



IOWA
SCIENCE DISTRICT™

SOVA North

79,918 SF

SOVA Central

250,454 SF

SOVA Sycamore

89,919 SF

SOVA South

37,952 SF



AMENITIES



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



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

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.

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



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



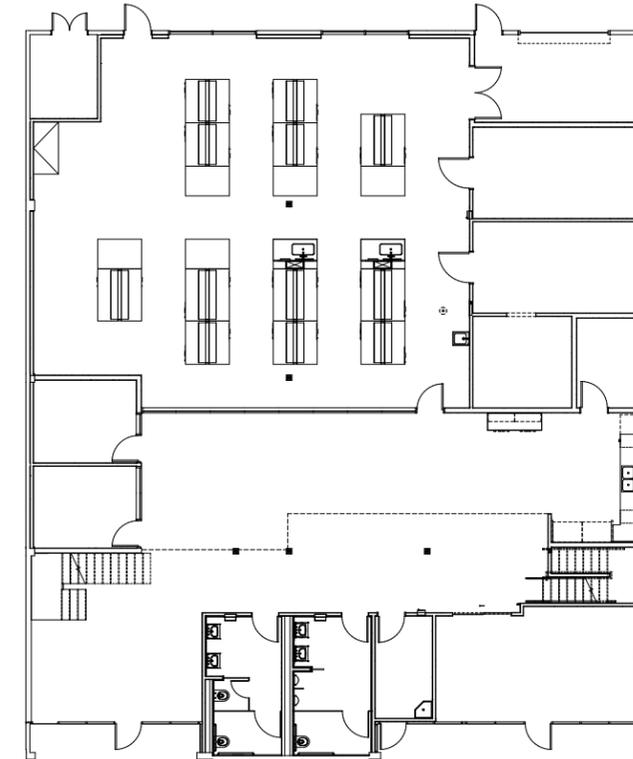
11760 Sorrento Valley Rd, San Diego SOVA Science District | North



