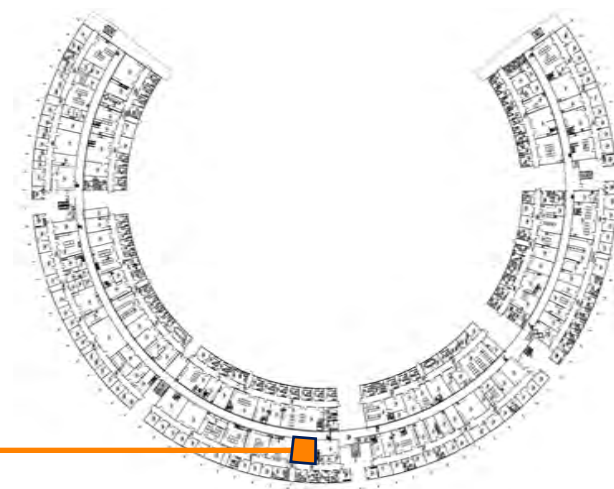
- 1,133 rentable SF
- Mezzanine lab space that can be converted to office
- Can be leased with Lab 335 for 1,883 SF
- Available for immediate occupancy
- Additional lab suites available nearby



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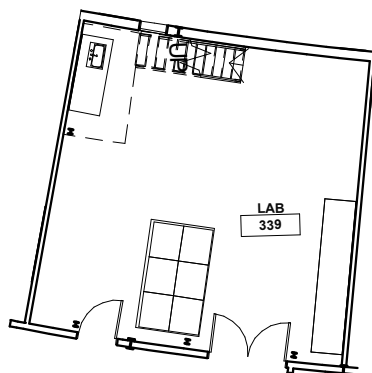
**Lab 335**

- 750 rentable SF
- Can be leased with Lab 333 for 1,883 SF
- Available for immediate occupancy
- Additional lab suites available nearby

