

AVAILABLE FOR LEASE

±6,000 | ±12,000 | ±18,000 | ±24,000 RSF R&D/BIOTECH SUITES



6335

FERRIS SQUARE

SAN DIEGO, CA 92121

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Voit

REAL ESTATE SERVICES



PROPERTY FEATURES

- ±6,000 - 24,000 RSF Suites Available for Lease
- Lab/R&D/Production Rooms with Multiple Sinks
- Grade Level Loading
- Corporate Image
- Great Visibility, Frontage and Signage
- Prime Location within Minutes of I-5 & I-15 and Highways 805, 163 & 52
- Biotech, Chemistry and R&D Space Uses

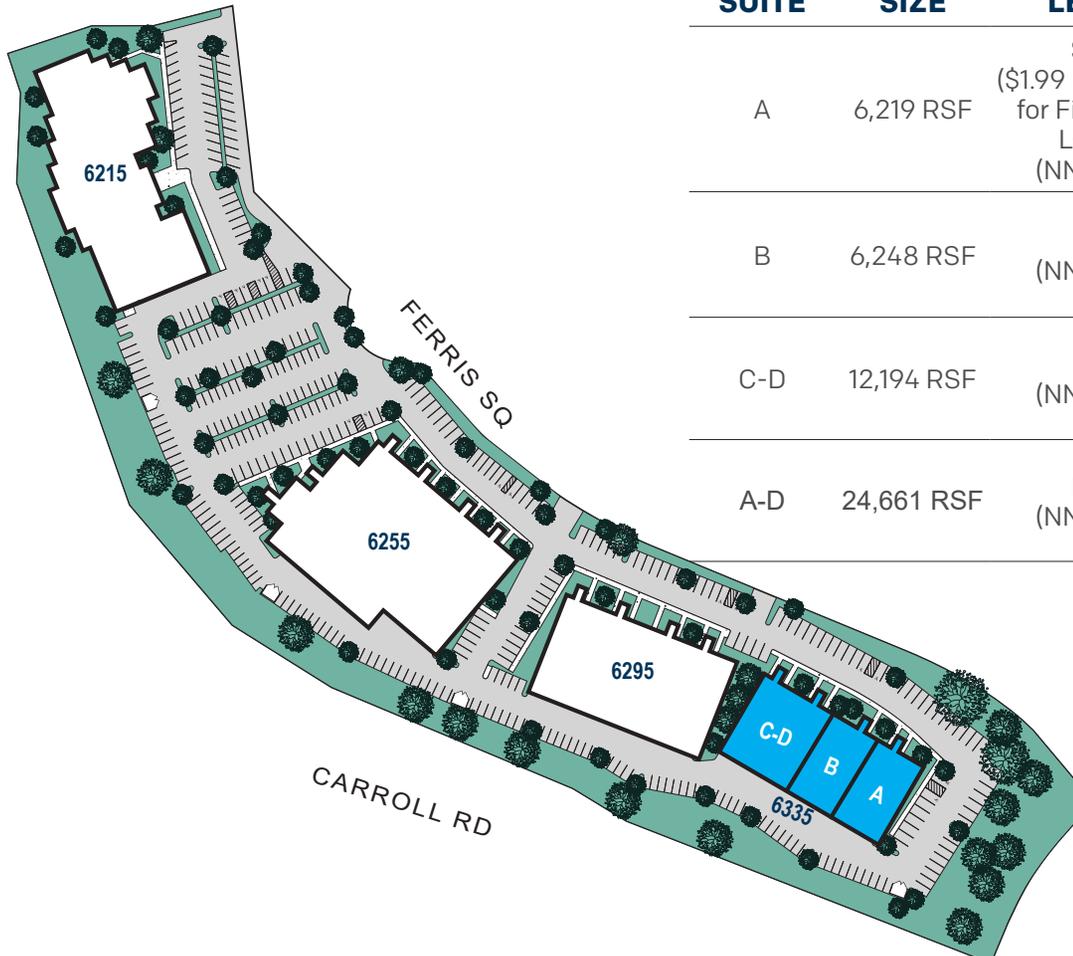
LEASE RATE

**\$1.75 - \$2.85 NNN
(NNN=\$0.49/SF)**

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AVAILABILITY & SITE PLAN



SUITE	SIZE	LEASE RATE	AVAILABLE	COMMENTS
A	6,219 RSF	\$2.85 NNN (\$1.99 NNN Promo Rate for First 6 Months of Lease Term*) (NNN=\$0.50/SF)	Immediately	Approx. 30% Office/ 70% Lab with 1 Grade Level Loading Door.
B	6,248 RSF	\$1.75 NNN (NNN=\$0.50/SF)	Immediately	Sublease. 100% HVAC Office/ Production & Warehouse with 2 Grade Level Doors.