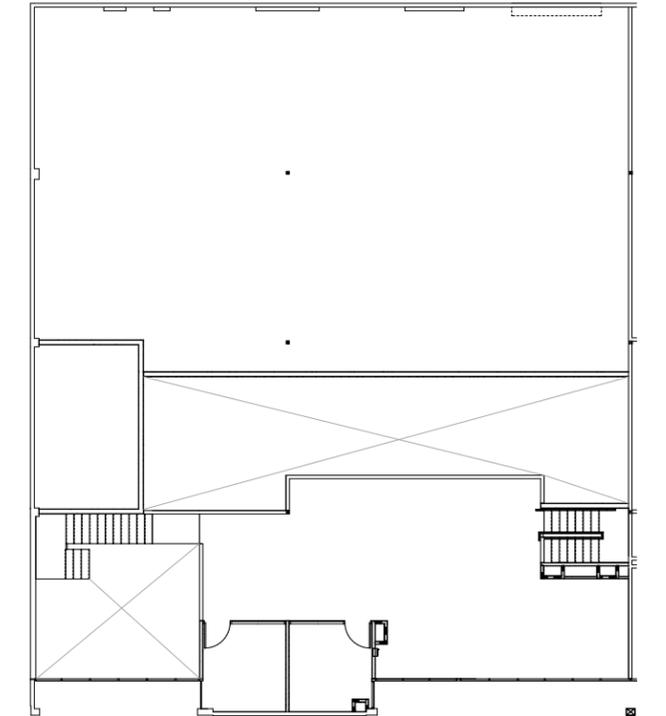
Suite A | 7,290 RSF

Lab Available Now

FIRST FLOOR



MEZZANINE



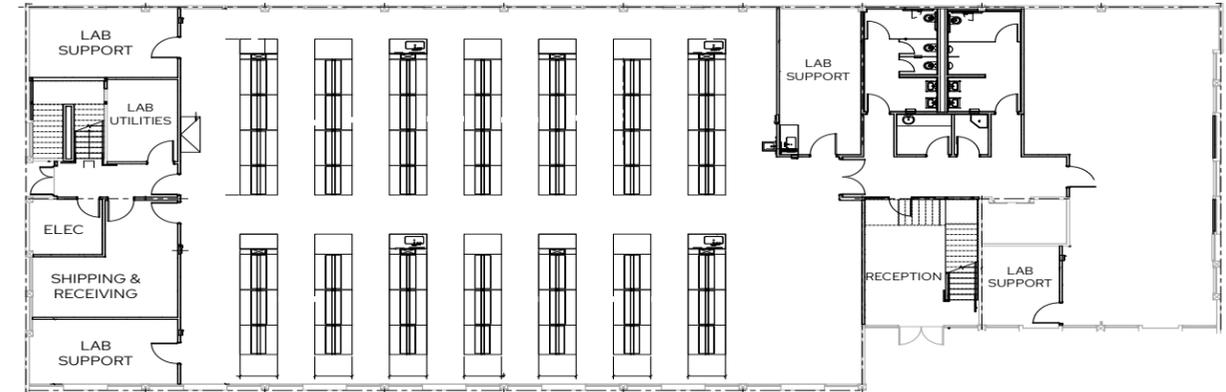


11772 Sorrento Valley Rd, San Diego
SOVA Science District | North

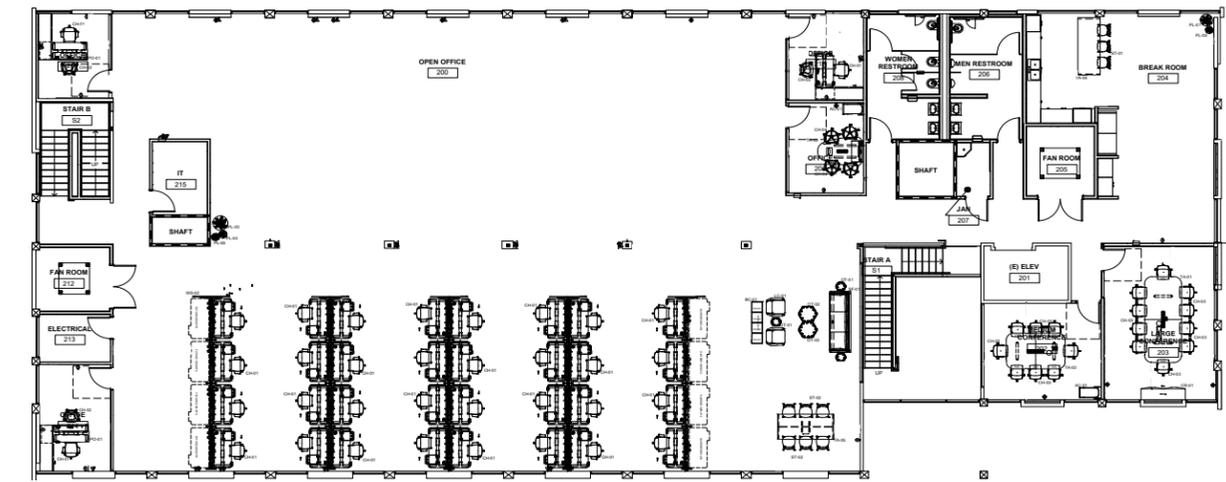


11772 | 20,217 RSF
 Fitted Lab Available Now

FIRST FLOOR



SECOND FLOOR



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

11772 BLDG



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	

PREPARED

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

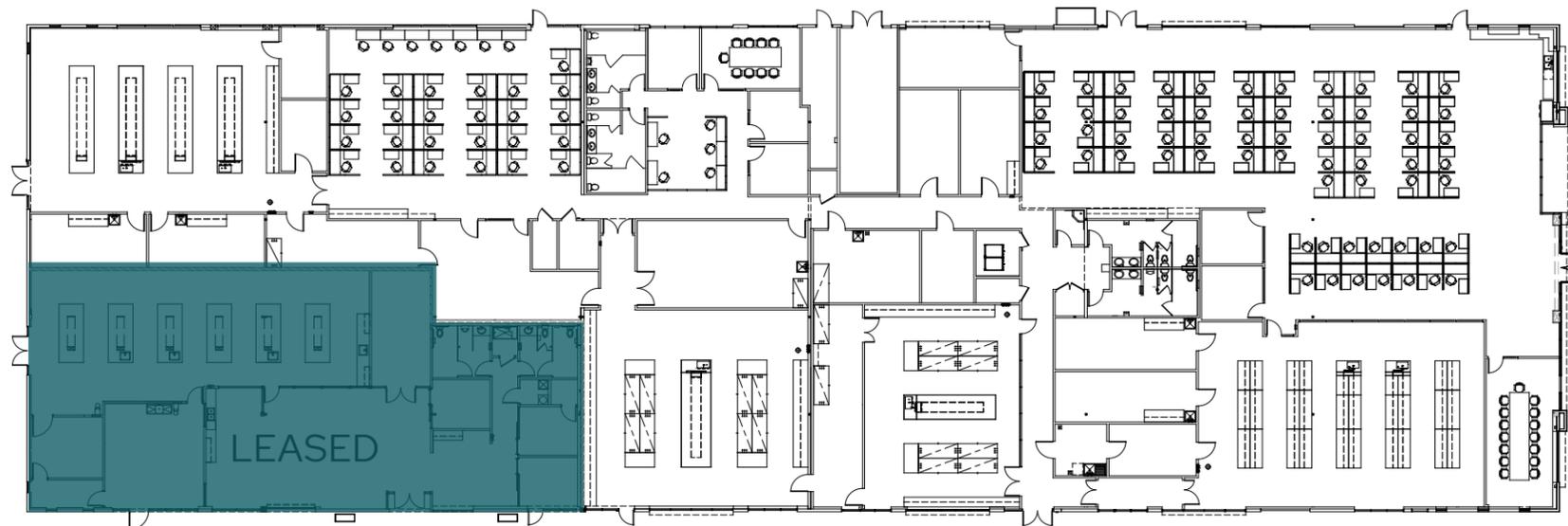


11494-A | 25,827 RSF

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

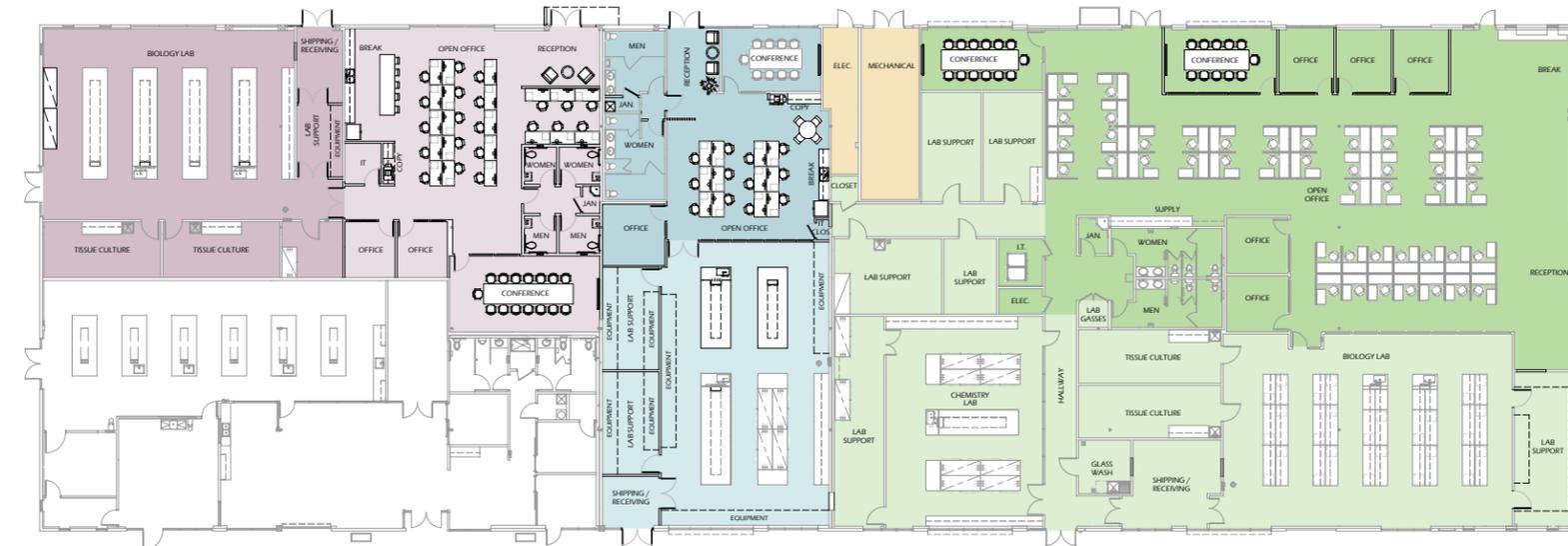


