



EMERGE
HERE.
EMERGE
THERE.



Sorrento Valley Rd &
Roselle St
San Diego, CA



* TABLE OF CONTENTS

DISCOVER SOVA.

Choose your adventure! Tap a topic to go exactly where you need.



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			Sycamore Availability Sycamore Floorplans



* SITE PLAN



Your neighbors here are doing interesting things. Like, genuinely interesting. SOVA is a growing district of life science companies – the kind of place where a hallway conversation turns into a collaboration you didn’t see coming. Introduce yourself. It tends to go well.

SOVA North
79,918 SF

SOVA Central
250,454 SF

SOVA Sycamore
89,919 SF

SOVA South
37,952 SF

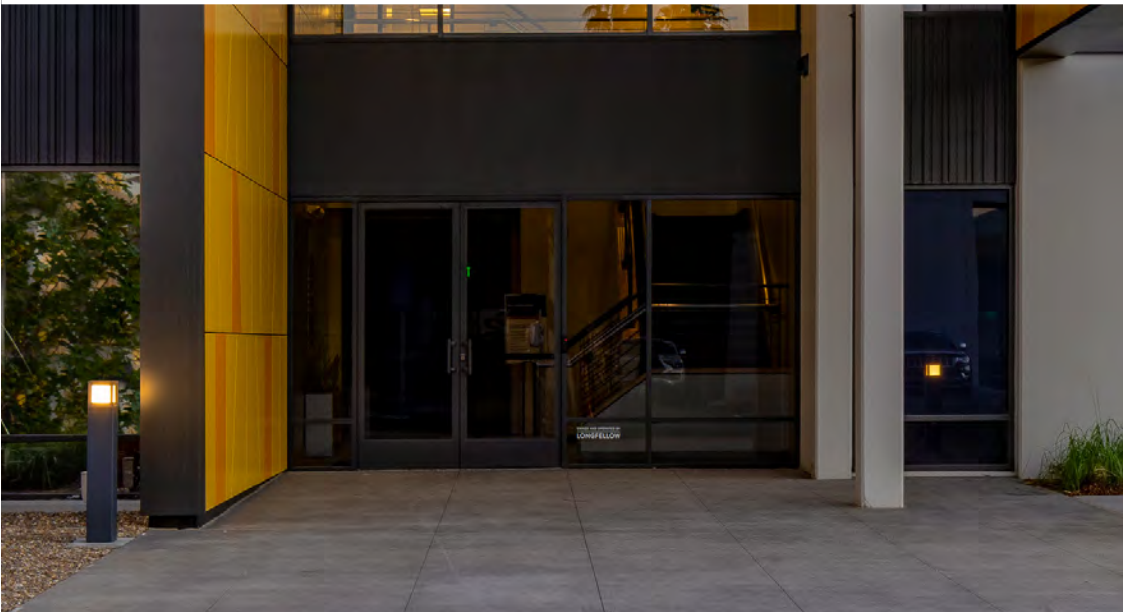
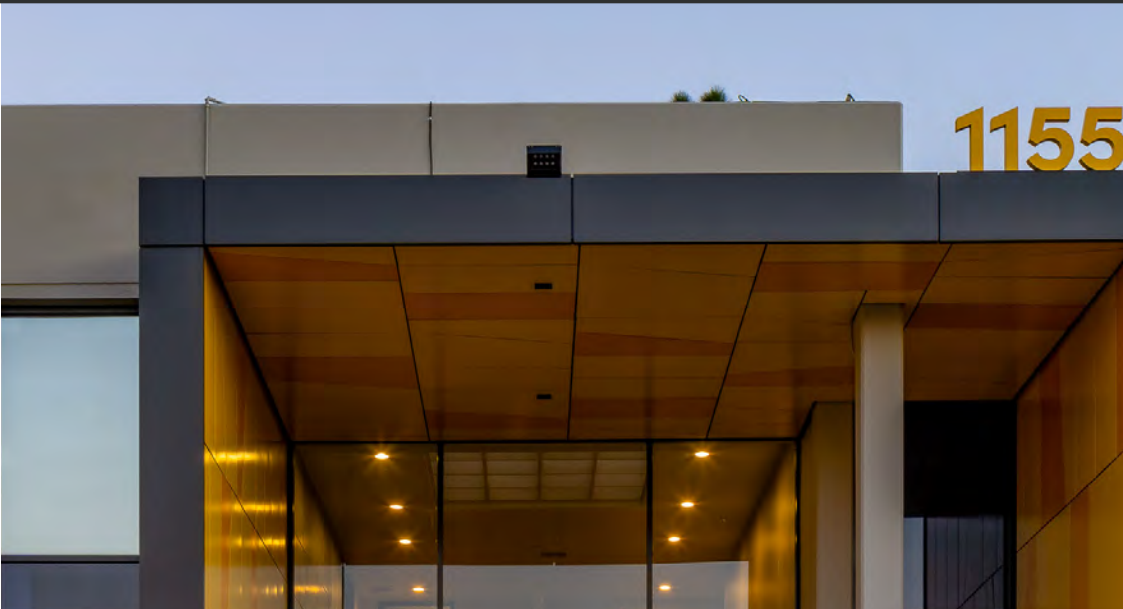


* AVAILABILITY

ROOM TO START. ROOM TO SCALE.

Just getting started? We've got flexible space for that. Growing fast? We've got room for that too. SOVA works for the scrappy early-stage team and the established company that's outgrown everywhere else.

Wherever you are in the story, there's probably a space here that fits.



Click to
jump to

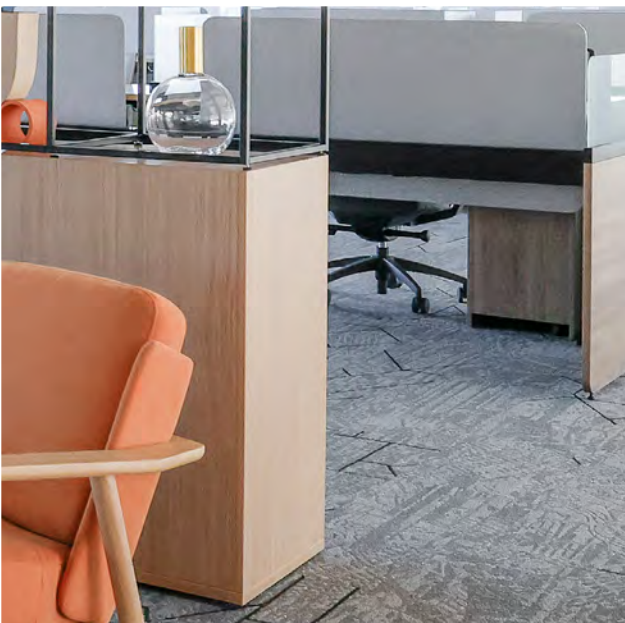
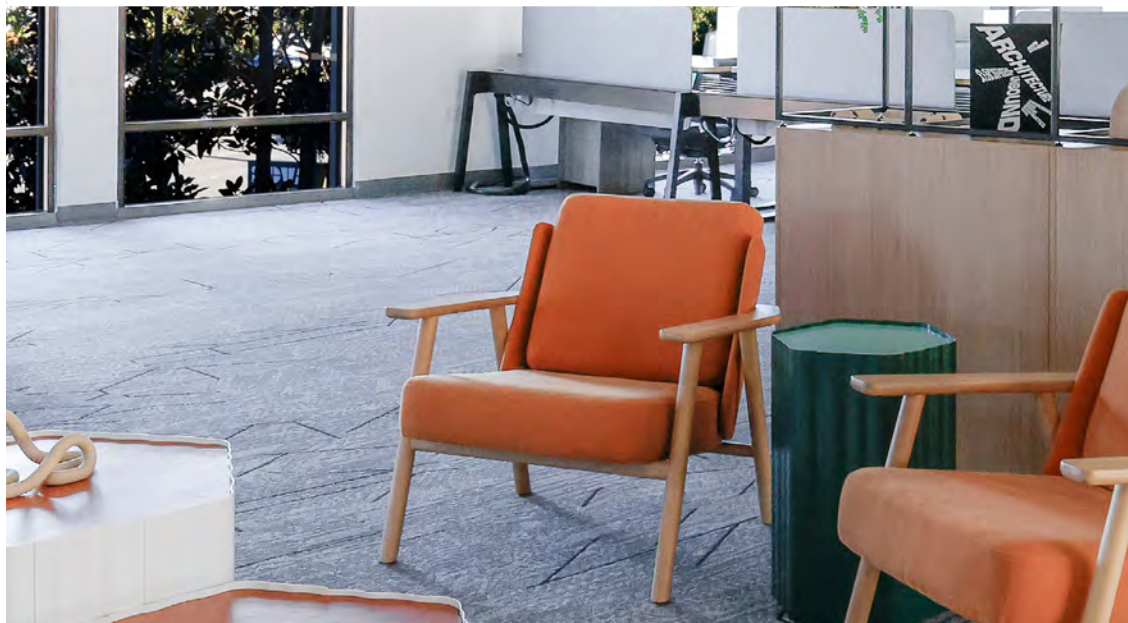
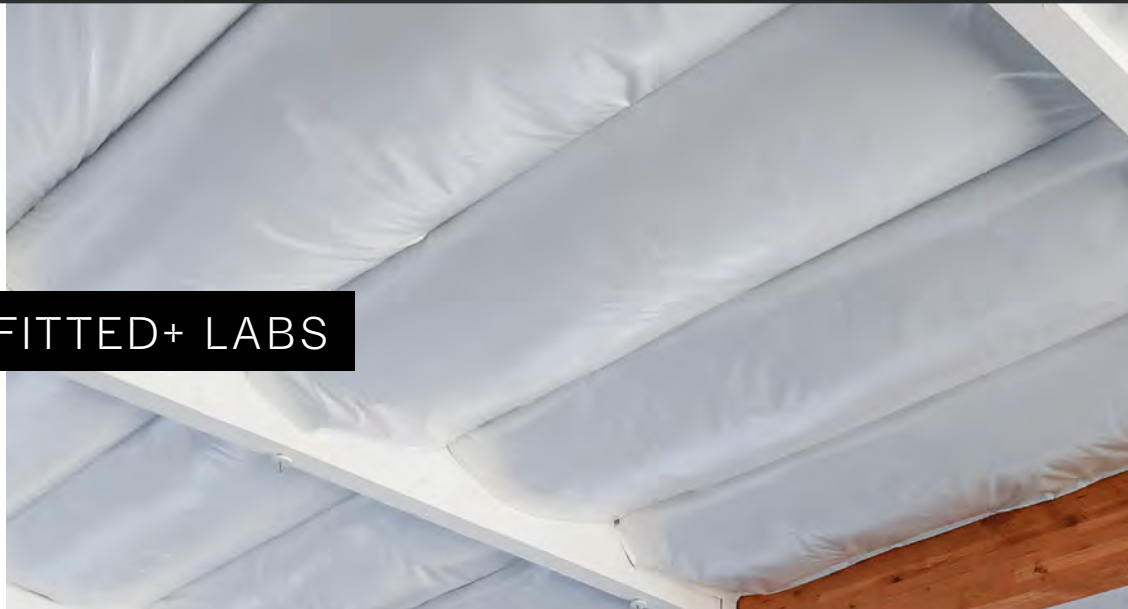


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* FITTED+ LABS



FURNISHED. FITTED. YOURS...

