



IOVA
SCIENCE DISTRICT™

SOVA North

79,918 SF

SOVA Central

250,454 SF

SOVA Sycamore

89,919 SF

SOVA South

37,952 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.



COMMITTED TO EMPLOYEE WELLBEING

The Craft Taco

Ranked in Yelp's Top US 100 Taco Spots & Yelp's Top Places to Eat in San Diego

New English Brewing

"One of the best breweries in San Diego!" - San Diego Magazine

The Coffee Cart

Hand-Craft Espresso & Locally Roasted Specialty Coffee

Conferencing & Event Spaces

Outdoor Seating and Lawn Games

Resort Style Fitness Center & Outdoor Exercise Yard



AMENITIES

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



ELEVATE

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.

11772



SCIENCE DISTRICT

NORTH

AVAILABILITY: SOVA NORTH



Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
11760 SVR	7,290	A	Available	
11772 SVR	20,217	Full Building	Available	Move-in ready fitted lab. New furniture available in the upstairs office area



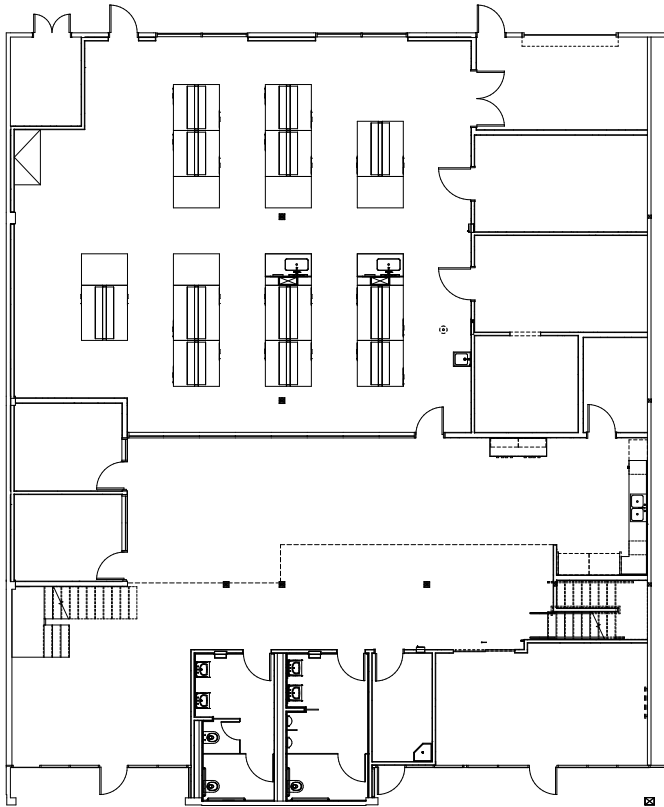
11760 Sorrento Valley Rd, San Diego SOVA Science District | North



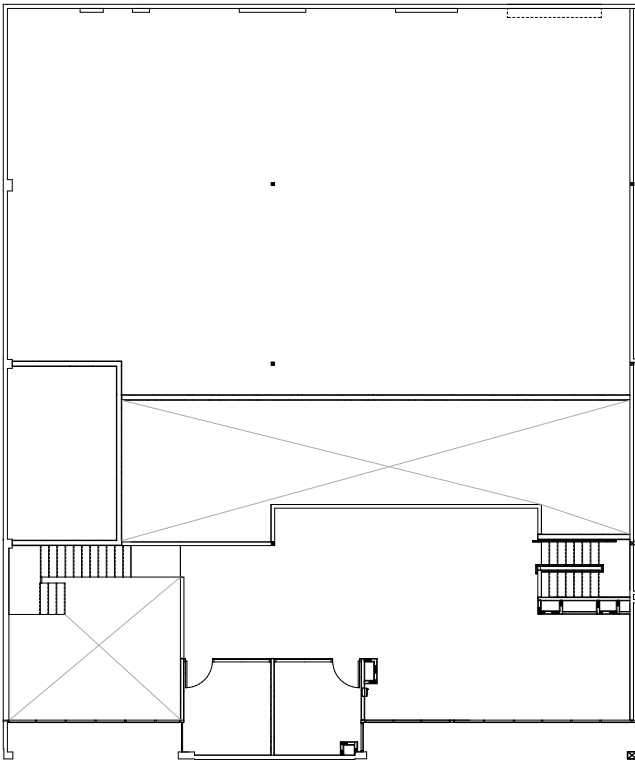
Suite A | 7,290 RSF

Lab Available Now

FIRST FLOOR



MEZZANINE



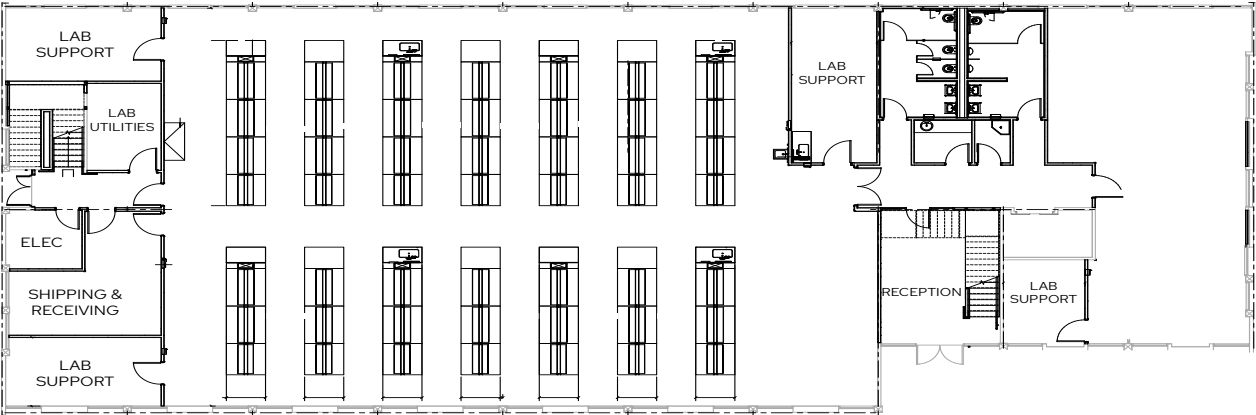


11772 Sorrento Valley Rd, San Diego
SOVA Science District | North

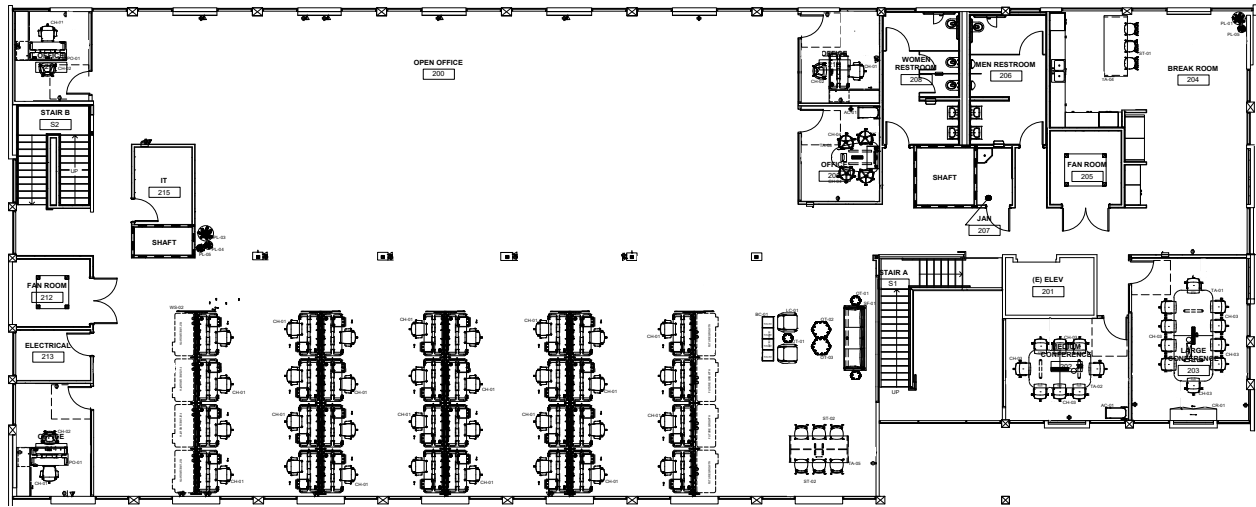
11772 | 20,217 RSF
Fitted Lab Available Now