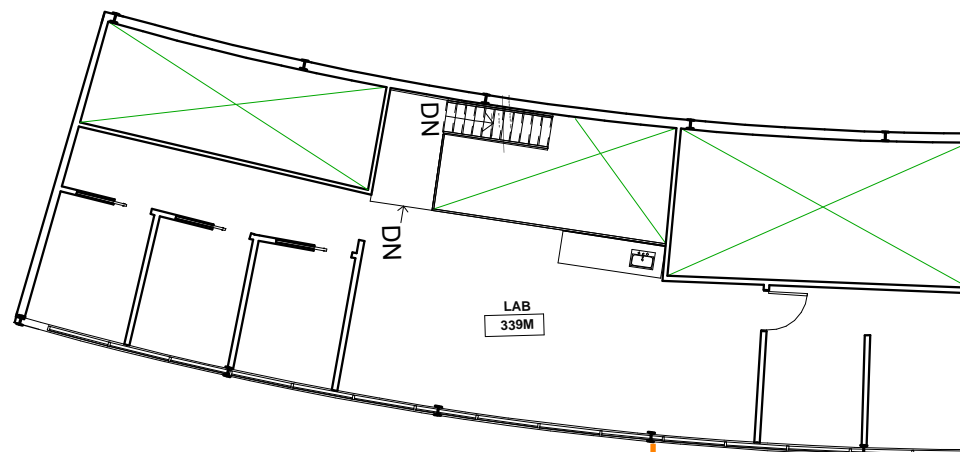


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Ground Floor

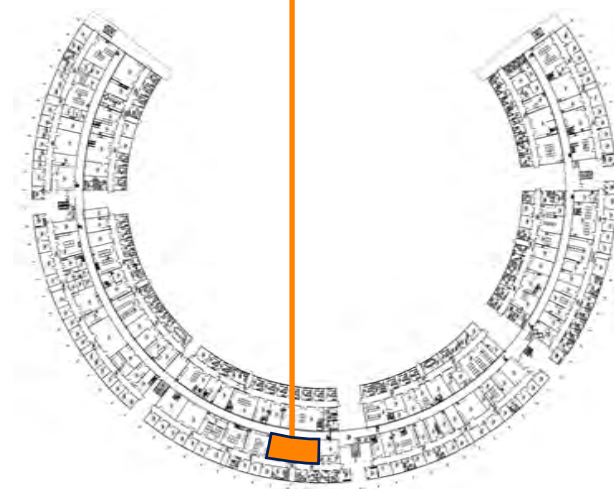


Mezzanine Level



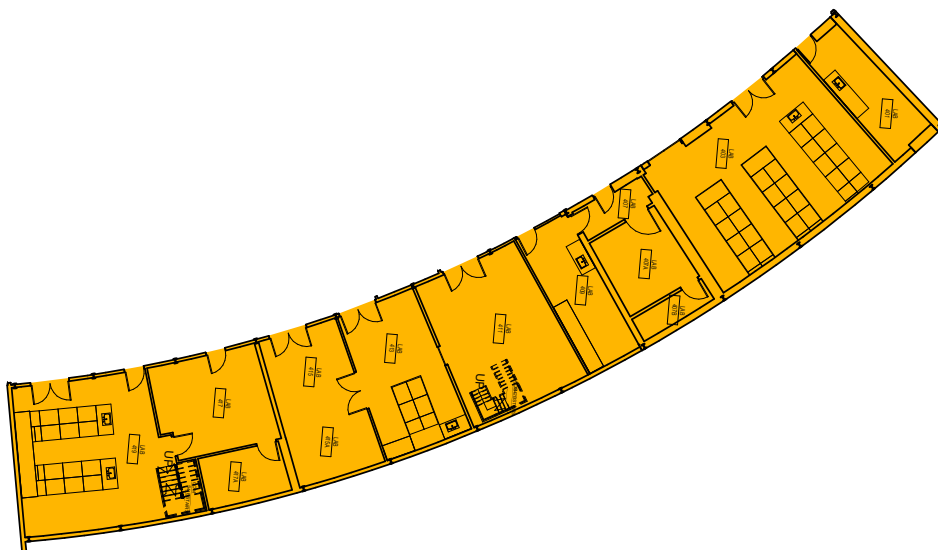
Lab 339

- 2,012 rentable SF
- Mezzanine can be used for lab and/or office
- Existing lab benching and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

