



SOVA North
79,918 SF

SOVA Central
250,454 SF

SOVA South
37,952 SF

SOVA Sycamore
89,919 SF

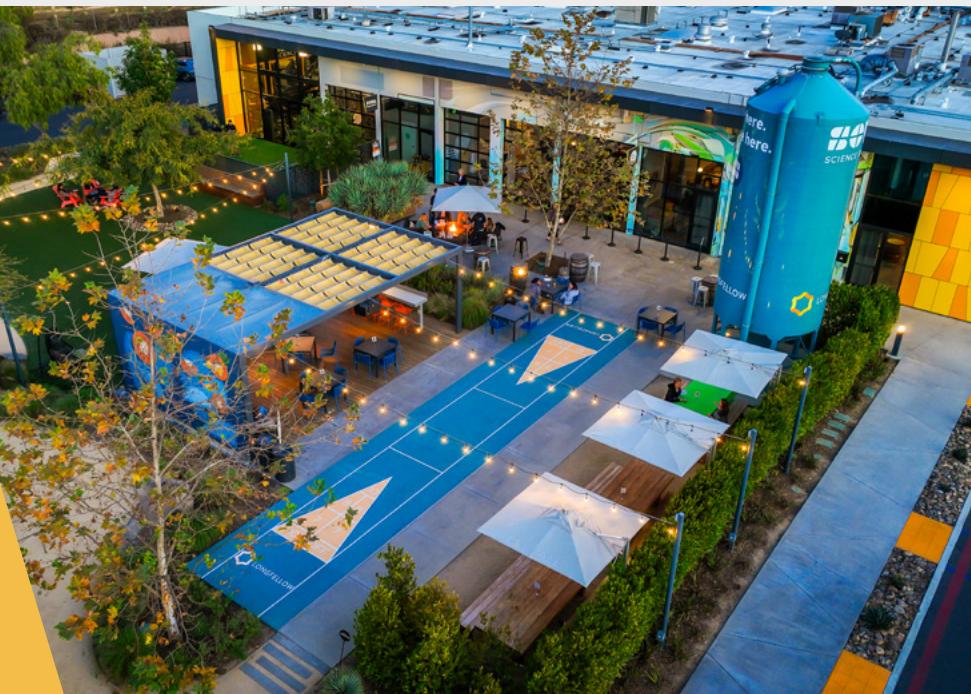




Revitalizing the Economy of Innovation.

SOVA Science District sits in a vibrant community that fosters innovation and collaboration. Whether you need a morning pick-me-up, are looking for a Taco Tuesday spot, or just need to unwind with a pint, local amenities are abundant.

Fresh coffee, delicious tacos, and refreshing beverages all in one place.



ELEVATE

Balance

Fitness & Yoga Classes
Wellness Events & Workshops
Walking And Running Trails

Access

EV Charging Stations
Car Detailing Services
Mobile Hospitality Services

Taste

Coffee Classes
Rotating Food Trucks
Beer & Wine Tastings

Brain Power

Lunch & Learn Workshops
Biotech Conferences
Brain Health Clinics
Fully Equipped Meeting Spaces

Generosity

Donation Collections
E-Waste Recycling
Blood Drives

Connections

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

Play

Tenant Competitions & Prizes
Outdoor Gaming
Adopt a Puppy Event



Flex a little life into your workday.

Longfellow's tenant experience and hospitality program, Elevate, cultivates greatness through curated events, programming, and services exclusively for our tenant partners. Tenants have Elevate at their finger tips through our exclusive app.

AVAILABILITY: SOVA NORTH

Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
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11760 SVR 7,290 A Available

11772 SVR 20,217 Full Building Available



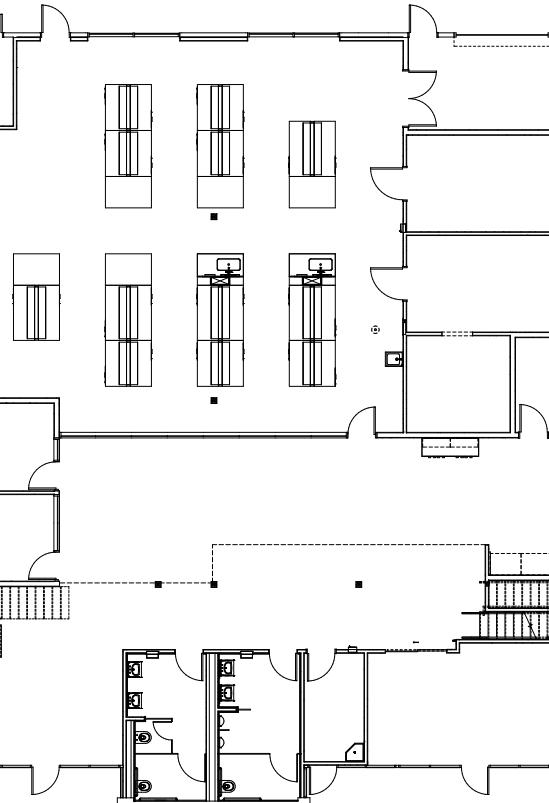
11760 Sorrento Valley Rd, San Diego
SOVA Science District | North