The spec lab is done. Furniture, fixtures, the whole thing – already handled. No buildout timeline to manage, no sourcing rabbit holes to fall into. Just walk in and start working. Move in Monday. Seriously.

Click to
jump to



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AVAILABILITY



BLDG	SF	SUITE	STATUS	NOTES
11760 SVR	7,290	A	Available	
11760 SVR	6,970	G	January 2027	
11772 SVR	20,217	Full Building	Available	Fitted+ Lab. Move-In ready, new furniture available in the upstairs office.



* FLOOR PLANS

11760 Sorrento Valley Rd

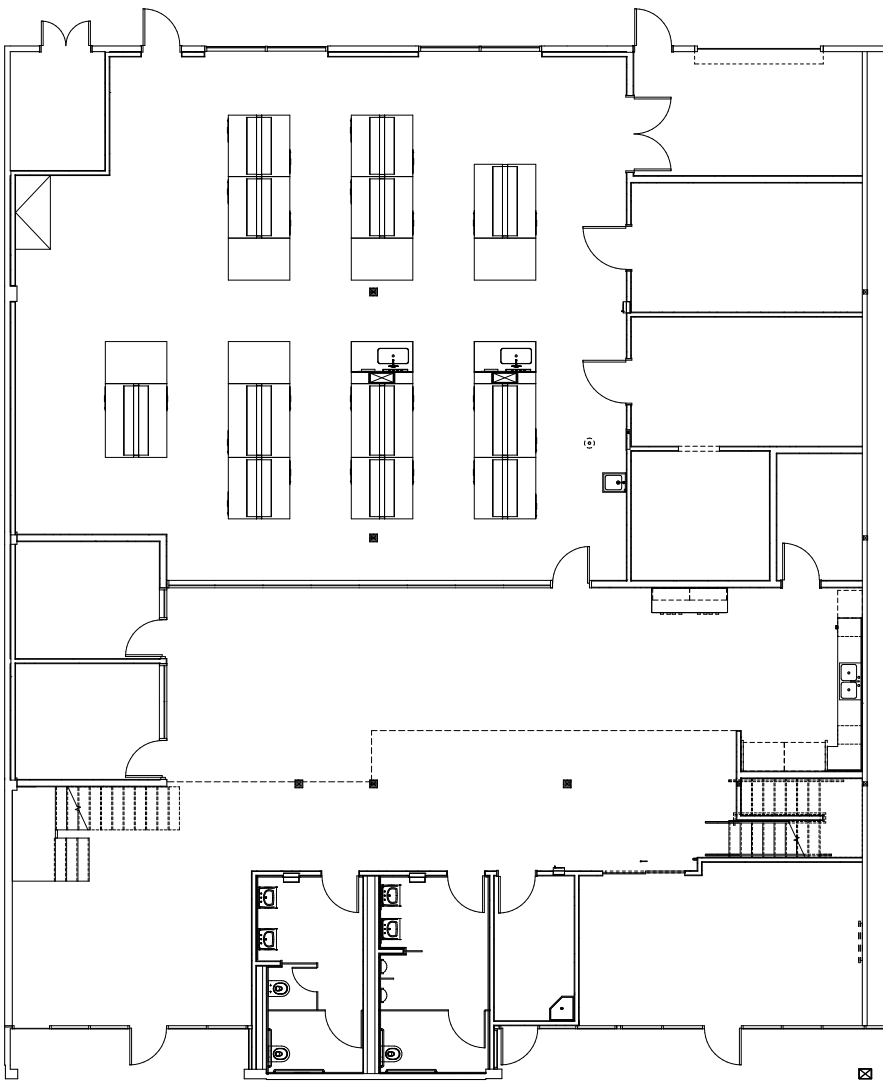
San Diego, CA

Suite A | Lab Available Now

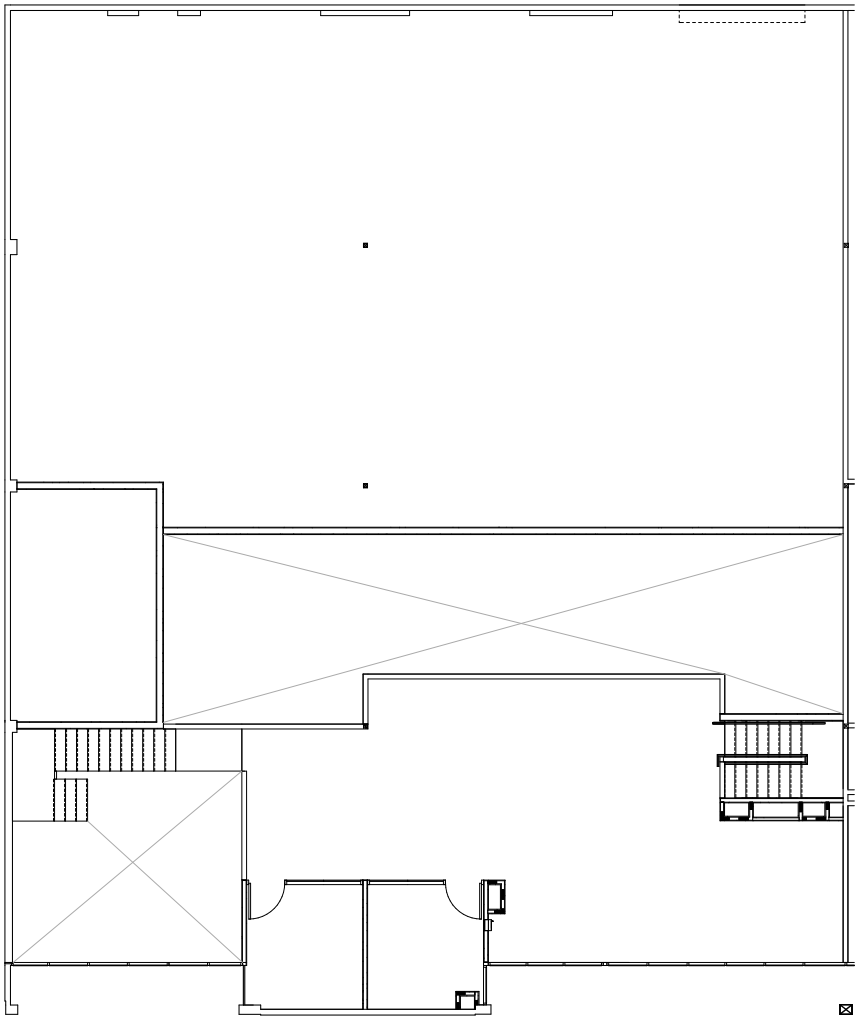
