



LA JOLLA COVE RESEARCH CENTER

505 COAST BOULEVARD, LA JOLLA, CALIFORNIA 92037

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Voit

REAL ESTATE SERVICES

Rooftop Terrace with Ocean Views



Common Area Conference Center and Amphitheatre



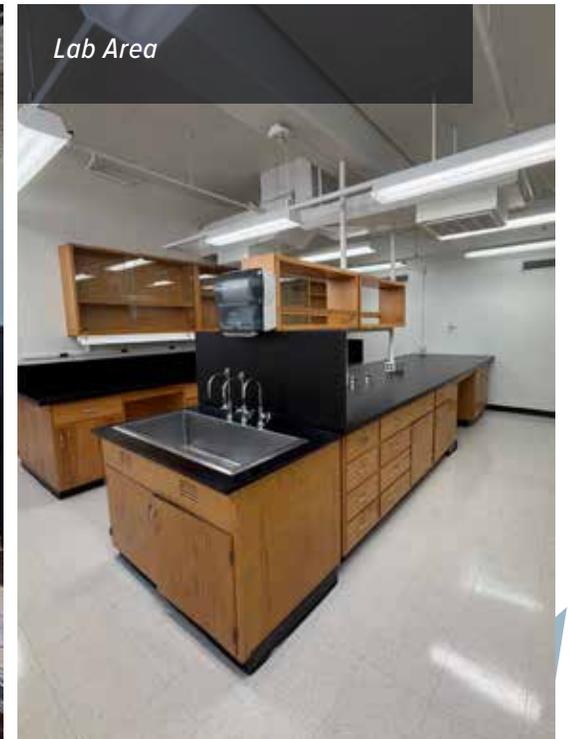
Executive Office Wing with Private Balconies



Office Views



Lab Area





81,892 SF



1.95/1,000 SF (Free Covered)
Additional parking available



On-Site Management & Maintenance



Zoning: LJ PD-5
(Office, Medical and Lab)



Back-Up Generator



Five (5) Stories; Elevator Served



Walkable Amenities in Village of La Jolla



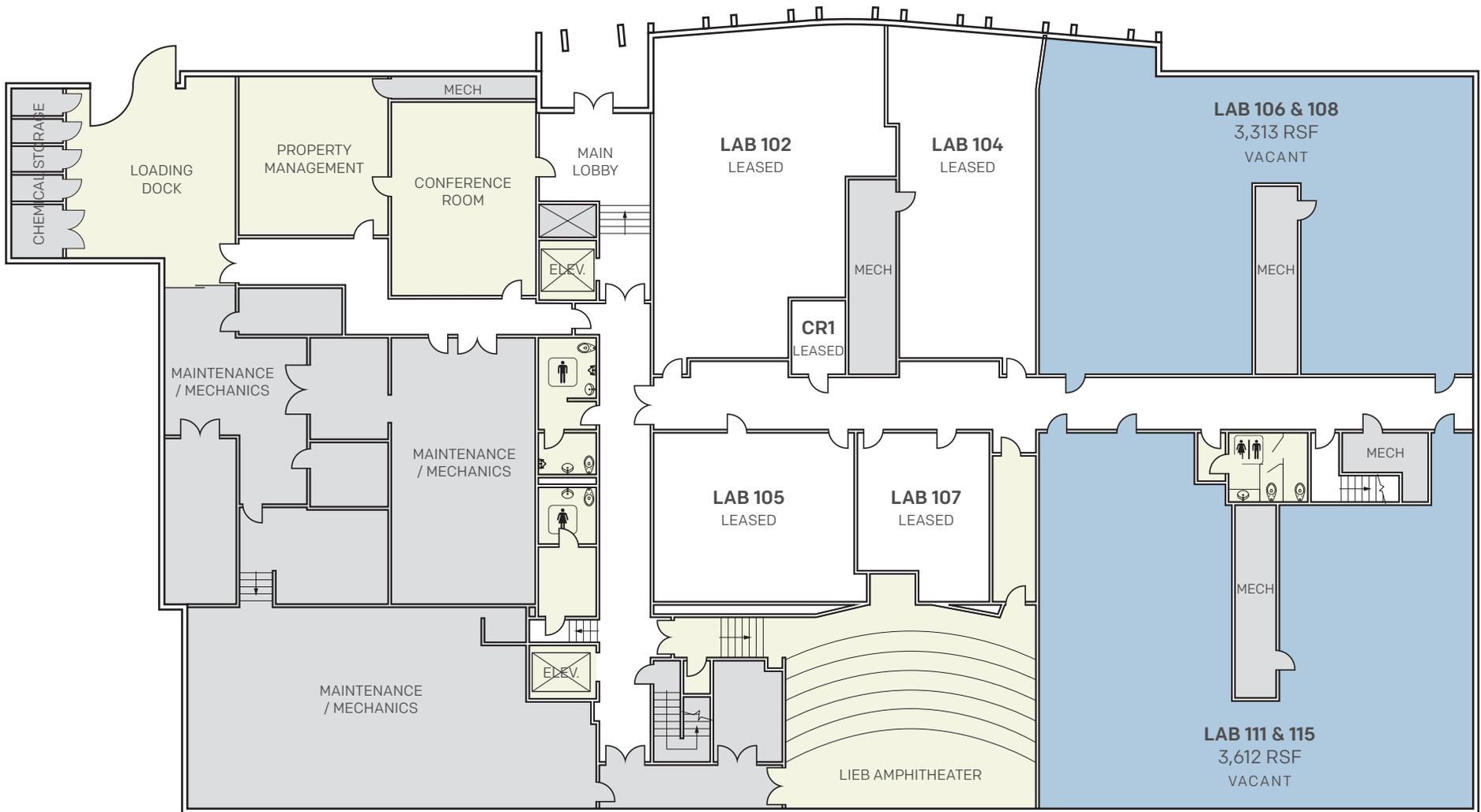
Autoclave / Glass Wash



Shared Conference Center (8-10 people)
Indoor Amphitheater (110 person)