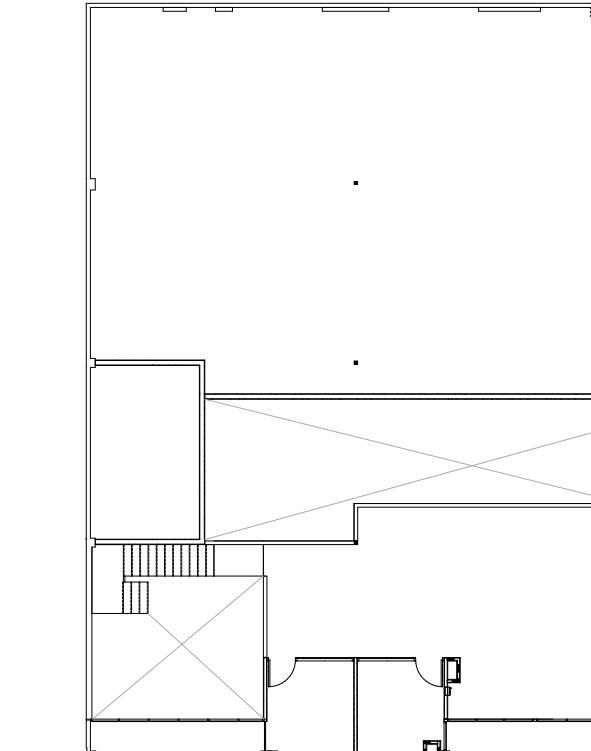
Suite A | 7,290 RSF

Lab Available Now

FIRST FLOOR



MEZZANINE

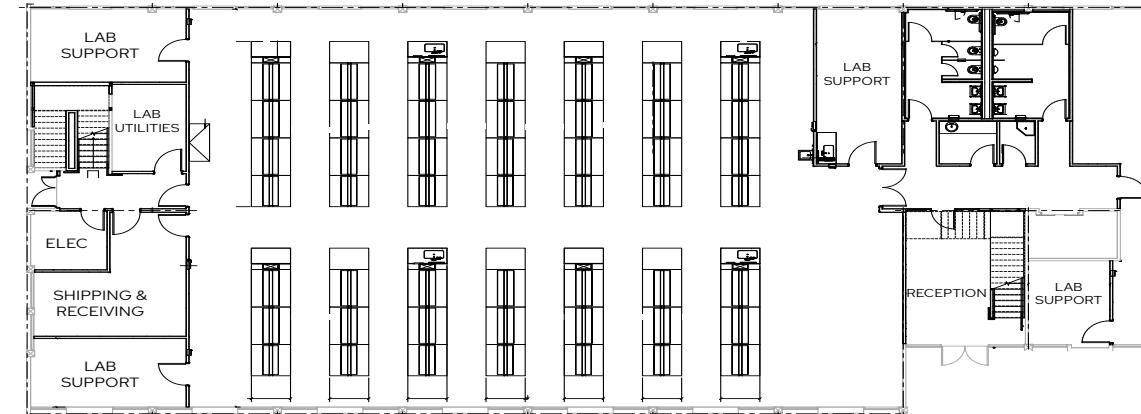




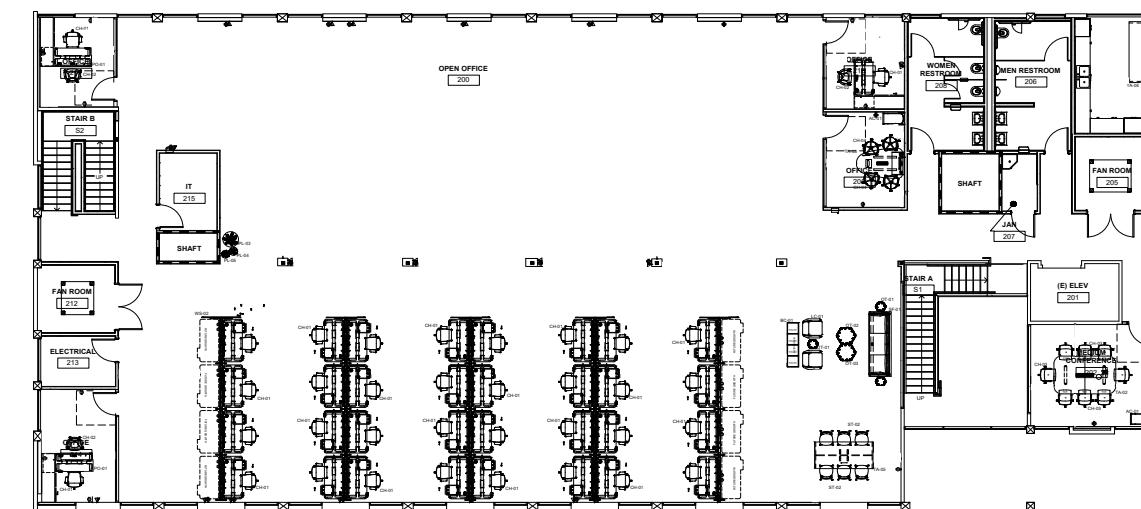
**11772 Sorrento Valley Rd, San Diego
SOVA Science District | North**

11772 | 20,217 RSF
Fitted Lab Available Now

FIRST FLOOR



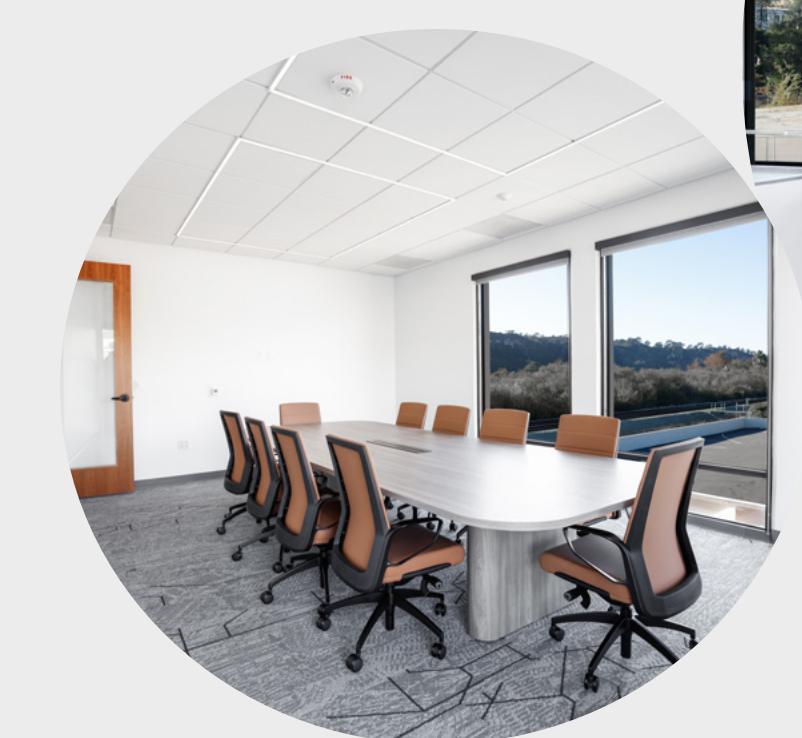
SECOND FLOOR



Furniture shown in the open office, private offices, conference rooms, and reception area is available now.



GO D BL I 2 BL A S



MOVE-IN READY FITTED LAB
WITH NEW OFFICE FURNITURE





CENTRAL





SOVA
SCIENCE DISTRICT™

AVAILABILITY: SOVA CENTRAL

Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
11494 SVR	25,827	A	Available	Turn-key fitted lab. Office pre-lease is fully furnished. 21 chemical fume hoods in lab space. Demising options priced with suite size ranging between 4,000 - 15,000 SF.
11558 SVR	3,148	3	Available	
11558 SVR	5,274	4	Available	
11575 SVR	1,126	204	Available	
11575 SVR	1,087	205	Available	
11575 SVR	1,194	206	Available	
11575 SVR	2,589	216	Available	
11578 SVR	8,834	25	Available	Fitted Lab
11578 SVR	12,947	29	Available	Fitted Lab
11585 SVR	6,930	101	Available	Fitted Lab
11585 SVR	3,345	107	Available	

Office Space

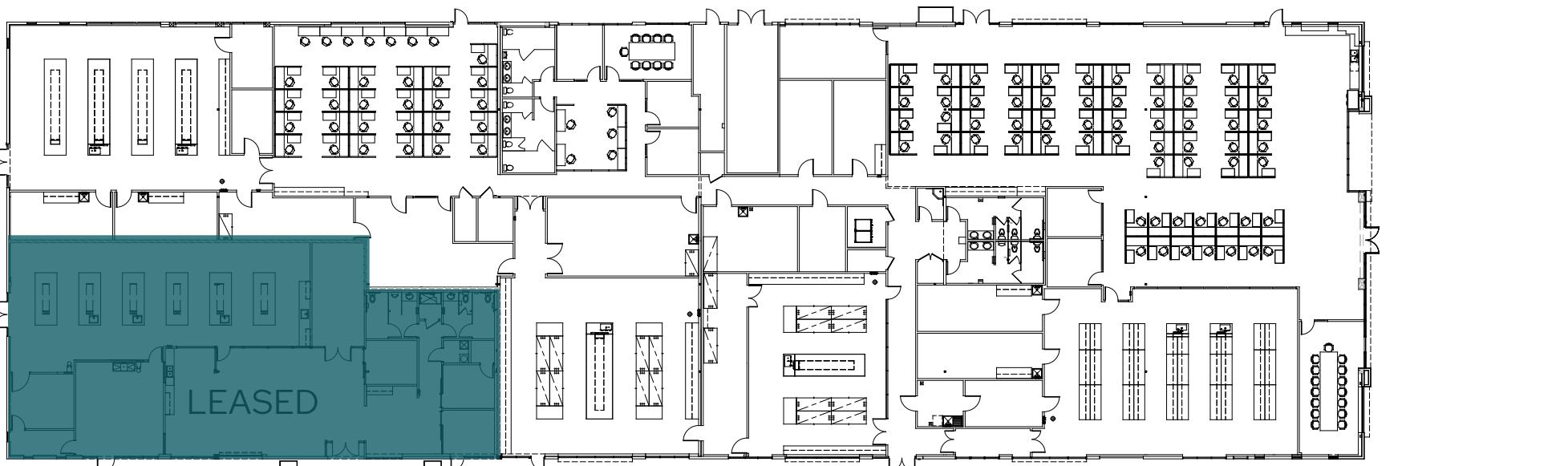
BUILDING	SQ FT	SUITE	STATUS	NOTES
11555 SVR	3,740	201	Available	



**11494 Sorrento Valley Rd, San Diego
SOVA Science District | Central**

11494-A | 25,827 RSF

Turn-key fitted lab. Office premises fully furnished. 21 chemical fume hoods in lab space. Demising options priced with suite size ranging between 4,000 - 15,000 SF.