THREE-TENANT CONCEPTUAL OPTION

Suite C | 6,071 RSF

Suite B | 4,672 RSF

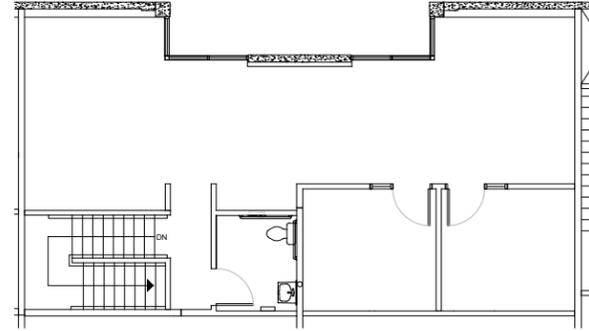
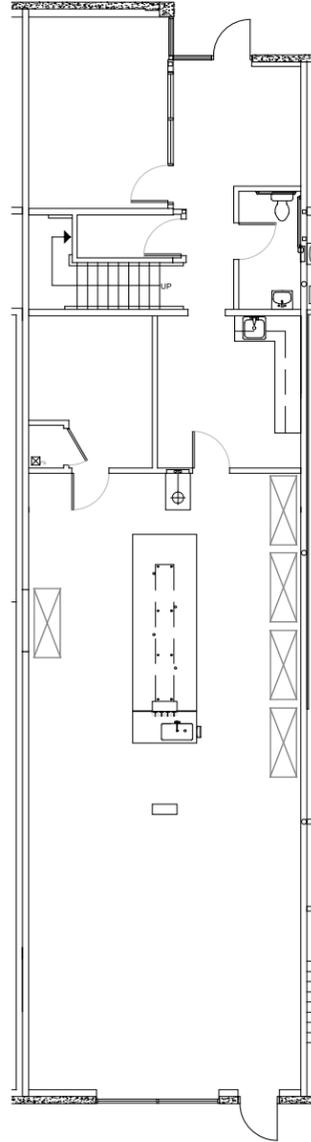
Suite A | 15,122 RSF



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

Suite 3 | 3,148 RSF
Lab Available Now

FIRST FLOOR



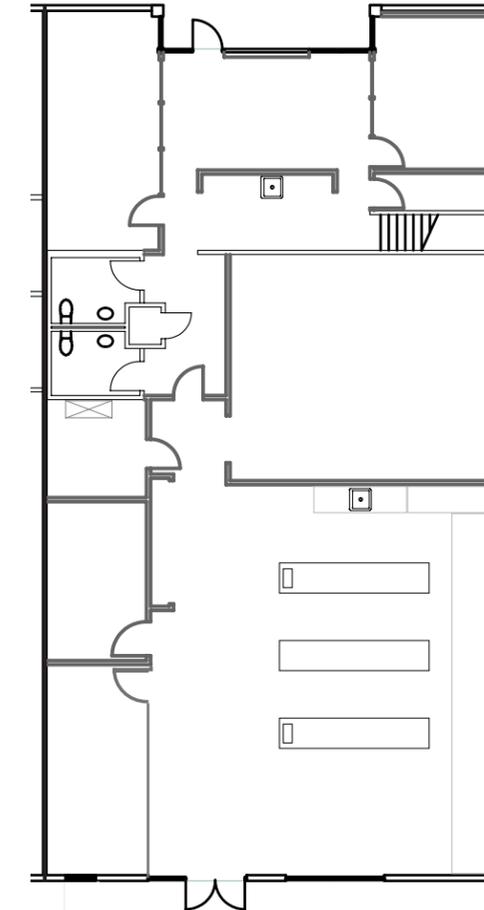
SECOND FLOOR



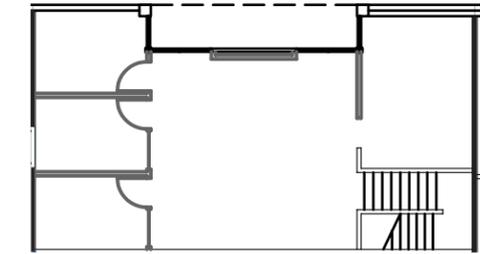
11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 4 | 5,274 RSF
Lab Available Now

FIRST FLOOR

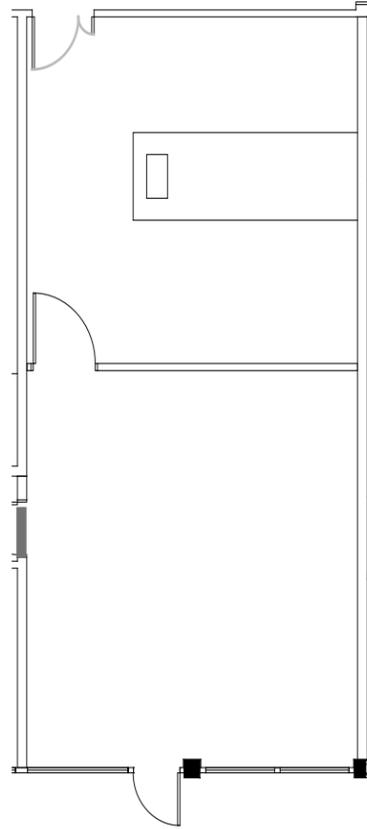


SECOND FLOOR



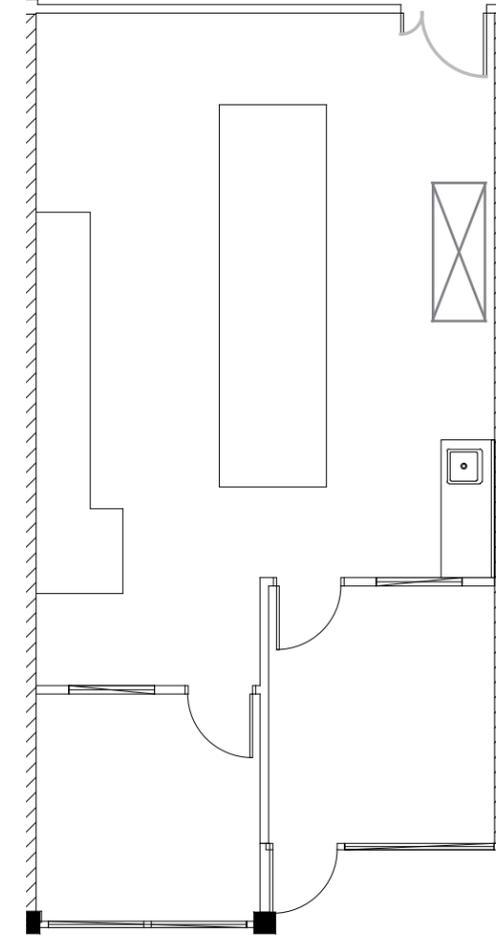
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 204 | 1,126 RSF
Lab Available Now