Vivarium Spaces



FLOOR PLANS

FIRST FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES

CURRENT AVAILABILITIES

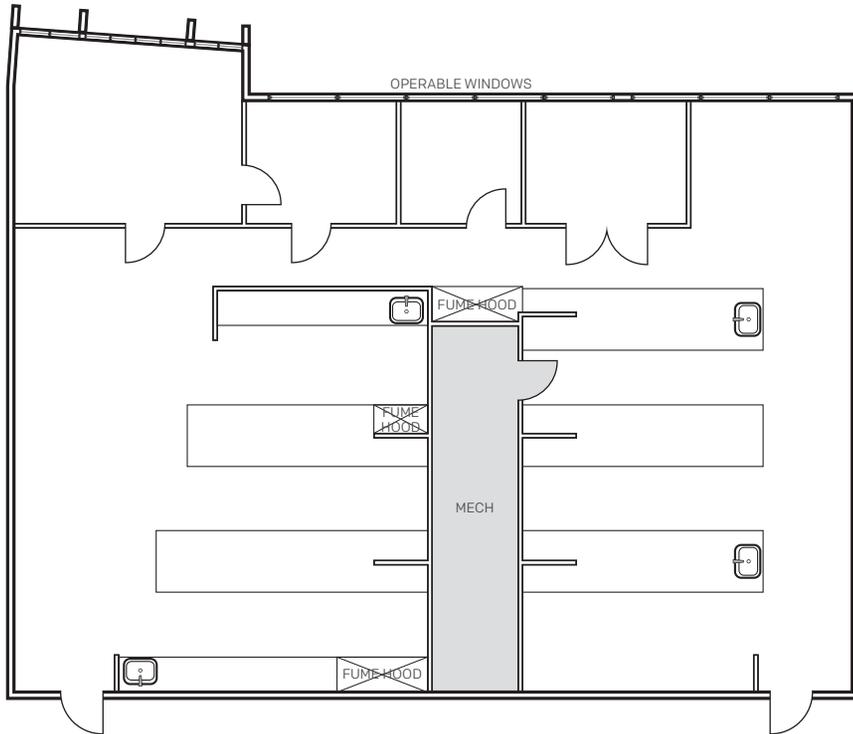
SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 106/108	3,313 SF	\$3.50/SF NNN	Now

SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 111/115	3,612 SF	\$3.25/SF NNN	Now

NNN = \$1.05/SF

FLOOR PLANS

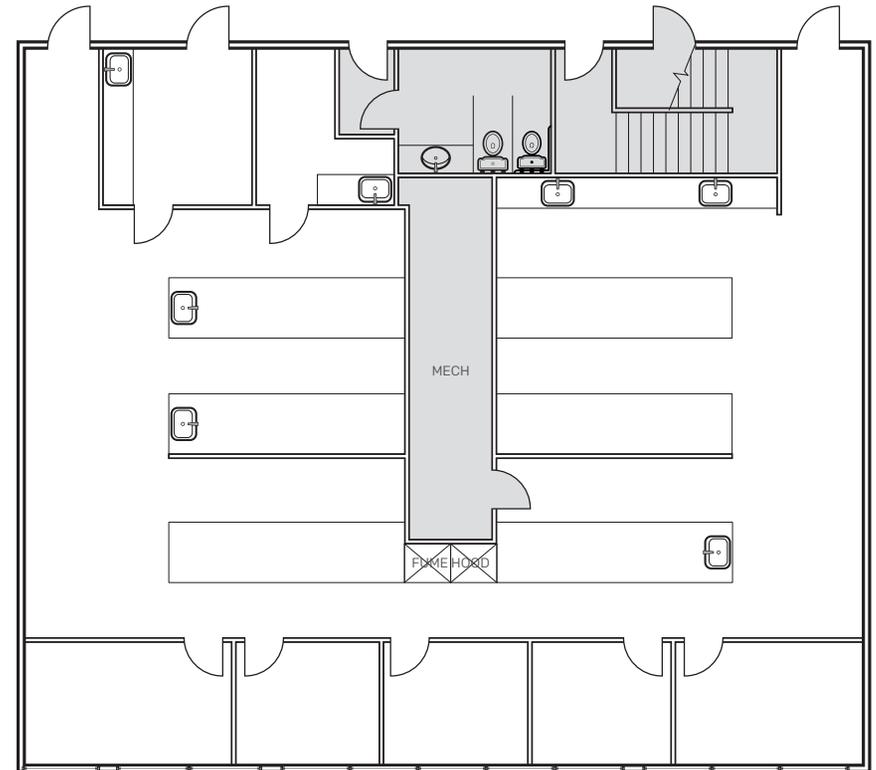
FIRST FLOOR



SUITE 106/108

RSF	MO. RATE PSF	AVAILABLE
3,313 SF	\$3.50/SF NNN	Now

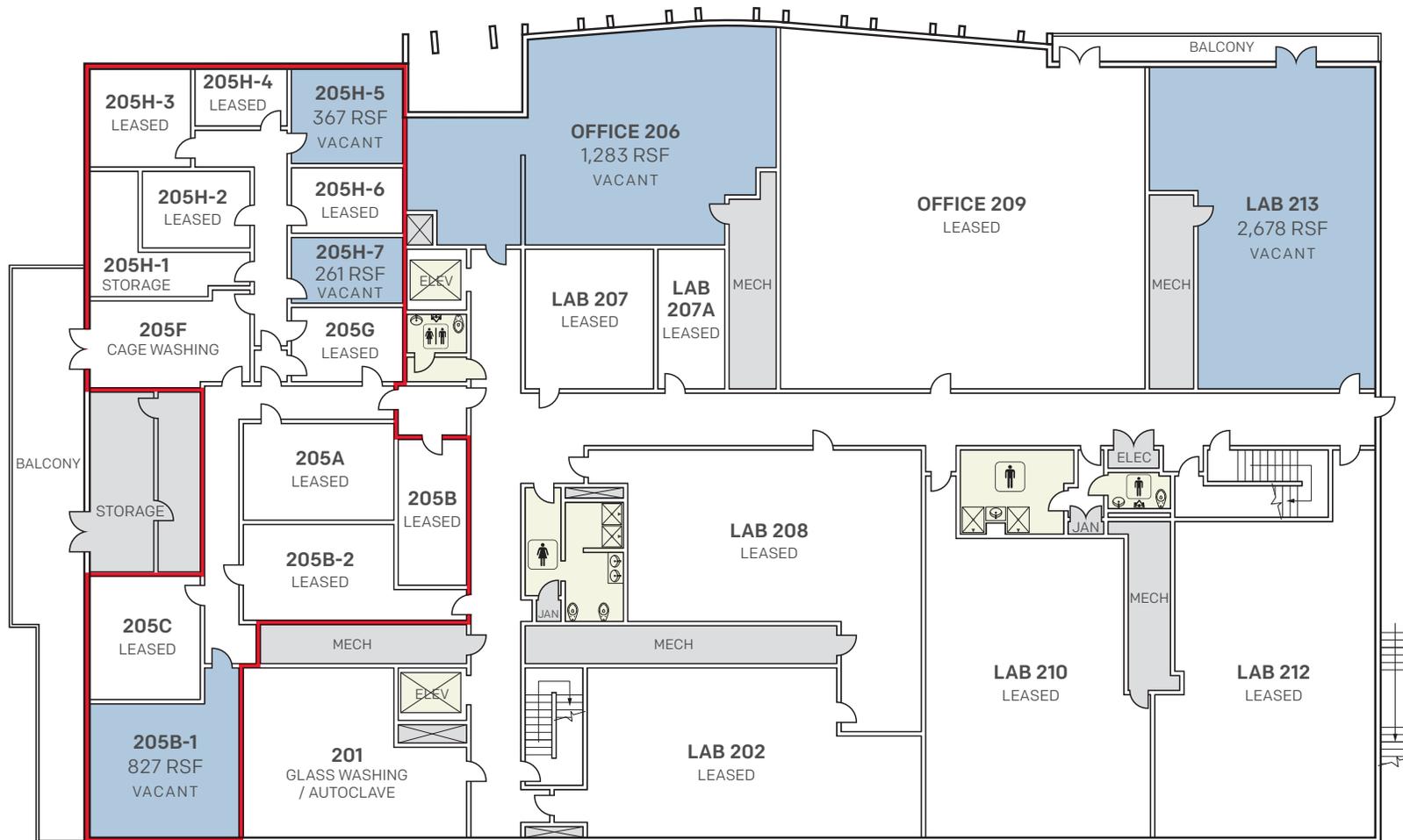
- Operable Windows
- (1) Conference Room
- (3) Offices
- (3) Fume Hoods
- (4) Sinks