FIRST FLOOR



SECOND FLOOR



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



MOVE-IN READY FITTED LAB
WITH NEW OFFICE FURNITURE



11586



SCIENCE DISTRICT

CENTRAL





AVAILABILITY: SOVA CENTRAL

Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
11494 SVR	25,827	A	Available	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.
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

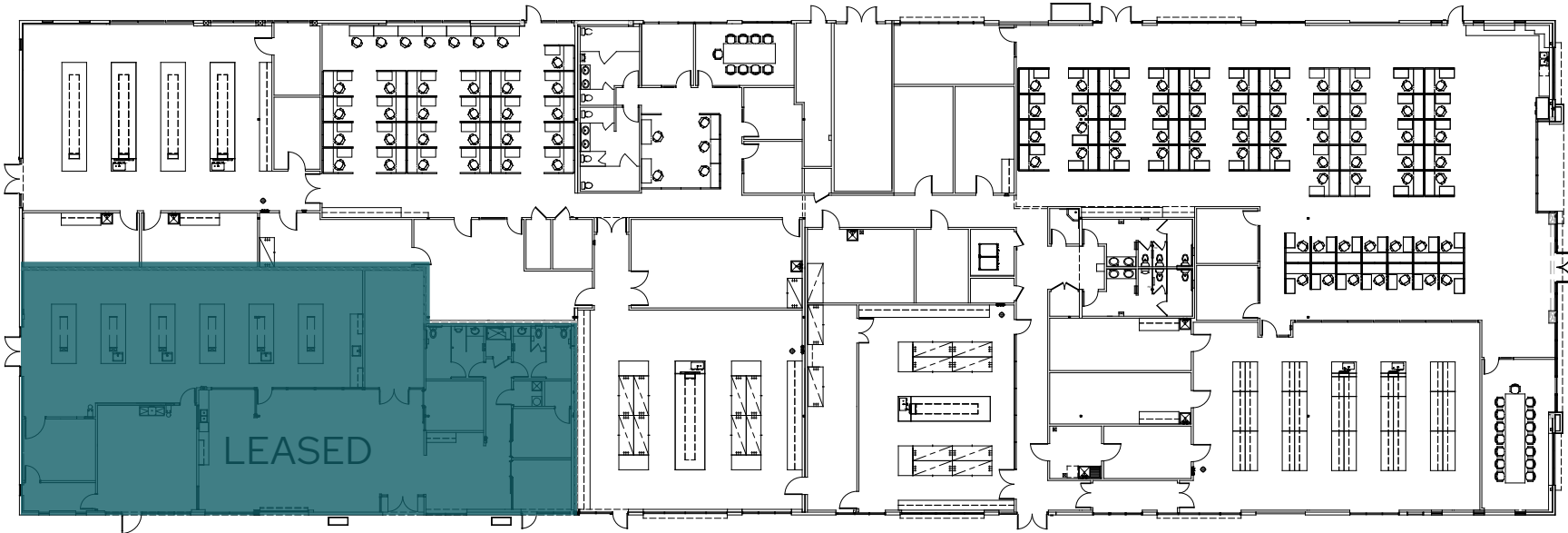


11494-A | 25,827 RSF

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.