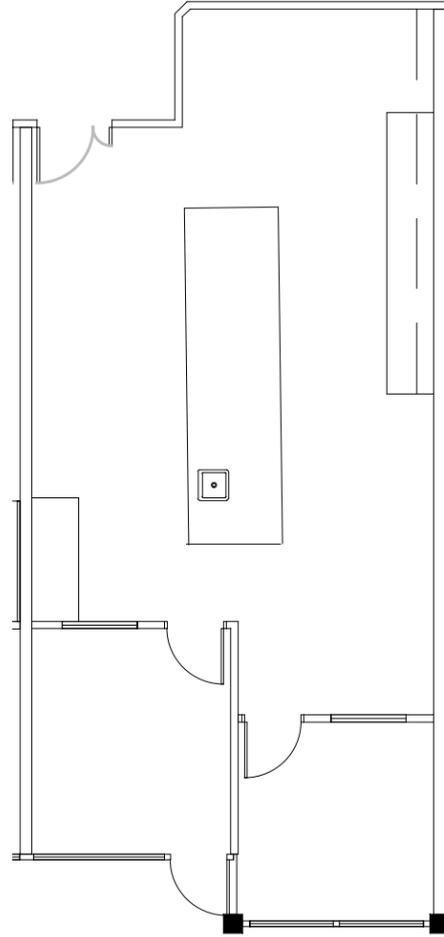
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 205 | 1,087 RSF
Lab Available Now



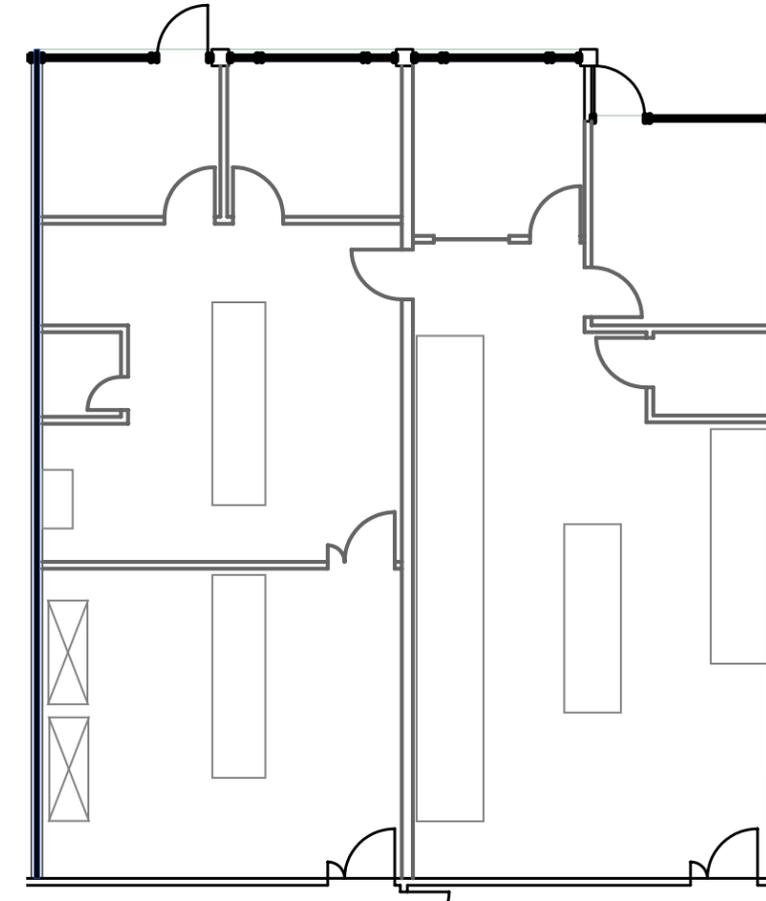
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

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

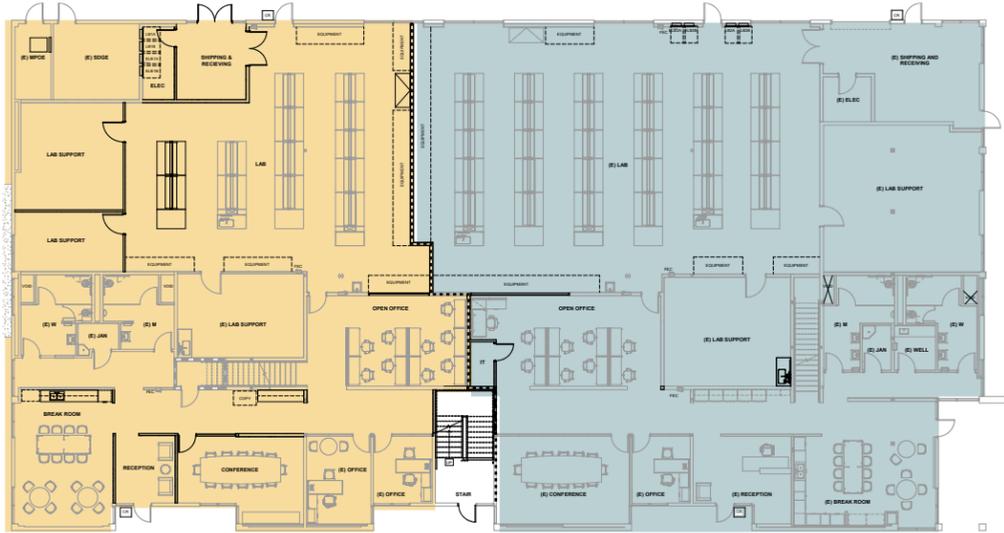


11578 Suite 25 | 8,834 RSF

Fitted Lab Available Now

*FFE shown as conceptual

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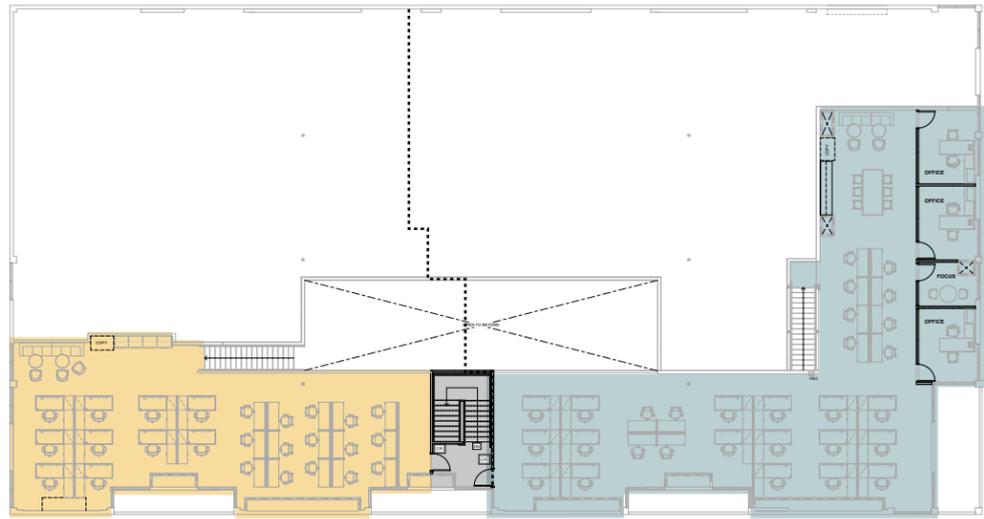