SUITE 111/115

RSF	MO. RATE PSF	AVAILABLE
3,612 SF	\$3.25/SF NNN	Now

- Operable Windows
- Break Area
- (5) Offices
- (2) Fume Hoods
- (7) Sinks



FLOOR PLANS

SECOND FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES

VIVARIUM SPACE

CURRENT AVAILABILITIES

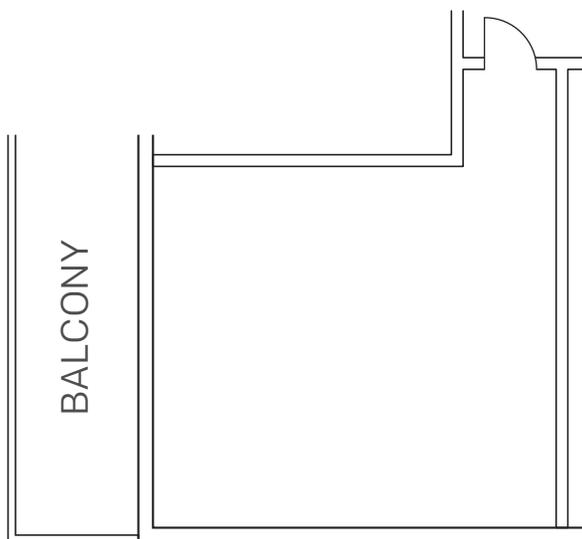
SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 205 B-1	827 SF	\$3.50/SF NNN	Now
Lab 205 H-5	367 SF	\$3.15/SF NNN	30-Days
Lab 205 H-7	261 SF	\$3.15/SF NNN	Now

SUITE	RSF	MO. RATE PSF	AVAILABLE
Office 206	1,283 SF	\$5.00/SF FSG	Now
Lab 213	2,678 SF	\$3.75/SF NNN	Now