CLICK FOR
VIRTUAL TOUR

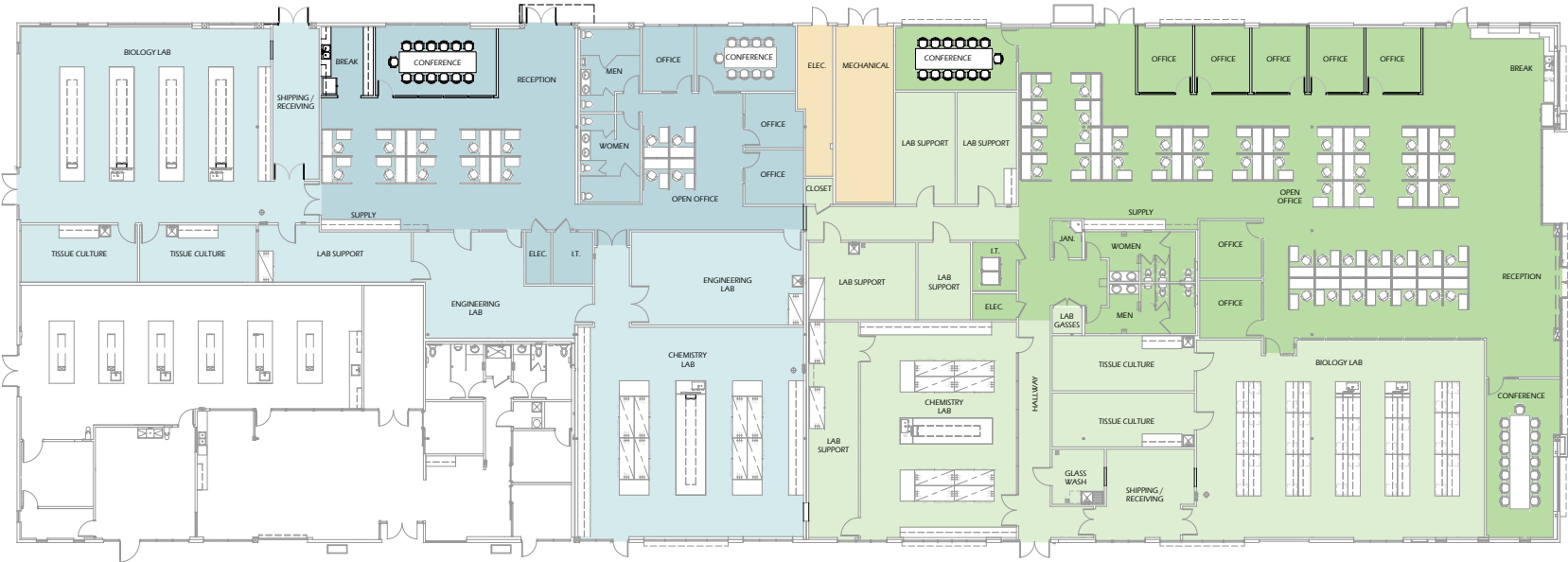
SINGLE TENANT AS-BUILT OPTION



TWO-TENANT CONCEPTUAL OPTION

Suite B | 10,743 RSF

Suite A | 15,122 RSF

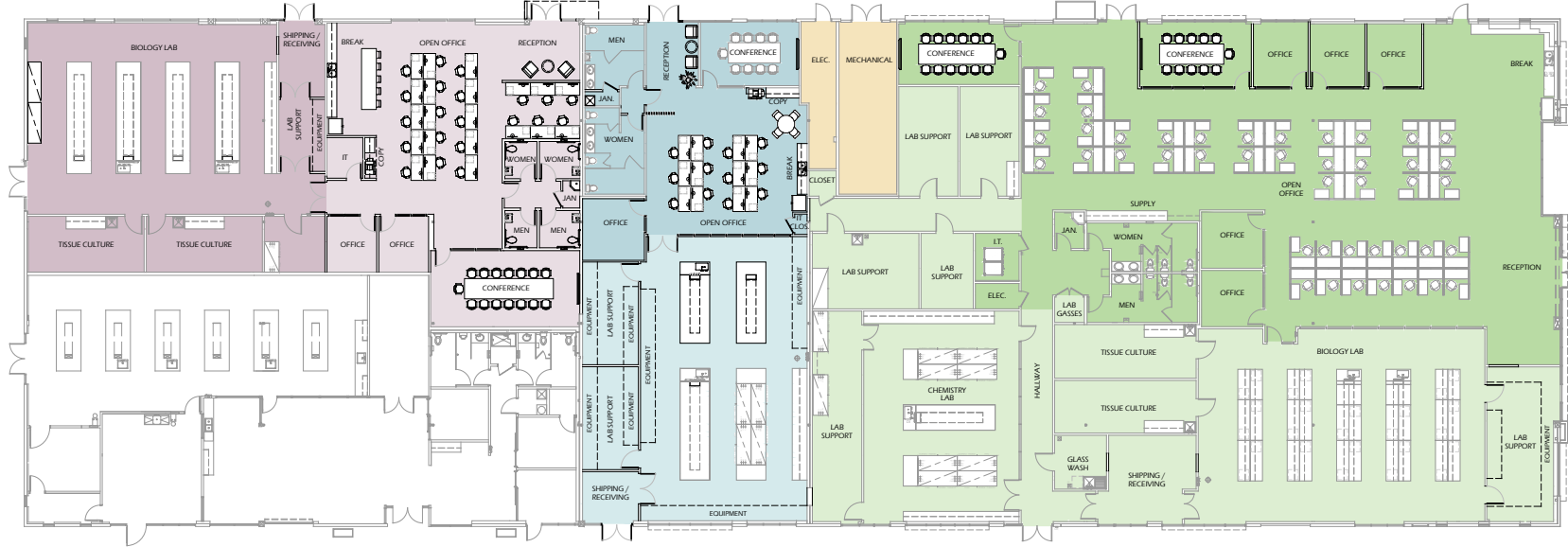


THREE-TENANT CONCEPTUAL OPTION

Suite C | 6,071 RSF

Suite B | 4,672 RSF

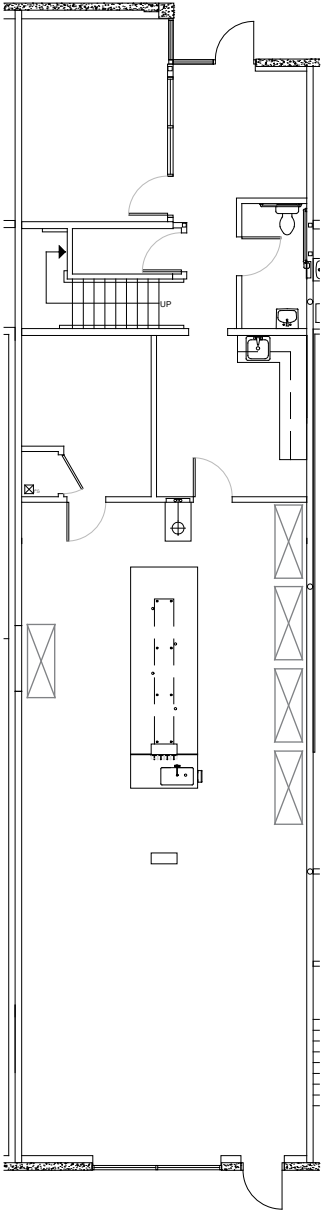
Suite A | 15,122 RSF



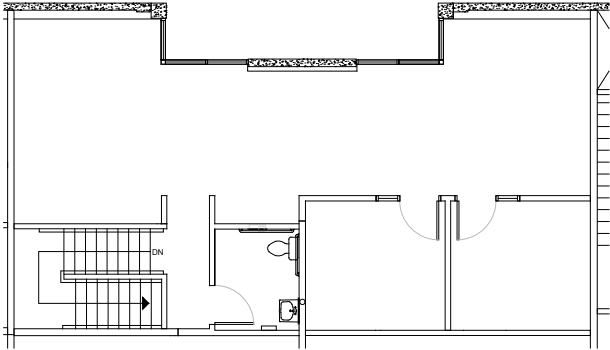
11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 3 | 3,148 RSF
Lab Available Now

FIRST FLOOR



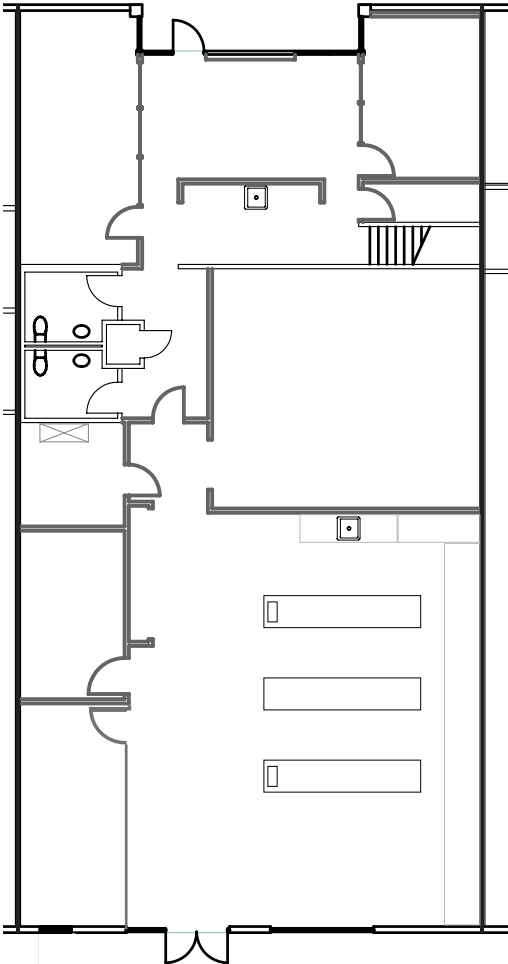
SECOND FLOOR



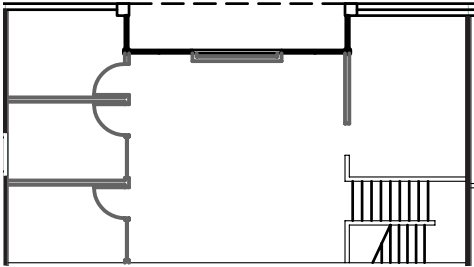
11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 4 | 5,274 RSF
Lab Available Now