7,290 RSF



First Floor



Mezzanine



Click to jump to



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* FLOOR PLANS

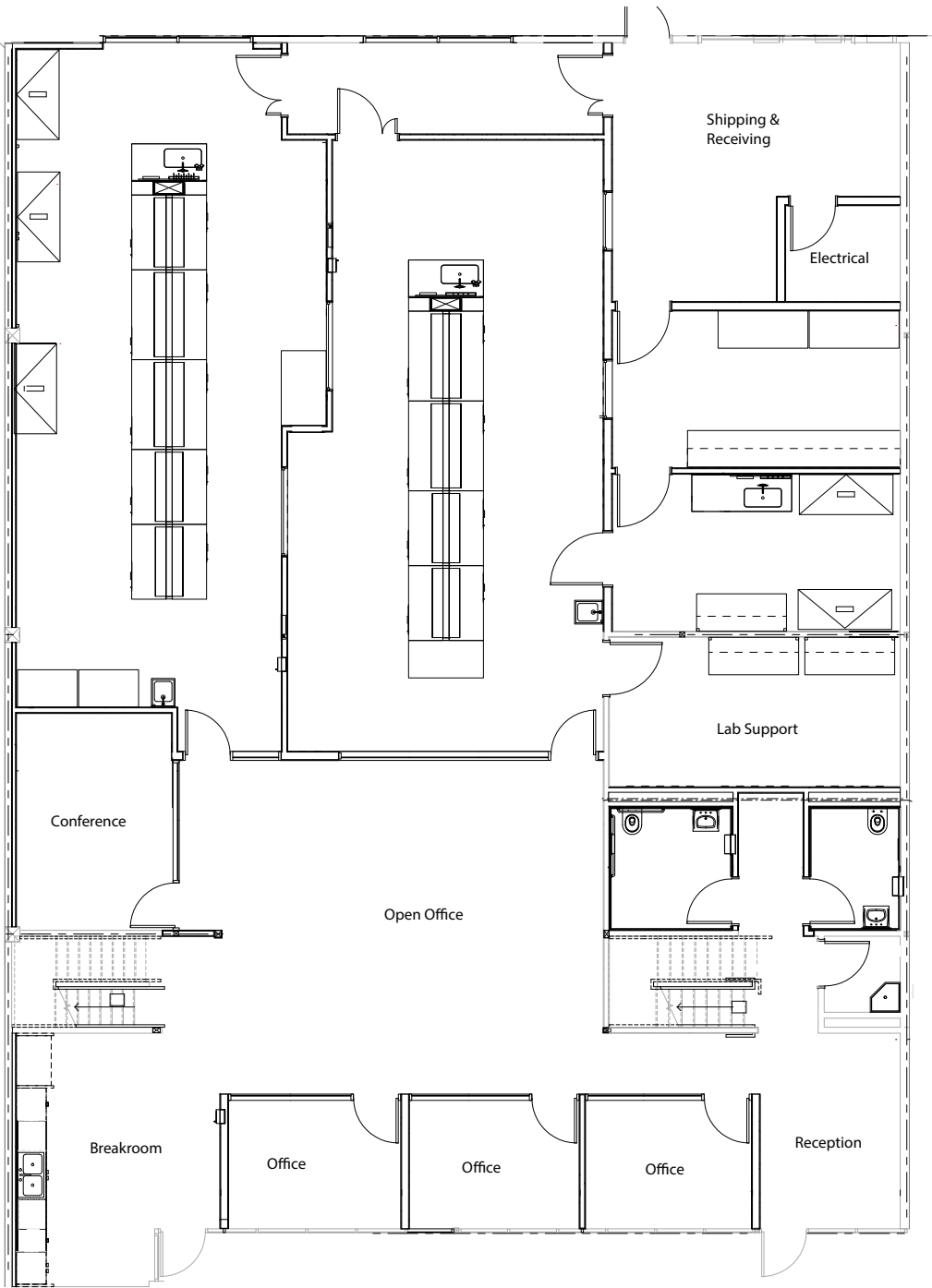
11760 Sorrento Valley Rd

San Diego, CA

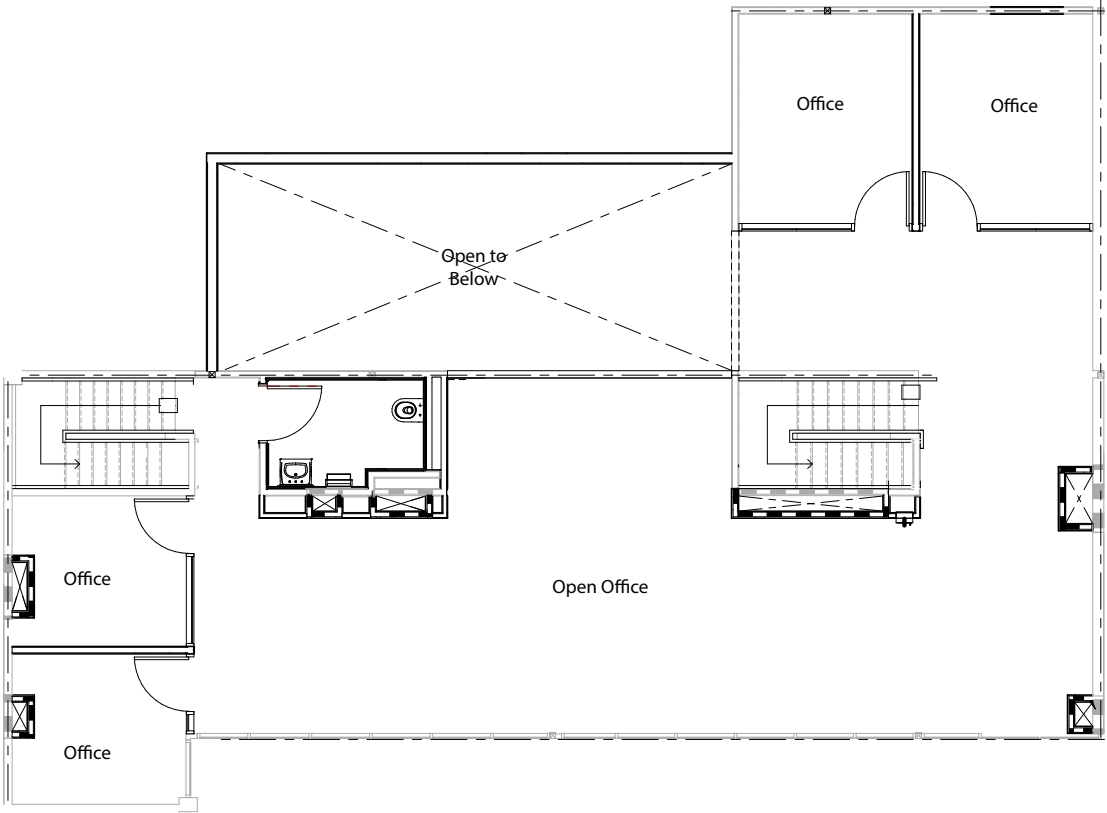
Suite G | Lab Available January 2027

6,970 RSF

First Floor



Mezzanine



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* FLOOR PLANS

11772 Sorrento Valley Rd

San Diego, CA

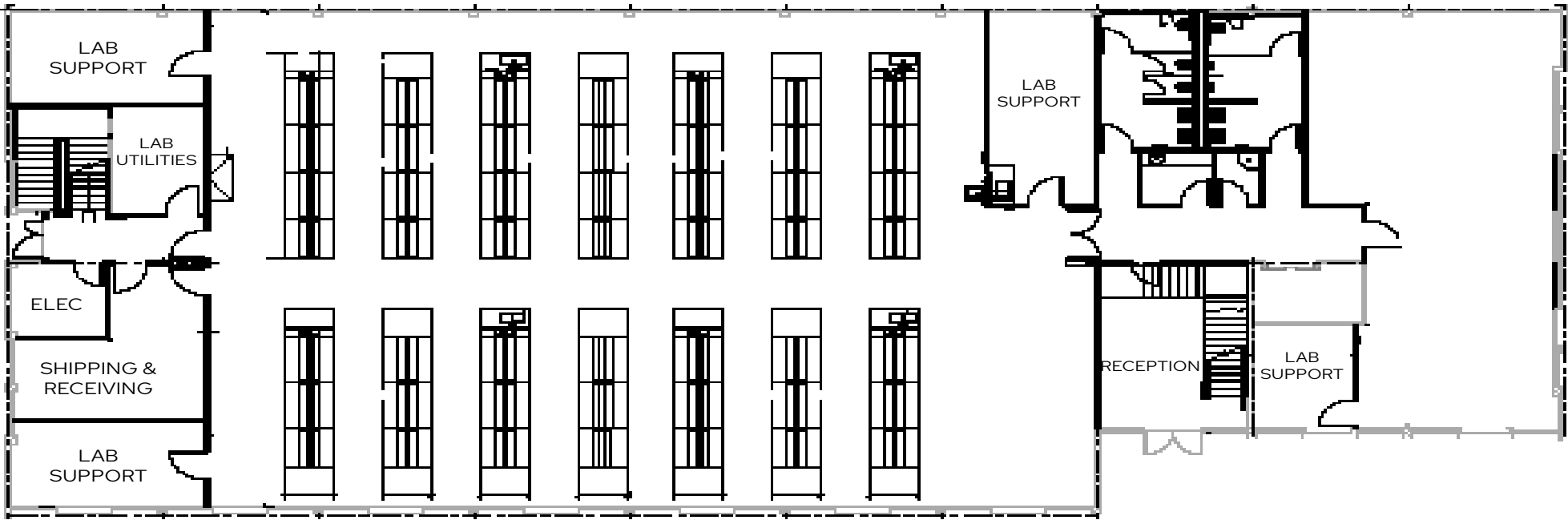
Full Building | Fitted+ Lab Available Now

20,217 RSF

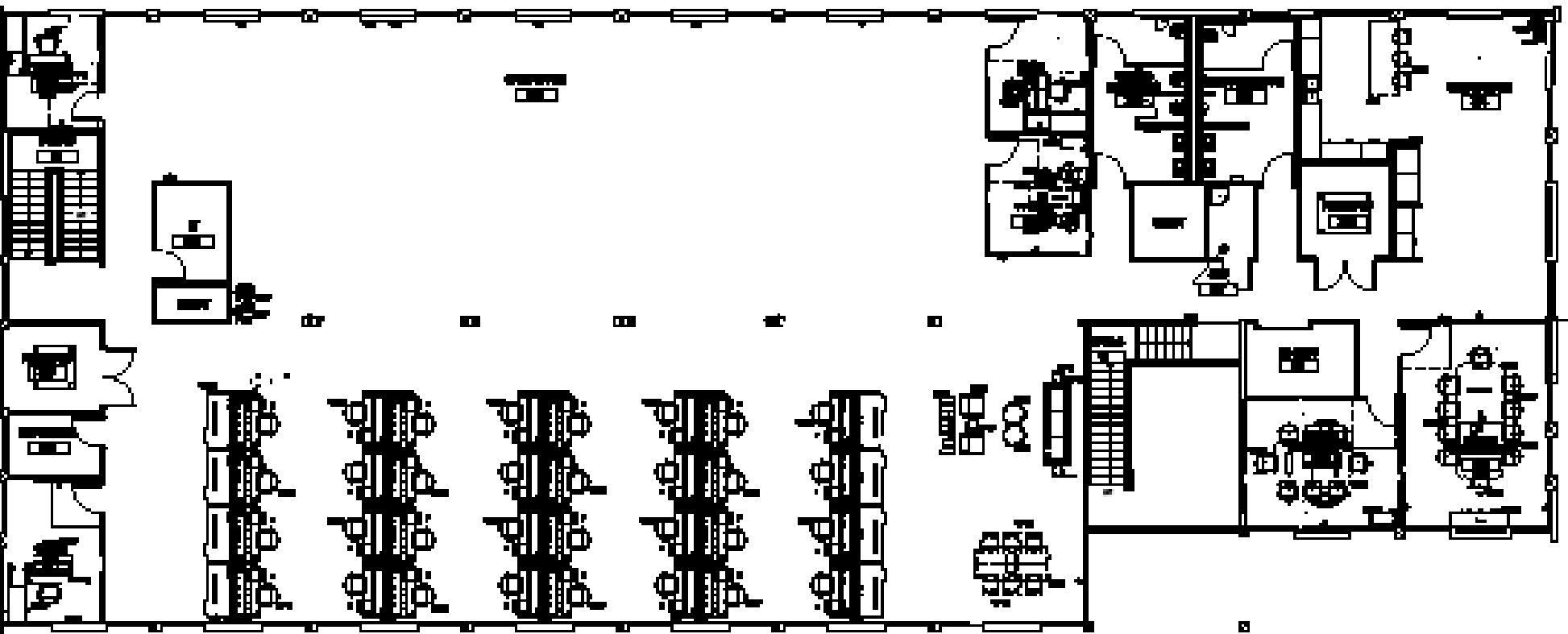
Furniture shown in the open office, private offices, conference rooms, and reception area is available now.



