



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



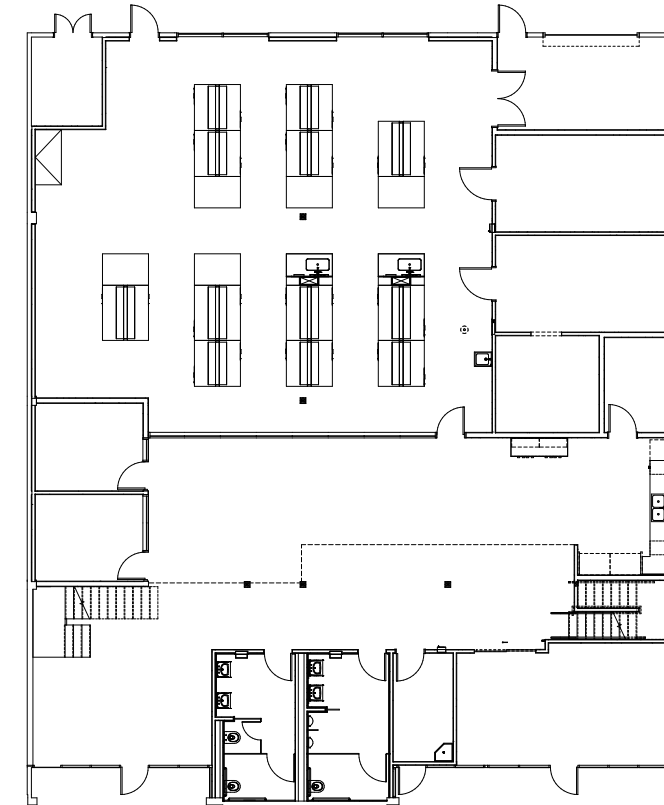
11760 Sorrento Valley Rd, San Diego SOVA Science District | North



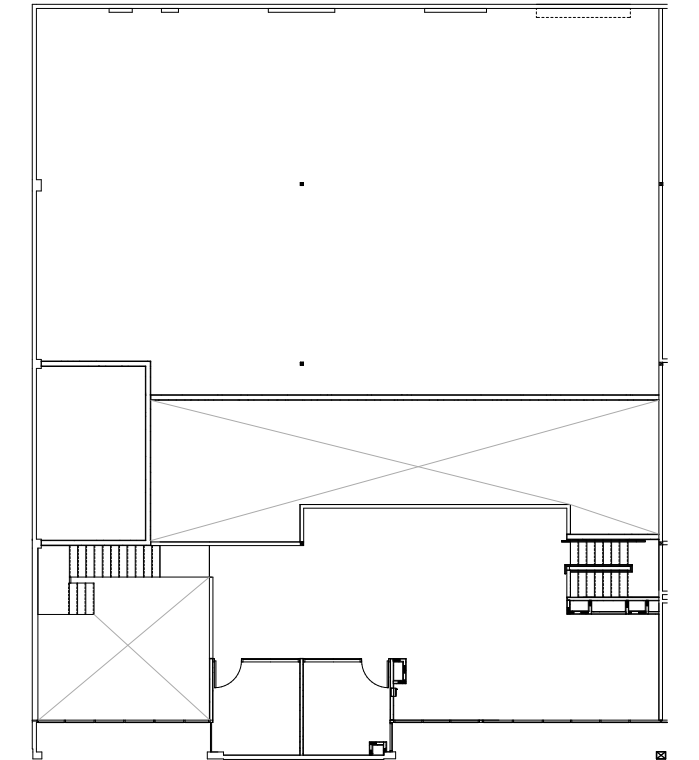
Suite A | 7,290 RSF

Lab Available Now

FIRST FLOOR



MEZZANINE





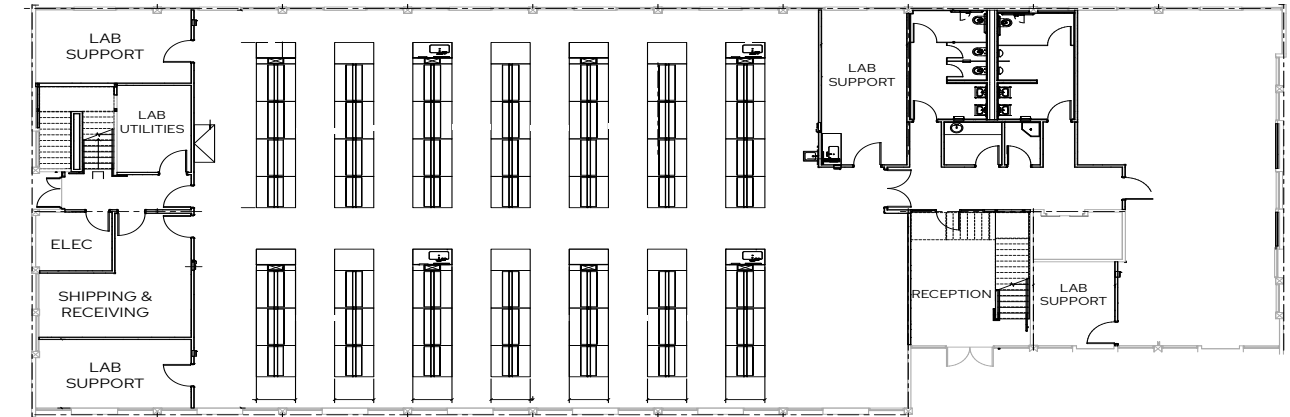
11772 Sorrento Valley Rd, San Diego SOVA Science District | North