NNN = \$1.05/SF

FLOOR PLANS

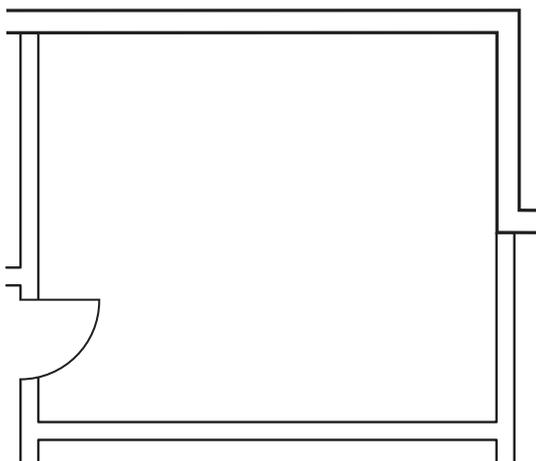
SECOND FLOOR



SUITE 205/B-1

RSF	MO. RATE PSF	AVAILABLE
827 SF	\$3.50/SF NNN	Now

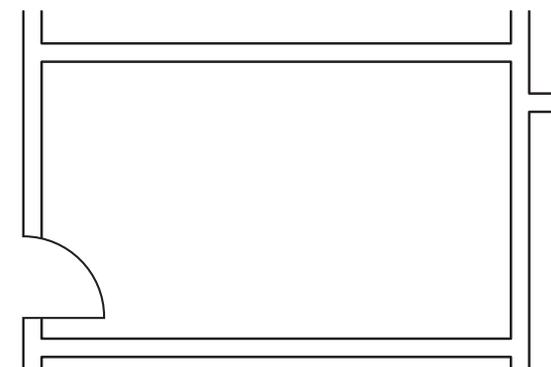
- Open Area
- Vivarium Space



SUITE 205/H-5

RSF	MO. RATE PSF	AVAILABLE
367 SF	\$3.15/SF NNN	30-Days

- Open Area
- Vivarium Space



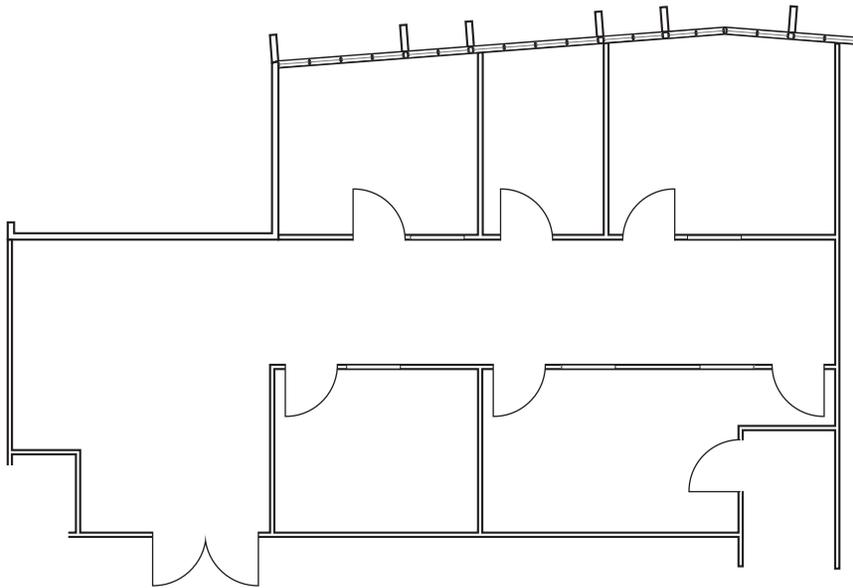
SUITE 205/H-5