First Floor



Second Floor

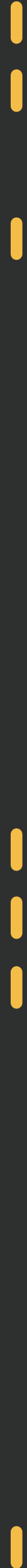


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AVAILABILITY

BLDG	SF	SUITE	STATUS	NOTES
11494 SVR	15,037	A	Available	Turn-key fitted lab. Office premises fully furnished.
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	Available August 2026	
11575 SVR	2,589	216	Available	
11575 SVR	1,211	218	Available 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
11585 SVR	3,345	107	Available	Fitted Lab
11555 SVR	3,740	201	Available	Office

* FLOOR PLANS

11494 Sorrento Valley Rd

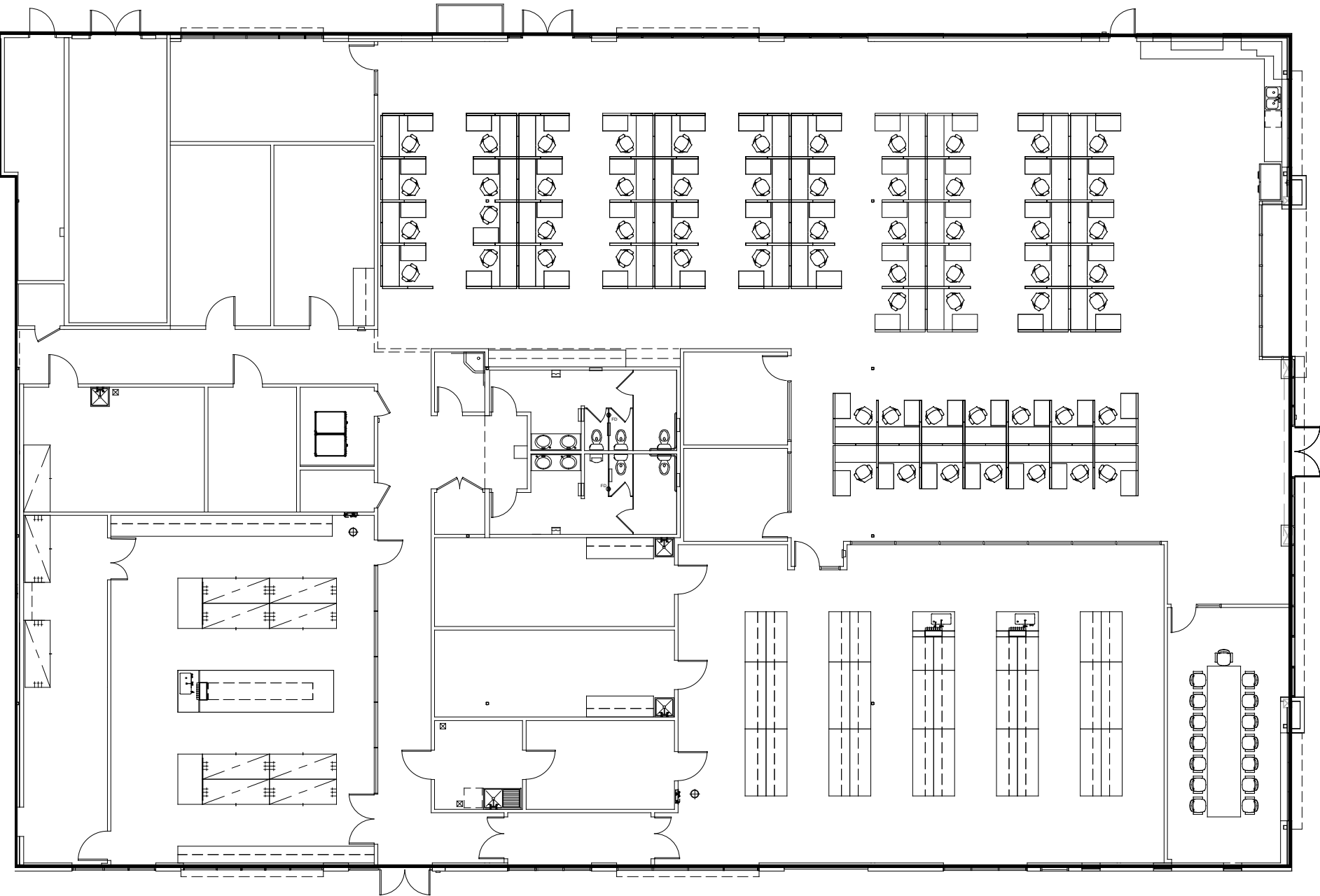
San Diego, CA

Suite A | Fitted+ Lab Available Now

MATTERPORT TOUR

15,037 RSF

Turn-key fitted lab. Office premises fully furnished.



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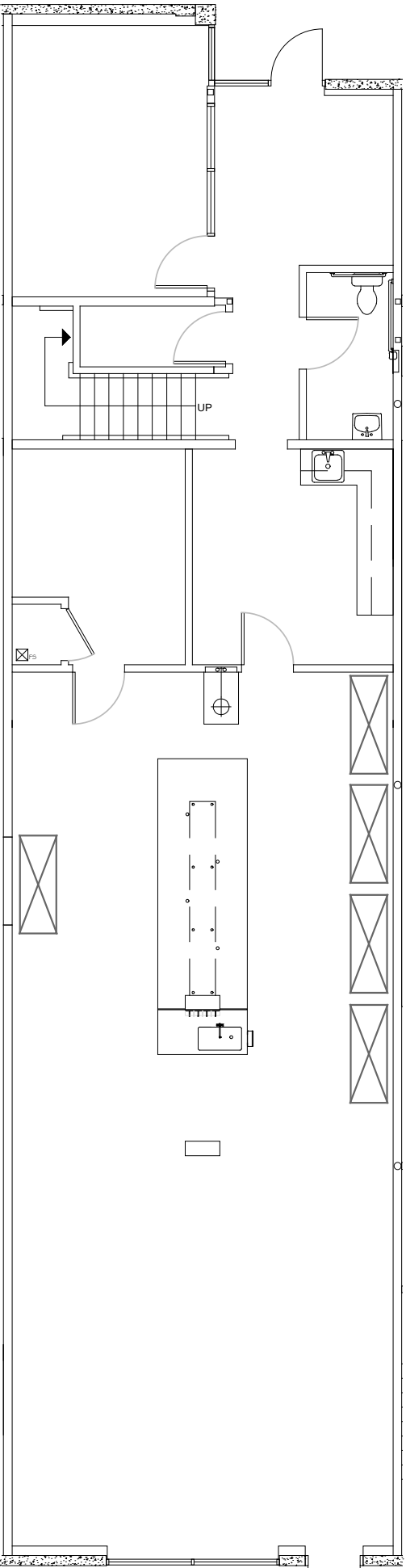
* FLOOR PLANS

11558 Sorrento Valley Rd

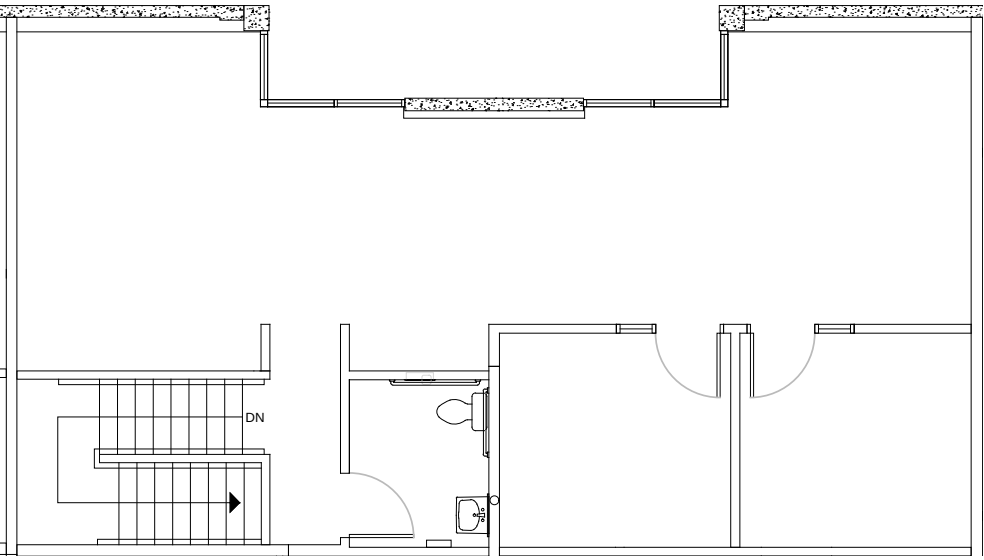
San Diego, CA

Suite 3 | Lab Available Now

3,148 RSF



First Floor



Second Floor

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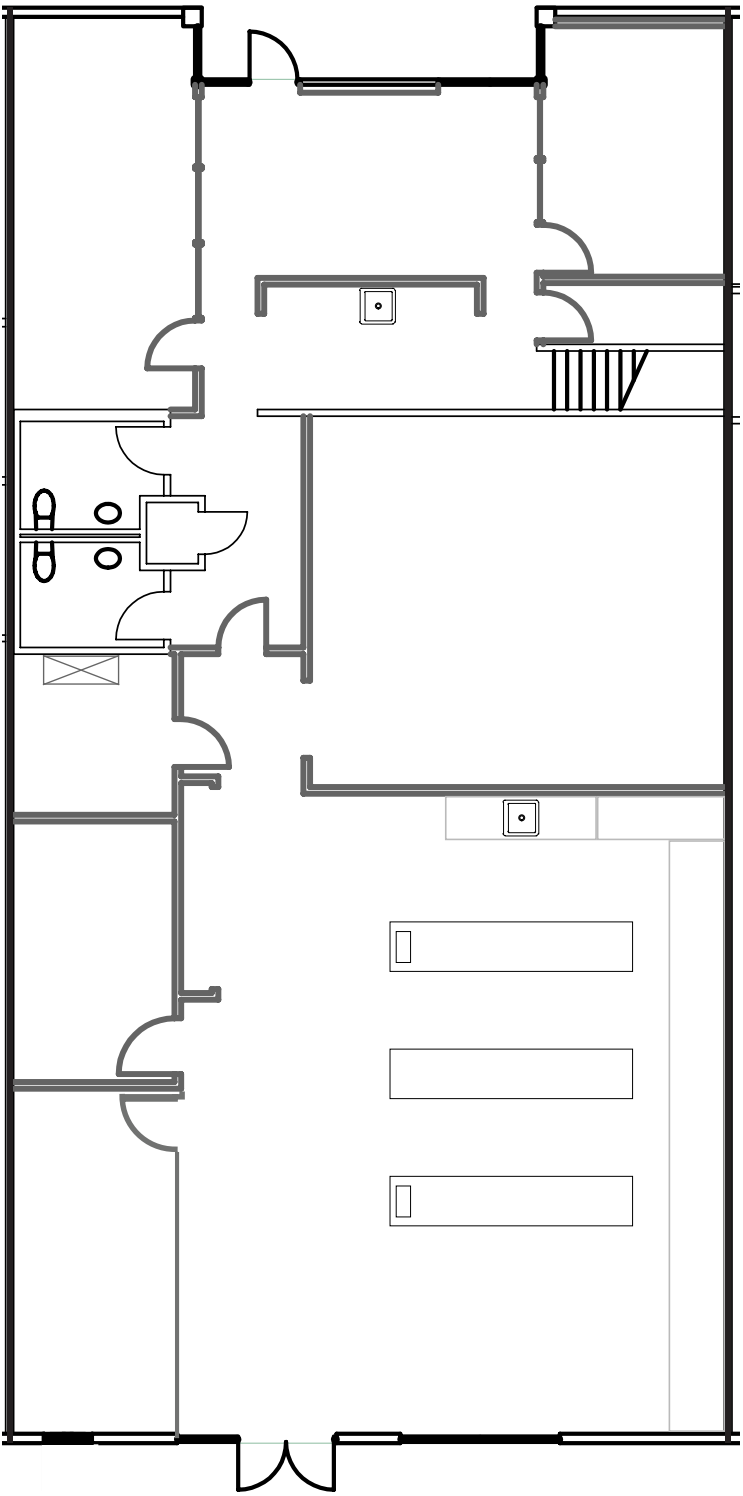
* FLOOR PLANS