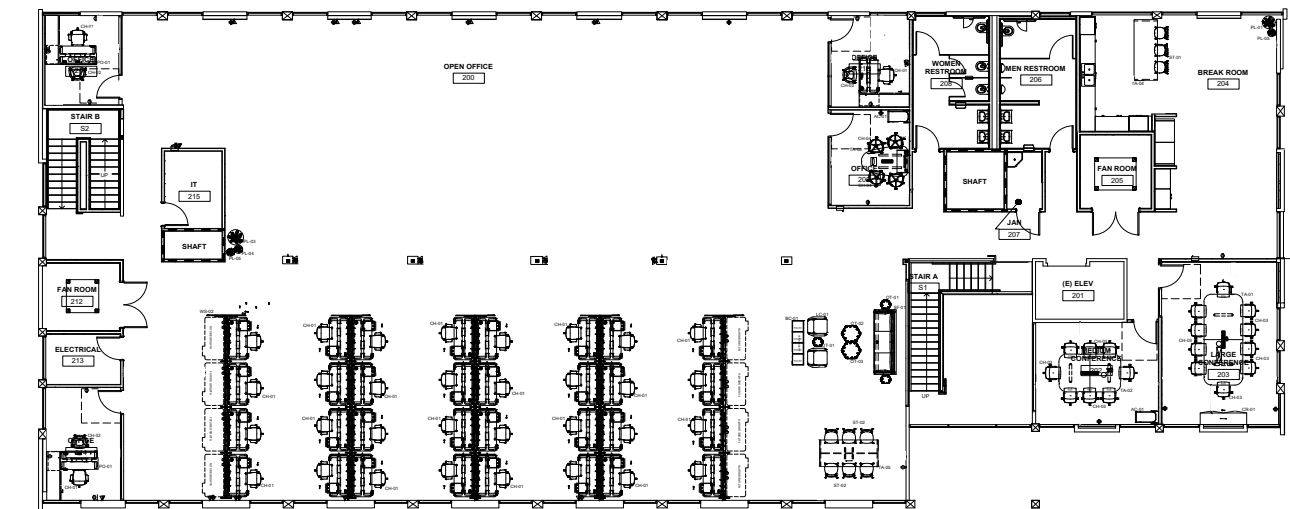
11772 | 20,217 RSF

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	15,037	A	Available	Turn-key fitted lab.
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	2,490	207	August 2026	
11575 SVR	2,589	216	Available	
11575 SVR	1,211	218	August 2026	
11578 SVR	8,834	25	Available	Fitted Lab
11578 SVR	12,947	29	Available	Fitted Lab
11585 SVR	6,930	101	Available	Fitted Lab

Office Space

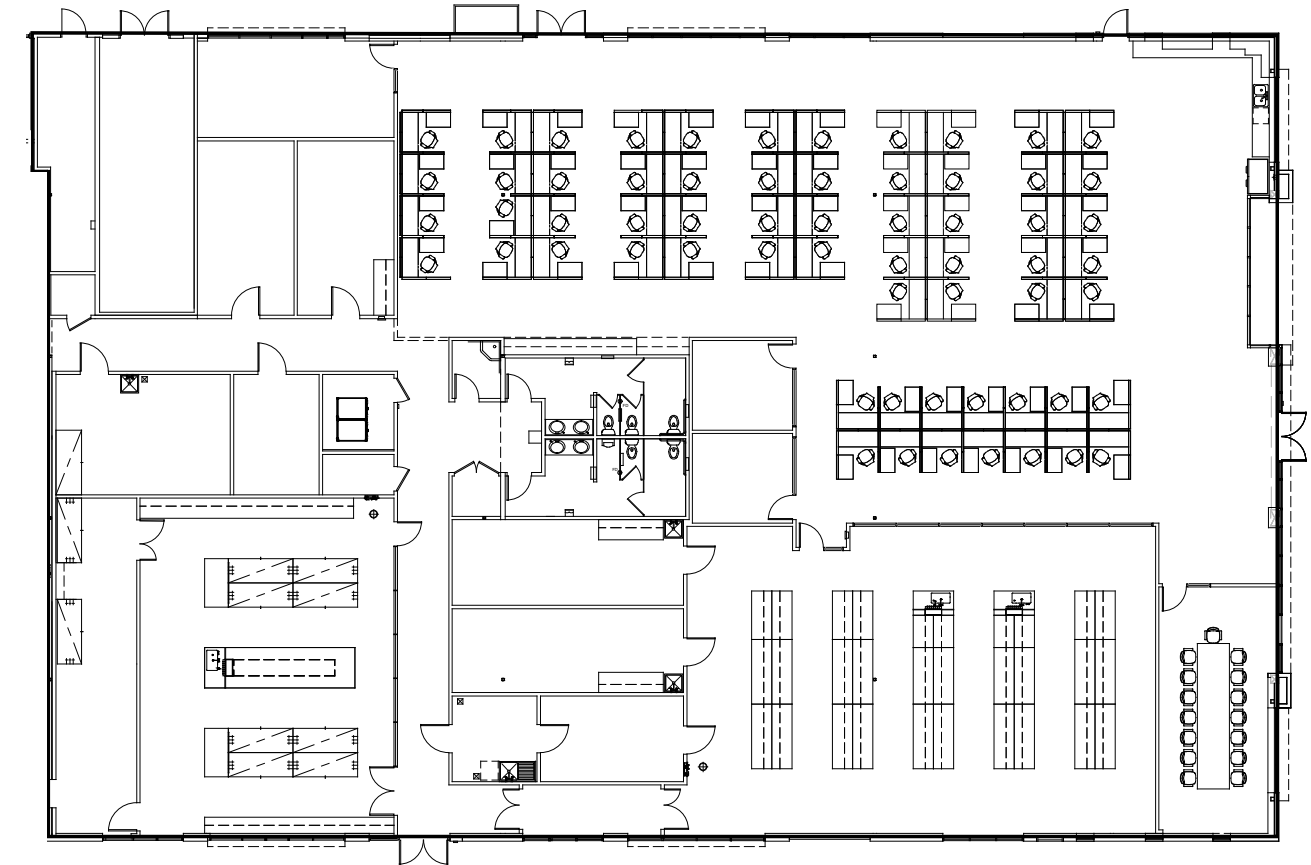
BUILDING	SQ FT	SUITE	STATUS	NOTES
11555 SVR	3,740	201	Available	

AVAILABLE
 OFFICE
 SPACE



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

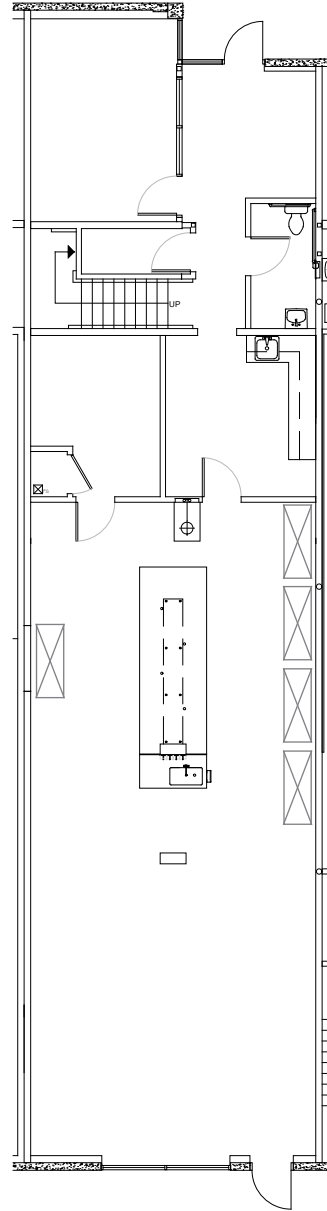
11494-A | 15,037 RSF
Turn-key fitted lab



