

FLEXIBLE LAB/OFFICE SPACE FOR SUBLEASE

3550 GENERAL ATOMICS COURT

SAN DIEGO, CA 92121



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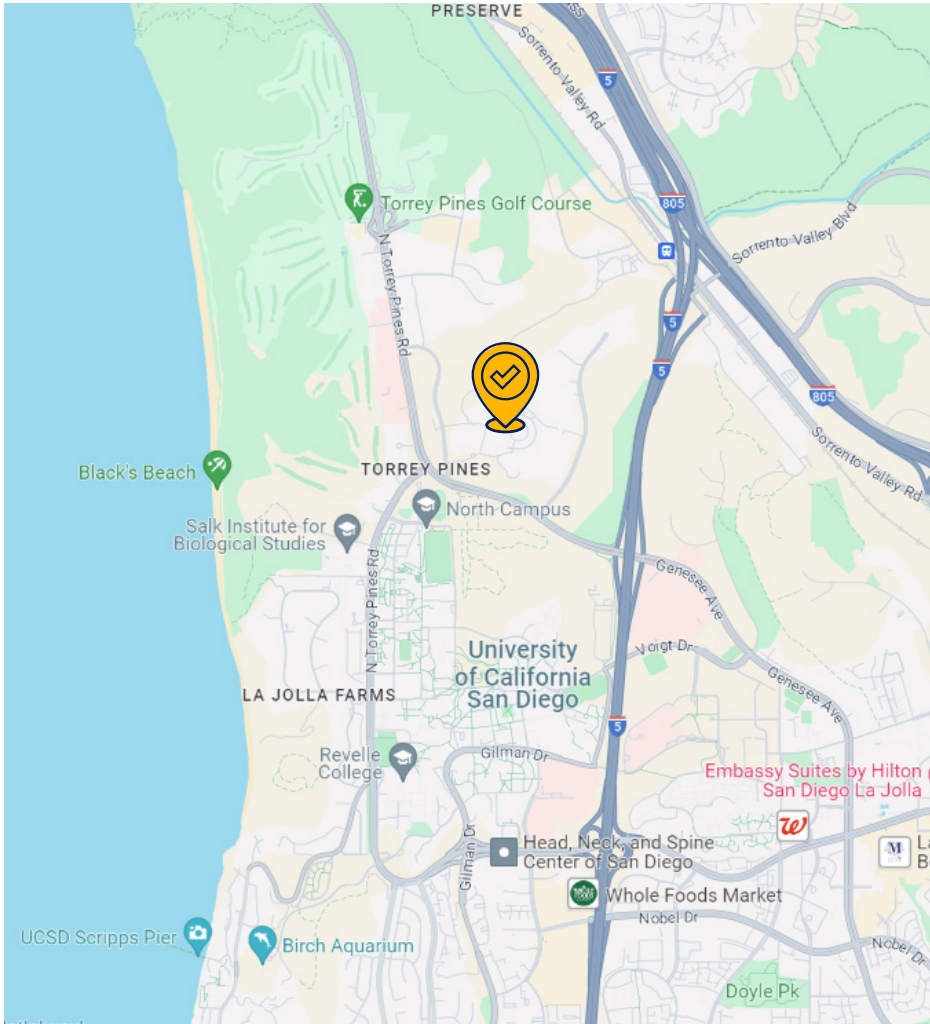
cresa

PROPERTY FEATURES



3550 GENERAL ATOMICS CT.

SAN DIEGO, CA 92121



Office Premises	Office suites from approximately 100 SF to 300 SF ~11,000 SF total office space available
Lab Premises	Lab suites from approximately 100 SF to 5,000 SF ~18,000 SF total lab space available
Term	Negotiable, 1 year minimum and long-term deals available
Availability	Immediate
Rental Rate	\$5.00/+Electric & Janitorial
Space Specs	<ul style="list-style-type: none"> • Lab and office space with flexible terms available • Ability to assemble ~8,500 SF of contiguous space • Single-pass air in the lab spaces • 24-hour campus security • Conference facility with multiple meeting rooms • Cafeteria • Fitness center • Swimming pool, tennis courts, and volleyball courts