11578 Suite 29 | 12,947 RSF

Fitted Lab Available Now

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FIRST FLOOR



SECOND FLOOR

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



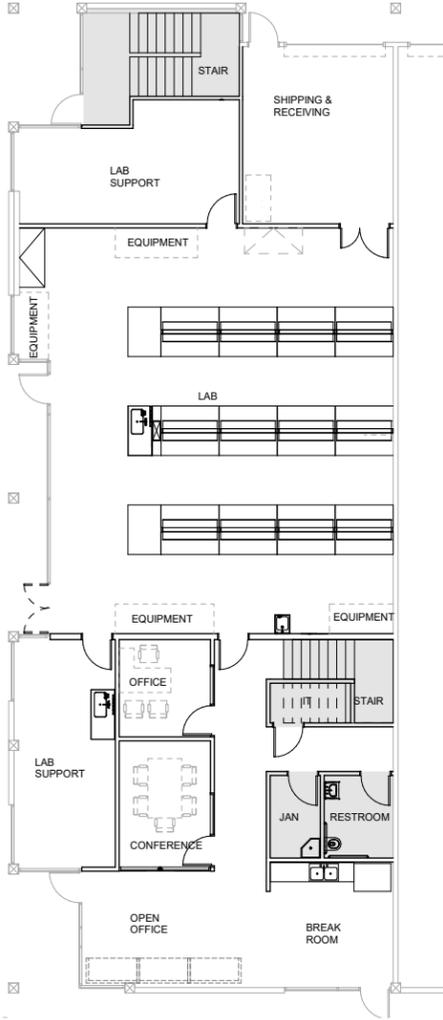
Suite 101 | 6,930 RSF

Fitted Lab Available Now

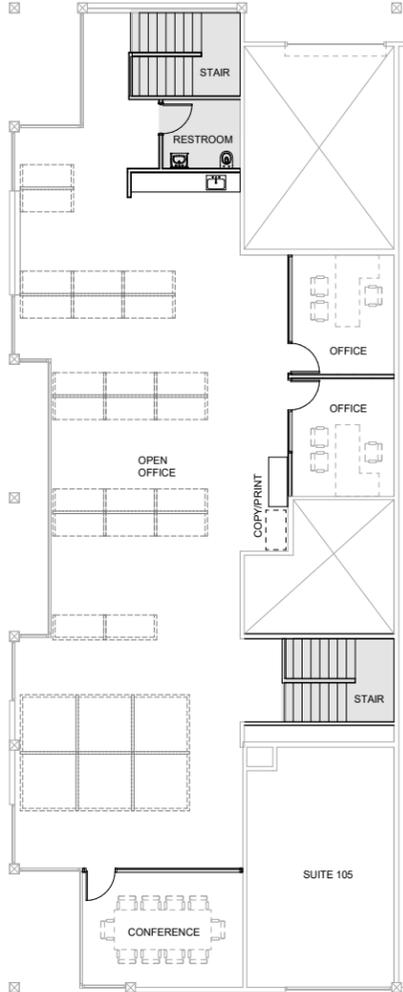
*FFE shown as conceptual

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FIRST FLOOR



MEZZANINE

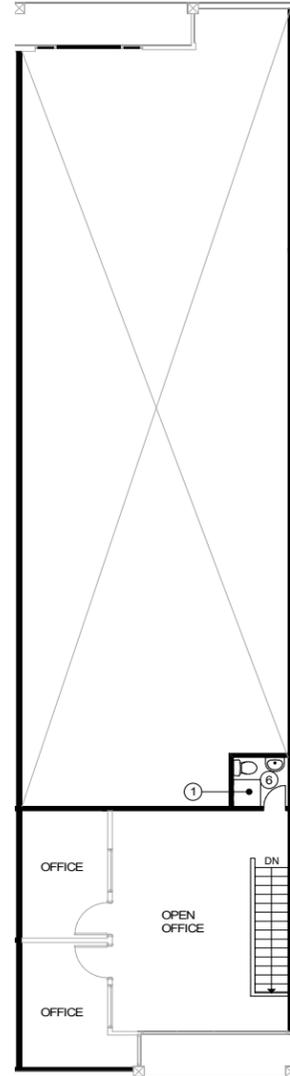
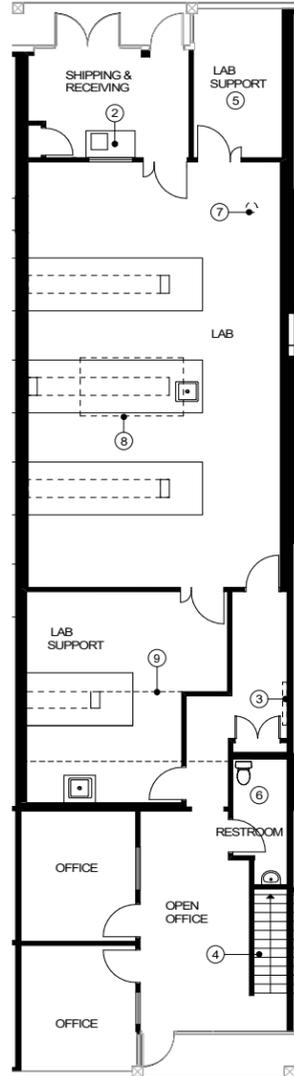