C-D	12,194 RSF	\$1.85 NNN (NNN=\$0.50/SF)	Immediately	100% HVAC. Mix of Private and Creative Office Area with 4 Grade Level Loading Doors.
A-D	24,661 RSF	Negotiable (NNN=\$0.50/SF)	Immediately	100% HVAC. Mix of Lab/ Private and Creative Office Area with 5 Grade Level Loading Doors.

* ON A MINIMUM 3 YEAR LEASE TERM

Can Combine:

- Suites A/B - ±12,467 RSF
- Suites B/C/D - ±18,442 RSF

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FLOOR PLAN

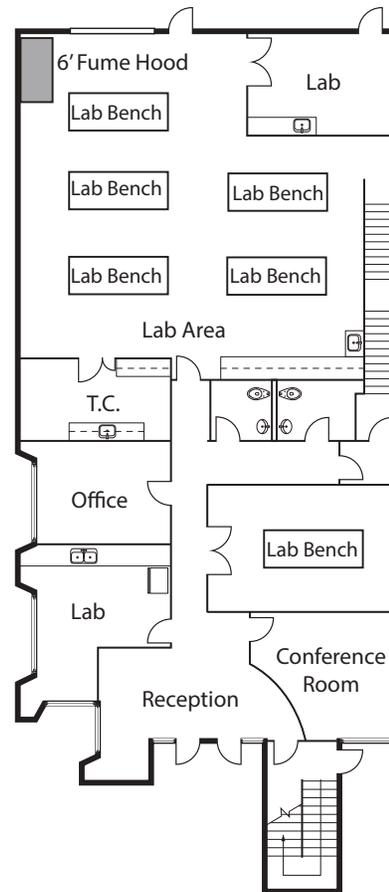
SUITE A: ±6,219 RSF

- End Unit
- Approx. 30% Office/ 70% Lab
- Extensive Glass-Lined Private Offices
- 1 Grade Level Door
- Multi-change Single Pass Air (HVAC) in all Lab Areas
- Multiple Chemical and HazMat Zones
- Tissue Culture Suite
- Eyewash Stations
- One (1) 6' Fume Hood Available
- Additional Hood Capacity
- Shipping, Receiving & Equipment Area

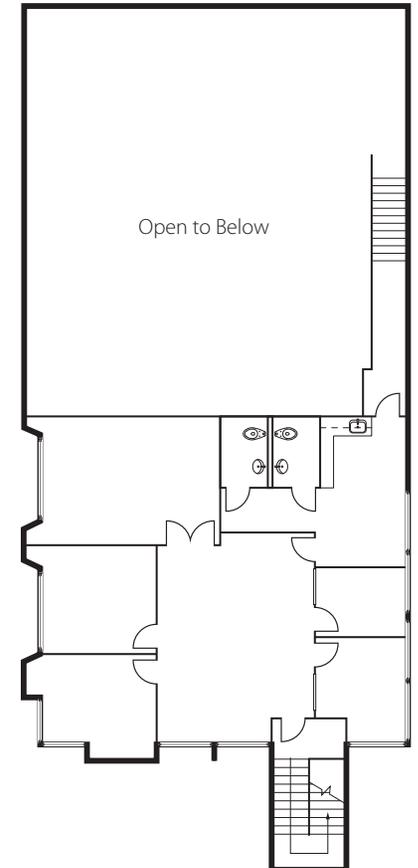
LEASE RATE

\$2.85 NNN

(\$1.99 NNN Promo Rate for First 6 Months of the Lease Term. Minimum 3 Year Lease Required.)
(NNN=\$0.50/SF)