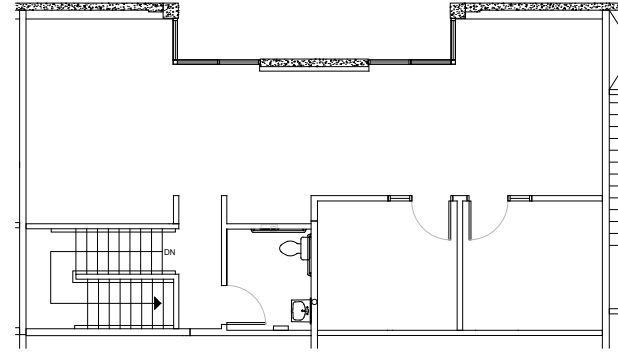
11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 3 | 3,148 RSF
Lab Available Now

FIRST FLOOR



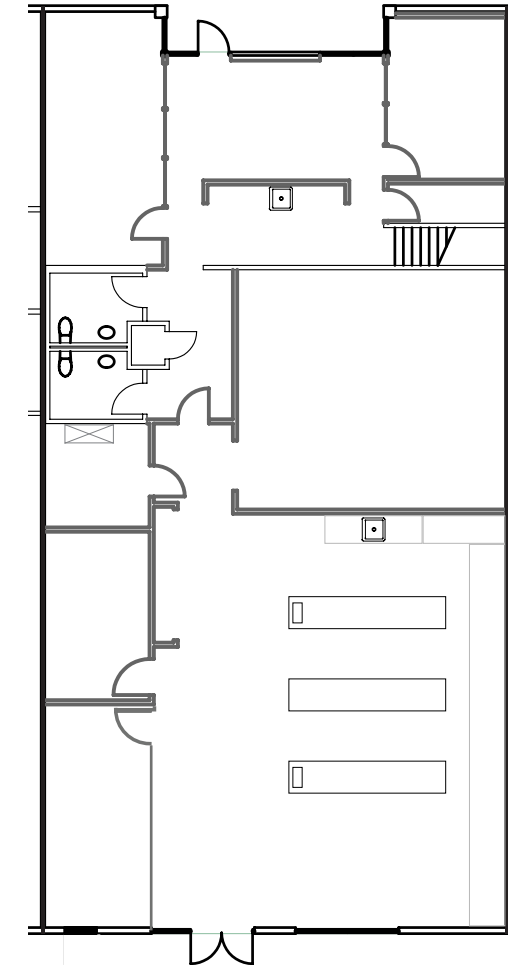
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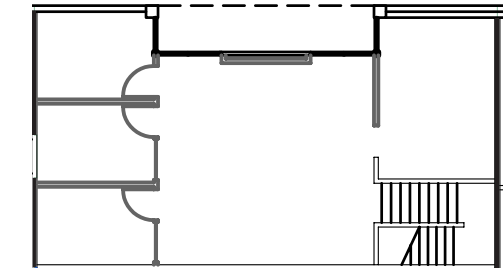
11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 4 | 5,274 RSF
Lab Available Now

FIRST FLOOR

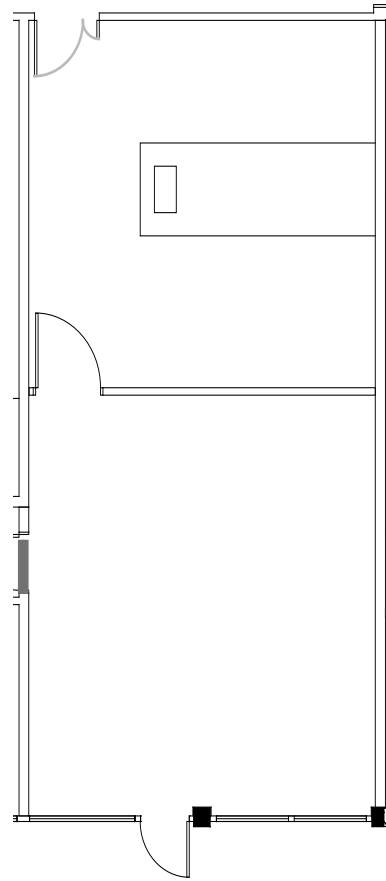


SECOND FLOOR



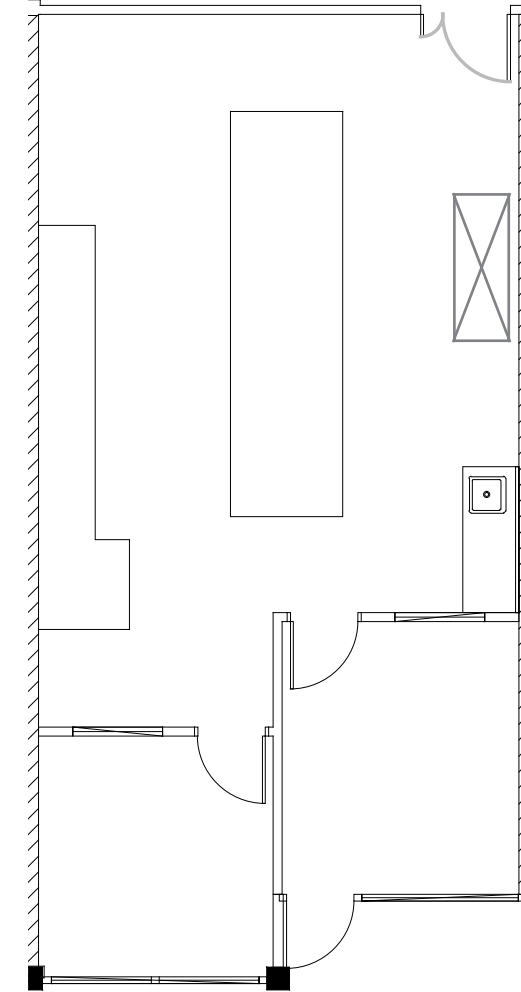
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 204 | 1,126 RSF
Lab Available Now



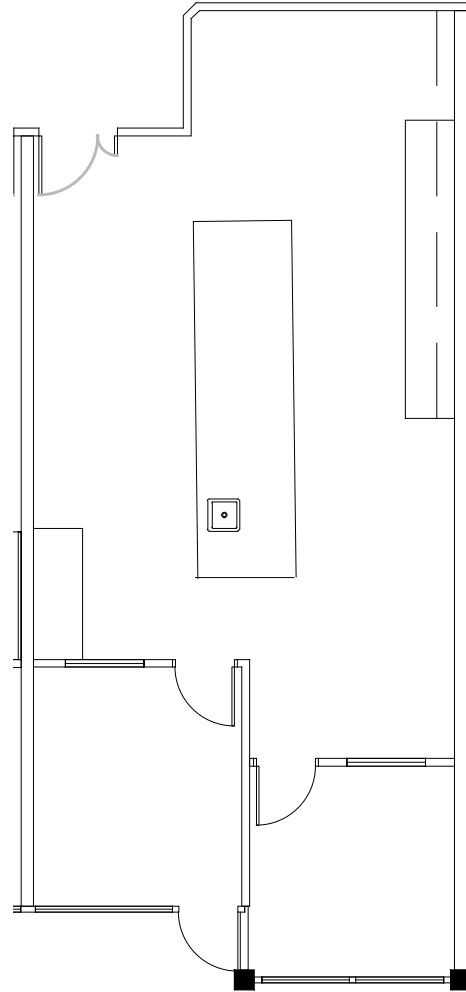
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 205 | 1,087 RSF
Lab Available Now