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VIRTUAL TOUR**

SINGLE TENANT AS-BUILT OPTION



TWO-TENANT CONCEPTUAL OPTION

Suite B | 10,743 RSF



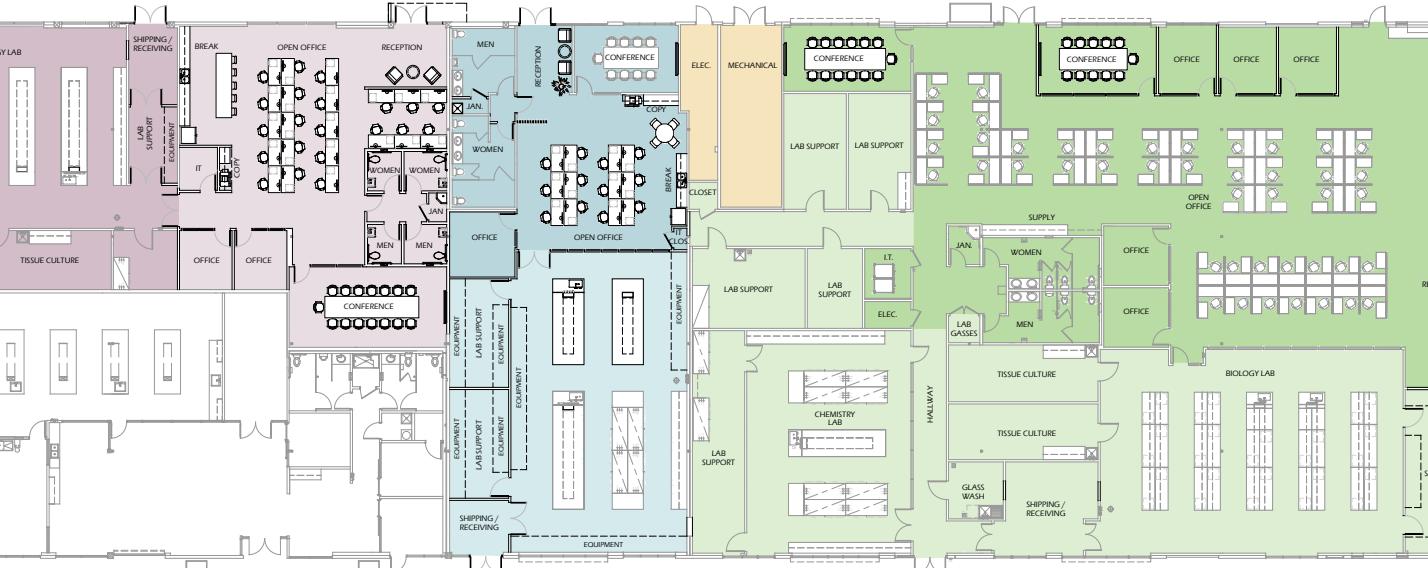
Suite A | 151,22 RSF

THREE-TENANT CONCEPTUAL OPTION

Suite C | 6,071 RSF

Suite B | 4,672 RSF

Suite A | 151,22 RSF

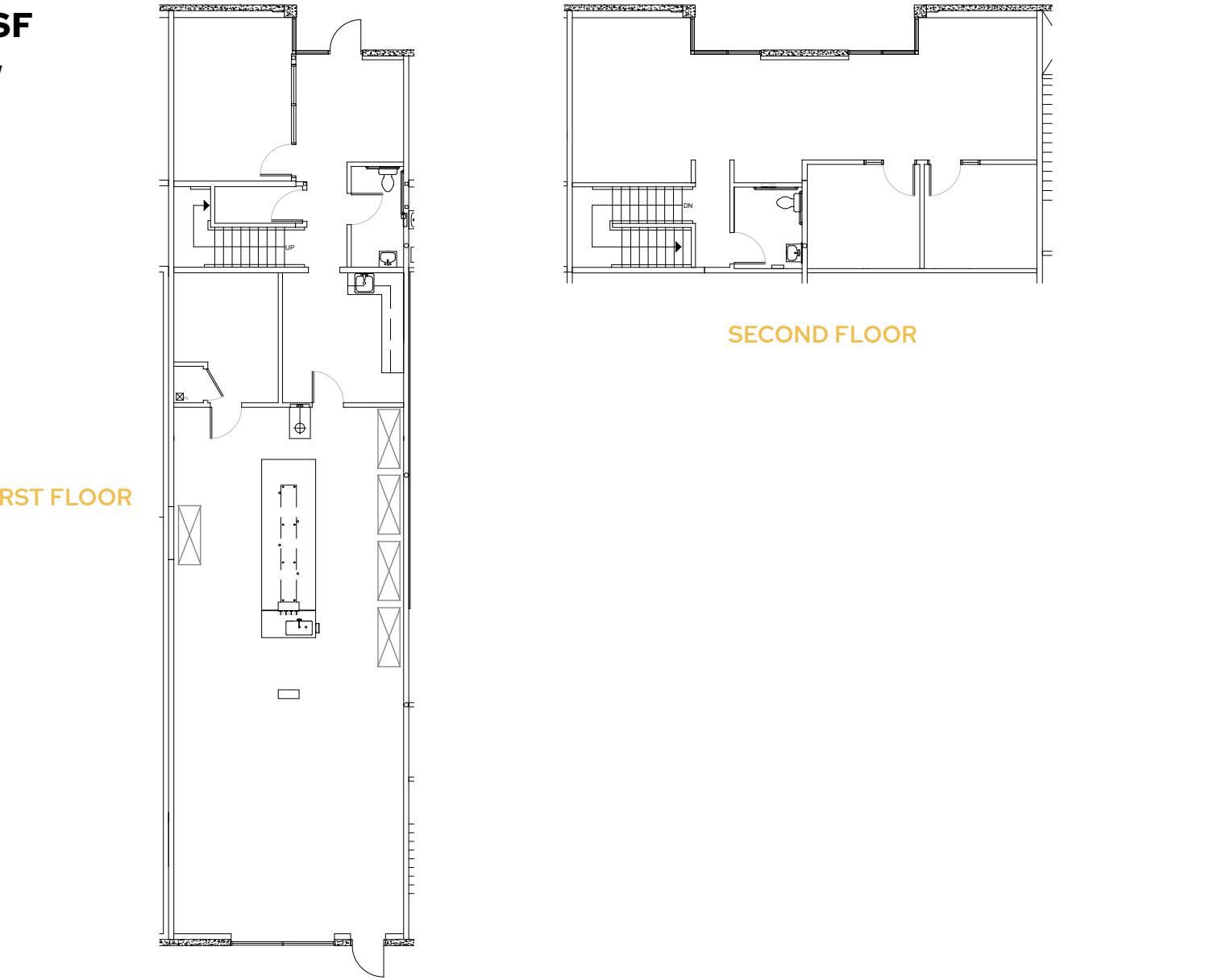


**11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central**



Suite 3 | 3,148 RSF

Lab Available Now

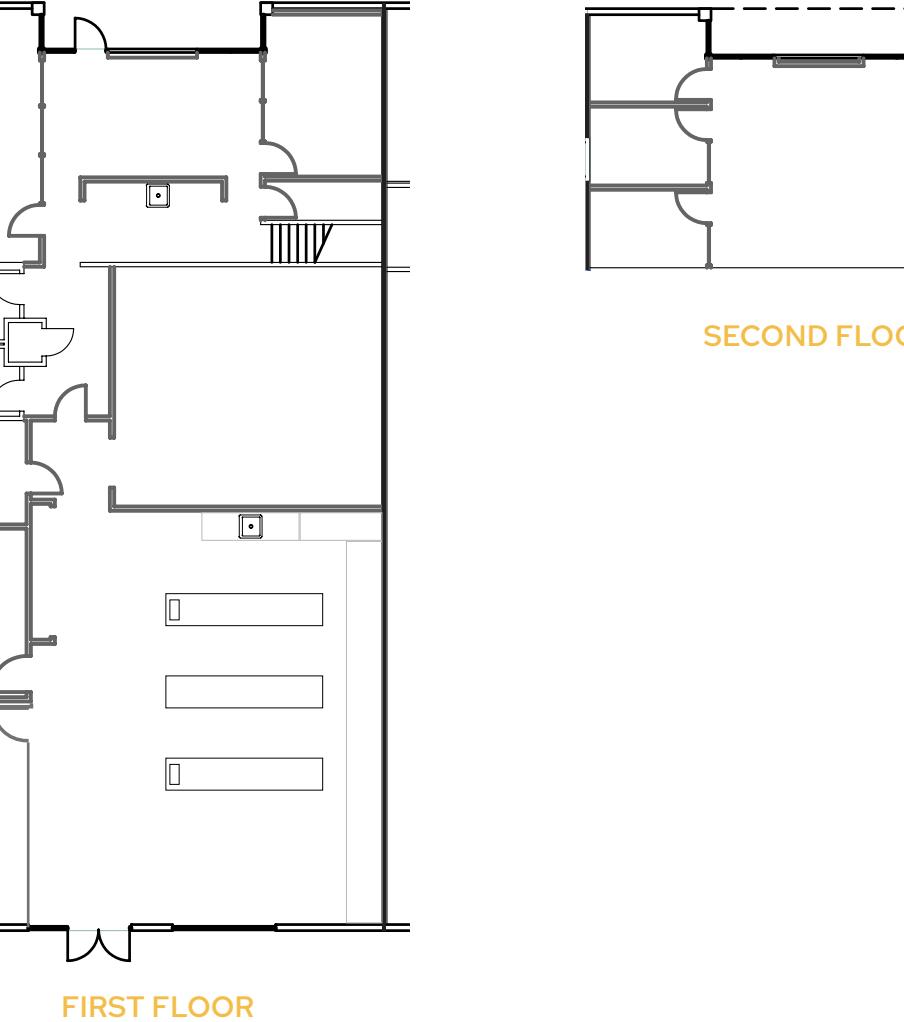


**11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central**



Suite 4 | 5,274 RSF