First Floor



Second Floor

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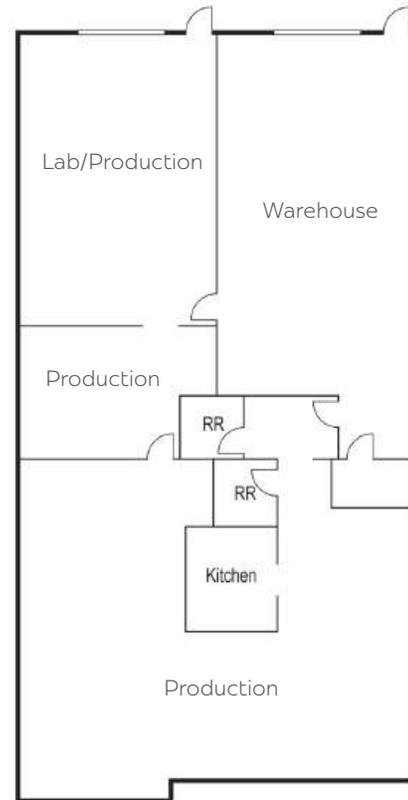
FLOOR PLAN

SUITE B: ±6,248 RSF

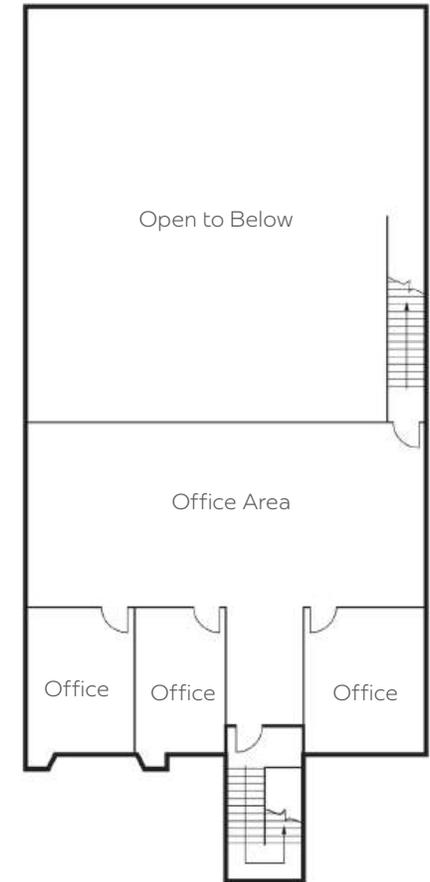
- Sublease Term Thru March, 2032
- 100% HVAC Office/Production/Warehouse
- Conference Room
- 2 Grade Level Doors

LEASE RATE

\$1.75 NNN (SUBLEASE RATE)
(NNN=\$0.50/SF)