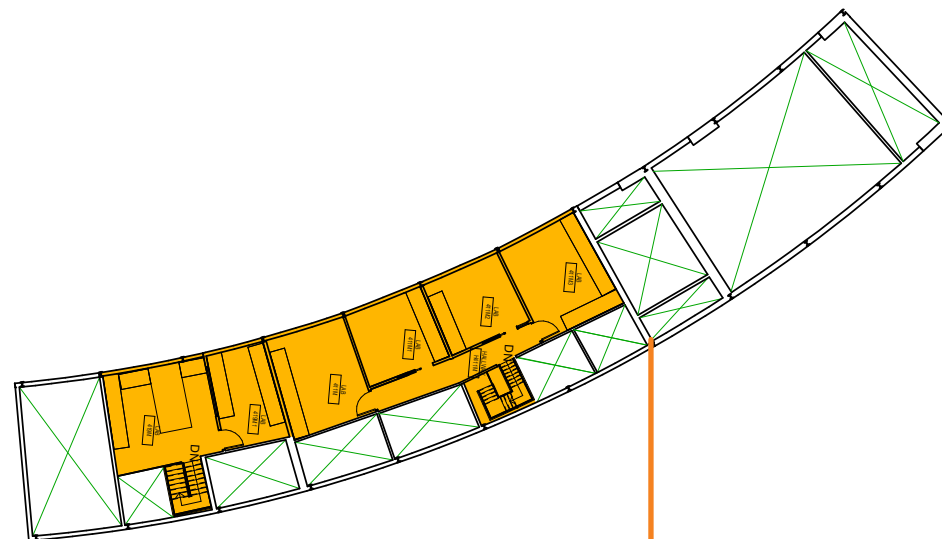


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Ground Floor



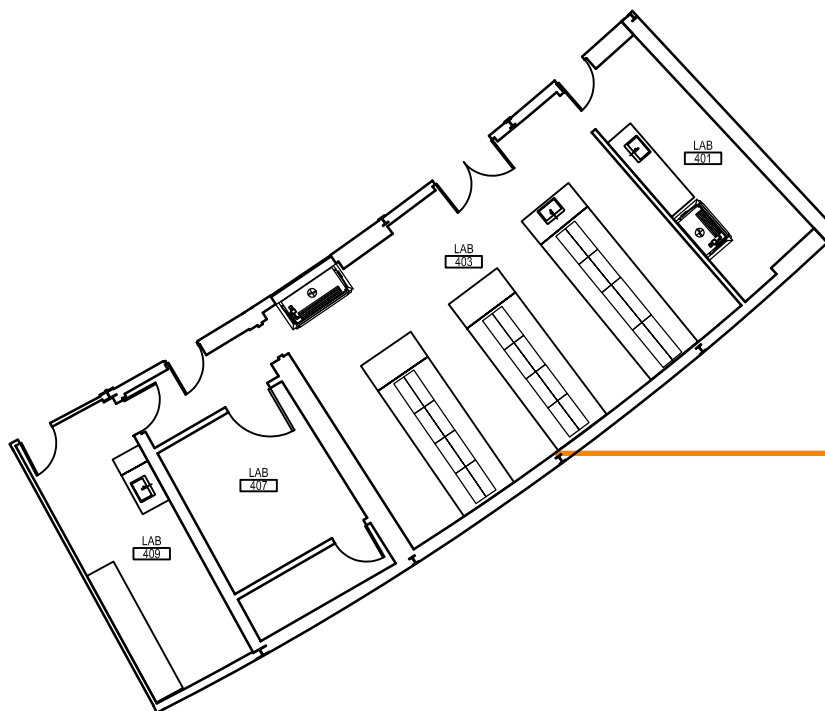
Mezzanine Level

**Suite 400 (divisible)**

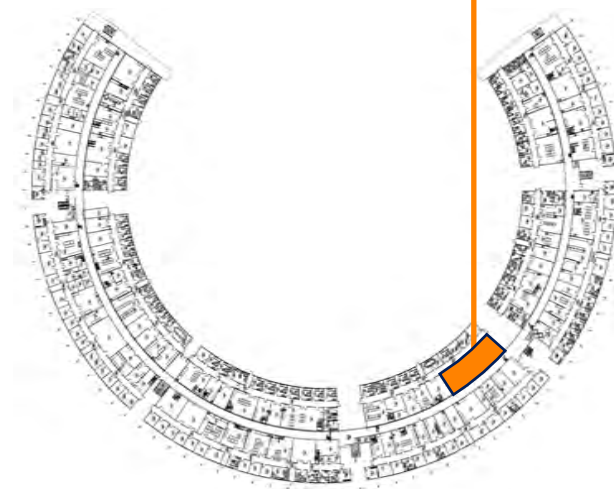
- 5,955 rentable SF
- Ability to lease a contiguous block of lab space
- Existing sinks and benching
- Mezzanine spaces can be used for lab or office



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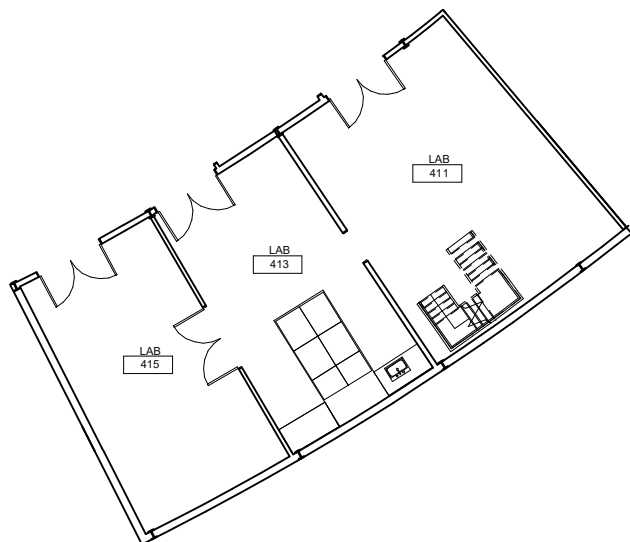
**Lab 401/403/407/409 (divisible)**

- 1,802 rentable SF
- Divisible to 659 rentable SF (Lab 407/409)
- Existing lab benching and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