11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 107 | 3,345 RSF

Lab Available Now

FIRST FLOOR



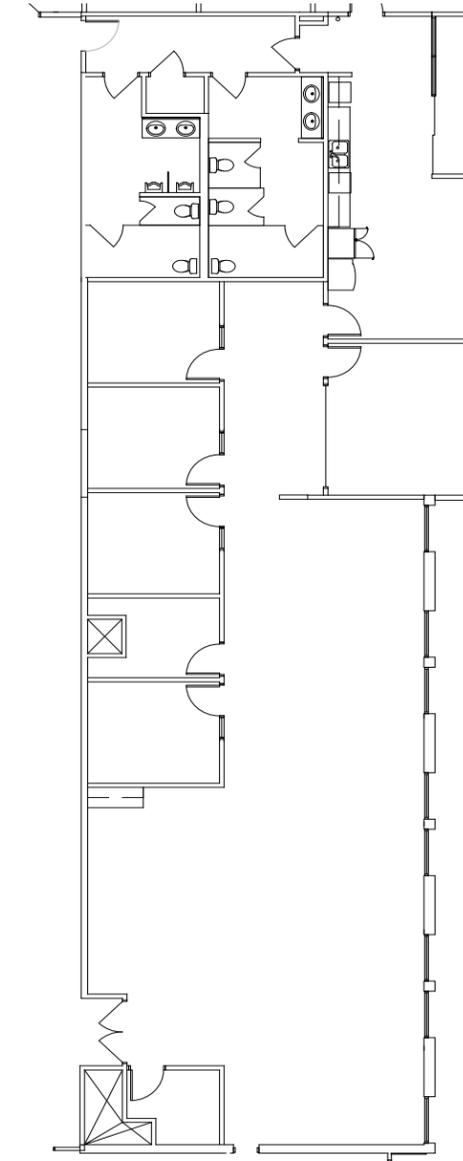
MEZZANINE



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

Suite 201 | 3,740 RSF

Available Office Space





10581



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

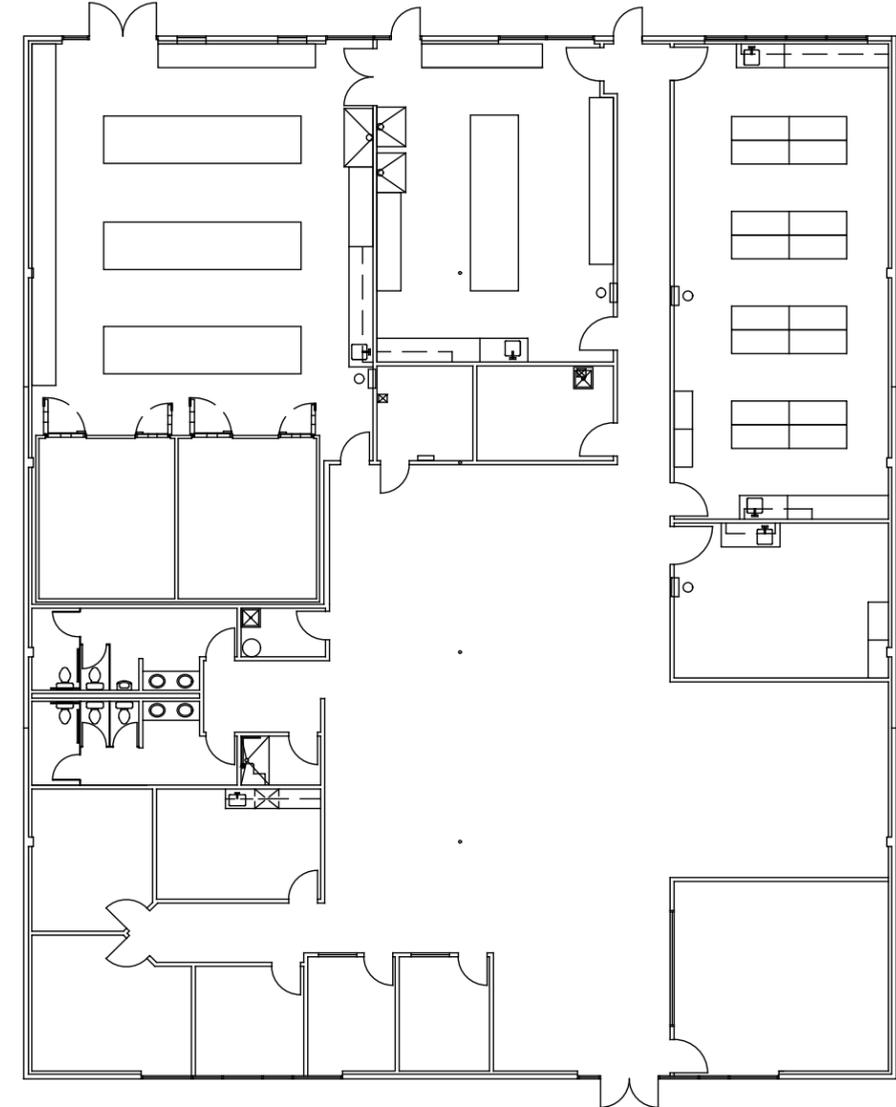
*Suite 100-105: Contiguous up to 11,069 SF