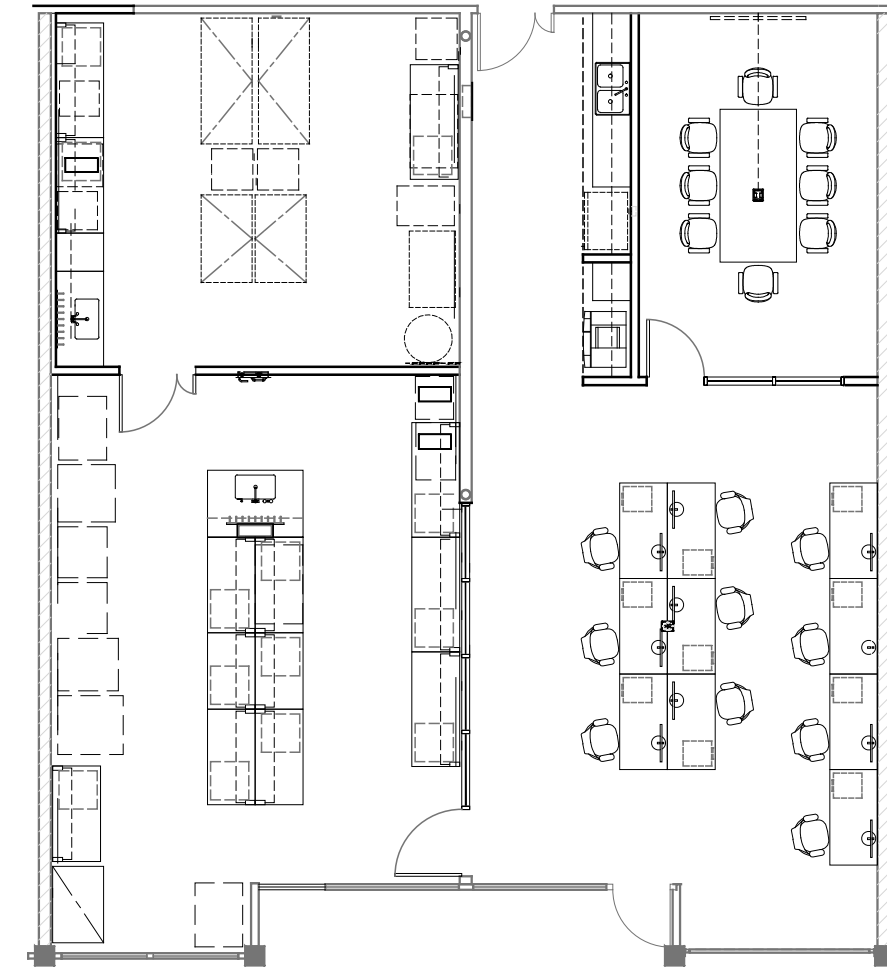
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 206 | 1,194 RSF
Lab Available Now



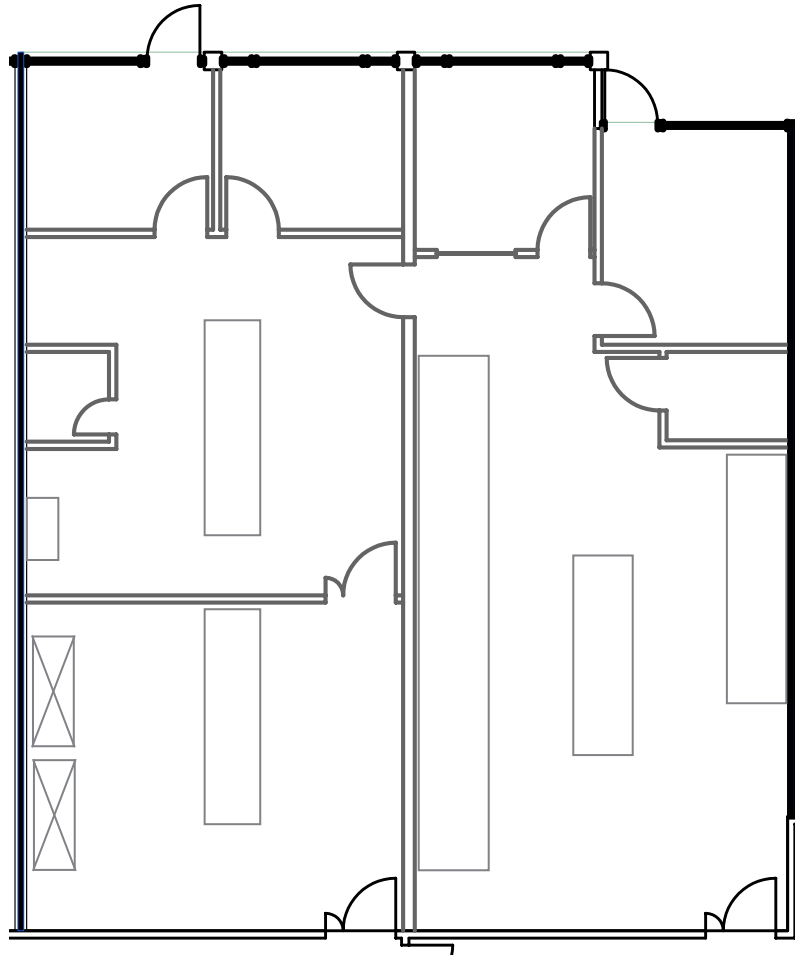
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 207 | 2,490 RSF
Lab Available August 2026



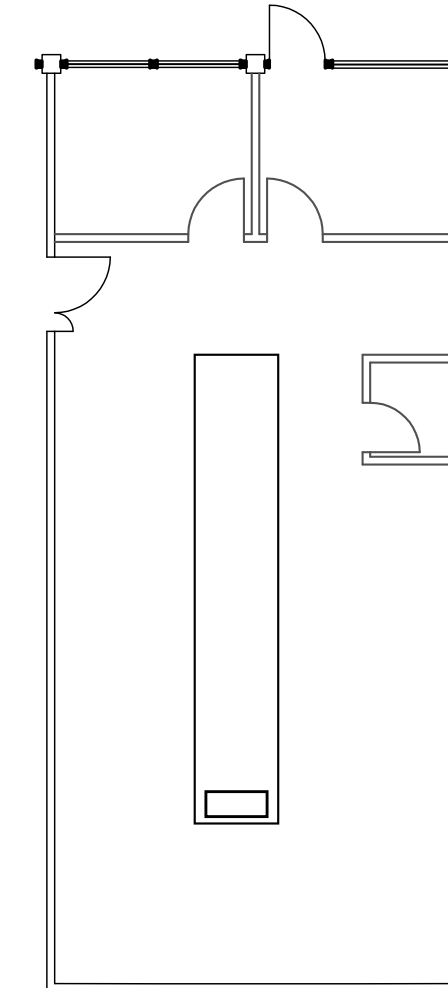
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 216 | 2,589 RSF
Lab Available Now