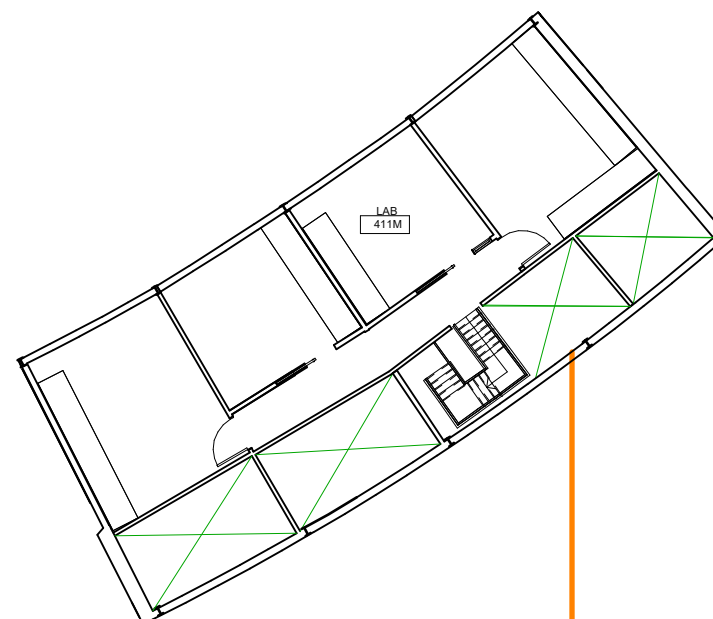


***Space requires remeasurement - square footage and plans subject to change**

Ground Floor



Mezzanine Level

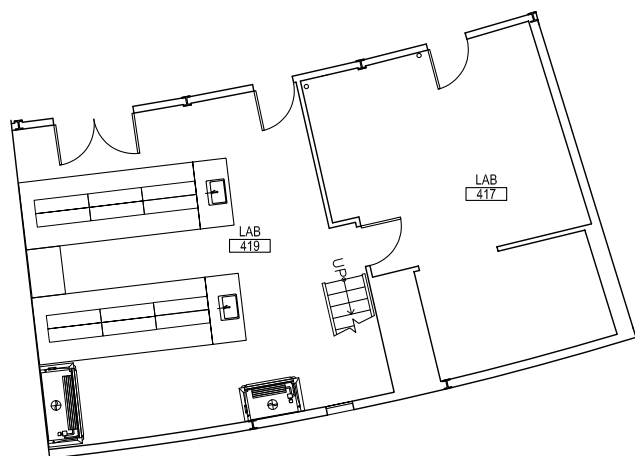
**Lab 411/413/415 (divisible)**

- 2,421 rentable SF
- Existing lab benching, sinks, and fume hood
- Adjacent suites that can be leased together
- Divisible to 933 rentable SF (Lab 413/415)
- Available for immediate occupancy
- Additional lab suites available nearby

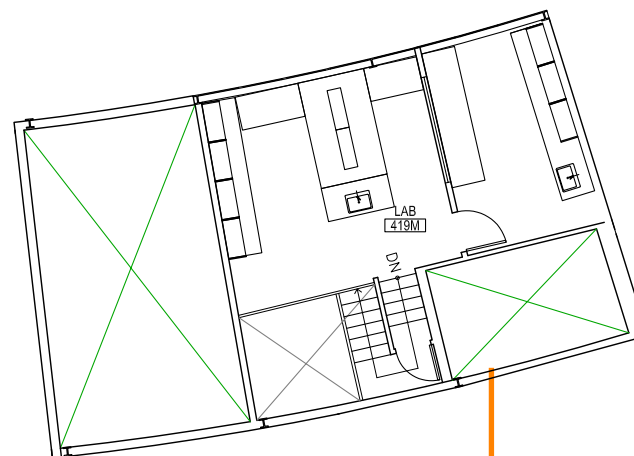


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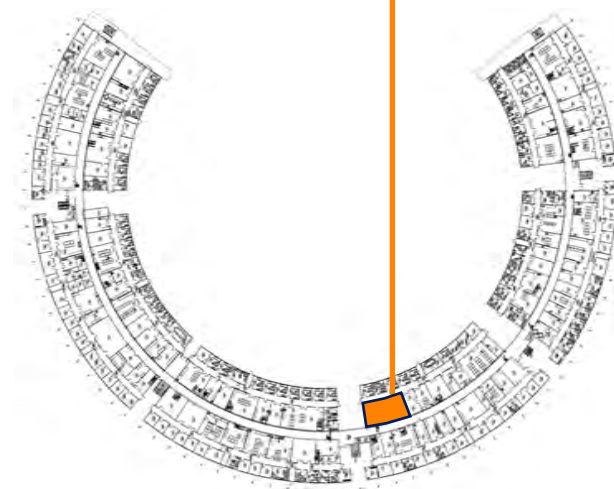
Ground Floor