RSF	MO. RATE PSF	AVAILABLE
261 SF	\$3.15/SF NNN	Now

- Open Area
- Vivarium Space

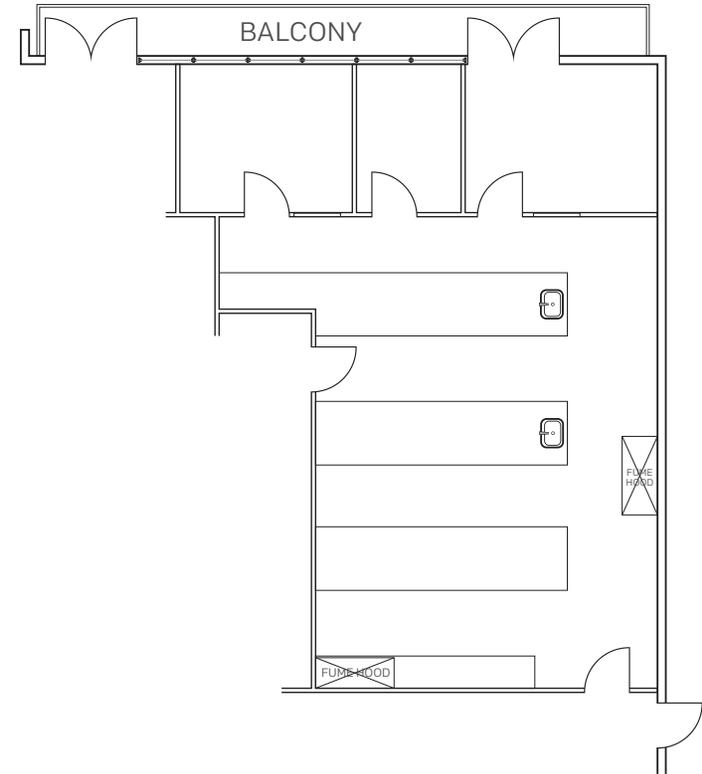
FLOOR PLANS

SECOND FLOOR



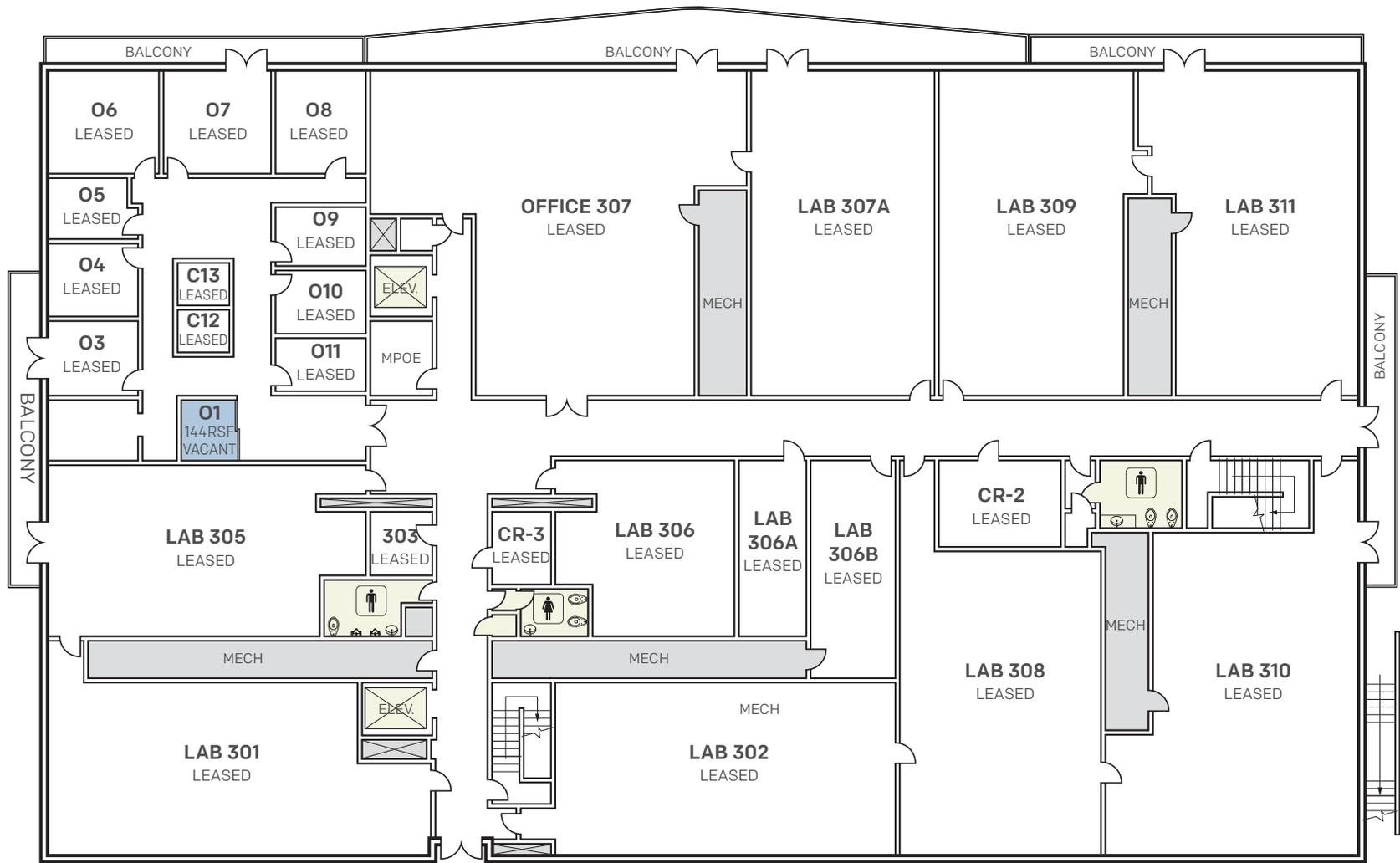
SUITE 206

RSF	MO. RATE PSF	AVAILABLE
1,283 SF	\$5.00/SF FSG	Now
<ul style="list-style-type: none"> • Open Area • (1) Conference Room 		<ul style="list-style-type: none"> • Reception • (4) Offices