11558 Sorrento Valley Rd

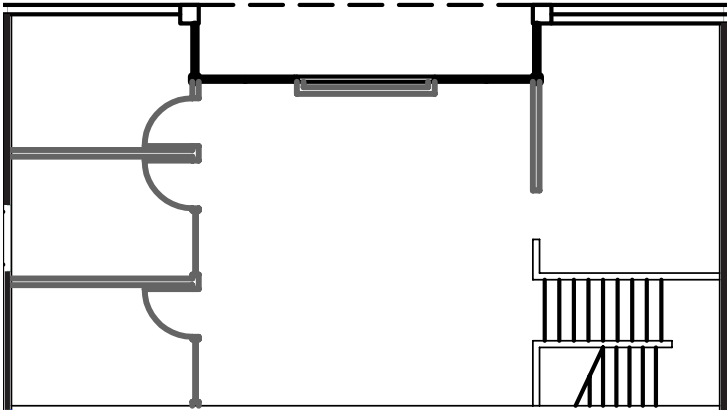
San Diego, CA

Suite 4 | Lab Available Now

5,274 RSF



First Floor



Second Floor

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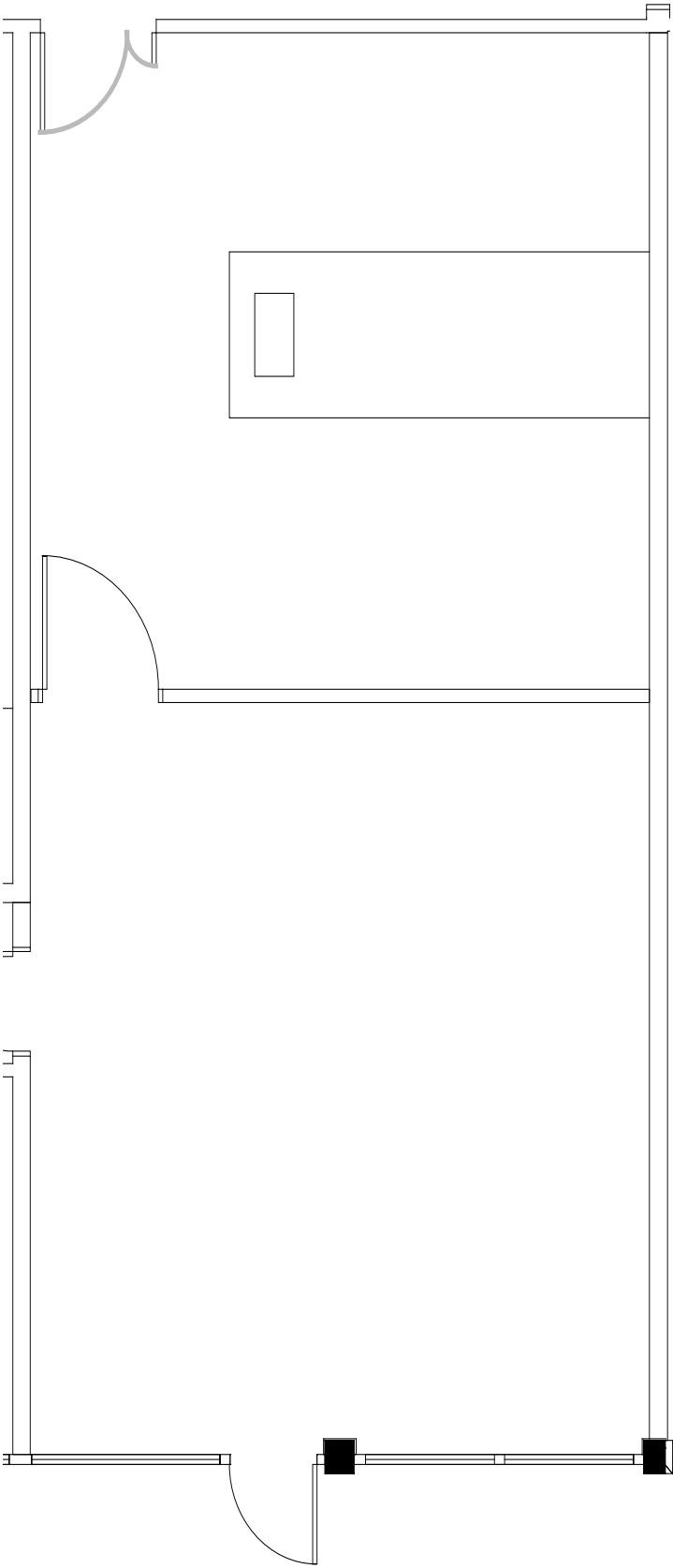
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 204 | Lab Available Now

1,126 RSF



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* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 205 | Lab Available Now

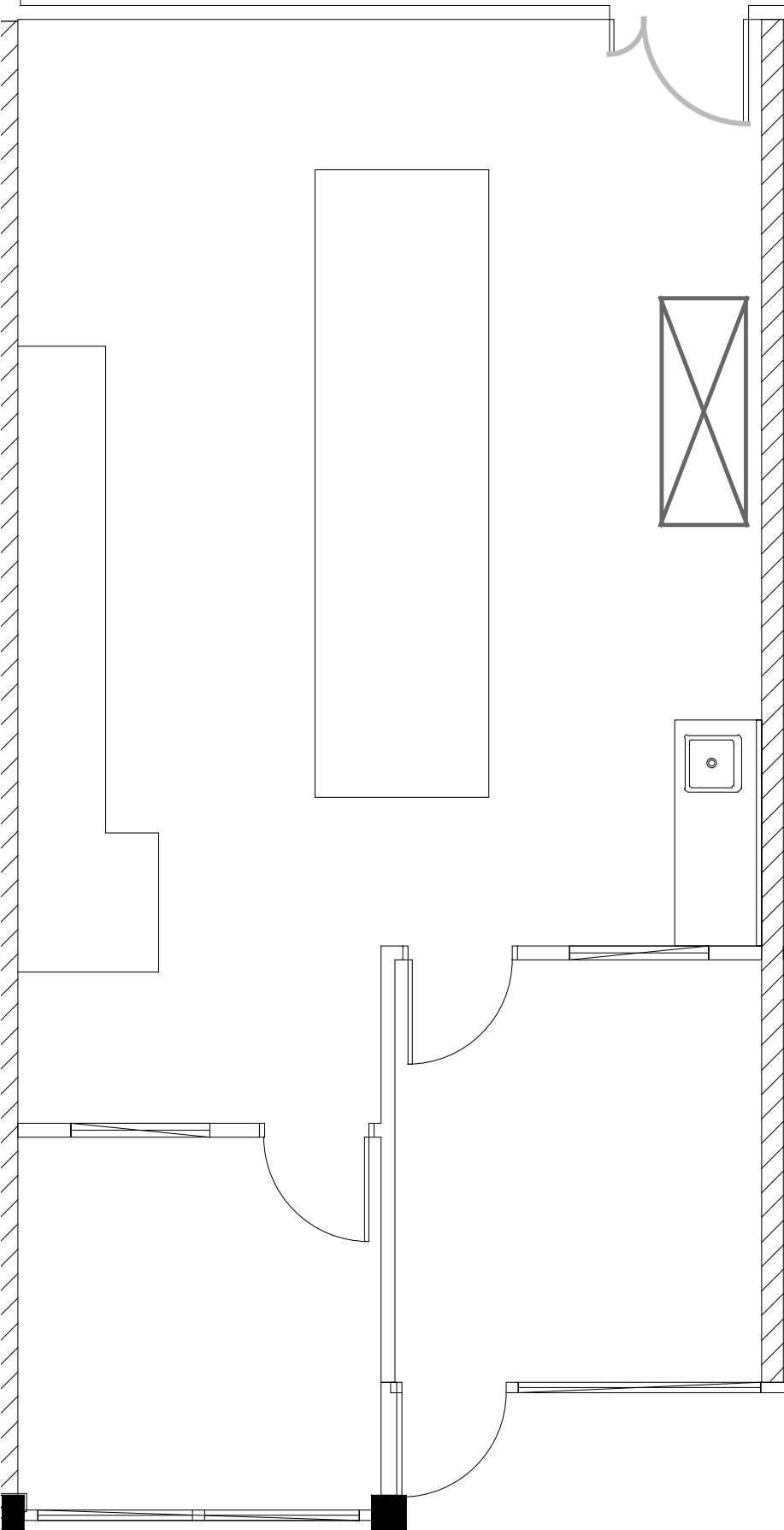
1,087 RSF

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jump to



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* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 206 | Lab Available Now