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Building Exterior



Amenity Building



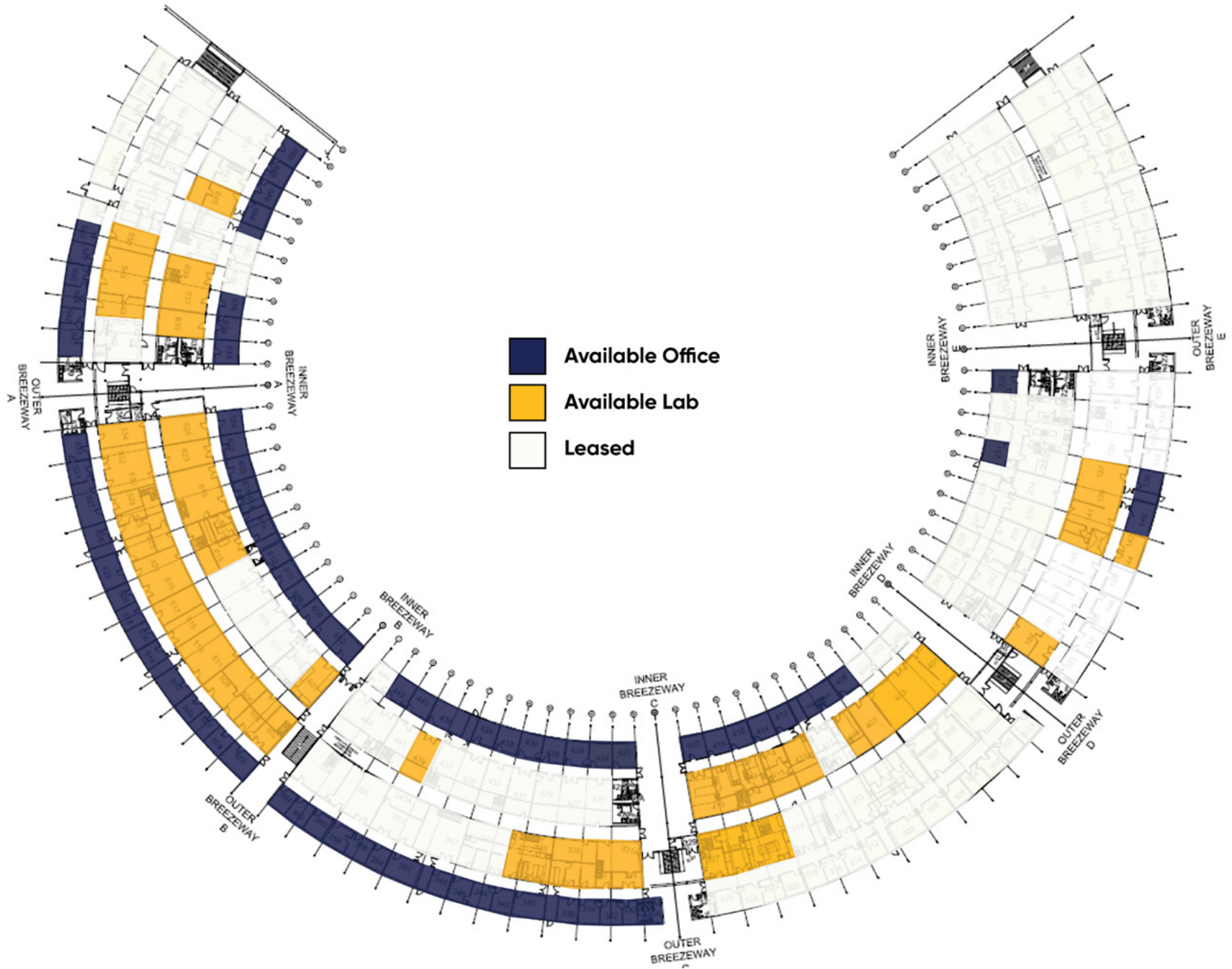
Lab Example

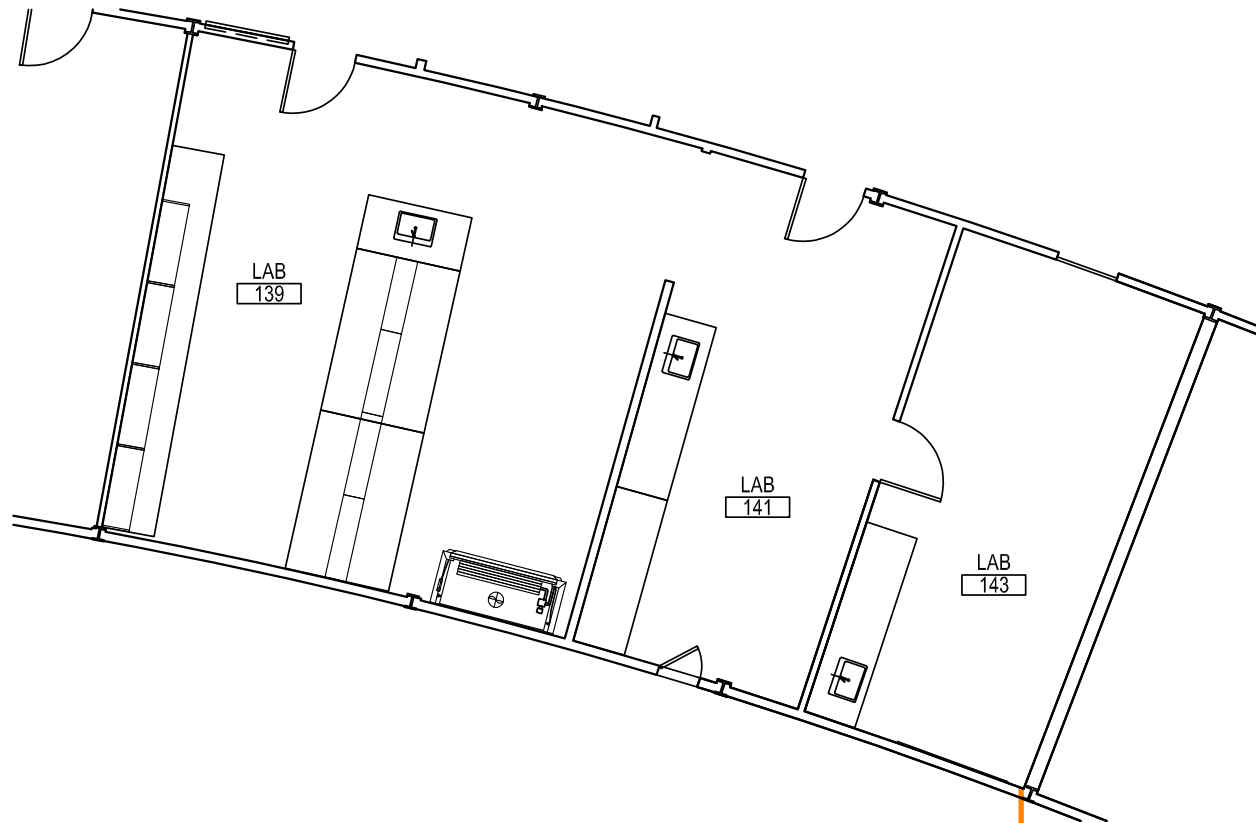