SUITE 213

RSF	MO. RATE PSF	AVAILABLE
2,678 SF	\$3.75/SF NNN	Now
<ul style="list-style-type: none"> • Open Lab Space • (3) Offices • Balcony Access 		<ul style="list-style-type: none"> • (2) Fume Hoods • (2) Sinks



FLOOR PLANS

THIRD FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES

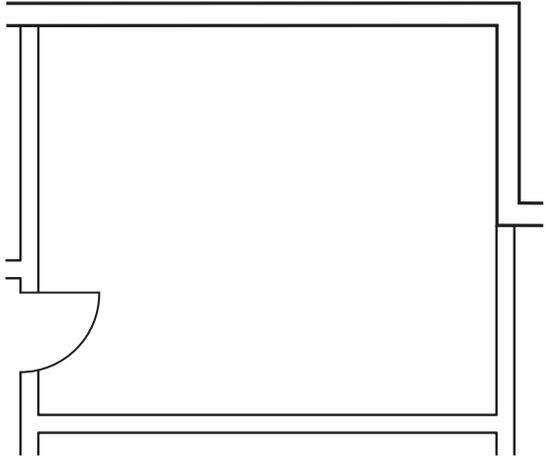
CURRENT AVAILABILITIES

SUITE	RSF	MO. RATE PSF	AVAILABLE
Office 300-01	144 SF	\$3.15/SF FSG	Now

NNN = \$1.05/SF

FLOOR PLANS

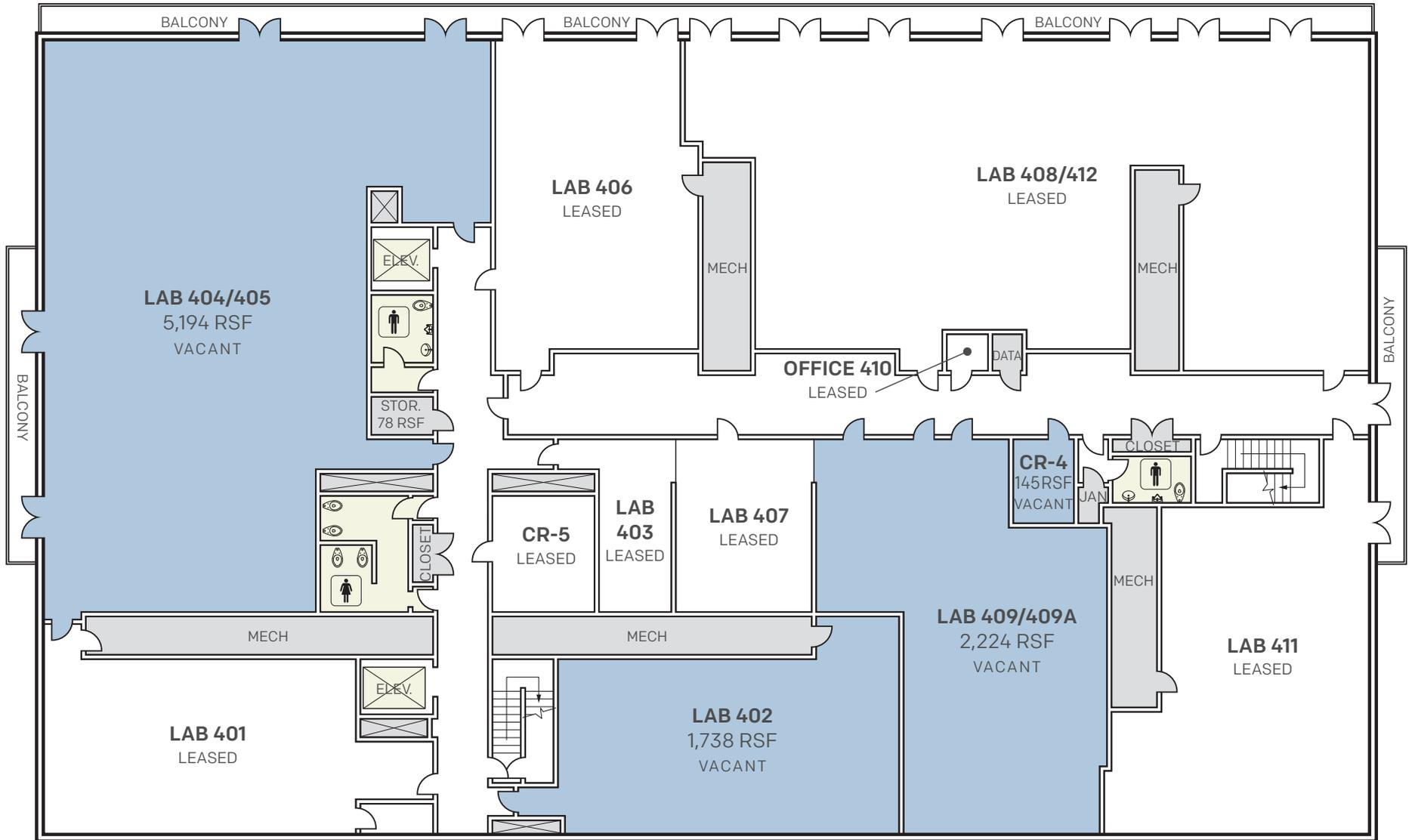
THIRD FLOOR



SUITE 300-01

RSF	MO. RATE PSF	AVAILABLE
367 SF	\$3.15/SF FSG	Now

- Open Office Area



FLOOR PLANS

FOURTH FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES

CURRENT AVAILABILITIES

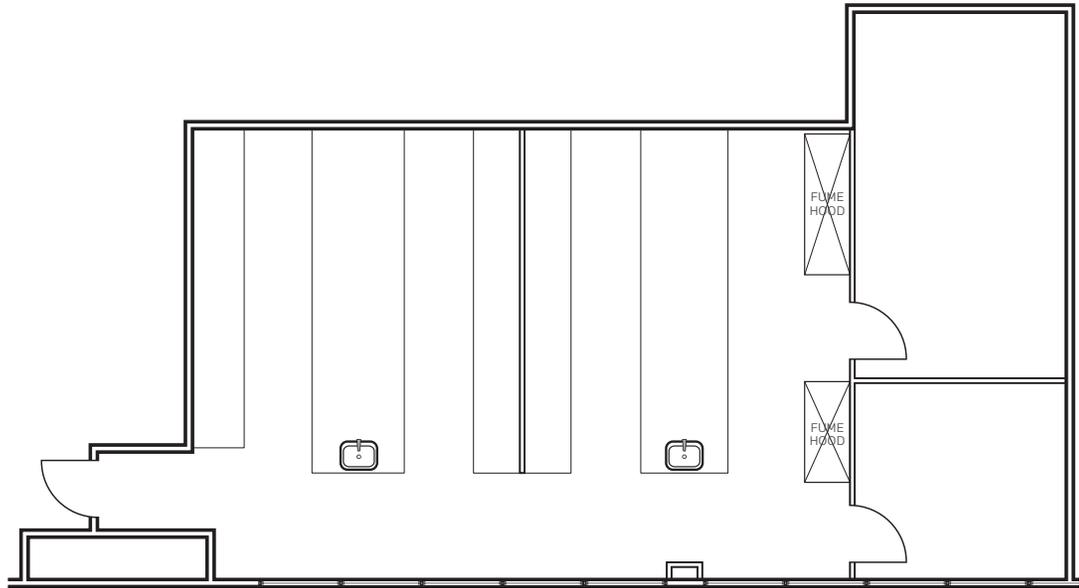
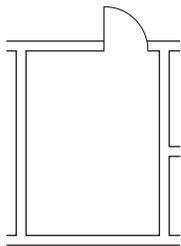
SUITE	RSF	MO. RATE PSF	AVAILABLE
CR-4	145 SF	\$3.15/SF NNN	Now
Lab 402	1,738 SF	\$3.80/SF NNN	Now

SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 404/405	5,194 SF	\$4.75/SF NNN	30-Days
Lab 409/409A	2,244 SF	\$4.25/SF NNN	Now