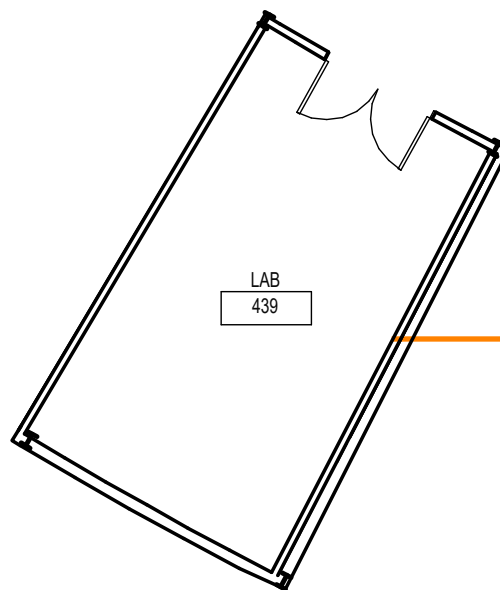
Mezzanine Level

**Lab 417/419**

- 1,732 rentable SF
- Existing lab benching and sinks
- Existing fume hood
- Includes mezzanine lab space
- Available for immediate occupancy
- Additional lab suites available nearby



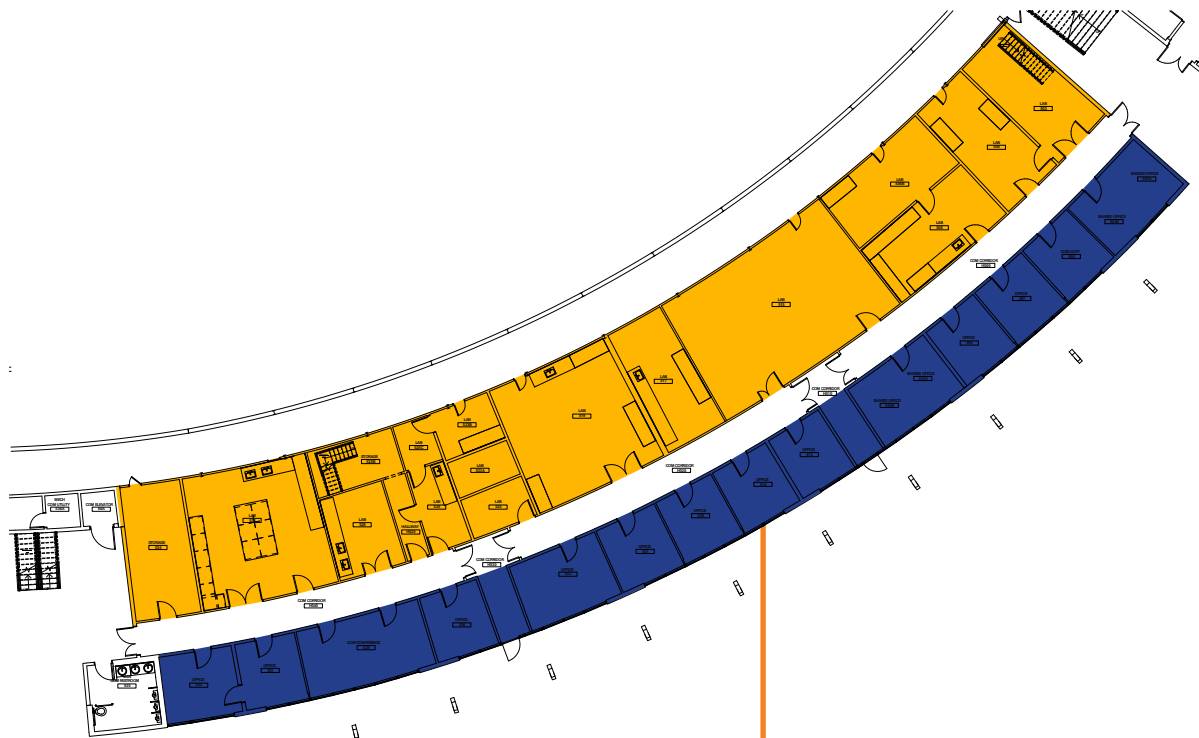
***Space requires remeasurement - square footage and plans subject to change**

**Lab 439**

- 403 rentable SF
- Open lab suite
- Available for immediate occupancy
- Additional lab suites available nearby