First Floor



Second Floor

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SAN DIEGO, CA 92121

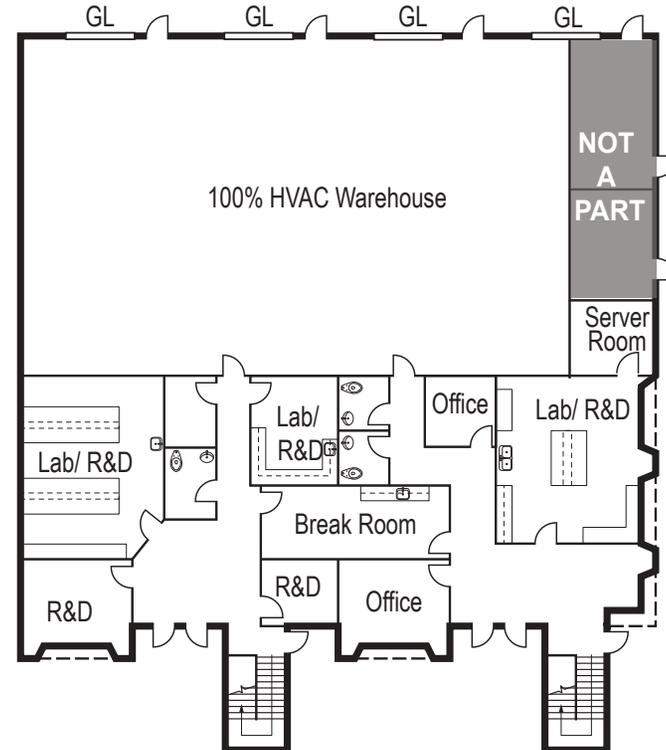
FLOOR PLAN

SUITES C-D: ±12,194 RSF

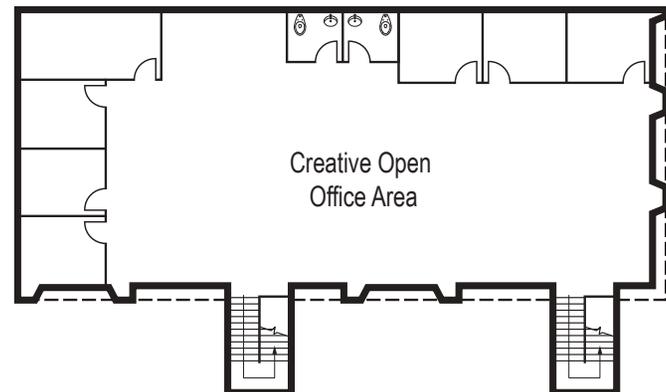
- ±50% Office
- 100% HVAC
- Mix of Private and Creative Open Office Area
- Lab/R&D/Production Rooms with Multiple Sinks
- 22' Clear Height in Warehouse
- (4) Grade Level Truck Doors
- Available Now

LEASE RATE

\$1.85 NNN
(NNN=\$0.50/SF)



First Floor



Second Floor

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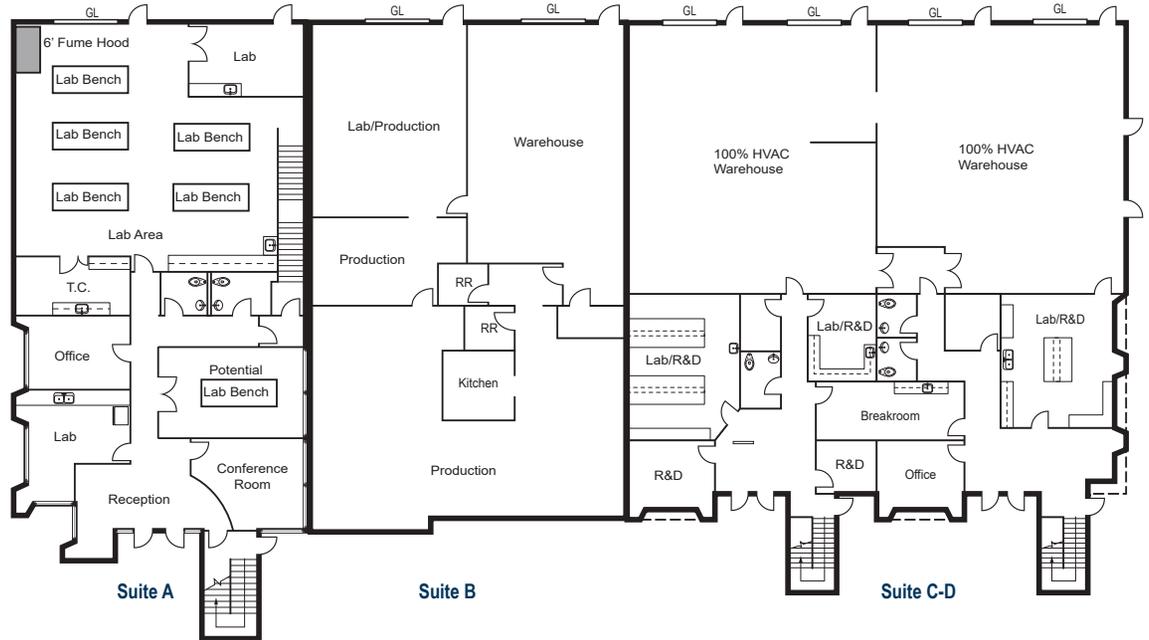
FLOOR PLAN