NNN = \$1.05/SF

FLOOR PLANS

FOURTH FLOOR



SUITE CR-4

RSF	MO. RATE PSF	AVAILABLE
145 SF	\$3.15/SF NNN	Now

- Open Cold Room / Storage

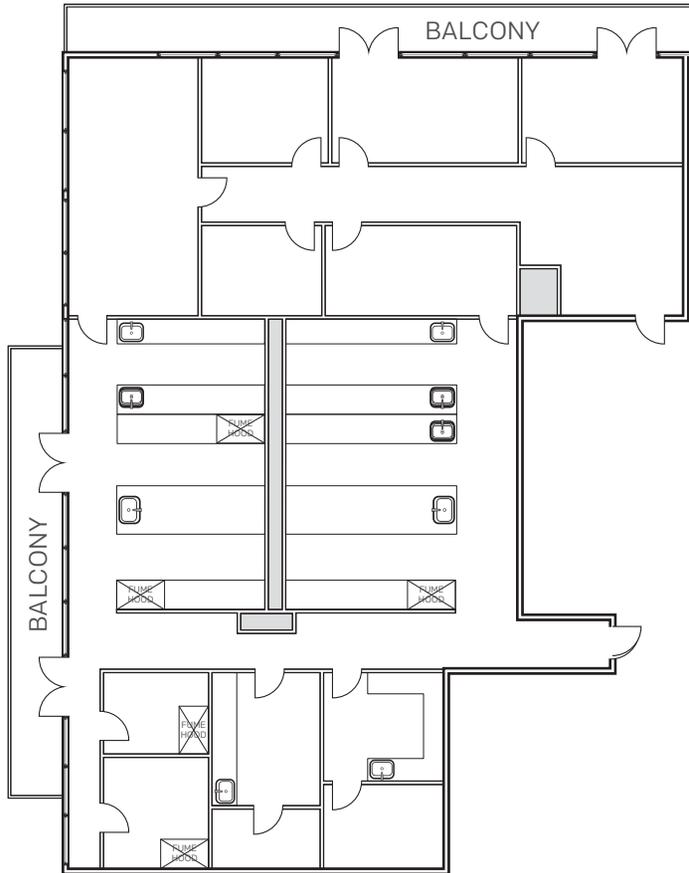
SUITE 402

RSF	MO. RATE PSF	AVAILABLE
1,738 SF	\$3.80/SF NNN	Now

- Open Lab Space
- (2) Fume Hoods
- (2) Offices
- (2) Sinks

FLOOR PLANS

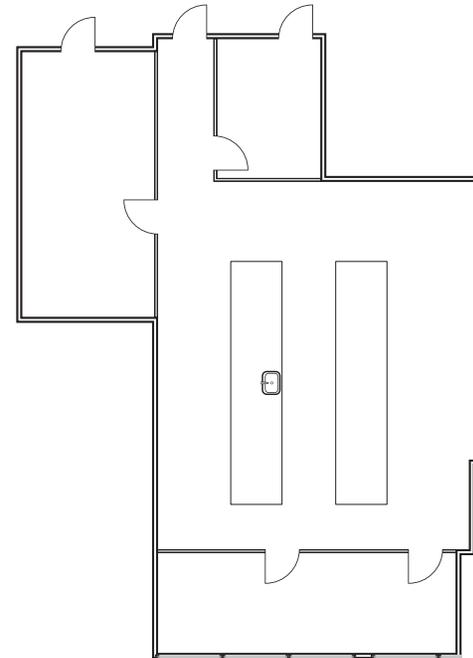
FOURTH FLOOR



SUITE 404/405

RSF	MO. RATE PSF	AVAILABLE
5,194 SF	\$4.75/SF NNN	Now

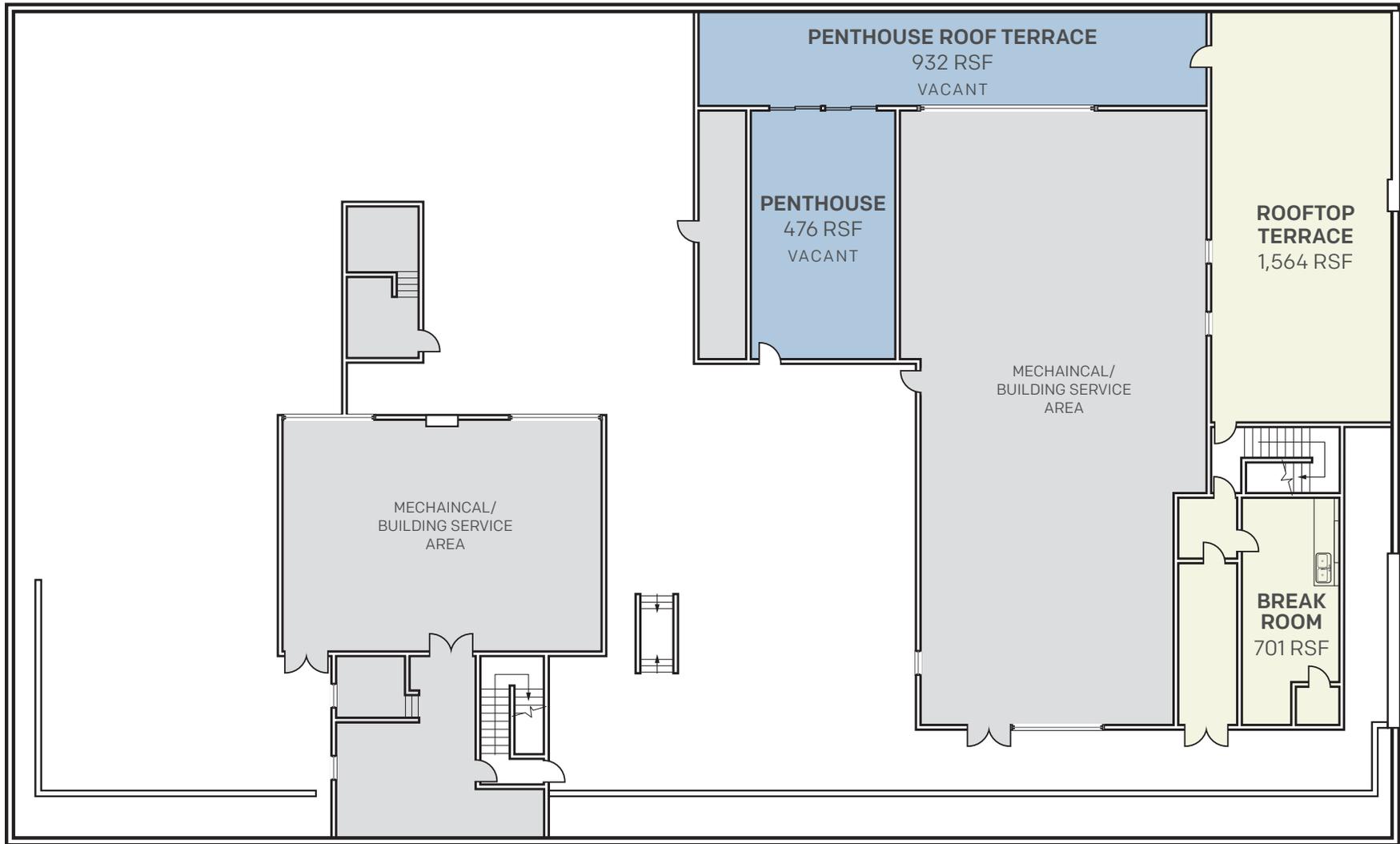
- Open Lab Area
- (1) Conference Room
- Break Area
- Balcony Access
- Storage
- (9) Offices
- (5) Fume Hoods
- (9) Sinks