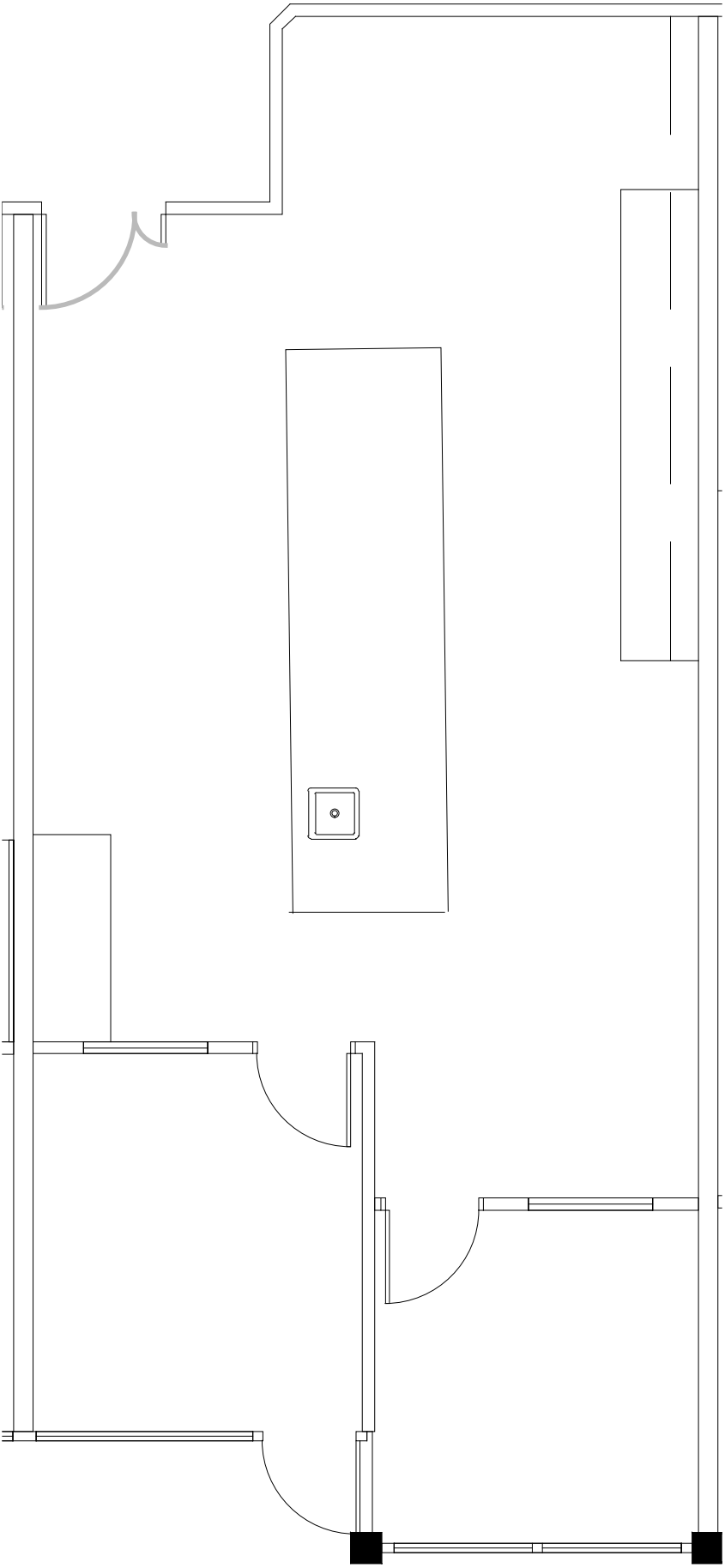
1,126 RSF

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jump to



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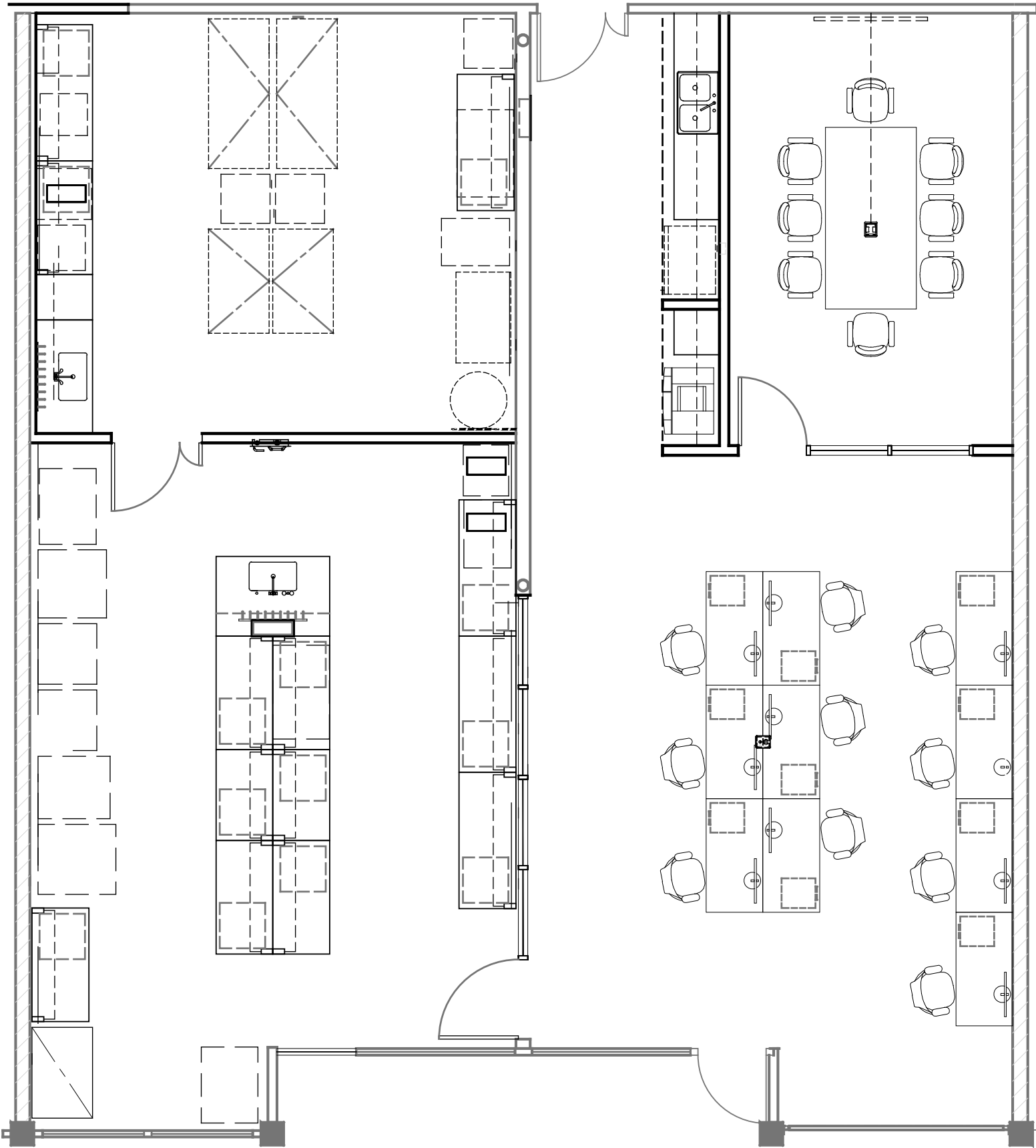
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 207 | Lab Available August 2026

2,490 RSF



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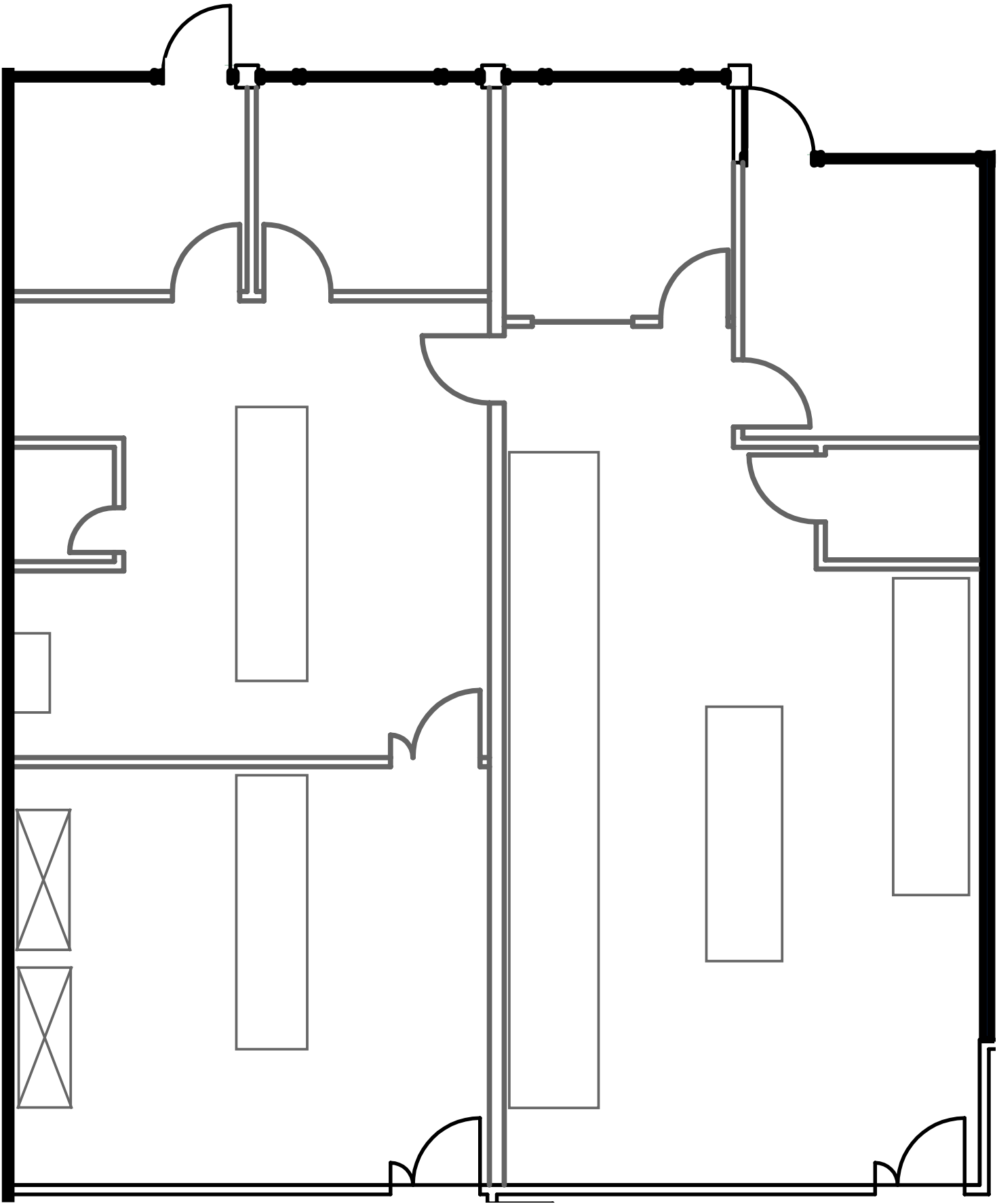
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 216 | Lab Available Now