FIRST FLOOR

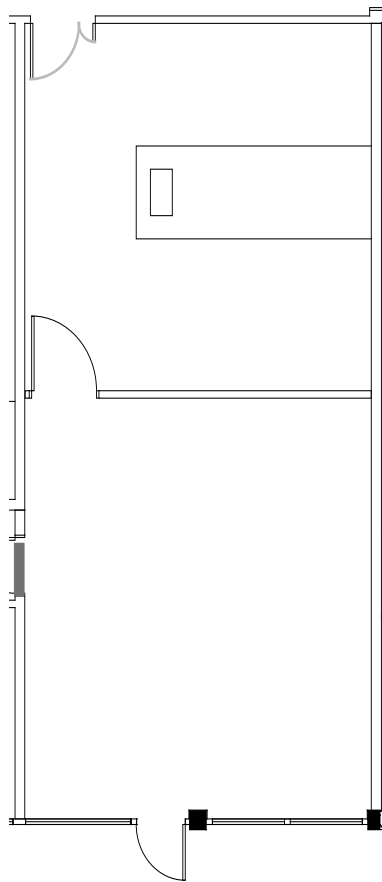


SECOND FLOOR



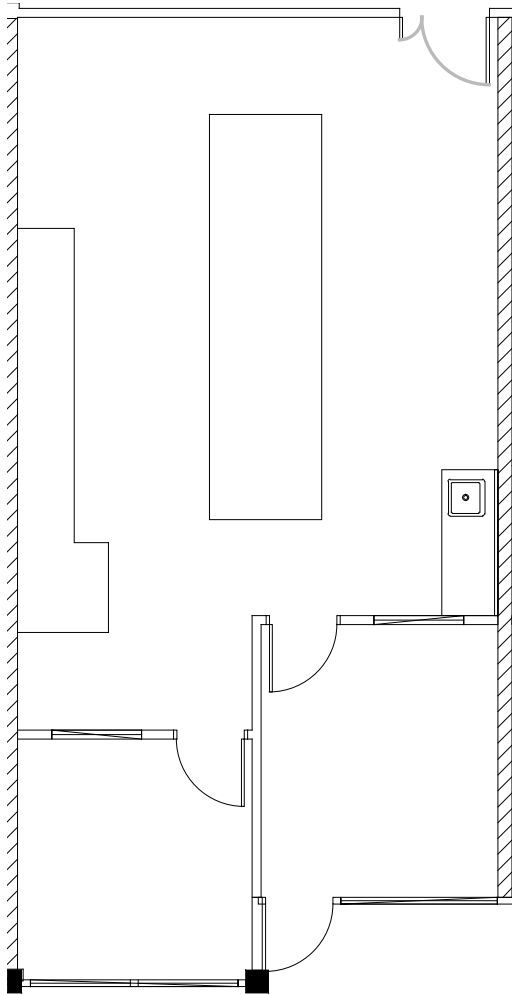
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 204 | 1,126 RSF
Lab Available Now



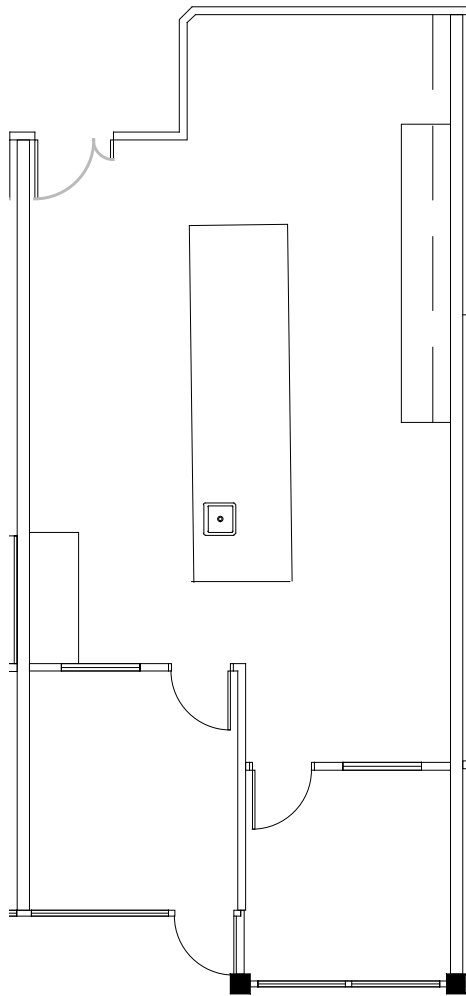
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 205 | 1,087 RSF
Lab Available Now



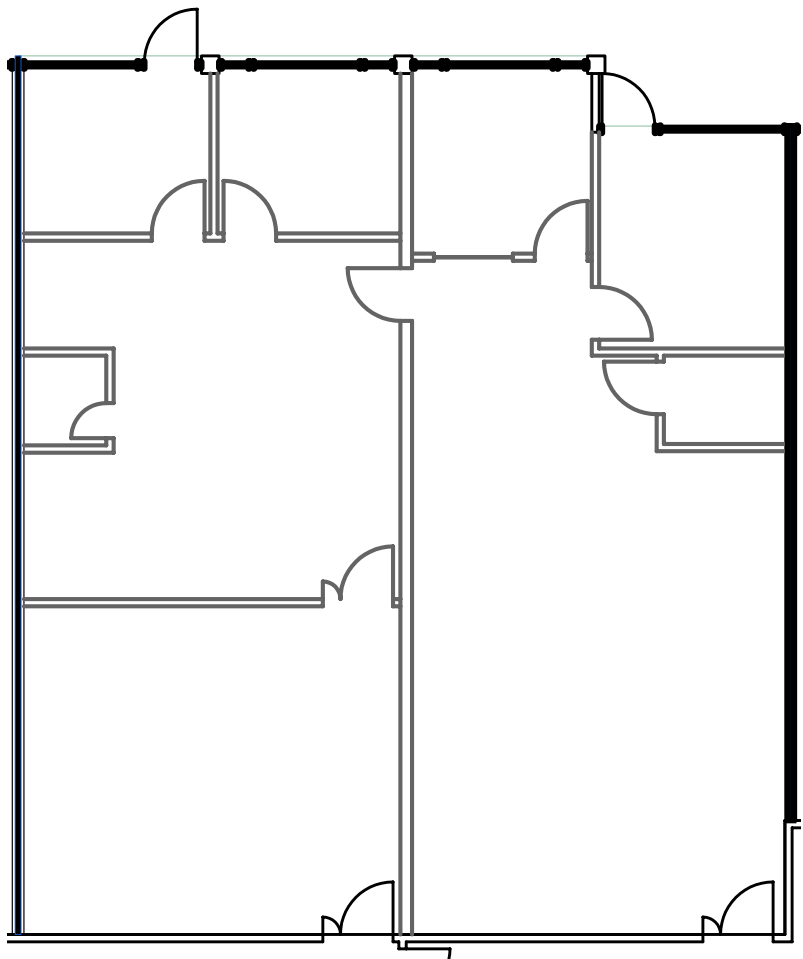
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