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

Suite 218 | 1,211 RSF
Lab Available August 2026



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

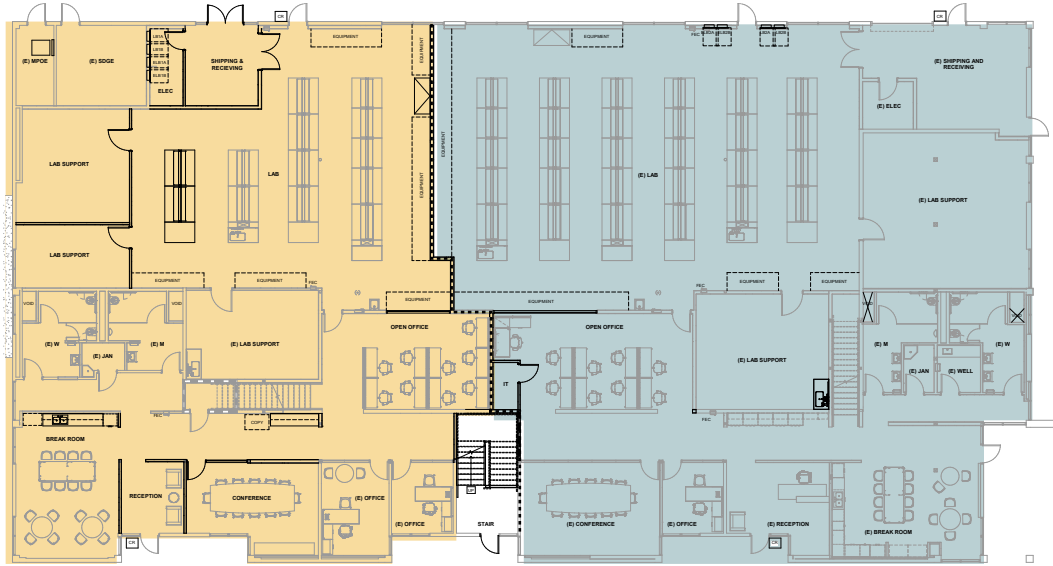


11578 Suite 25 | 8,834 RSF

Fitted Lab Available Now

*FFE shown as conceptual

[CLICK FOR VIRTUAL TOUR](#)

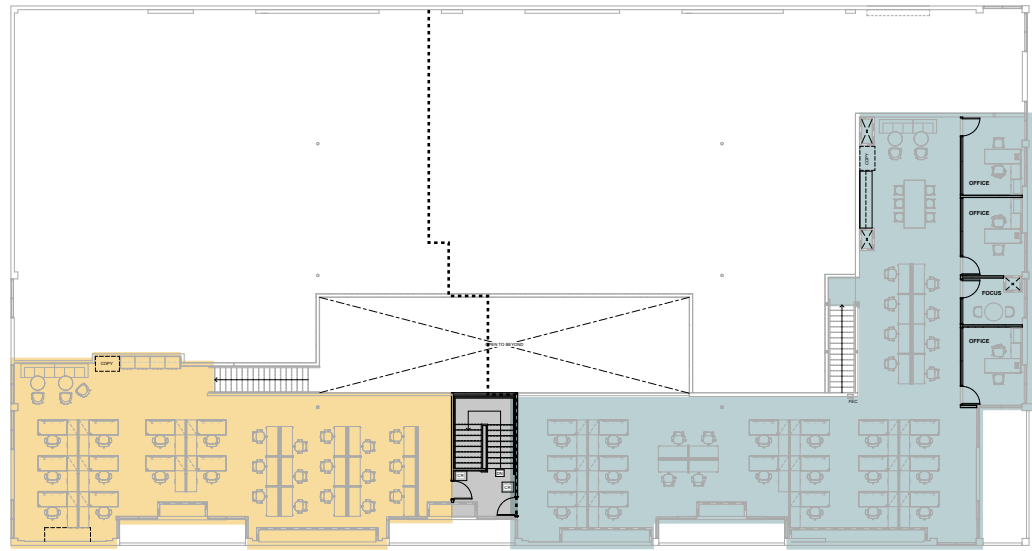


11578 Suite 29 | 12,947 RSF

Fitted Lab Available Now

[CLICK FOR VIRTUAL TOUR](#)