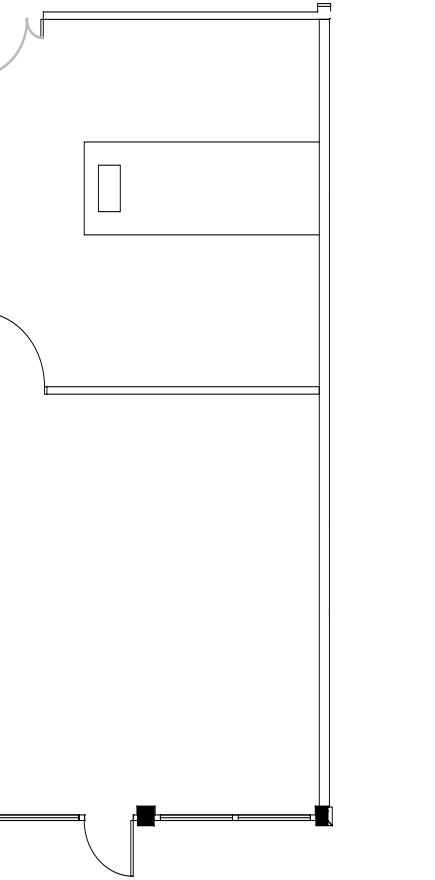
Lab Available Now



11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 204 | 1,126 RSF

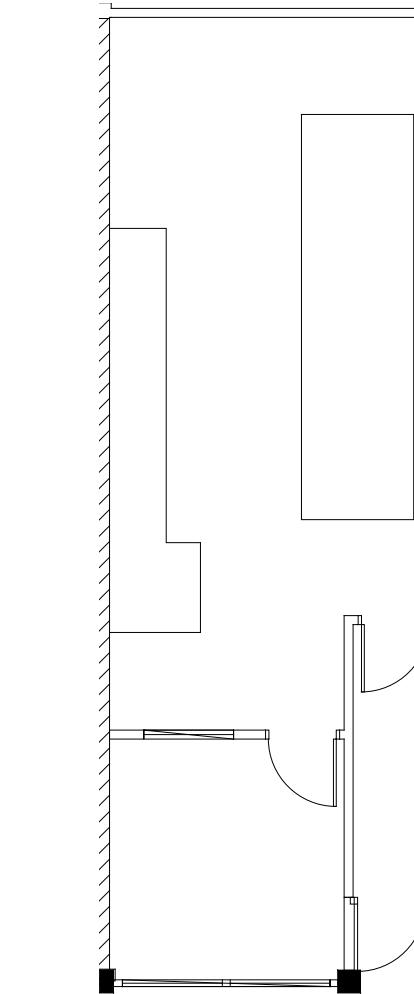
Lab Available Now



11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 205 | 1,087 RSF

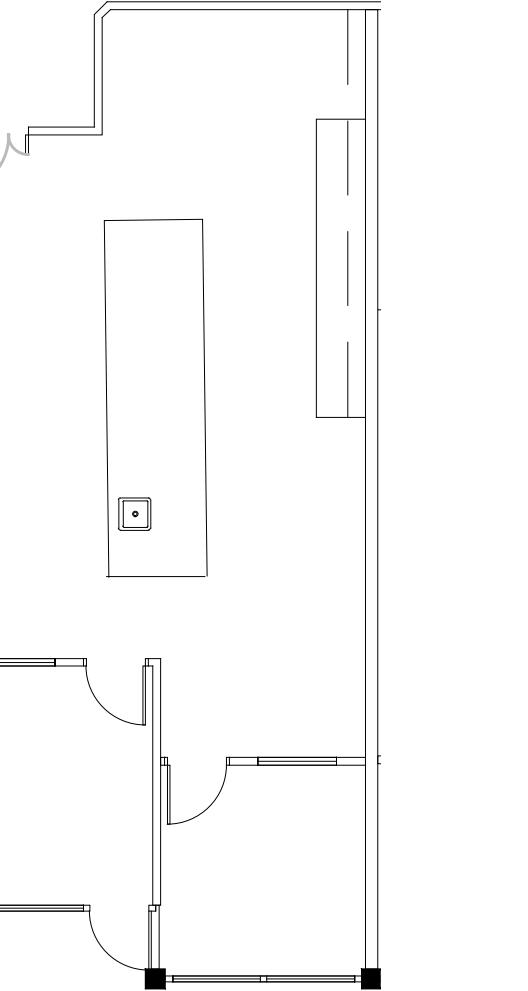
Lab Available Now



11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 206 | 1,194 RSF

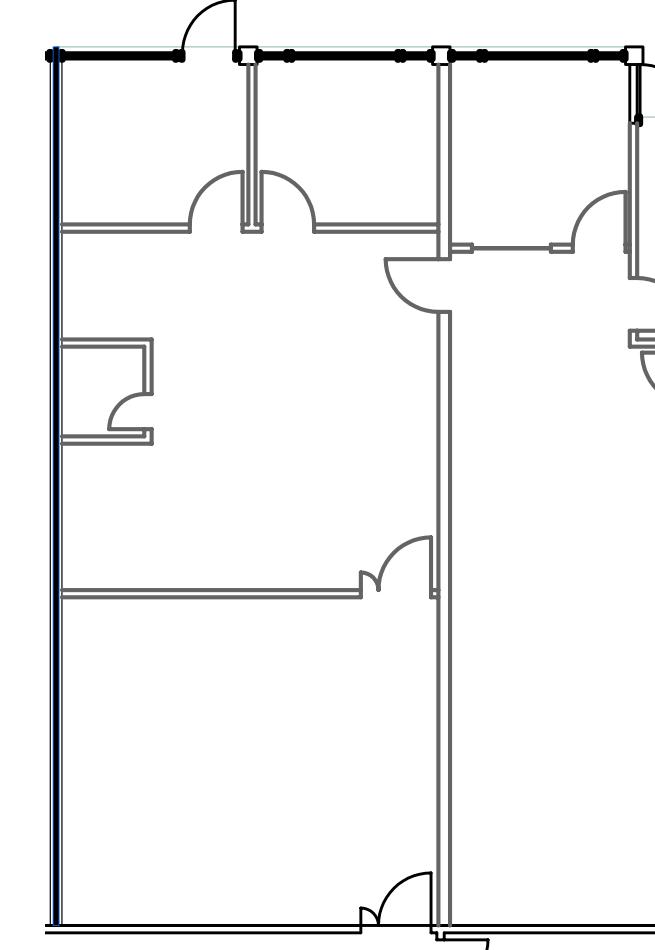
Lab Available Now



11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 216 | 2,589 RSF

Lab Available Now