Lab Example

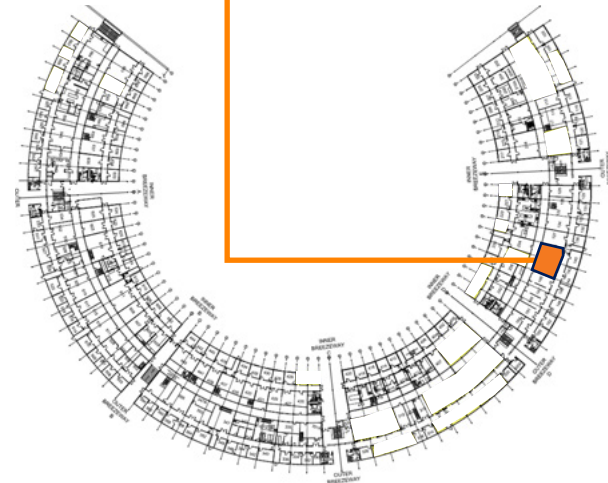


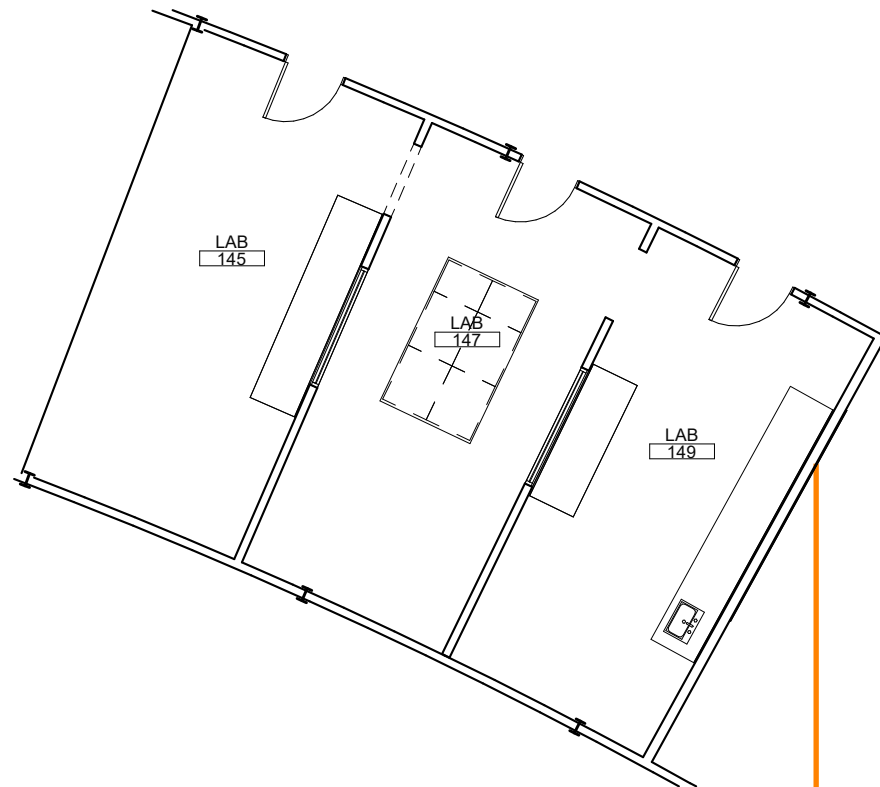
Lab Example



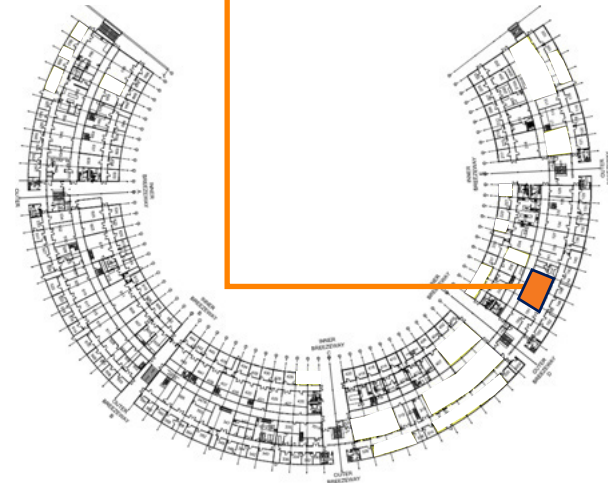
**Lab 139/141/143**

- 1,384 Rentable SF