FIRST FLOOR



SECOND FLOOR

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



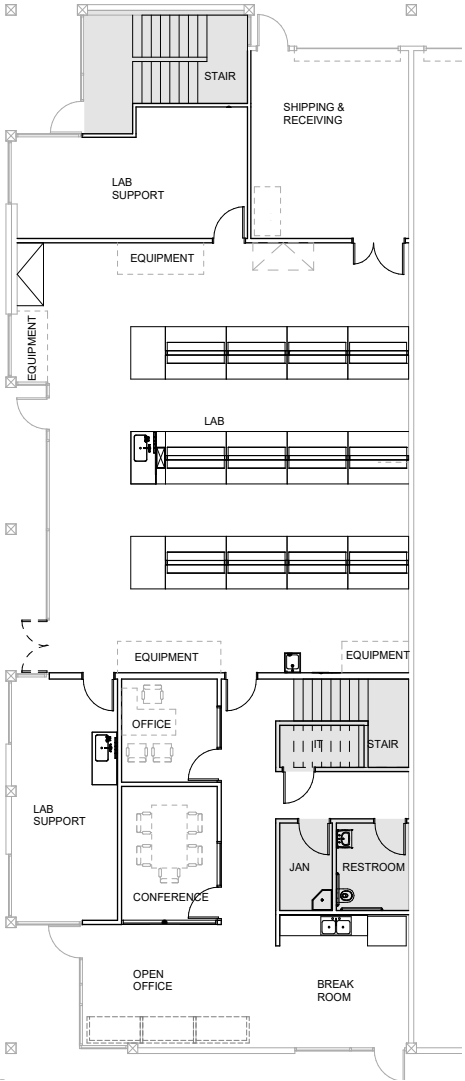
Suite 101 | 6,930 RSF

Fitted Lab Available Now

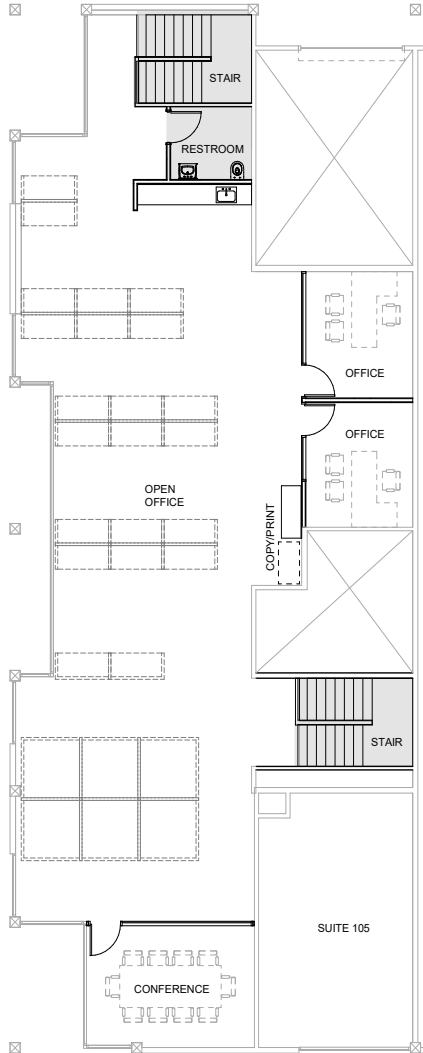
*FFE shown as conceptual

[CLICK FOR VIRTUAL TOUR](#)

FIRST FLOOR



MEZZANINE

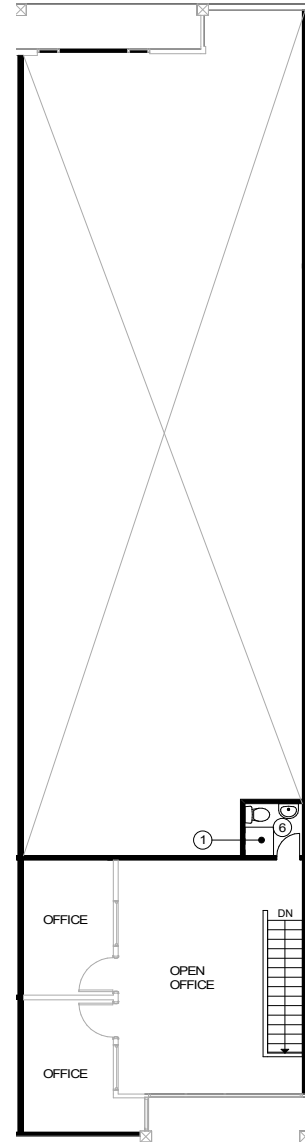
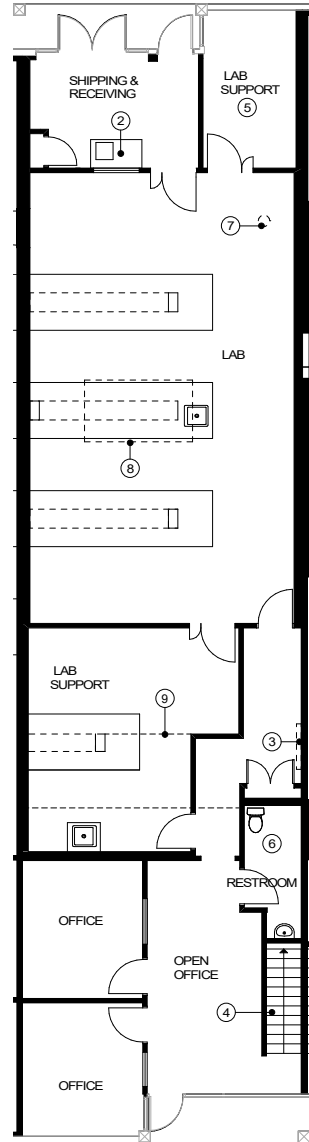


11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 107 | 3,345 RSF

Lab Available Now

FIRST FLOOR



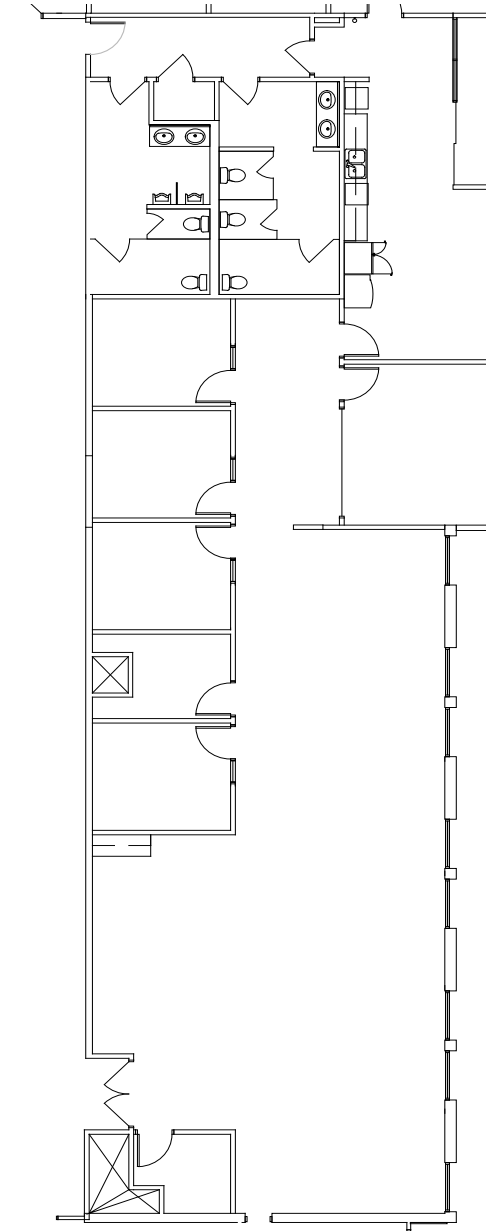
MEZZANINE



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

Suite 201 | 3,740 RSF

Available Office Space





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
10581 Roselle	5,523	110*	June 2026	