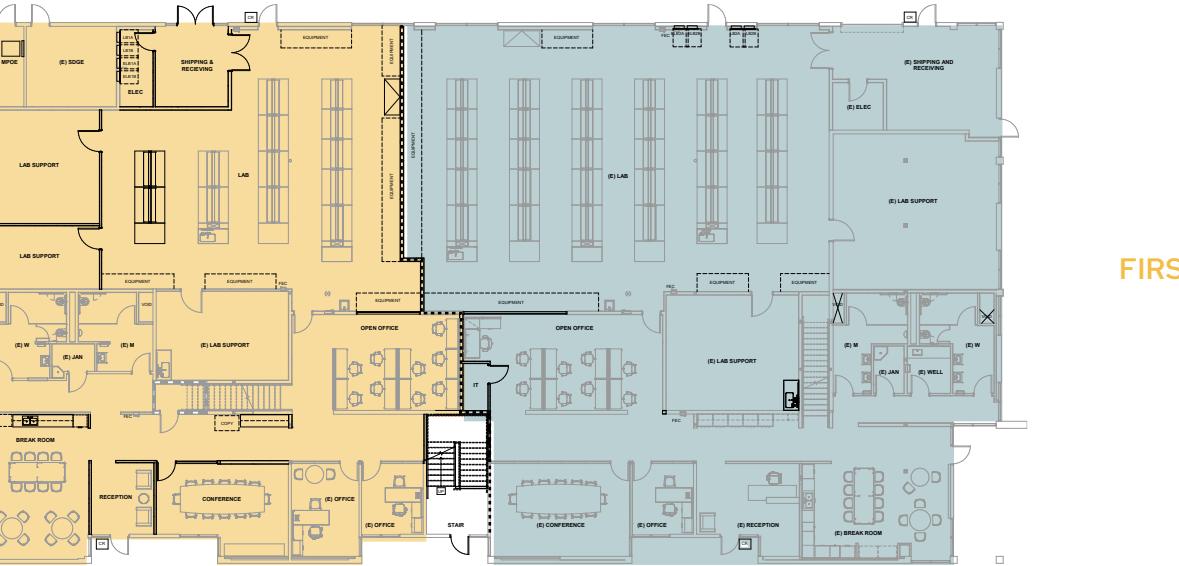
11578 Sorrento Valley Rd, San Diego SOVA Science District | Central

11578 Suite 25 | 8,834 RSF

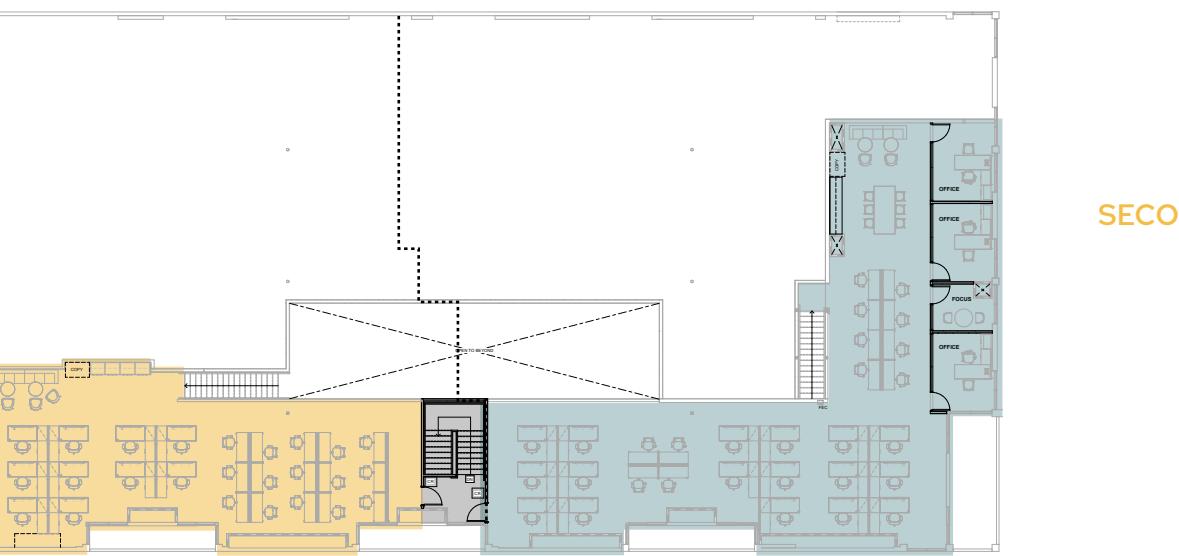
Fitted Lab Available Now

*FFE shown as conceptual

[CLICK FOR
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[SECOND FLOOR](#)

11578 Suite 29 | 12,947 RSF

Fitted Lab Available Now

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[FIRST FLOOR](#)

[SECOND FLOOR](#)

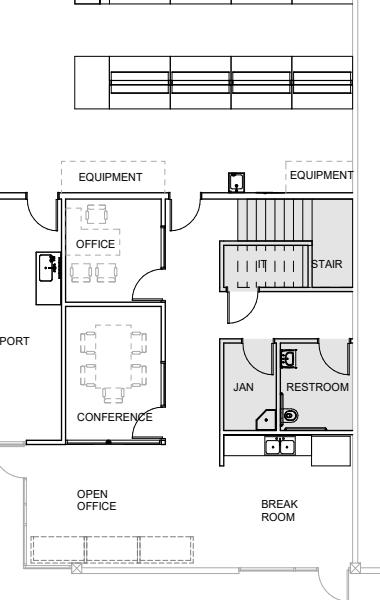
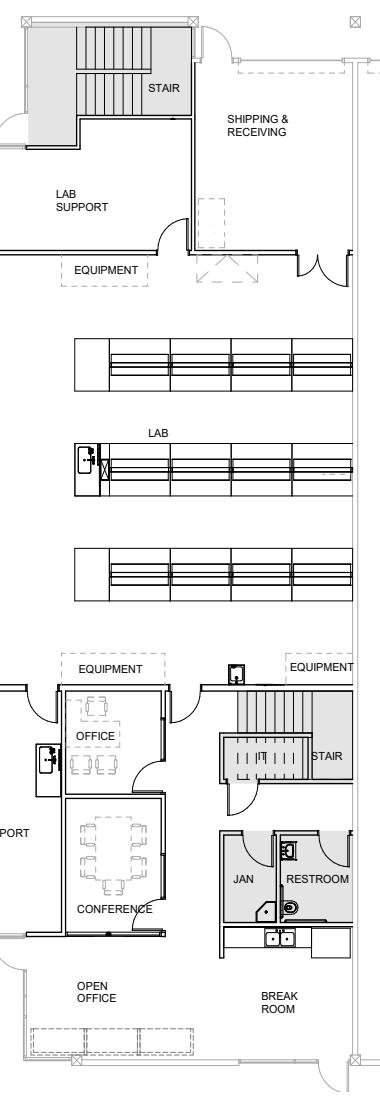
11585 Sorrento Valley Rd, San Diego SOVA Science District | Central