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



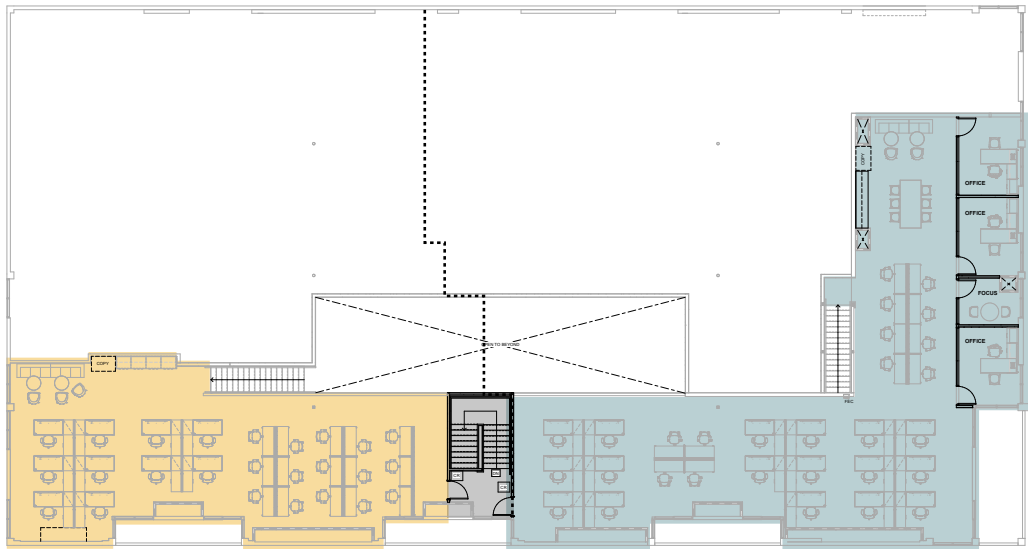
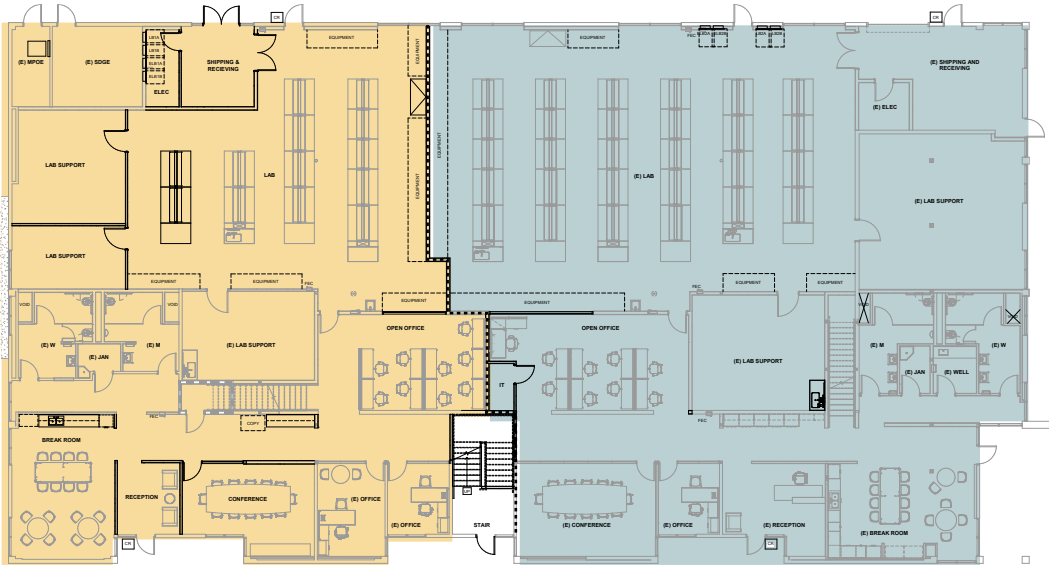
11578 Sorrento Valley Rd, San Diego
SOVA Science District | Central

11578 Suite 25 | 8,834 RSF

Fitted Lab Available Now

*FFE shown as conceptual

CLICK FOR
VIRTUAL TOUR



11578 Suite 29 | 12,947 RSF

Fitted Lab Available Now

CLICK FOR
VIRTUAL TOUR

FIRST FLOOR

SECOND FLOOR



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

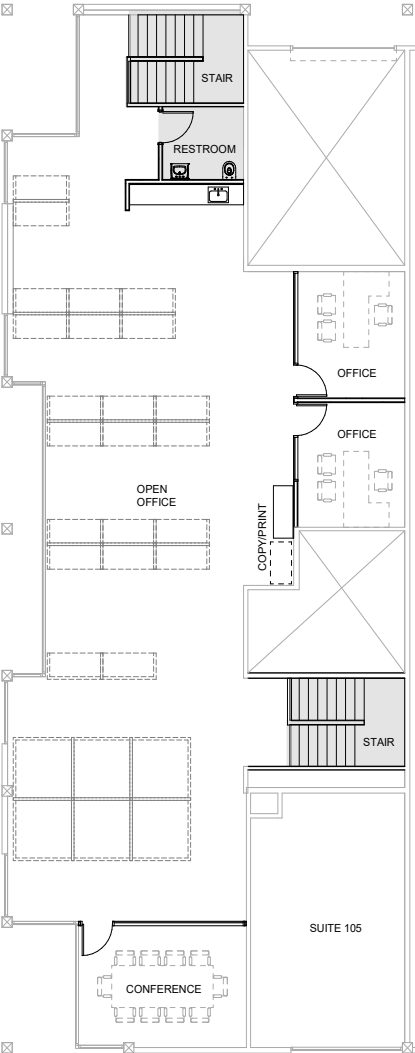
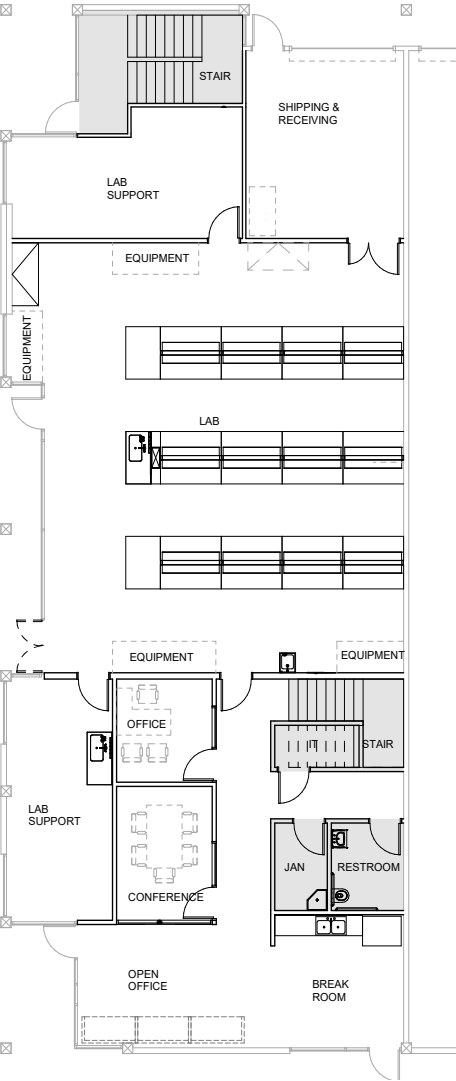
Suite 101 | 6,930 RSF