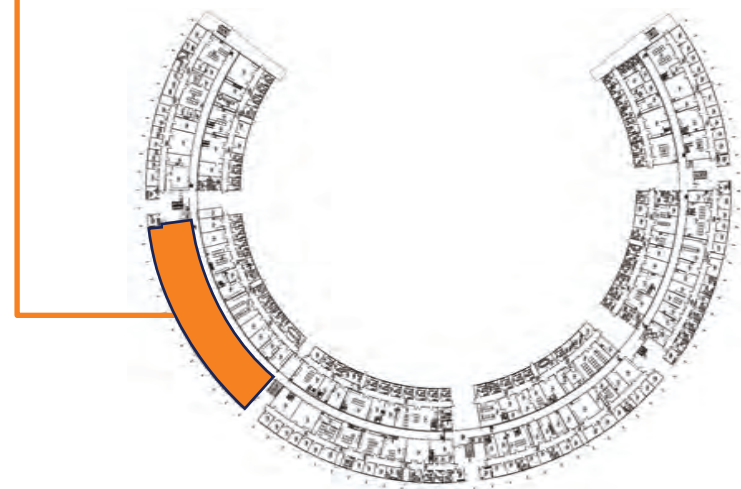


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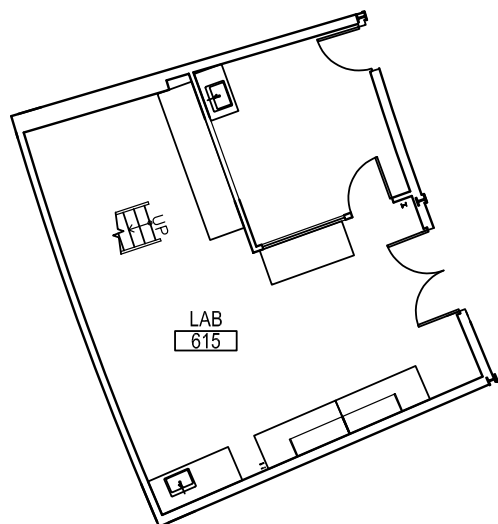
Suite 500 (divisible)

- 8,419 rentable SF
- 5,529 rentable SF of lab
- 2,890 rentable SF of office
- Ability to add card access for the hallway
- Space is divisible
- Available for immediate occupancy

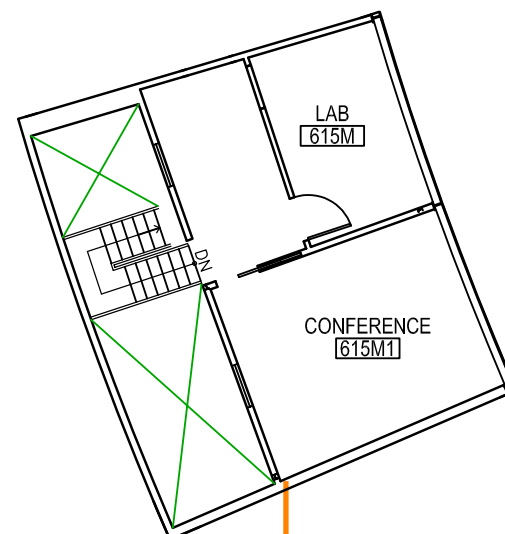


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Ground Floor



Mezzanine Level



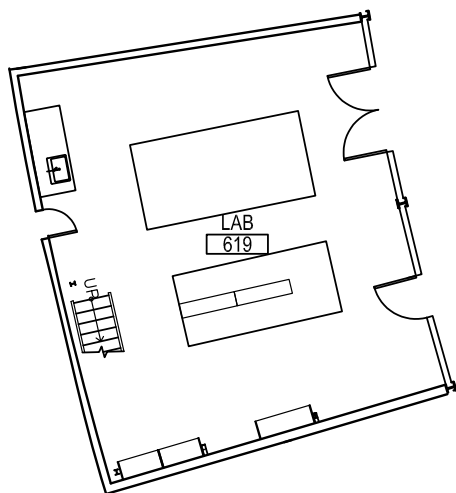
Lab 615

- 1,231 rentable SF
- Existing lab benching and sinks
- Mezzanine lab and office space
- Can be combined with Lab 619 for 1,908 SF
- Available for immediate occupancy
- Additional lab suites available nearby