SUITES A-D: ±24,661 RSF

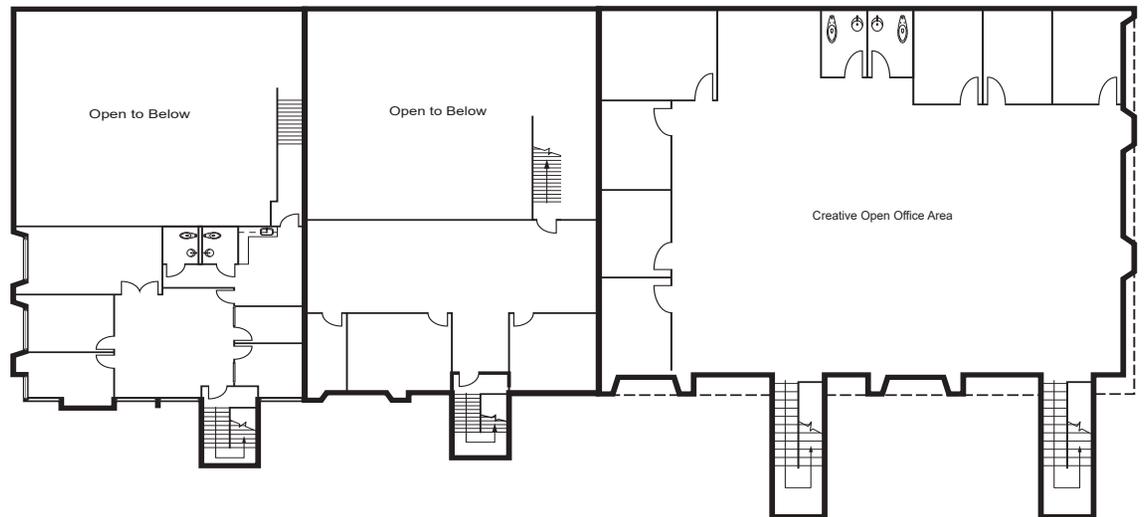
LEASE RATE

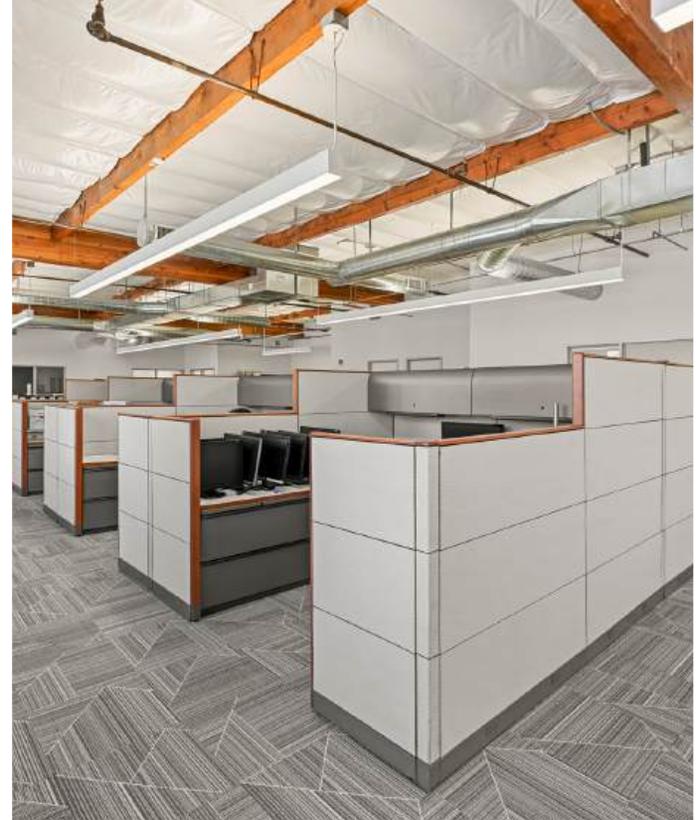
NEGOTIABLE
(NNN=\$0.50/SF)