Fitted Lab Available Now

*FFE shown as conceptual

CLICK FOR
VIRTUAL TOUR

FIRST FLOOR



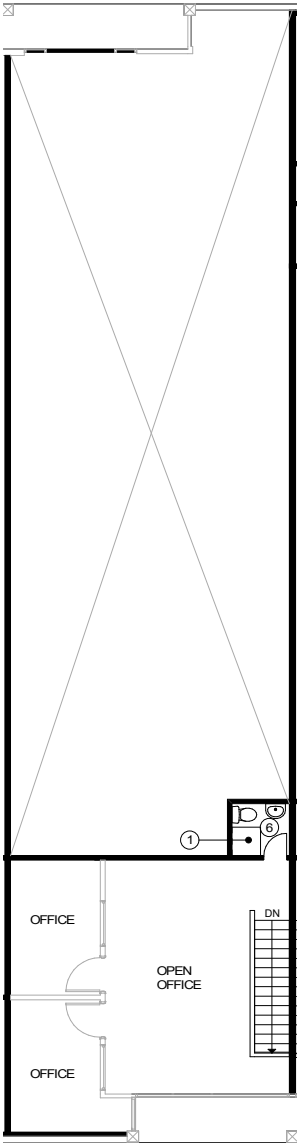
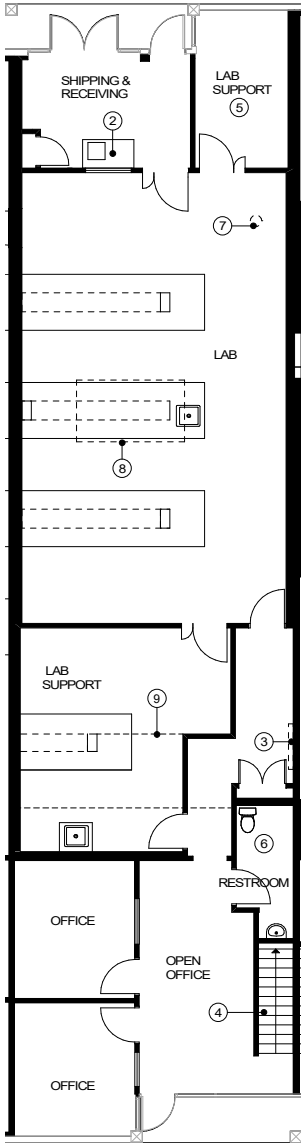
MEZZANINE



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

Suite 107 | 3,345 RSF
Lab Available Now

FIRST FLOOR

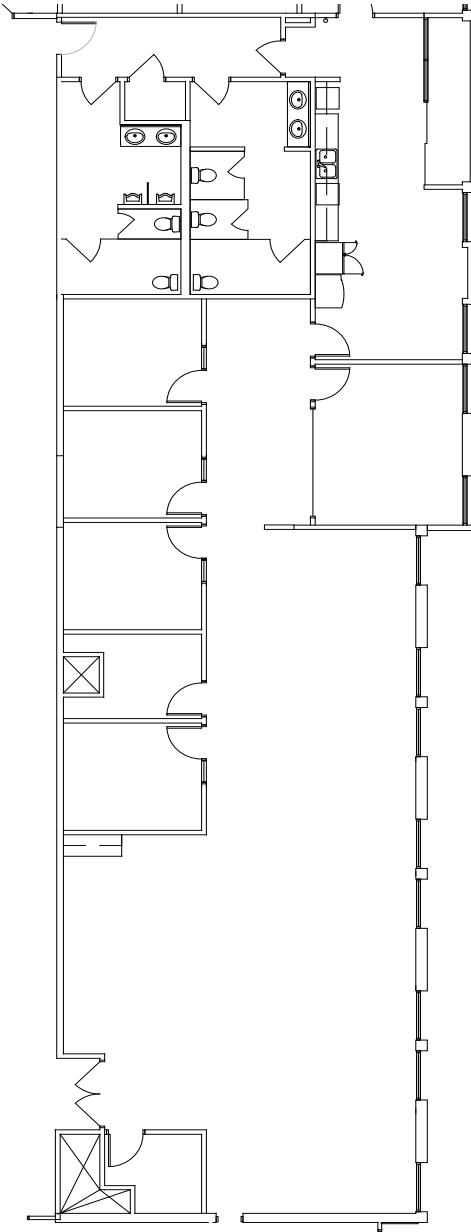


MEZZANINE



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

Suite 201 | 3,740 RSF
Available Office Space





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	

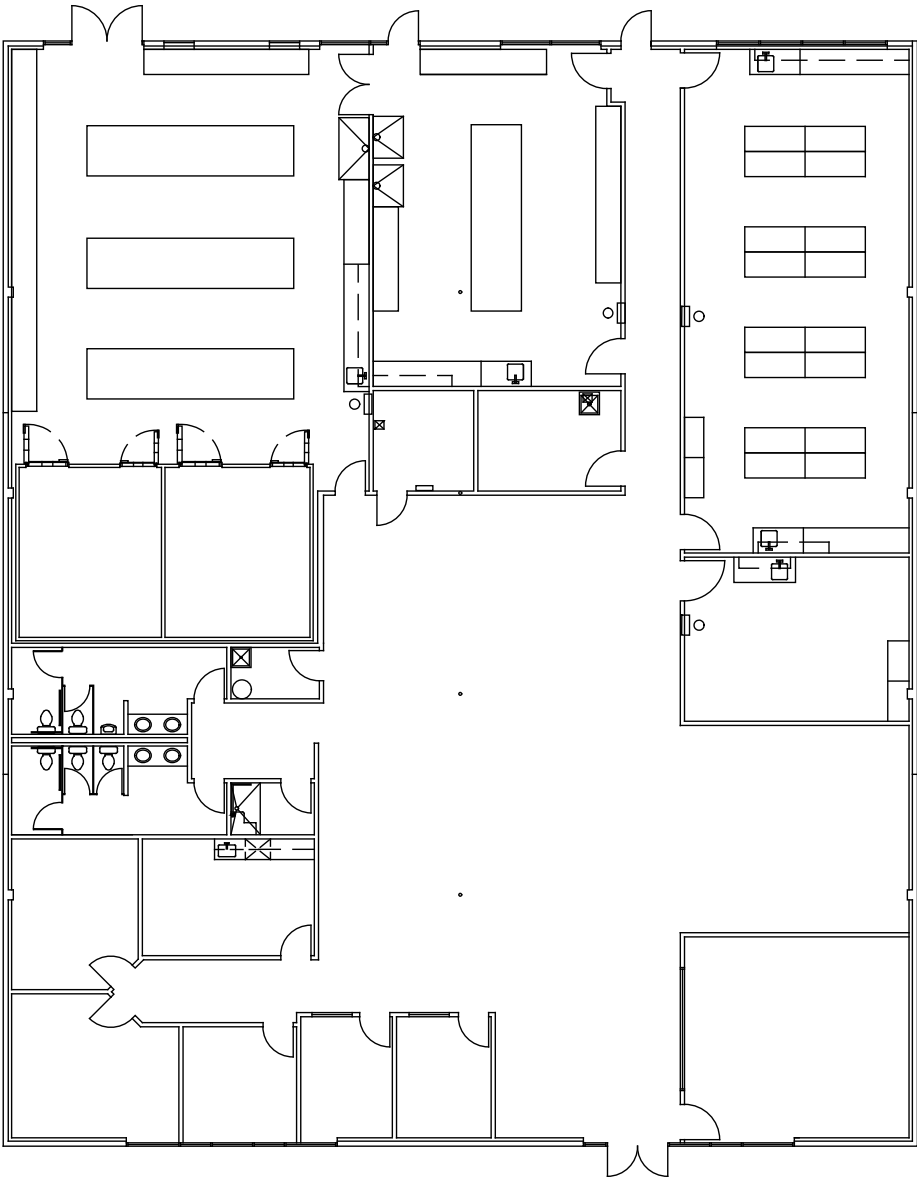
*Suite 100-105: Contiguous up to 11,069 SF