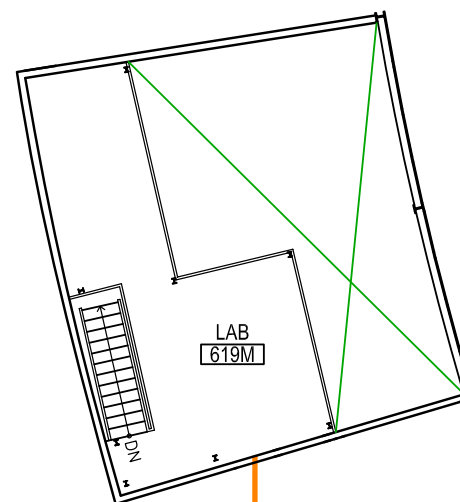


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Ground Floor



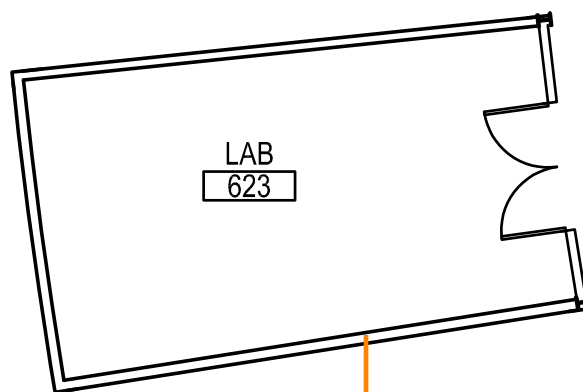
Mezzanine Level

**Lab 619**

- 1,141 rentable SF
- Existing lab benching and sinks
- Mezzanine can be used for lab or office
- Can be combined with Lab 615 for 1,908 SF
- Available for immediate occupancy
- Additional lab suites available nearby



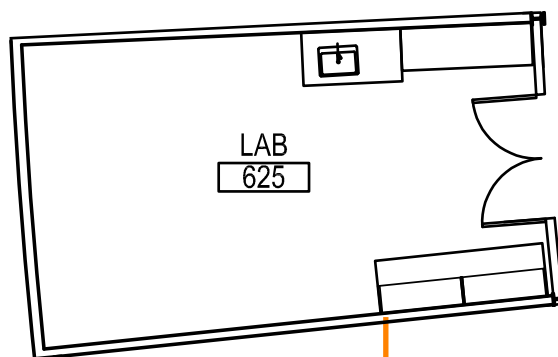
***Space requires remeasurement - square footage and plans subject to change**

**Lab 623**

- 403 rentable SF
- Open lab space
- Can be combined with Lab 625 for 803 SF
- Available for immediate occupancy
- Additional lab suites available nearby



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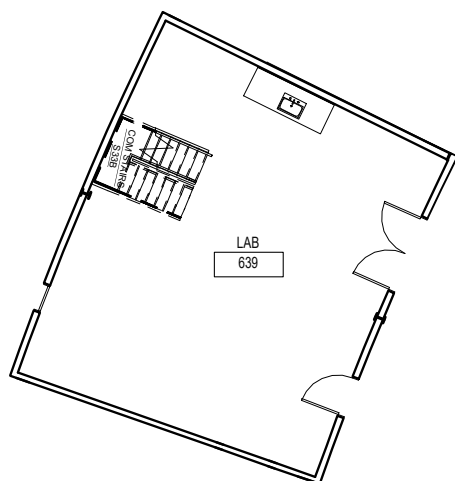
**Lab 625**

- 400 rentable SF
- Existing lab benching and sink
- Can be combined with Lab 623 for 803 SF
- Available for immediate occupancy
- Additional lab suites available nearby