- Located between Breezeways D & E
- Existing fume hood and benching
- Available for immediate occupancy

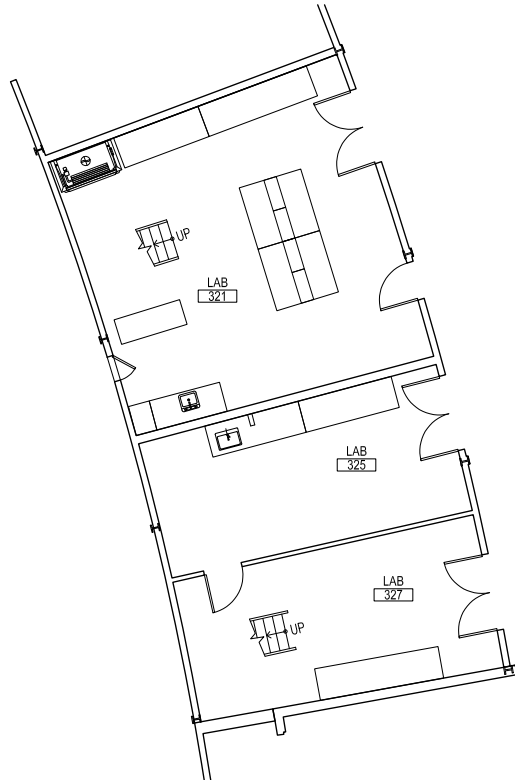
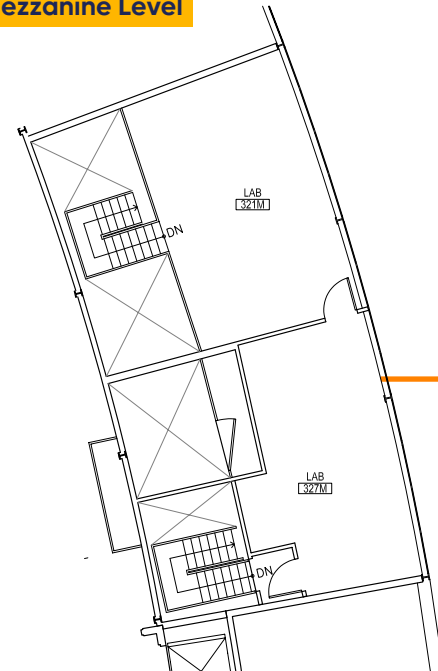