10575 Roselle Street, San Diego SOVA Science District | South



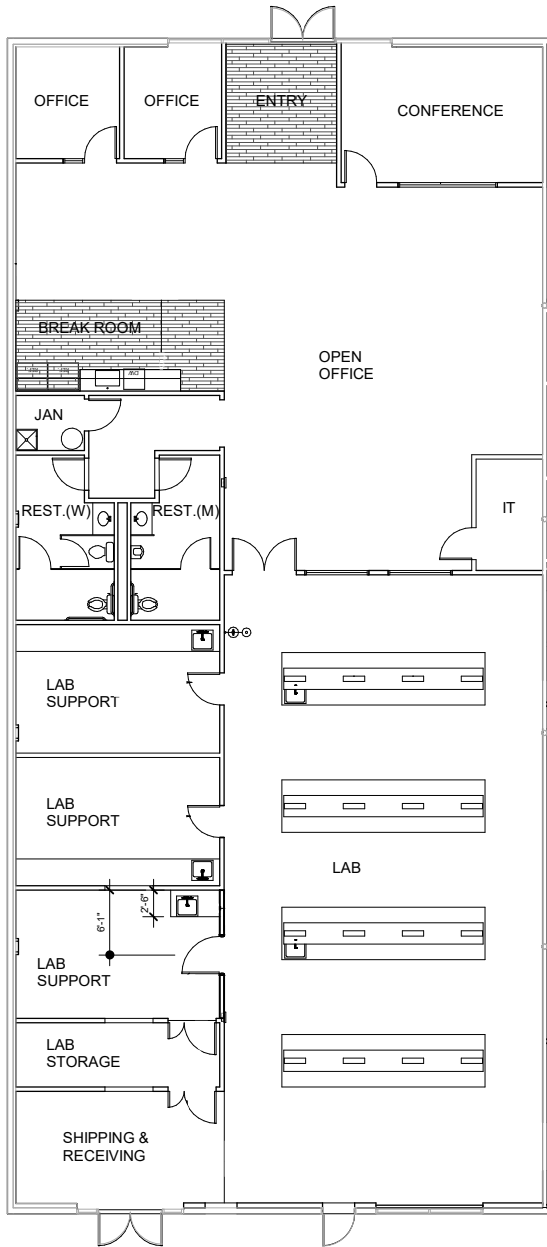
Suite 100 | 10,294 RSF Lab Available Now



10581 Roselle Street, San Diego
SOVA Science District | South

Suite 100 | 5,541 RSF
Fitted Lab Available Now

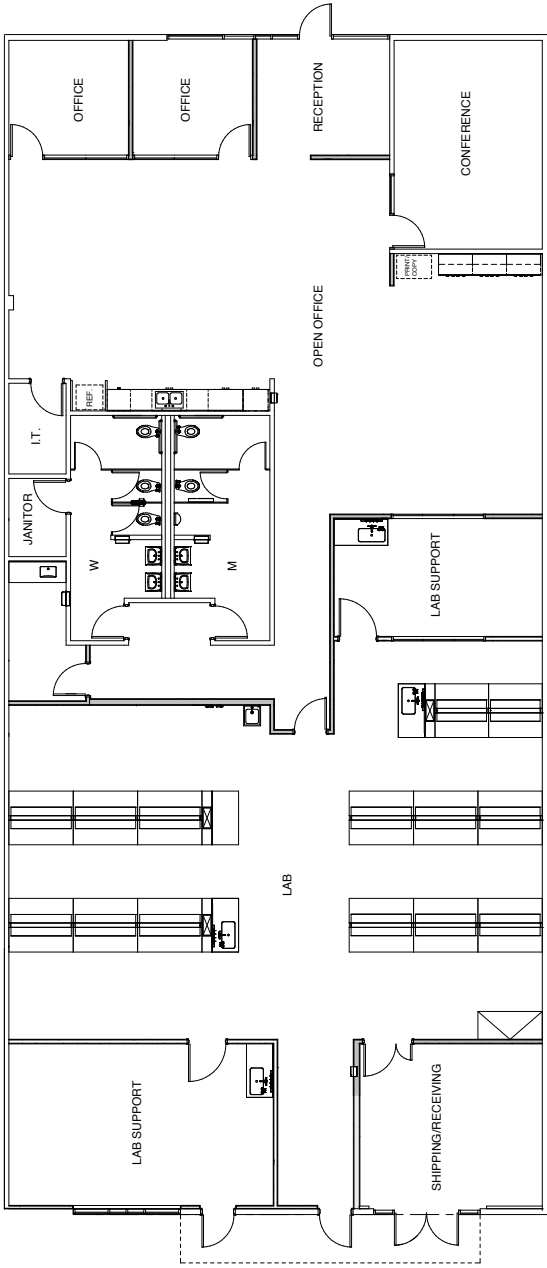
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10581 Roselle Street, San Diego
SOVA Science District | South

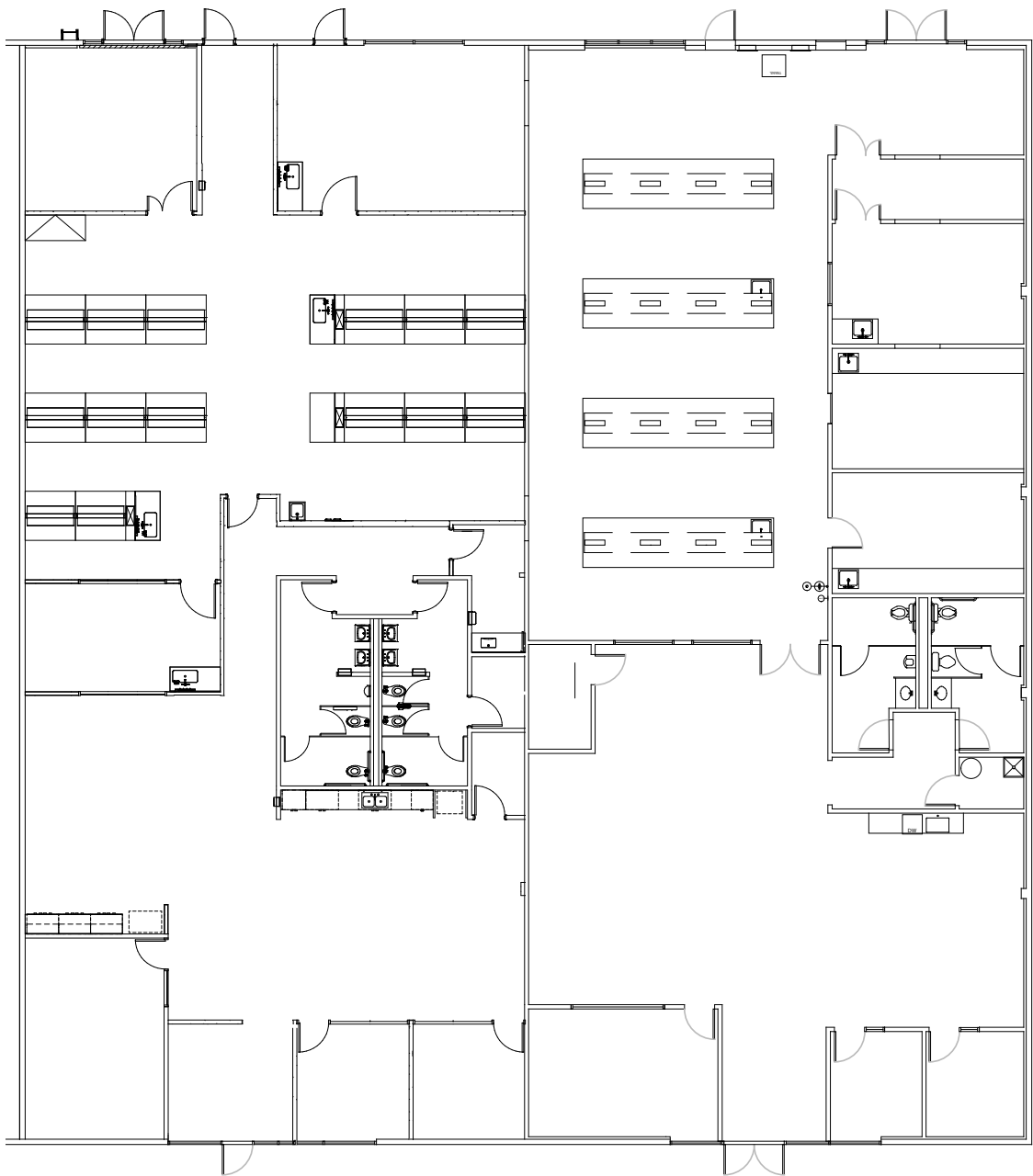
Suite 105 | 5,528 RSF
Fitted Lab Available Now