Suite 101 | 6,930 RSF

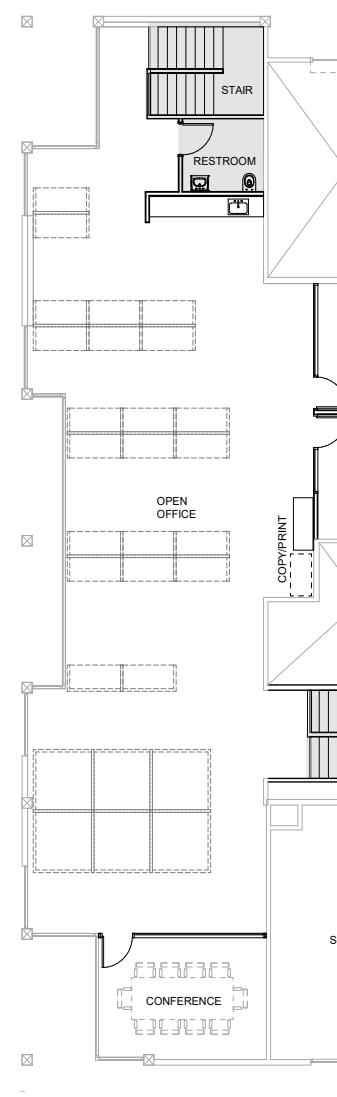
Fitted Lab Available Now

*FFE shown as conceptual

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[SECOND FLOOR](#)



[MEZZANINE](#)

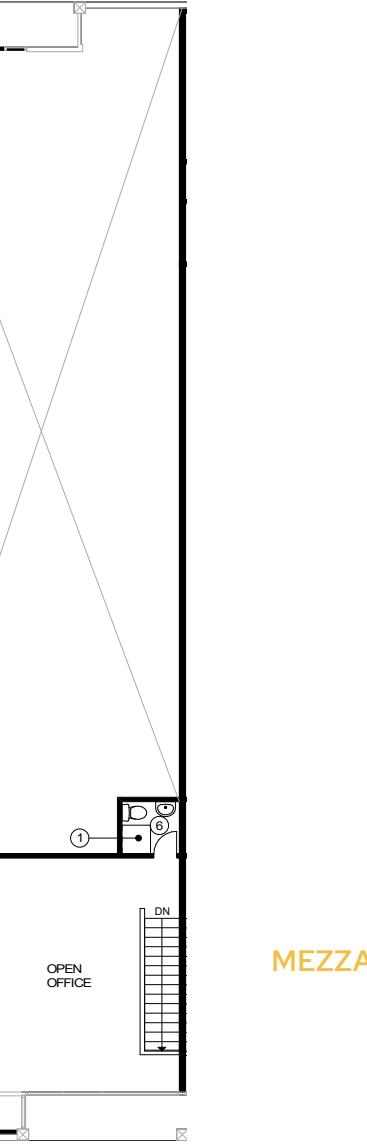
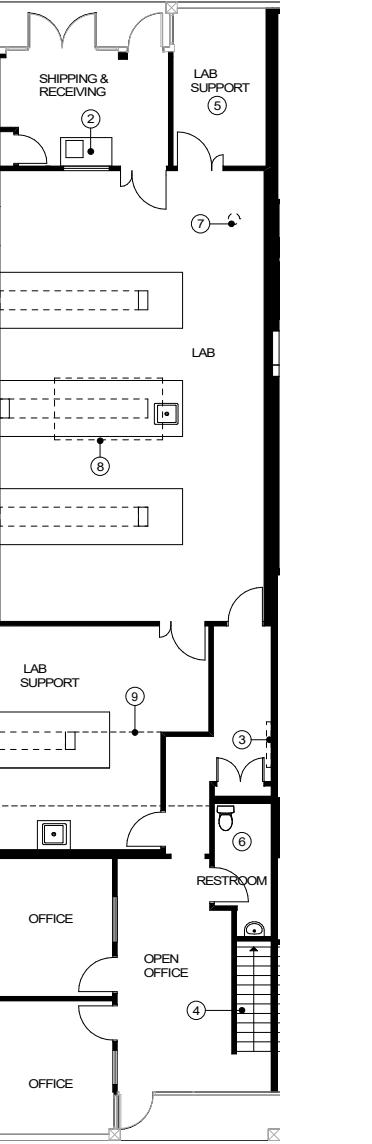


11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 107 | 3,345 RSF

Lab Available Now

FIRST FLOOR



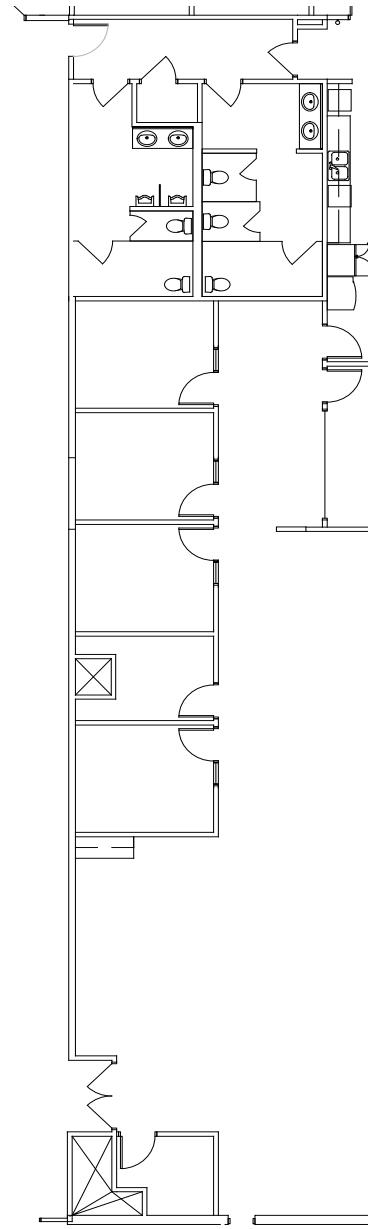
MEZZANINE



11555 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 201 | 3,740 RSF

Available Office Space





SOMA
SCIENCE DISTRICT
SOUTH



AVAILABILITY: SOVA SOUTH

Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
10575 Roselle	10,294	100	Available	
10581 Roselle	5,541	100*	Available	Fitted Lab
10581 Roselle	5,528	105*	Available	Fitted Lab
10581 Roselle	11,066	115-120	Available	