**Lab 145/147/149**

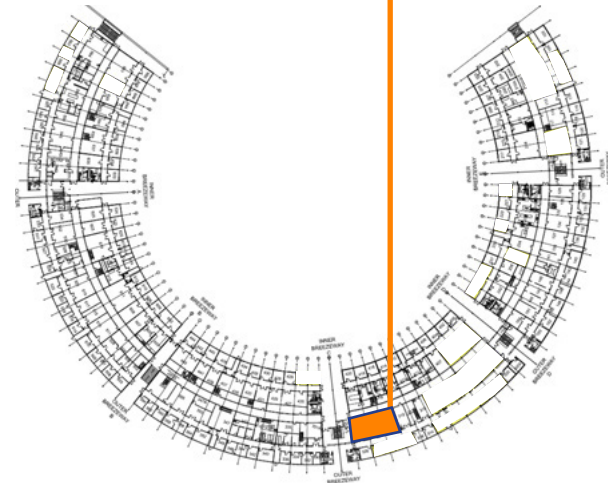
- 1,054 Rentable SF*
- Located between Breezeways D & E
- Three interconnected lab suites with benching
- Move-in ready space

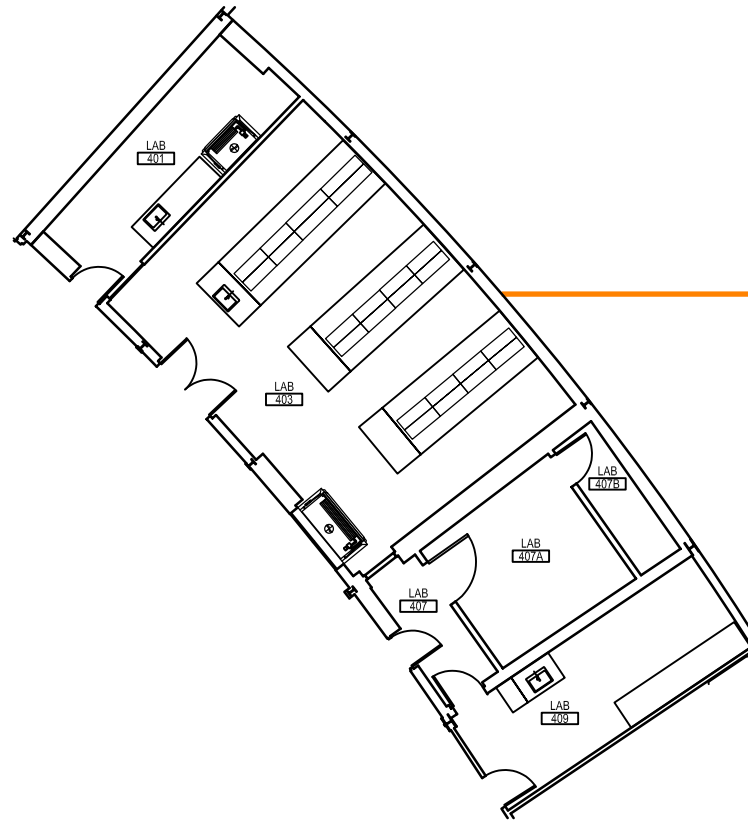


*Space requires remeasurement - square footage and plans subject to change

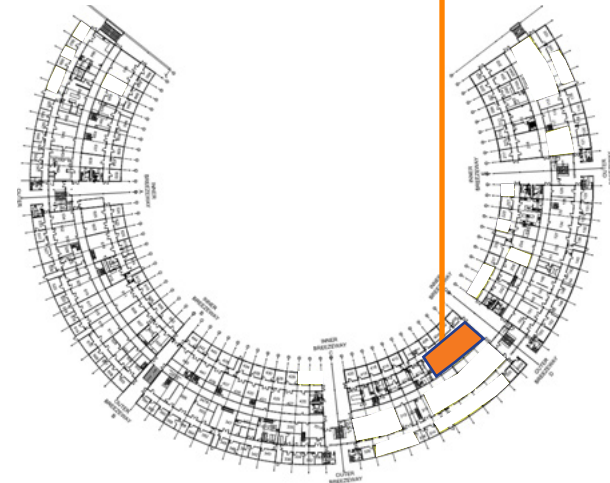
**Mezzanine Level****Lab 321/325/327 (divisible)**

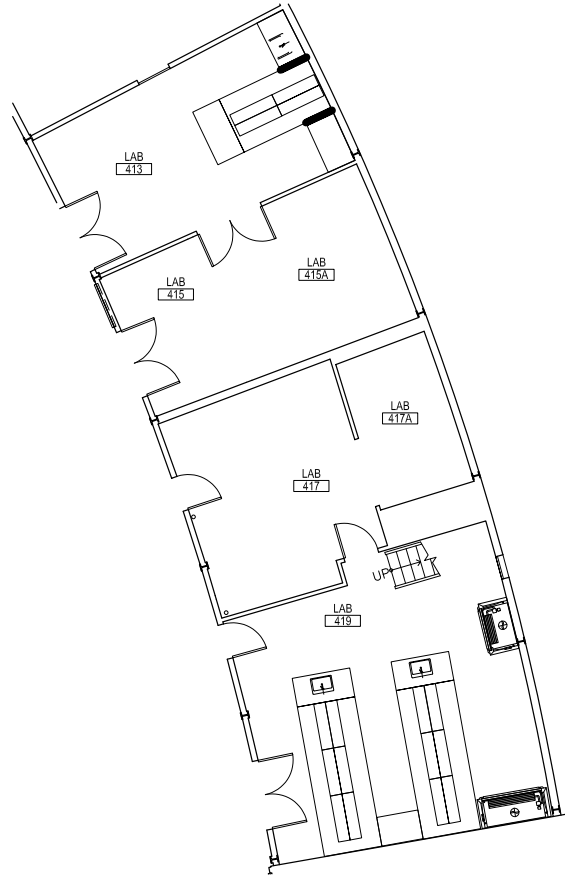
- 2,236 Rentable SF