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VIRTUAL TOUR



10581 Roselle Street, San Diego
SOVA Science District | South

Suite 115-120 | 11,066 RSF
Lab Available Now





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	Available	
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10655 Sorrento Valley Rd, San Diego SOVA Science District | Sycamore

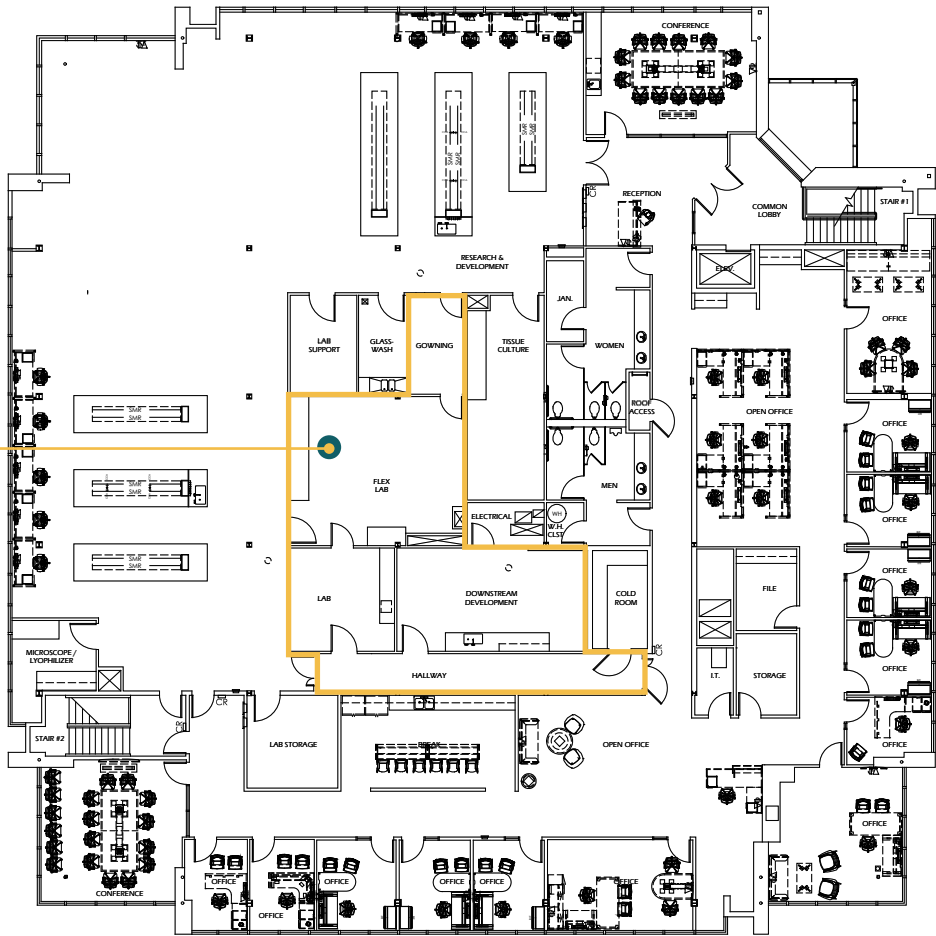


Suite 200 | 14,461 RSF

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

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VIRTUAL TOUR

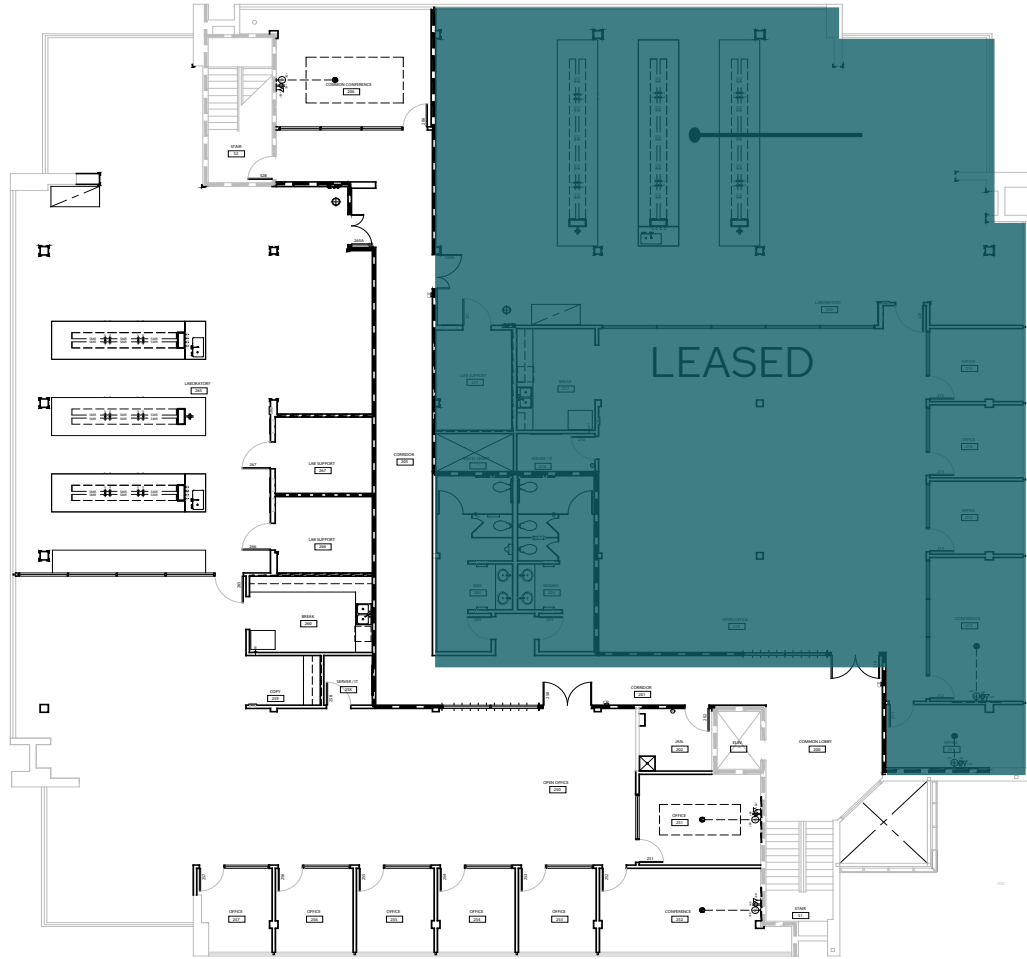
± 1,400 SF ISO 8
Clean Room



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

Suite 200 | 7,950 RSF
Lab Space Available

CLICK FOR
VIRTUAL TOUR





SDWA

SCIENCE DISTRICT™

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