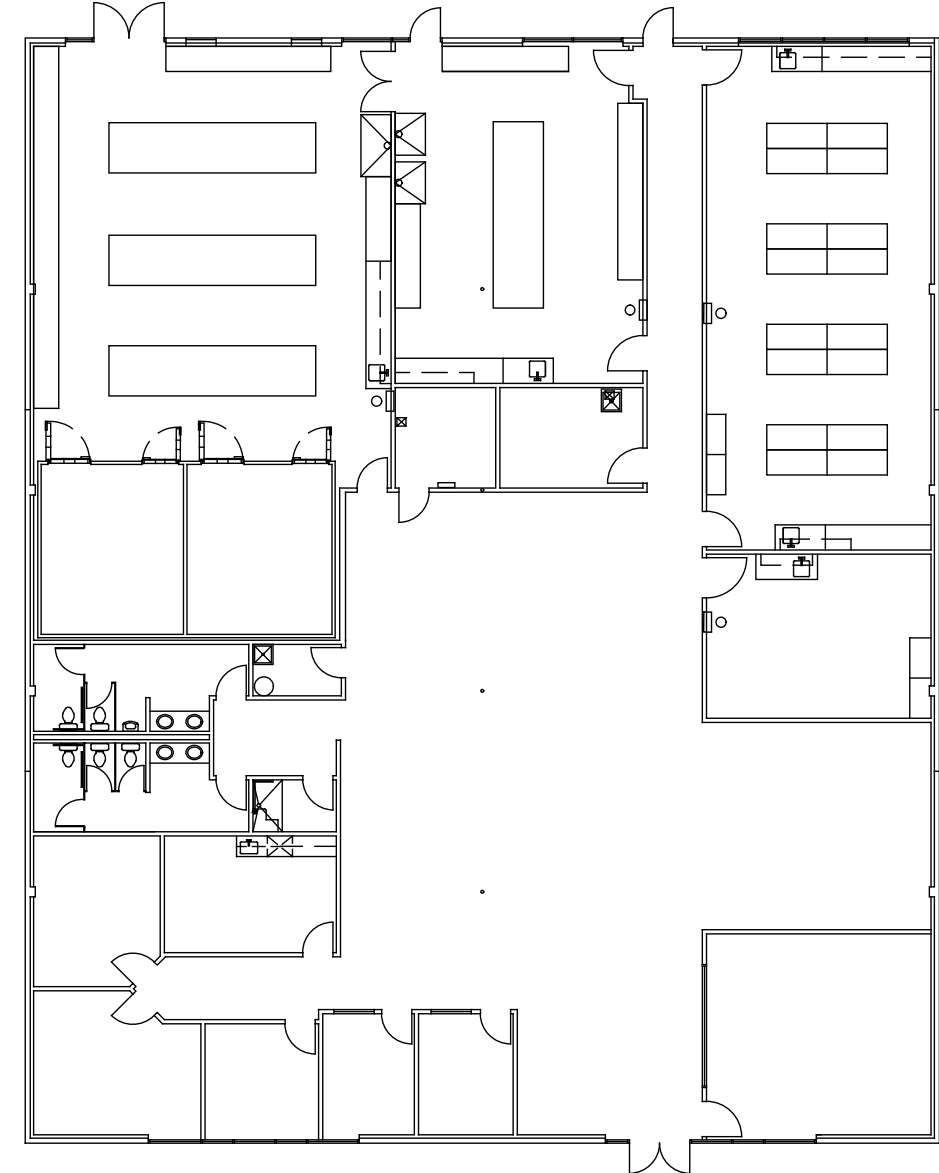
*Suite 100-110: Contiguous up to 16,592 SF



10575 Roselle Street, San Diego SOVA Science District | South



Suite 100 | 10,294 RSF
Lab Available Now

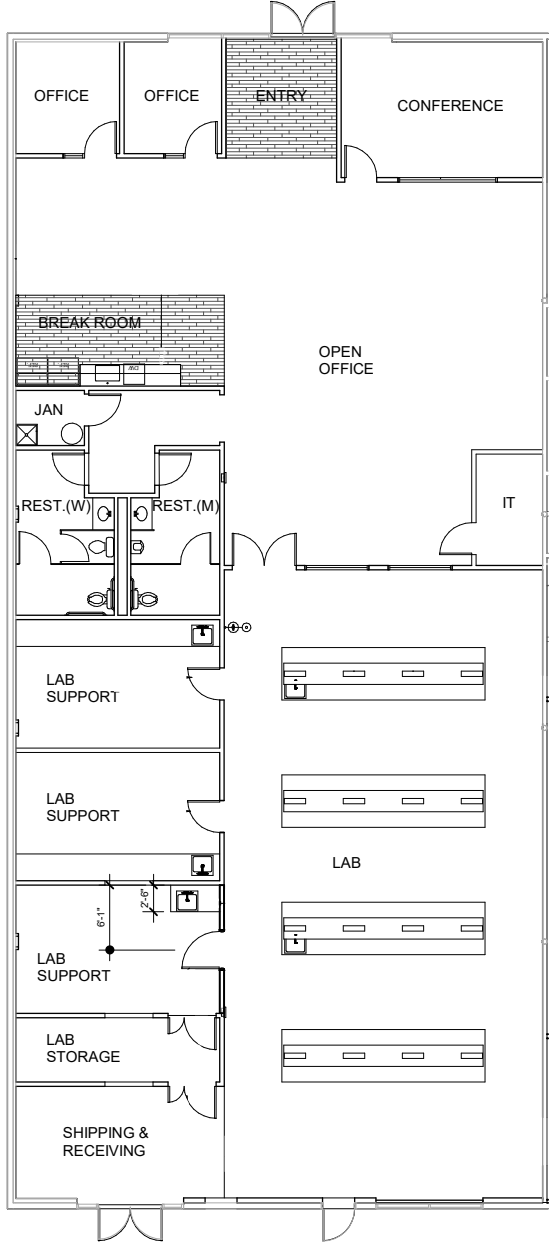


10581 Roselle Street, San Diego
SOVA Science District | South



Suite 100 | 5,541 RSF
Fitted Lab Available Now

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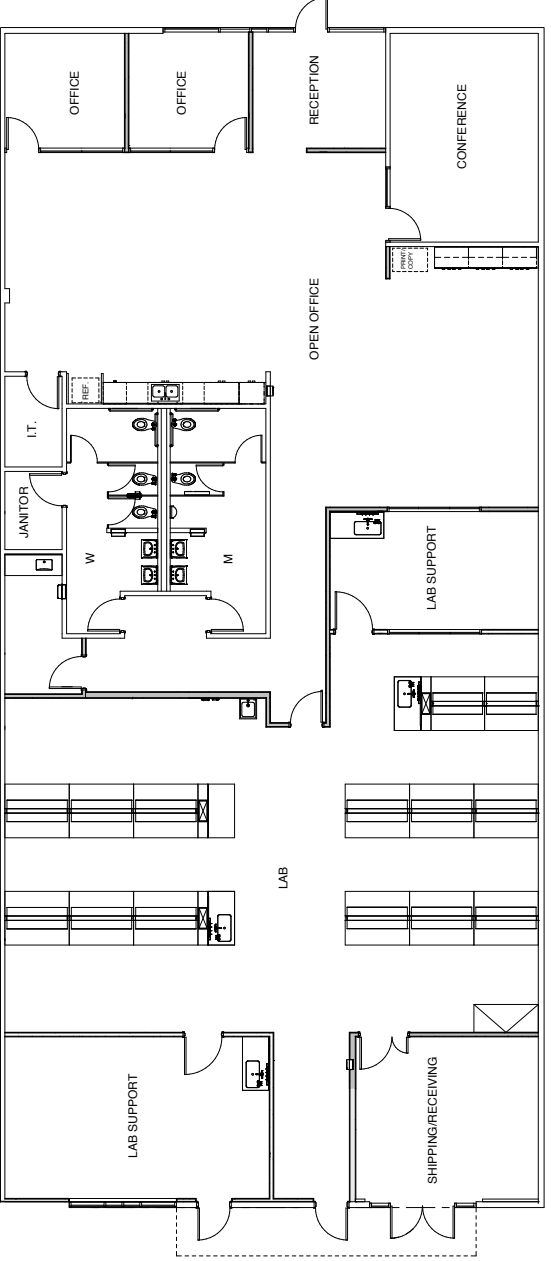