10575 Roselle Street, San Diego SOVA Science District | South



Suite 100 | 10,294 RSF
Lab Available Now

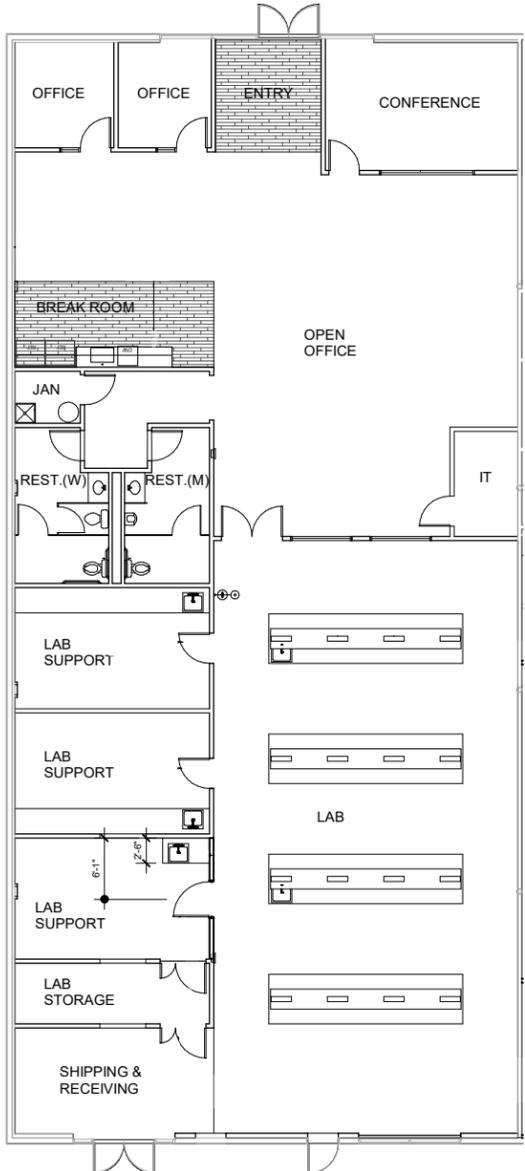


10581 Roselle Street, San Diego
SOVA Science District | South



Suite 100 | 5,541 RSF
Fitted Lab Available Now

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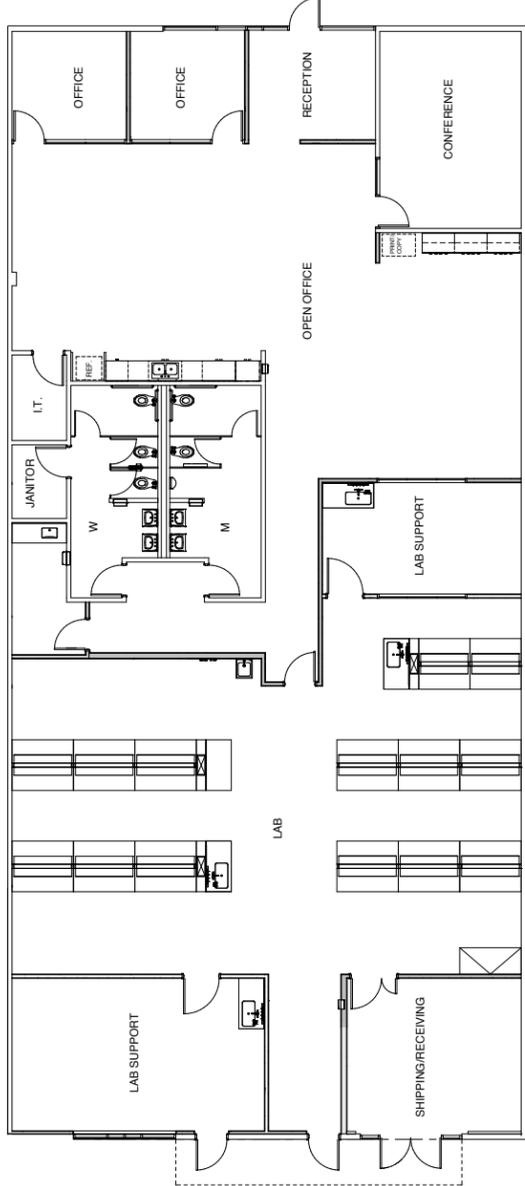


10581 Roselle Street, San Diego
SOVA Science District | South



Suite 105 | 5,528 RSF
Fitted Lab Available Now

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VIRTUAL TOUR





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	



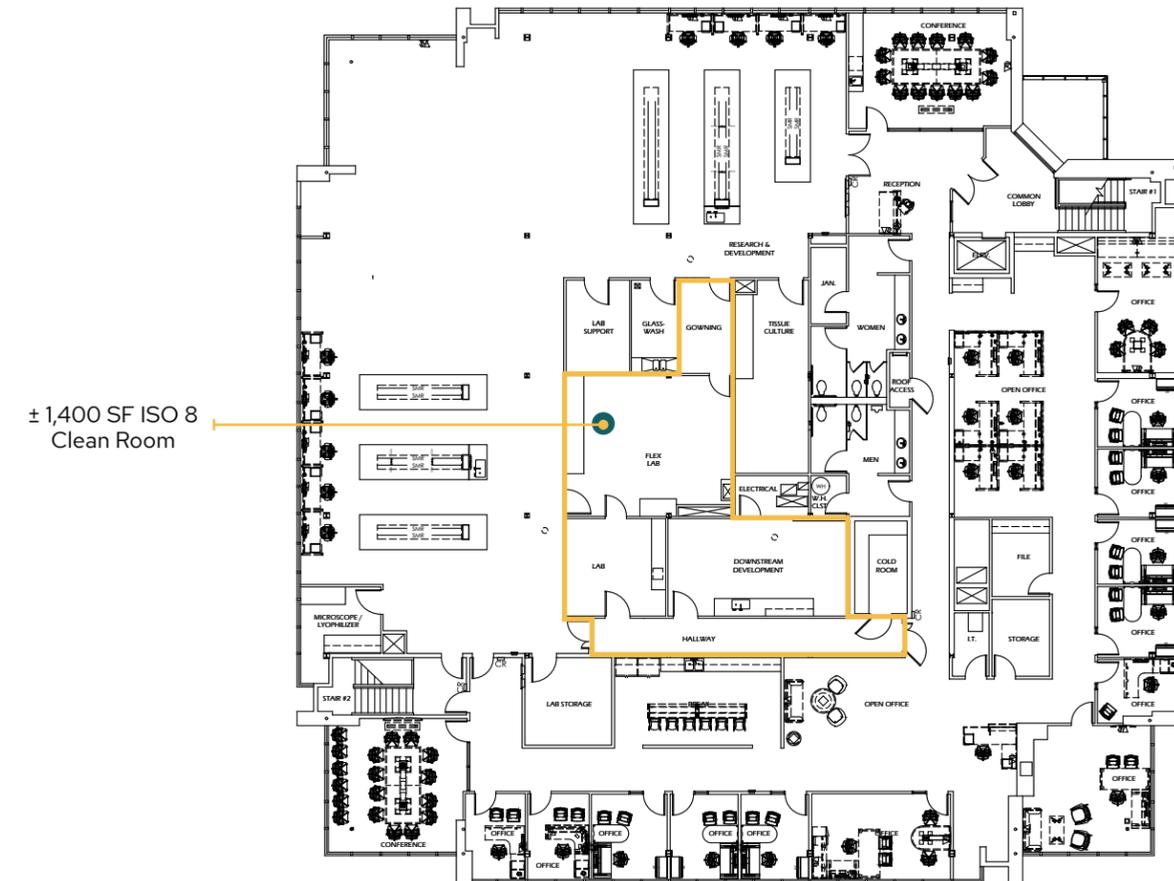
10655 Sorrento Valley Rd, San Diego SOVA Science District | Sycamore