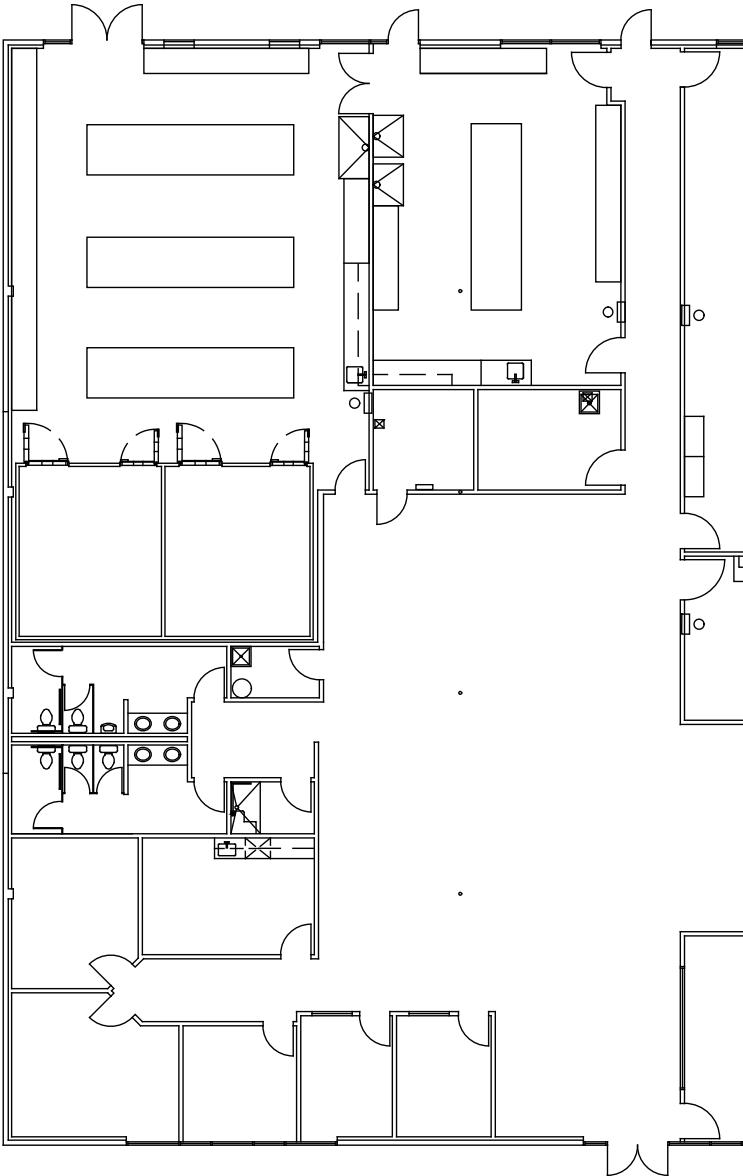
*Suite 100-105: Contiguous up to 11,069 SF



10575 Roselle Street, San Diego SOVA Science District | South

Suite 100 | 10,294 RSF

Lab Available Now



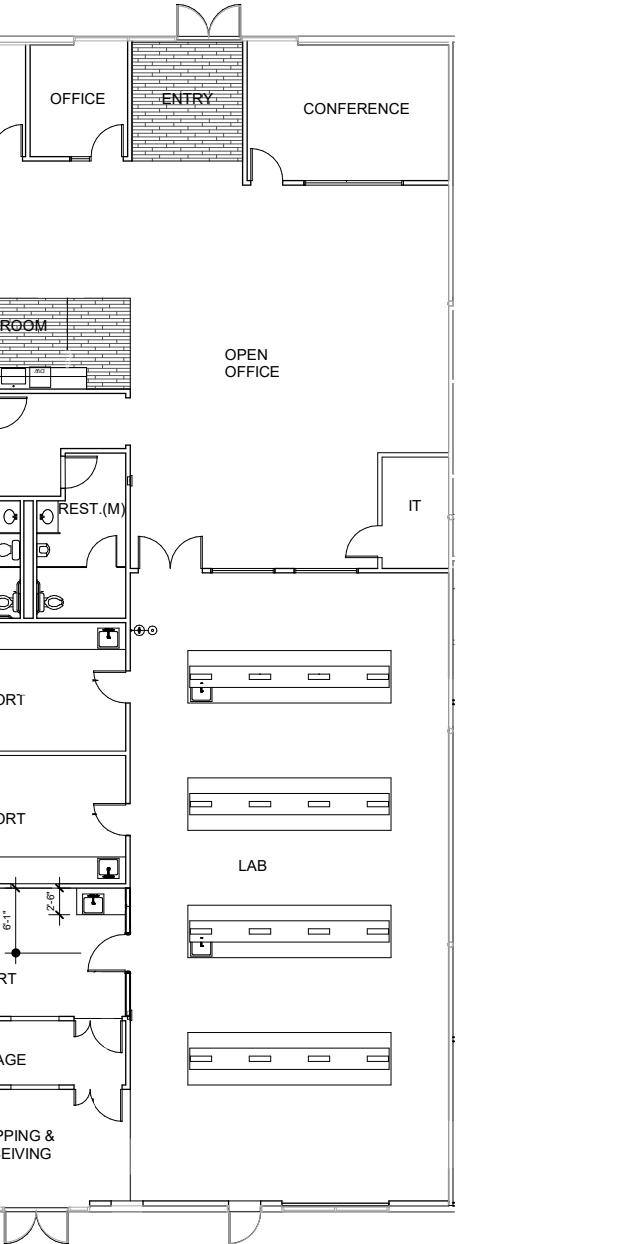
**10581 Roselle Street, San Diego
SOVA Science District | South**



Suite 100 | 5,541 RSF

Fitted Lab Available Now

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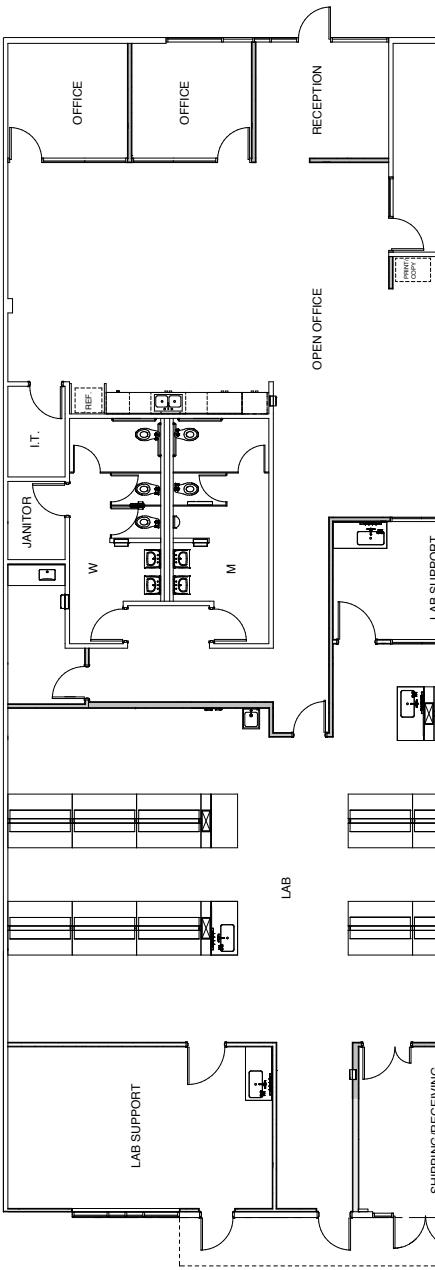
**10581 Roselle Street, San Diego
SOVA Science District | South**