- Located between Breezeways C & D
- Includes mezzanine lab space that can be converted to office
- Existing lab benches
- Divisible to 1,092 Rentable SF
- Available for immediate occupancy



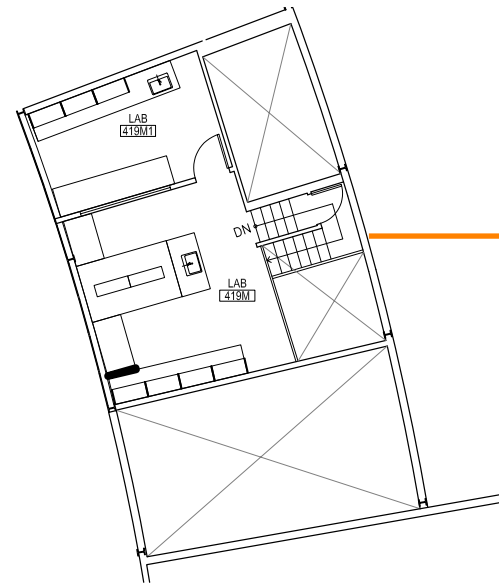
**Lab 401/403/407/409 (divisible)**

- 1,802 Rentable SF
- Located between Breezeways C & D
- Existing lab benches
- Adjacent suites that can be leased together
- Divisible to 933 Rentable SF
- Available for immediate occupancy