10581 Roselle Street, San Diego
SOVA Science District | South



Suite 105 | 5,528 RSF
Fitted Lab Available Now

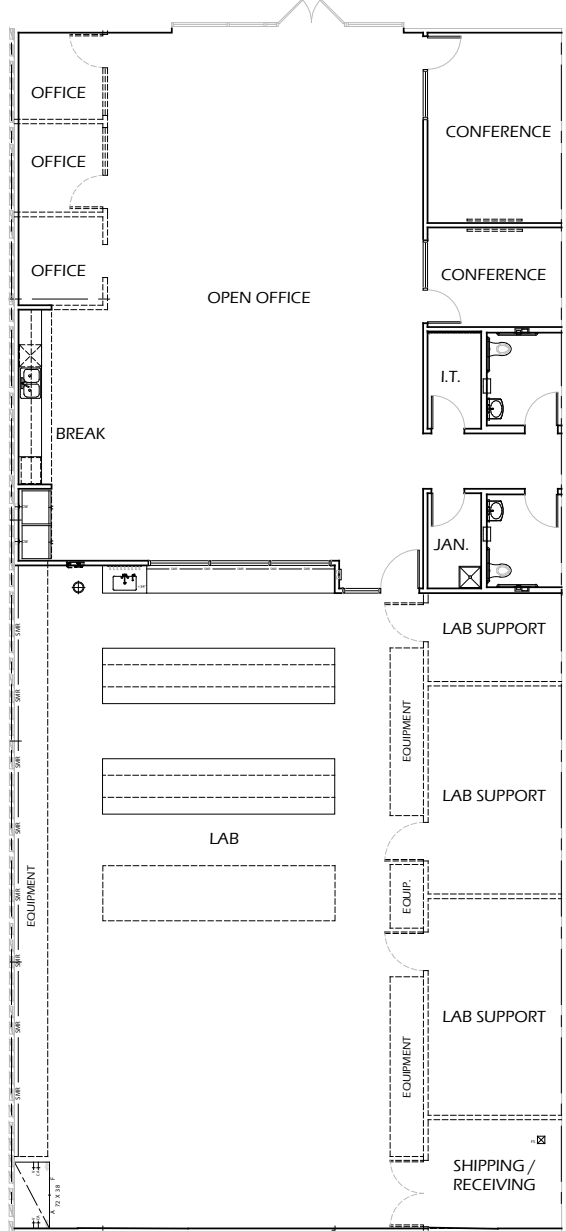
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VIRTUAL TOUR



10581 Roselle Street, San Diego
SOVA Science District | South

Suite 110 | 5,523 RSF

Lab Available June 2026





SCIENCE DISTRICT

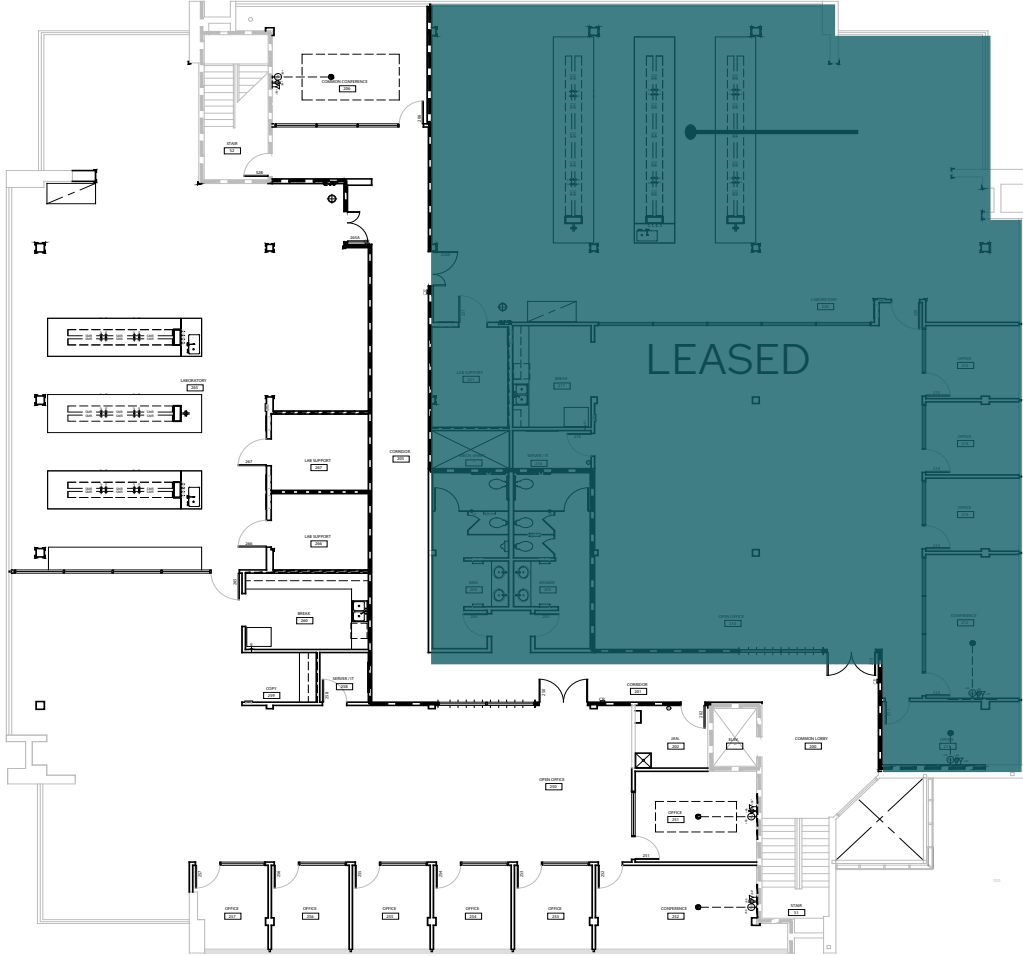
SYCAMORE

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



Suite 200 | 7,950 RSF
Lab Space Available

CLICK FOR
VIRTUAL TOUR





NOVA

SCIENCE DISTRICT™

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