2,589 RSF



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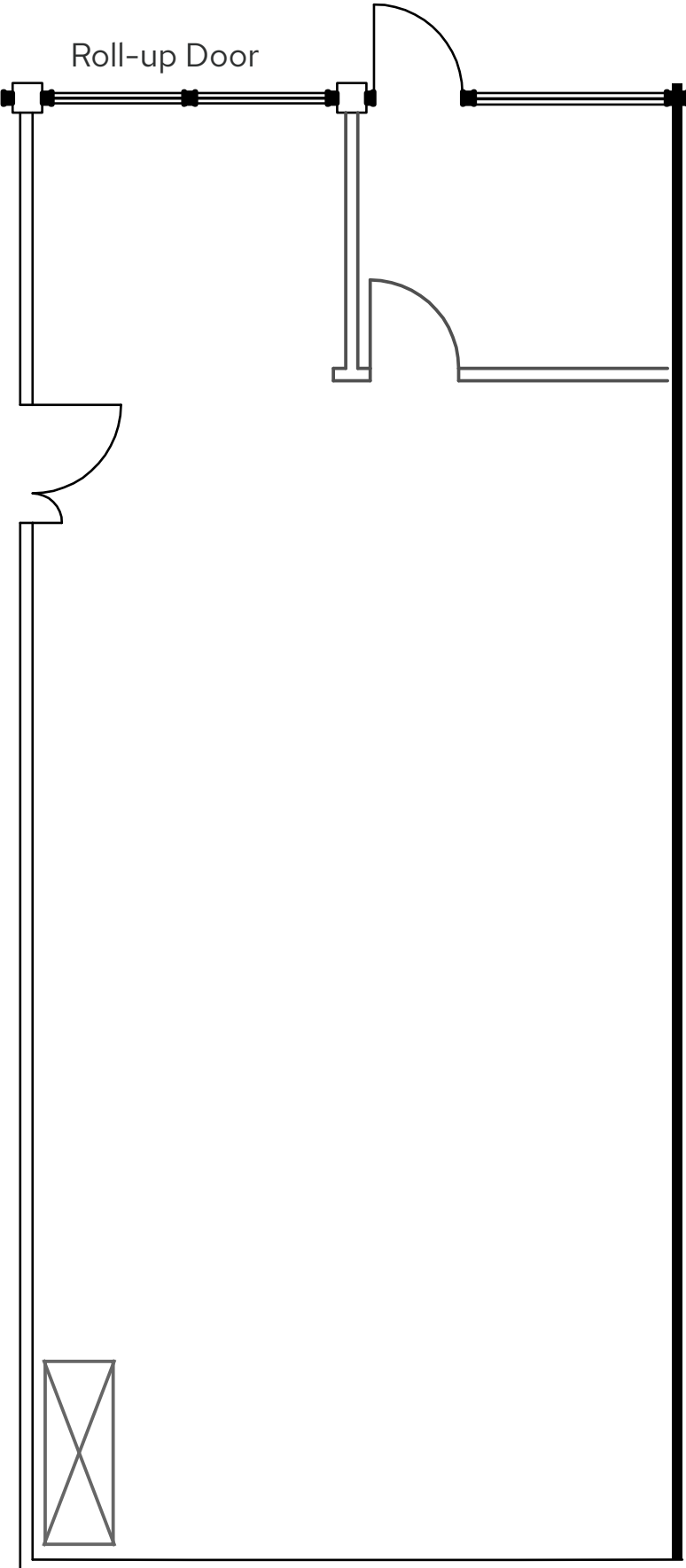
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 218 | Lab Available August 2026

1,211 RSF



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jump to



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* FLOOR PLANS

11578 Sorrento Valley Rd

San Diego, CA

Suite 25 | Fitted Lab Available Now

MATTERPORT TOUR

8,834 RSF

Suite 29 | Fitted Lab Available Now

MATTERPORT TOUR

12,947 RSF



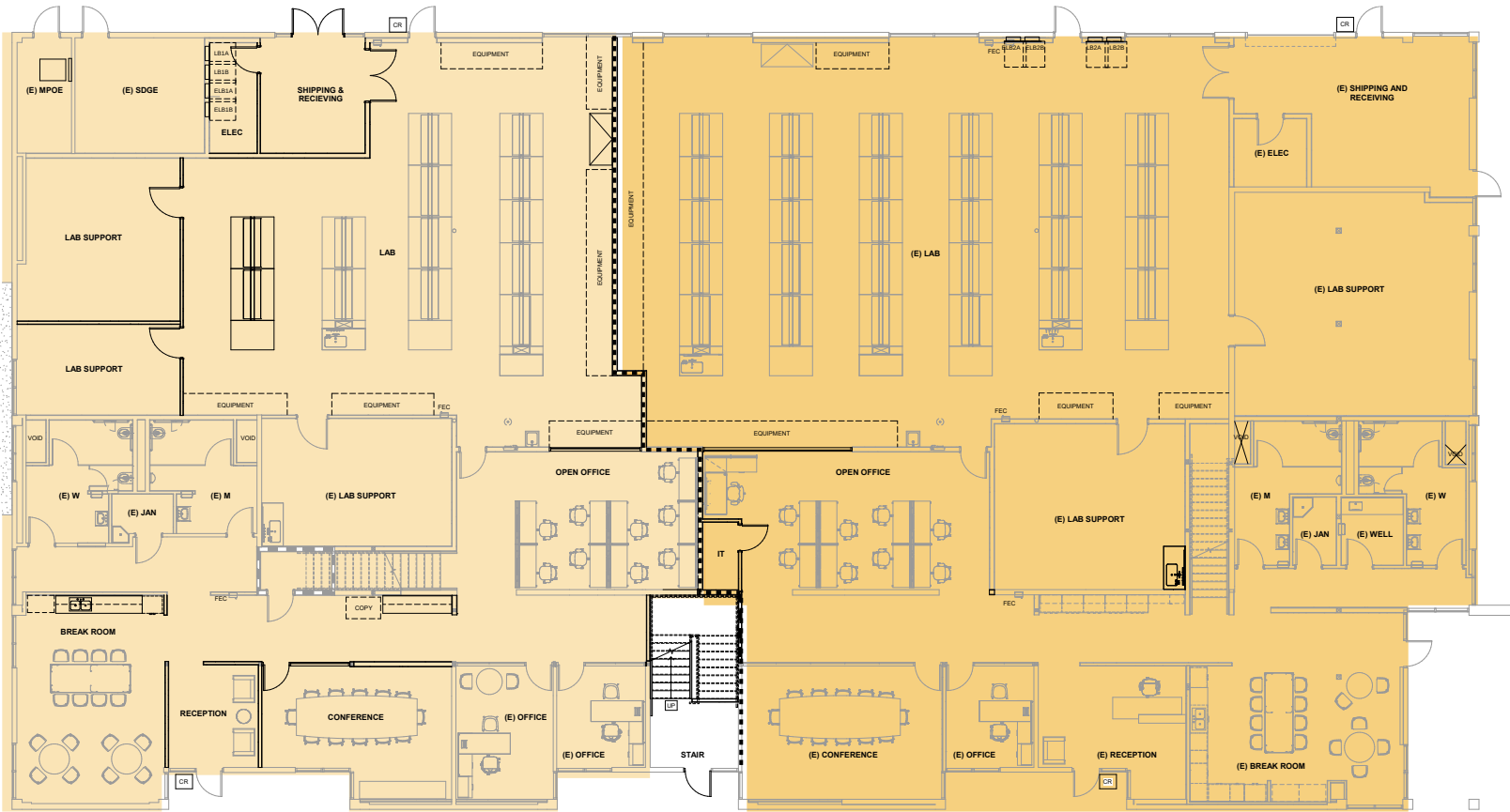
Click to jump to

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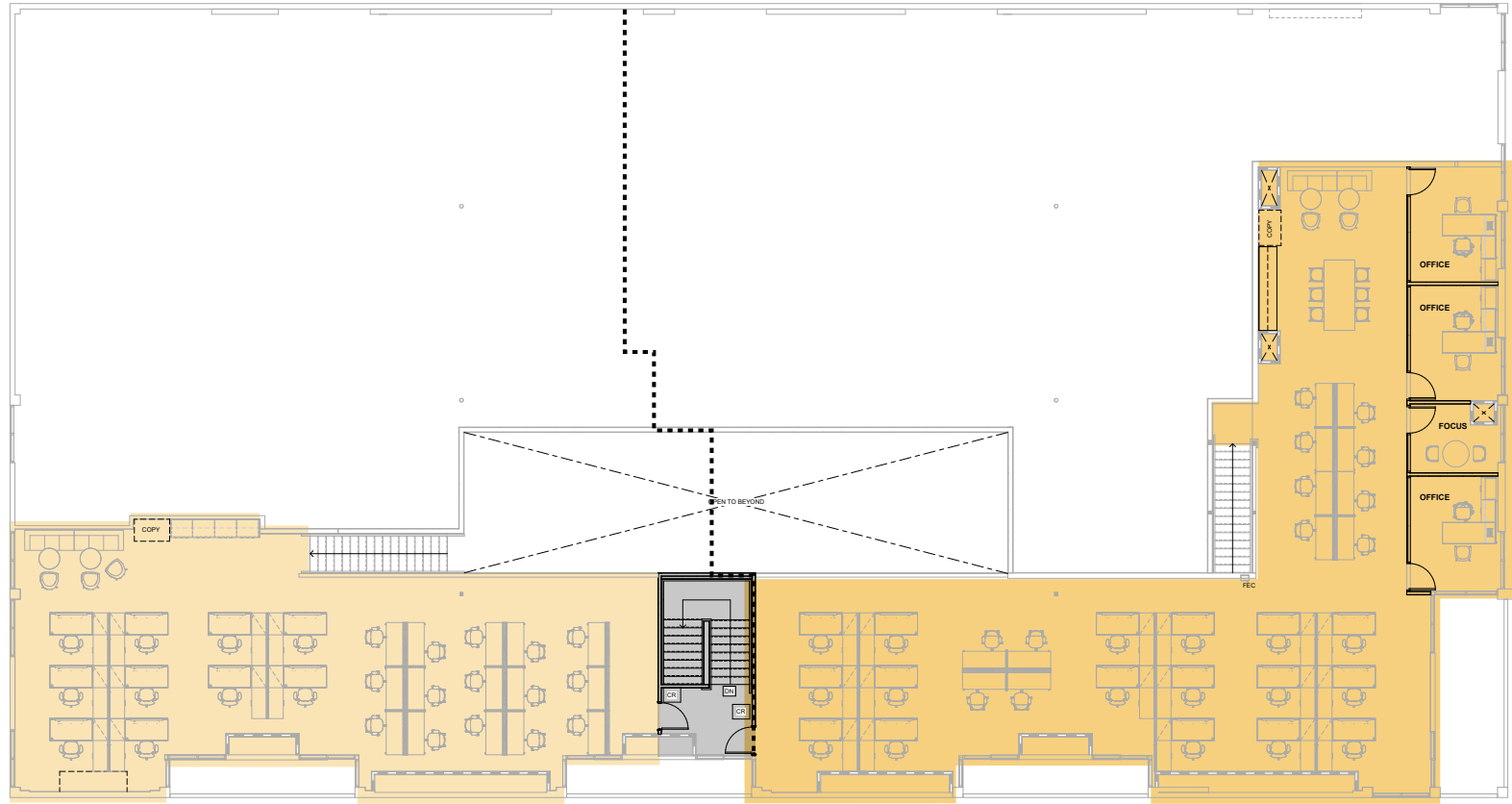
CONTACT