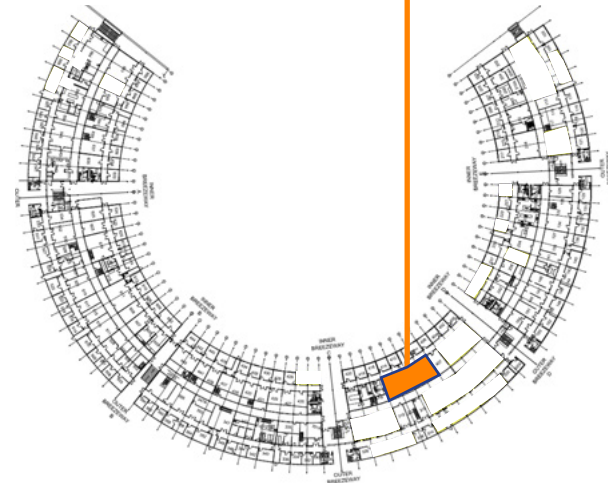




Mezzanine Level (Lab 419)

**Lab 413/415/417/419 (divisible)**

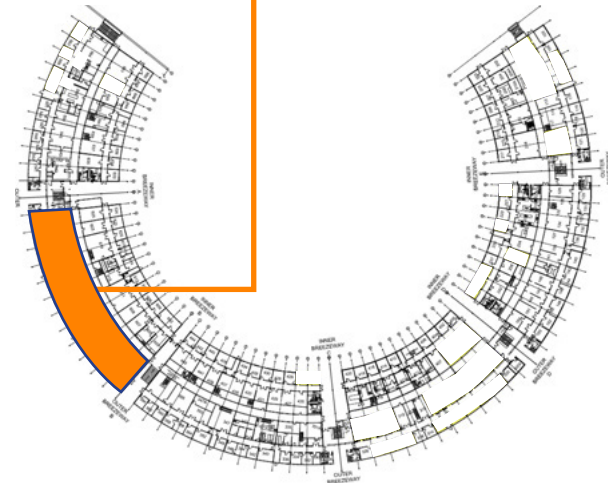
- 2,461 Rentable SF
- Located between Breezeways C & D
- Existing lab benches
- Includes mezzanine lab space
- Divisible to 1,699 Rentable SF
- Available for immediate occupancy



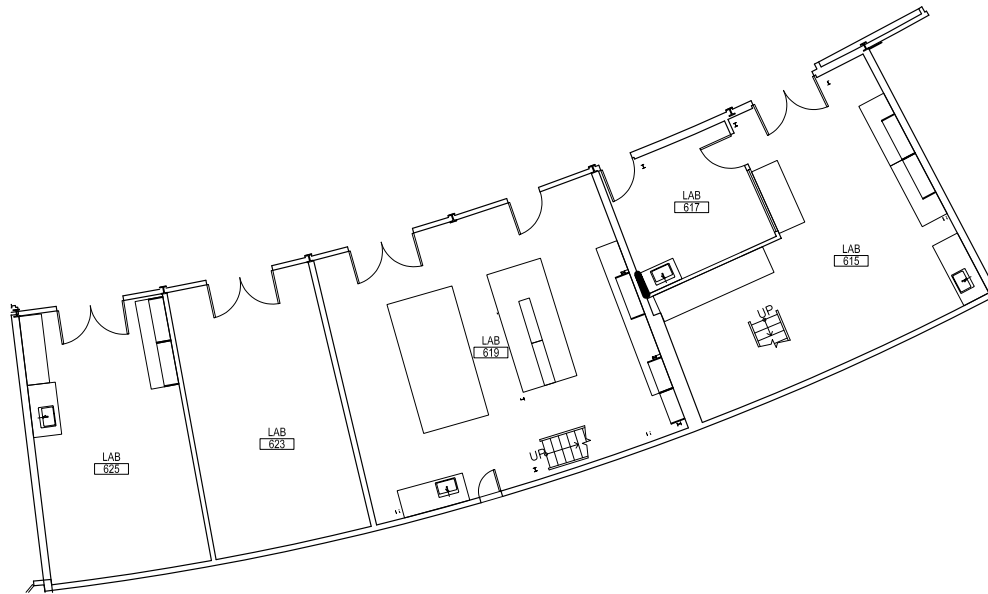
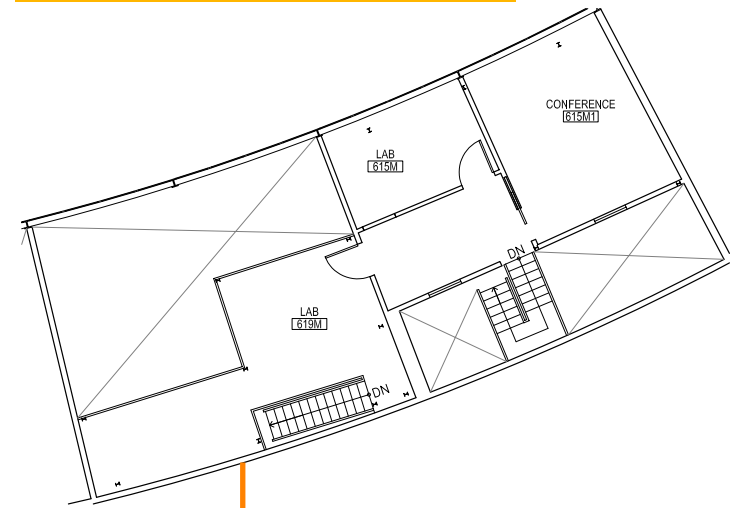