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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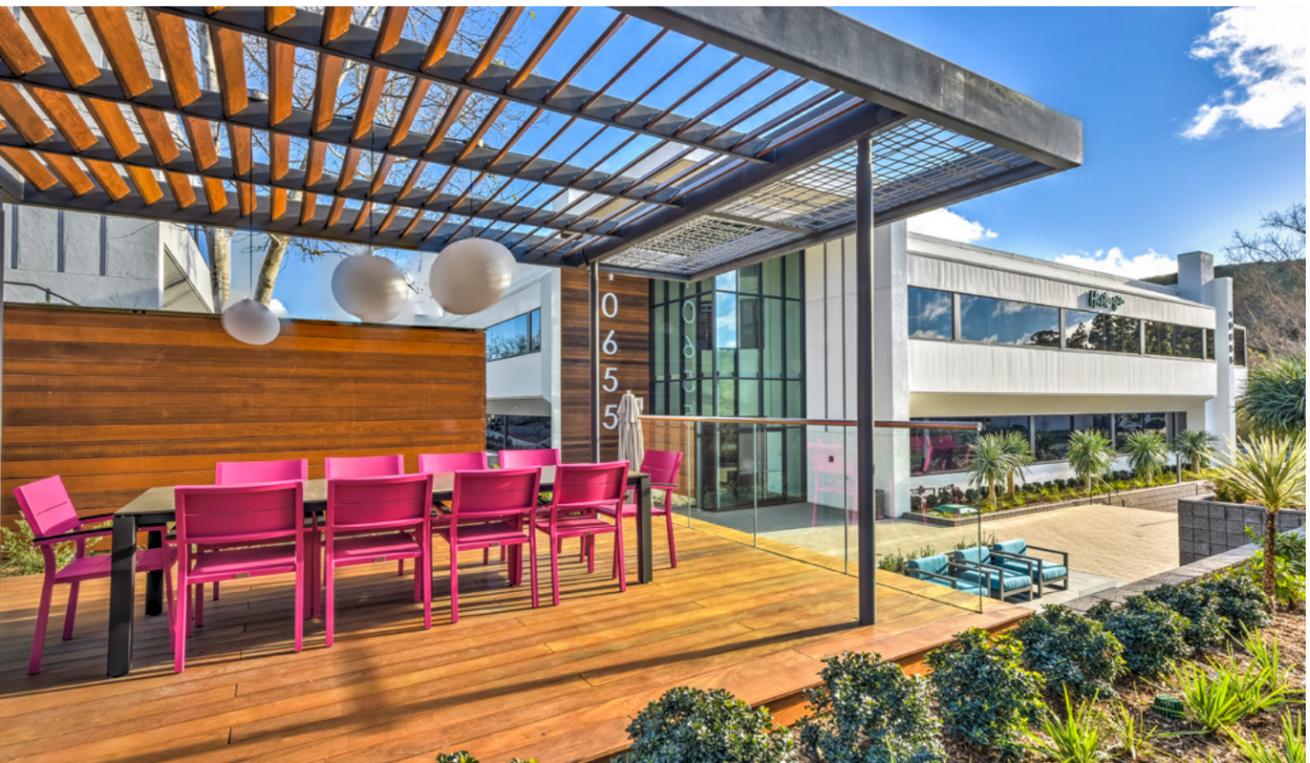
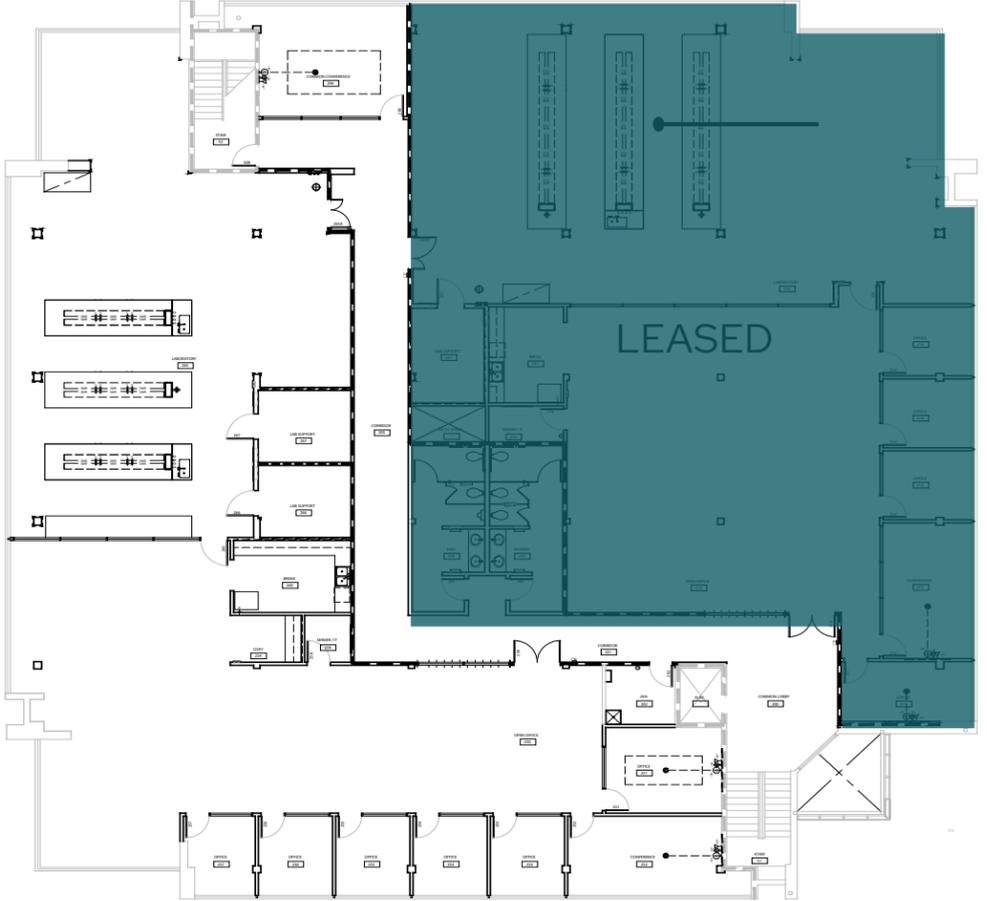


10675 Sorrento Valley Rd, San Diego
SOVA Science District | Sycamore



Suite 200 | 7,950 RSF
Lab Space Available

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SCIENCE DISTRICT™

STEVE BRUCE

Vice Chair & Co-Lead

t 858-291-1414

steve.bruce@colliers.com

CA RE Lic. #01455744

CHRIS HIGH, SIOR

Vice Chair & Co-Lead

t 858-291-1413

chris.high@colliers.com

CA RE Lic. #01734544

CONOR EVANS

Vice President

t 858-291-1415

conor.evans@colliers.com

CA RE Lic. #01963596

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9330 Scranton Road, Suite 120

San Diego CA 92121