Suite 105 | 5,528 RSF

Fitted Lab Available Now

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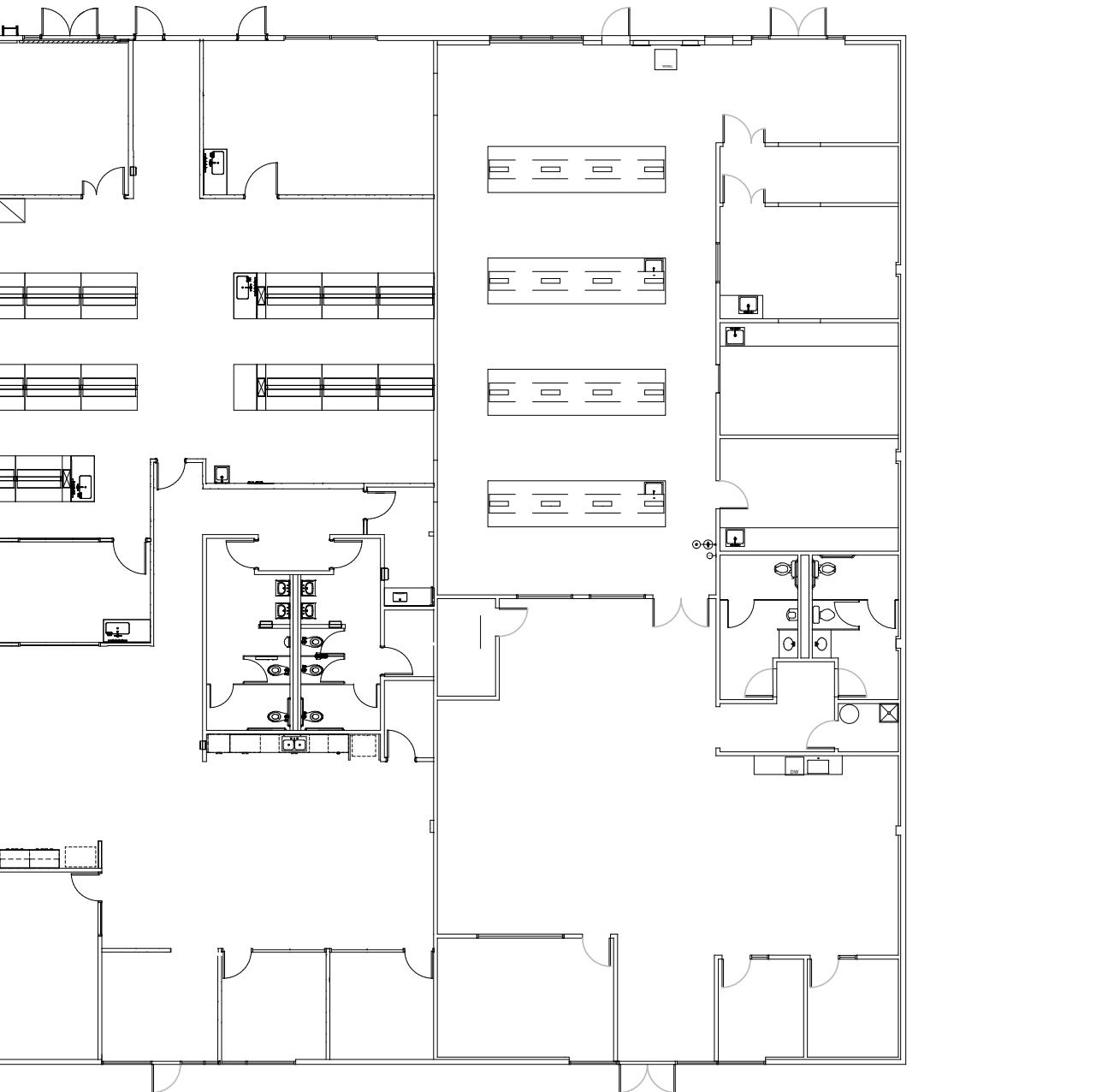


10581 Roselle Street, San Diego
SOVA Science District | South



Suite 115-120 | 11,066 RSF

Lab Available Now





SEWA

SCIENCE DISTRICT

SYCAMORE

AVAILABILITY: SOVA SYCAMORE

Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
10655 SVR	14,461	200	Available	Fully furnished office space, in-place lab equipment, and walk-in cold room. Building top signage available.

10675 SVR	7,950	200
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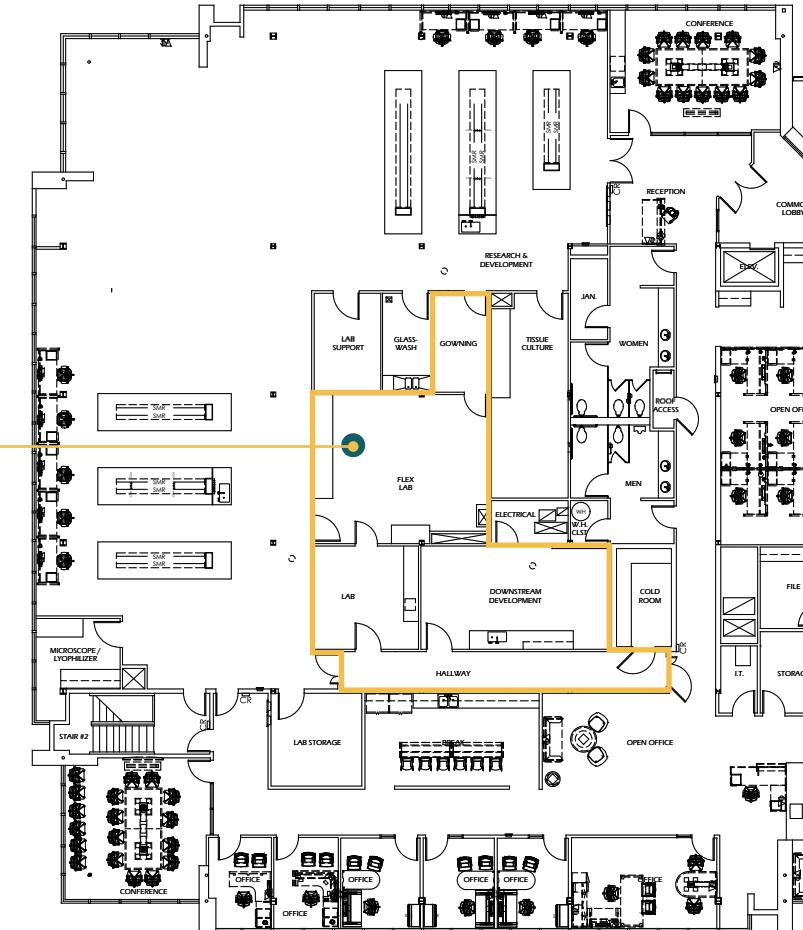
10655 Sorrento Valley Rd, San Diego
SOVA Science District | Sycamore



Suite 200 | 14,461 RSF

Fully furnished office space, in-place lab equipment, and walk-in cold room. Building top signage available.

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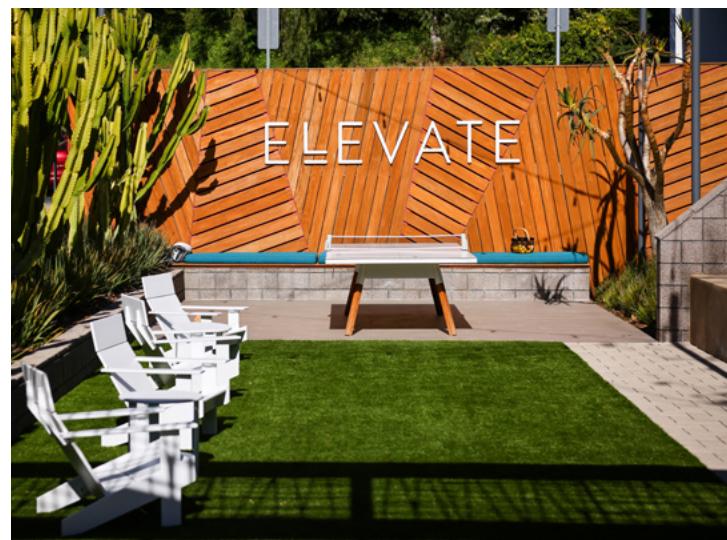
10675 Sorrento Valley Rd, San Diego SOVA Science District | Sycamore



Suite 200 | 7,950 RSF

Lab Space Available

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VIRTUAL TOUR**





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