Suite 500

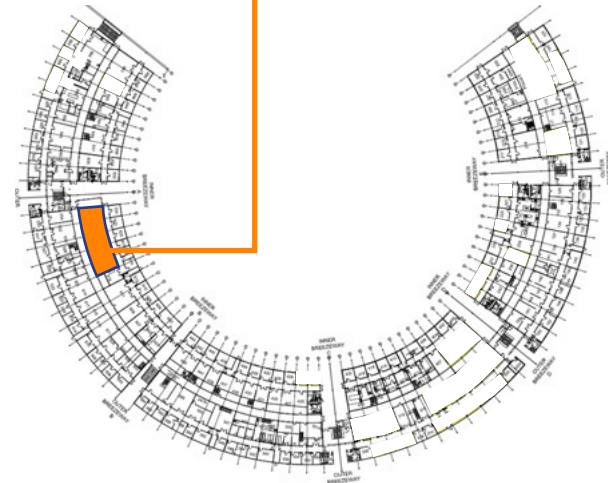
- 8,500 Rentable SF*
- Located between Breezeways A & B
- 5,500 Rentable SF of lab*
- 3,000 Rentable SF of office*
- Contiguous lab and office

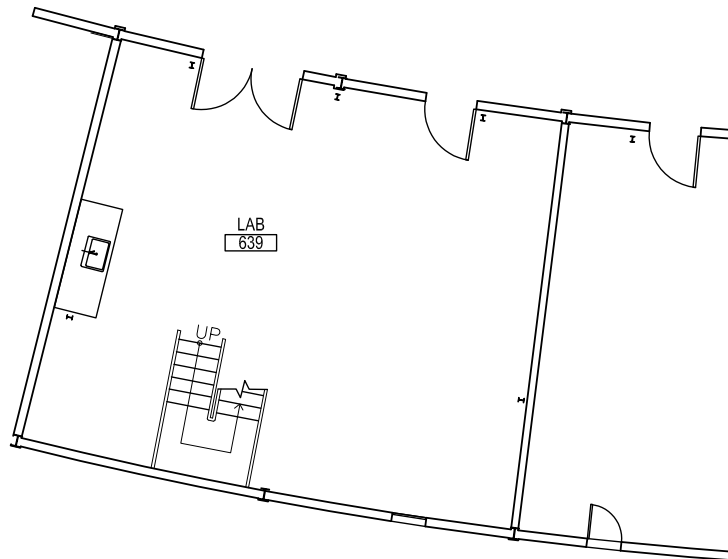


*Space requires remeasurement - square footage and plans subject to change

**Mezzanine Level (Lab 615 and Lab 619)****Lab 615/617/619/623/625 (divisible)**

- 3,157 Rentable SF
- Located between Breezeways A & B
- Existing lab benches
- Includes mezzanine lab space that can be converted to office
- Divisible to 803 Rentable SF
- Available for immediate occupancy





Lab 639

- 1,580 Rentable SF
- Located near Breezeway A
- Includes mezzanine lab space
- Available for immediate occupancy