SUITE 409/409A

RSF	MO. RATE PSF	AVAILABLE
2,244 SF	\$4.25/SF NNN	Now

- Open Lab Space
- (1) Sink
- (3) Offices



FLOOR PLANS

FIFTH FLOOR

VACANT SPACE

BUILDING SERVICES

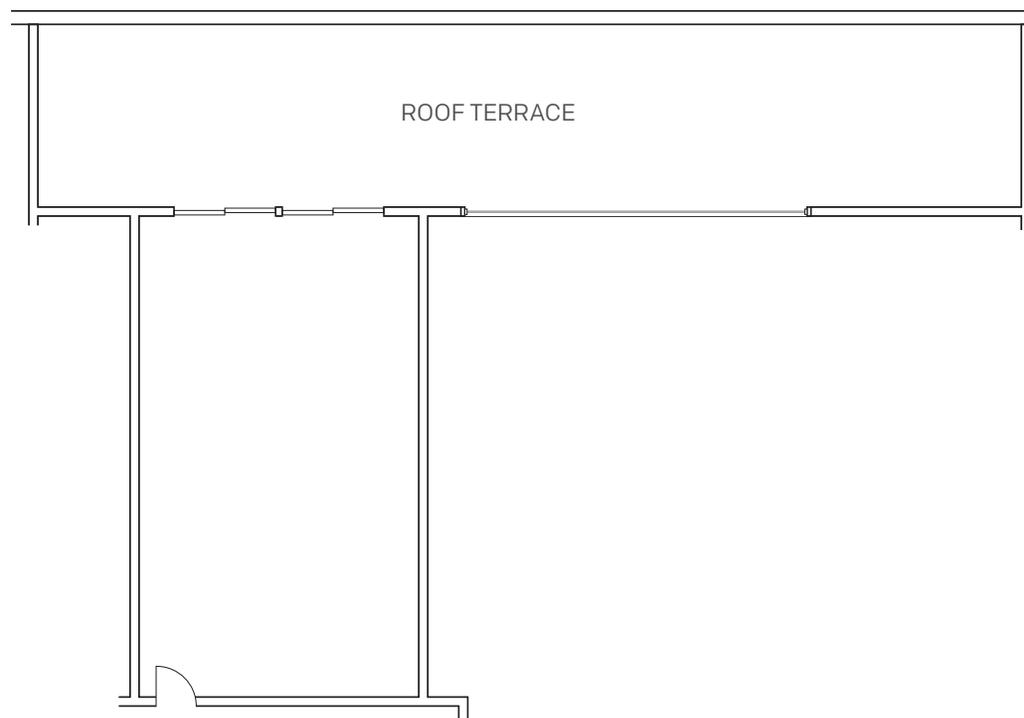
BUILDING AMENITIES

CURRENT AVAILABILITIES

SUITE	RSF	MO. RATE PSF	AVAILABLE
Penthouse	1,408 SF	Negotiable	90-Days

FLOOR PLANS

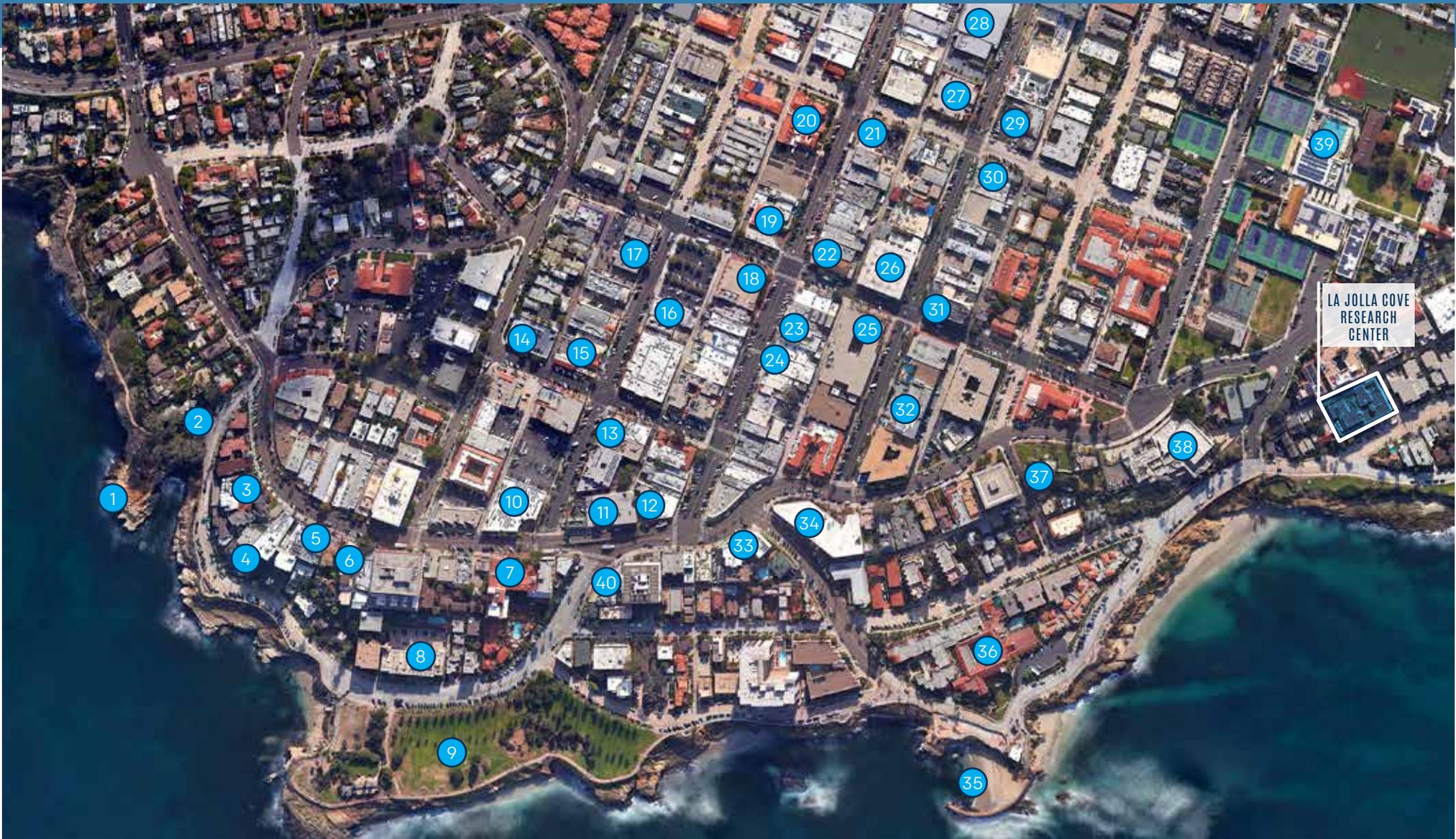
FIFTH FLOOR



SUITE 404/405

RSF	MO. RATE PSF	AVAILABLE
5,194 SF	\$4.75/SF FSG	Now

- Open Office Area
- Shell Condition
- Roof Terrace



- 1. LA JOLLA UNDERWATER PARK
- 2. SUNNY JIM'S SEA CAVE
- 3. EDDIE V'S
- 4. BROCKTON VILLA
- 5. GEORGE'S A THE COVE
- 6. DUKE'S LA JOLLA
- 7. LA VALENCIA HOTEL
- 8. LA JOLLA COVE HOTEL & SUITES
- 9. LA JOLLA COVE
- 10. MORGAN STANLEY

- 11. CODY'S LA JOLLA
- 12. THE SPOT
- 13. PUESTO LA JOLLA
- 14. SUSHI NEKOSAN
- 15. BURGER LOUNGE
- 16. CUCINA MIGRANTE
- 17. HENNESSEY'S TAVERN
- 18. UNION BANK
- 19. CHASE BANK
- 20. MARY STAR OF THE SEA

- 21. WELLS FARGO BANK
- 22. ADELAIDE'S LA JOLLA
- 23. WARWICK'S
- 24. RALPH LAUREN
- 25. PROSPECT HOME FINANCE
- 26. CHARLES SCHWAB
- 27. BANK OF AMERICA
- 28. THE LOT LA JOLLA
- 29. SUGAR & SCRIBE BAKERY
- 30. THE COTTEAGE LA JOLLA

- 31. THE EMPRESS HOTEL
- 32. INN BY THE SEA LA JOLLA
- 33. GRANDE COLONIAL HOTEL
- 34. WELL'S FARGO ADVISORS
- 35. CHILDREN'S POOL LA JOLLA
- 36. CASA DE MAÑANA RETIREMENT
- 37. LA JOLLA HISTORICAL SOCIETY
- 38. MUSEUM OF CONTEMPORARY ART
- 39. THE BISHOP'S SCHOOL
- 40. CRAB CITY



La Jolla ranked **NO. 196 CITY** in **CALIFORNIA** of 1,762
with a livability ranking of **7** within **SAN DIEGO**.



LA JOLLA FOUNDED
1887

COUNTY OF
SAN DIEGO

COASTAL
REGION

#1 EMPLOYER
**AMERICAN
SYSTEMS**



THE **LARGEST INSTITUTION**
IN LA JOLLA IS **UC SAN DIEGO**,
WITH **11,300 GRADUATES**



LA JOLLA'S daily
average traffic count for a
2 MILE RADIUS



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