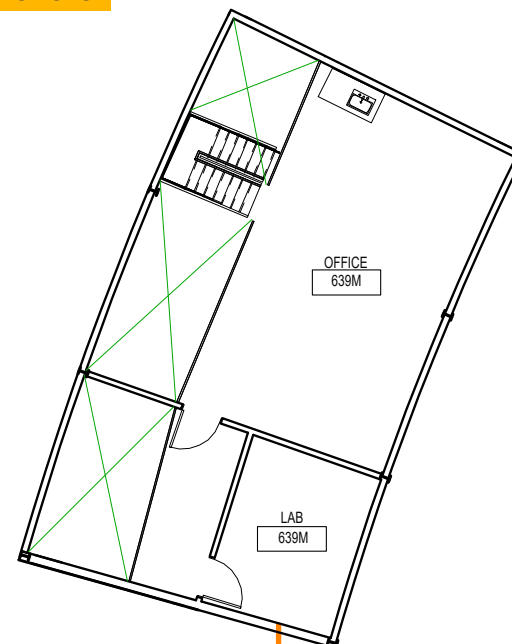


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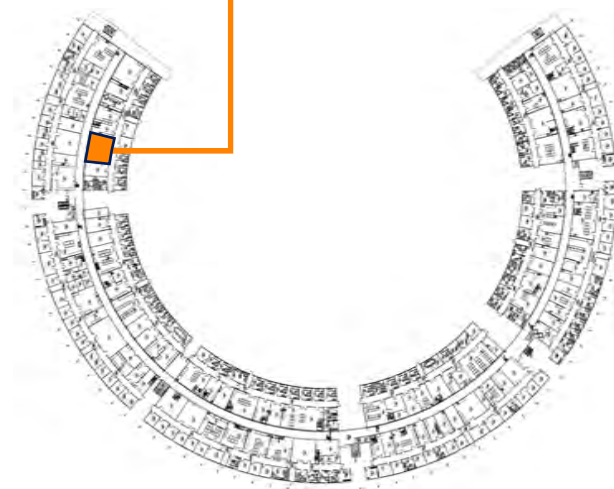
Ground Floor



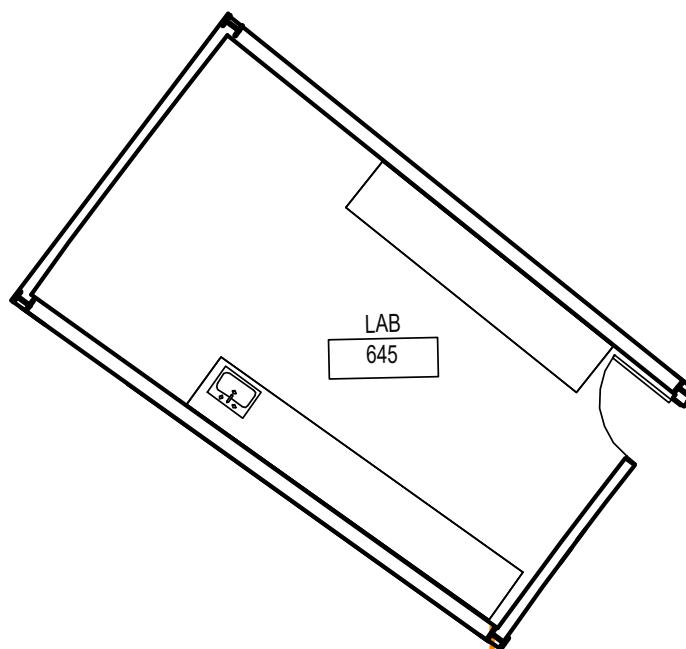
Mezzanine Level

**Lab 639**

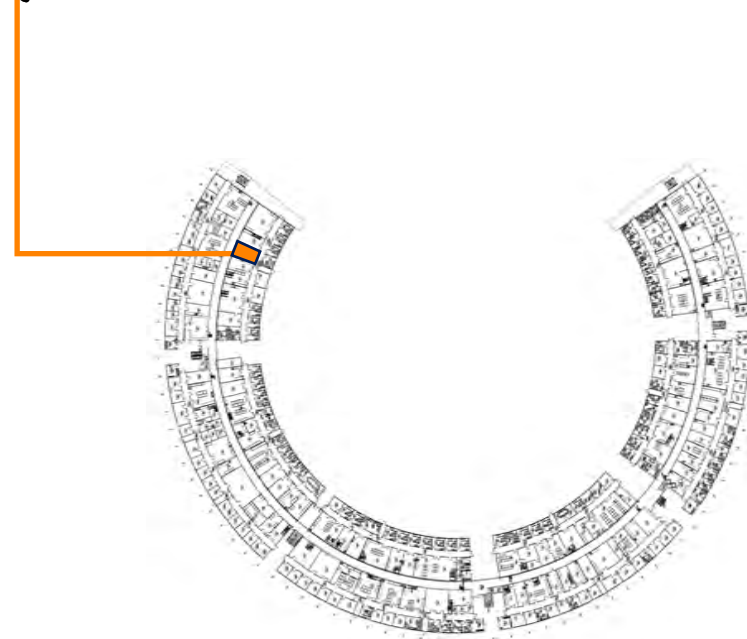
- 1,580 rentable SF
- Mezzanine can be used for lab and/or office
- Existing sinks
- Available for immediate occupancy
- Additional lab suites available nearby



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**Lab 645**

- 386 rentable SF
- Open lab suite
- Existing sink and benching
- Available for immediate occupancy
- Additional lab suites available nearby



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