First Floor



Second Floor

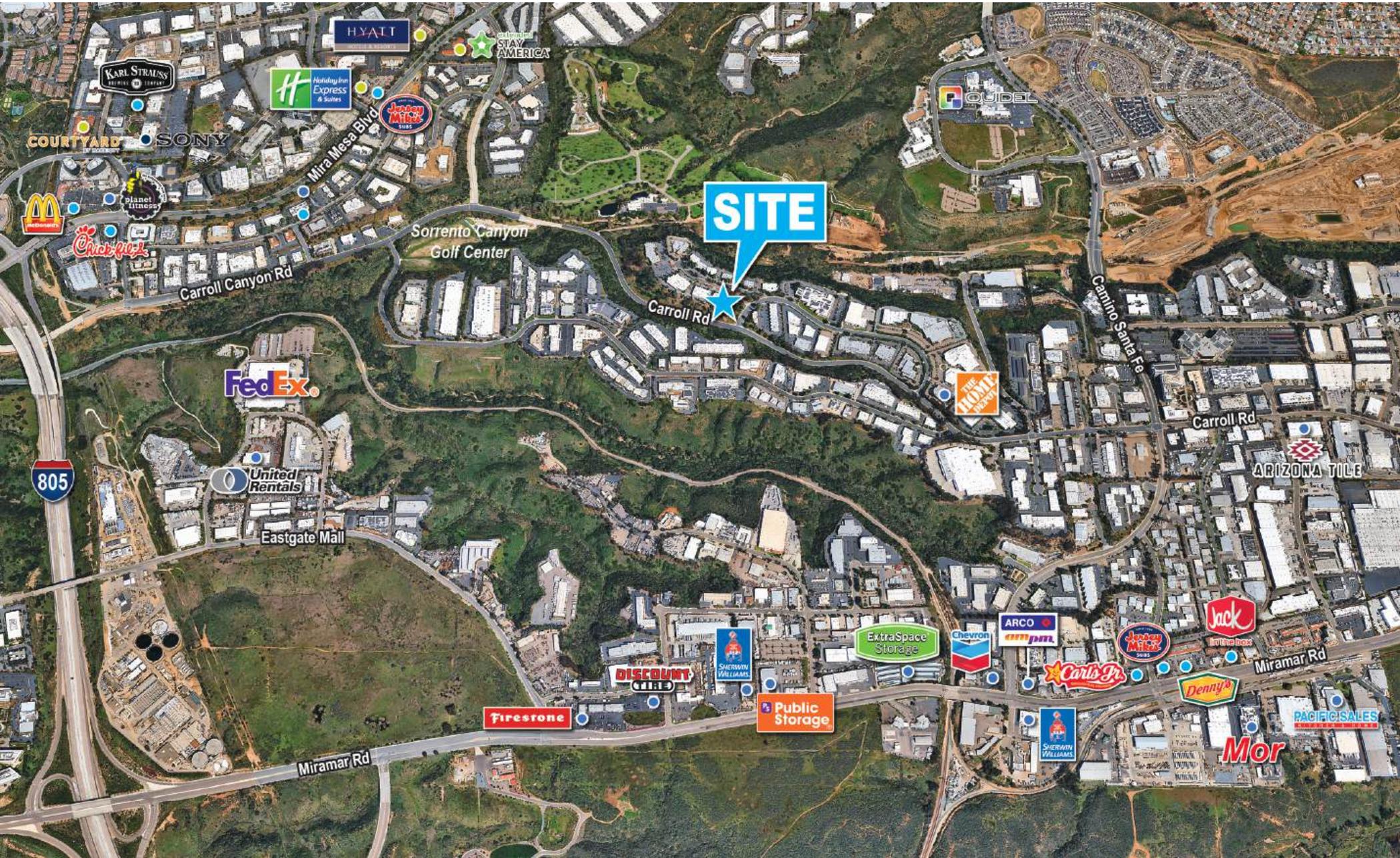




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AMENITIES MAP



6335

FERRIS SQUARE

SAN DIEGO, CALIFORNIA 92121



SITE

Carroll Rd.

Ferris Sq.

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