First Floor



Second Floor



Suite 25

Suite 29

* FLOOR PLANS

11585 Sorrento Valley Rd

San Diego, CA

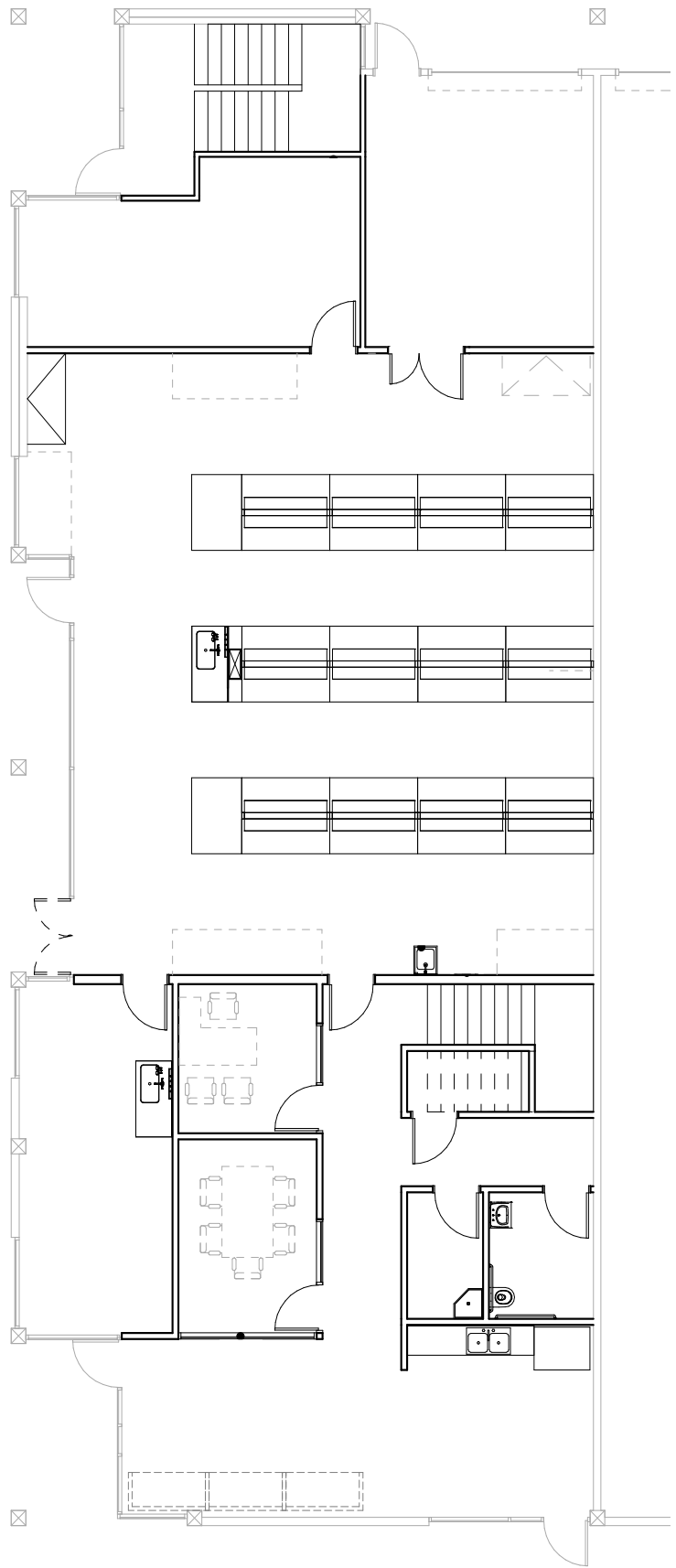
Suite 101 | Fitted Lab Available Now

MATTERPORT TOUR

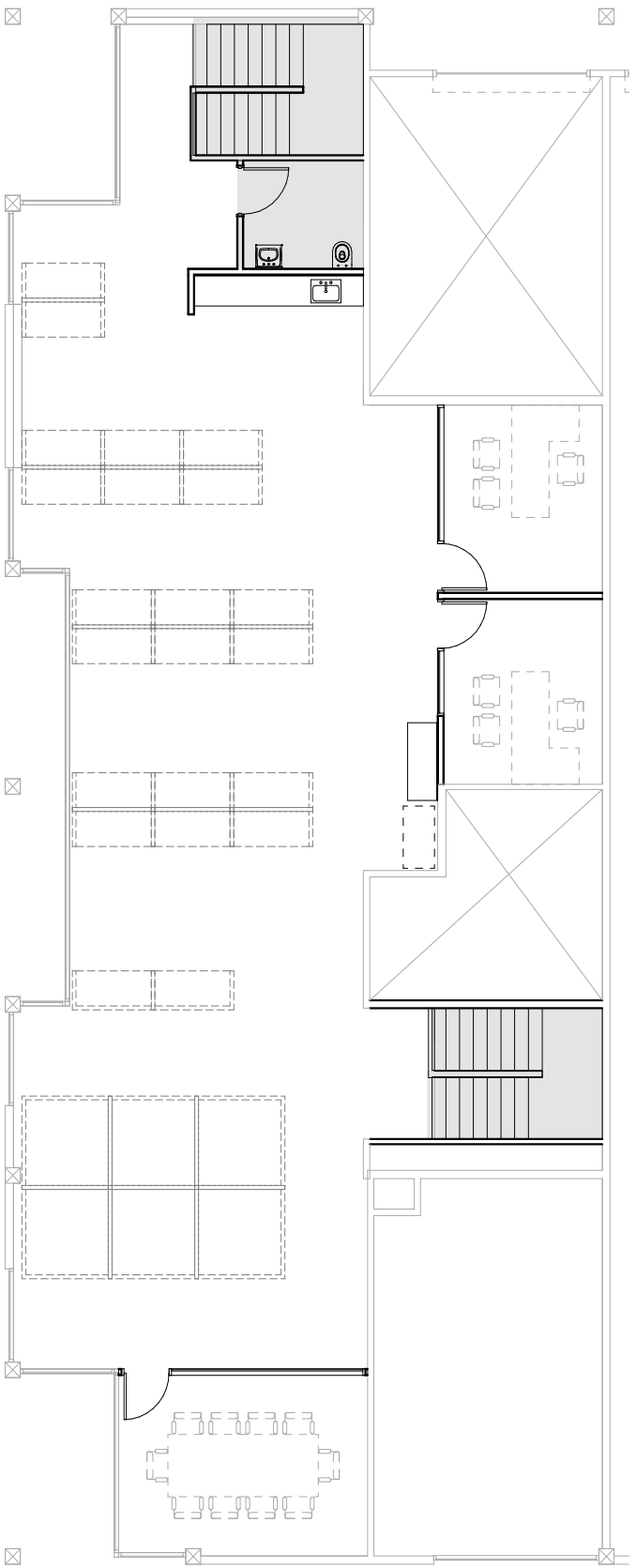
6,930 RSF



First Floor



Mezzanine



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* FLOOR PLANS

11585 Sorrento Valley Rd

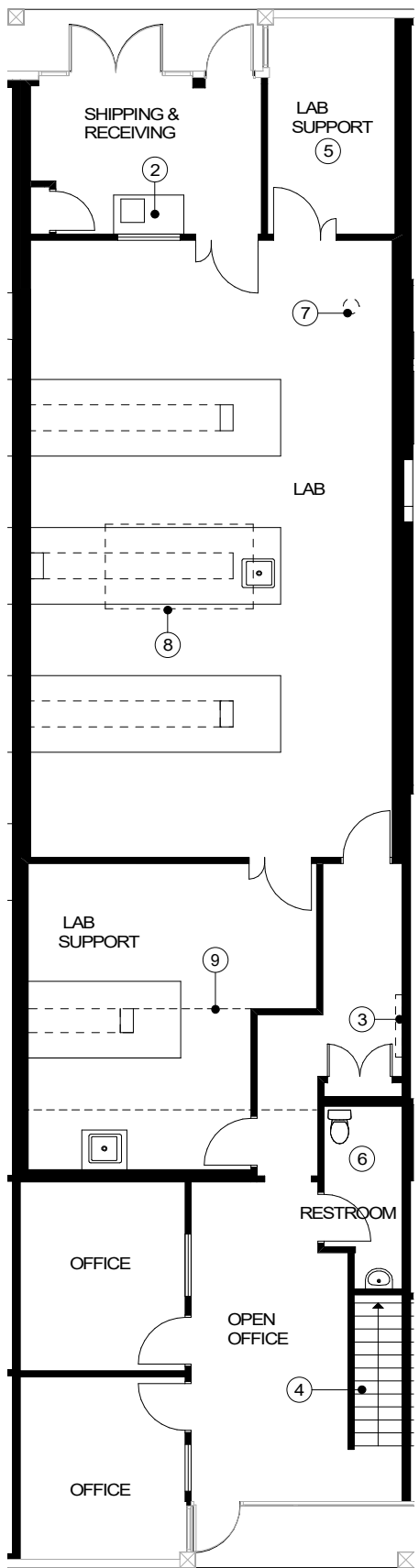
San Diego, CA

Suite 107 | Fitted Lab Available Now

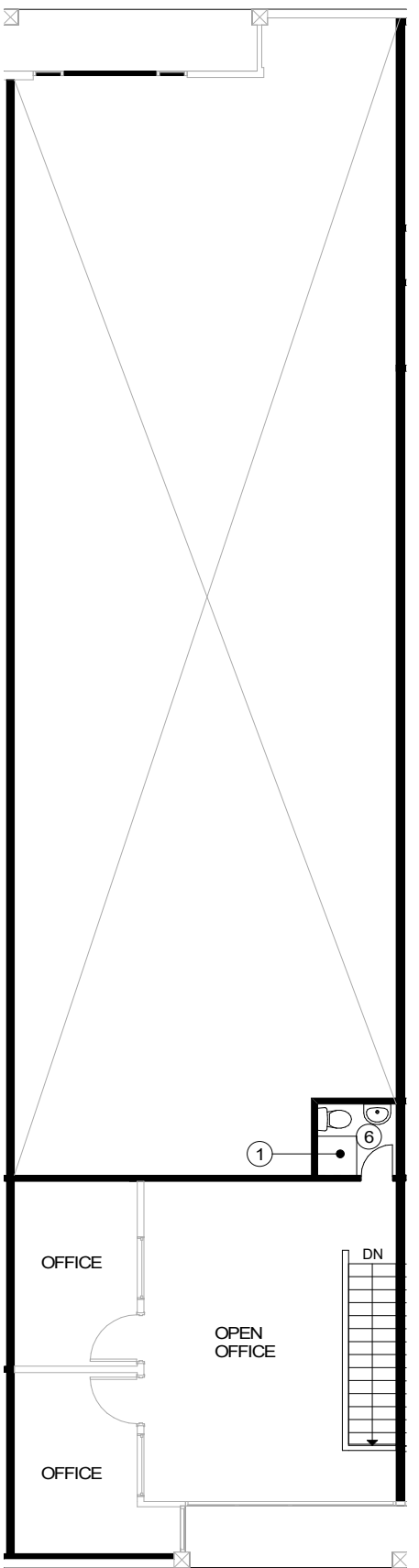
3,345 RSF



First Floor



Mezzanine



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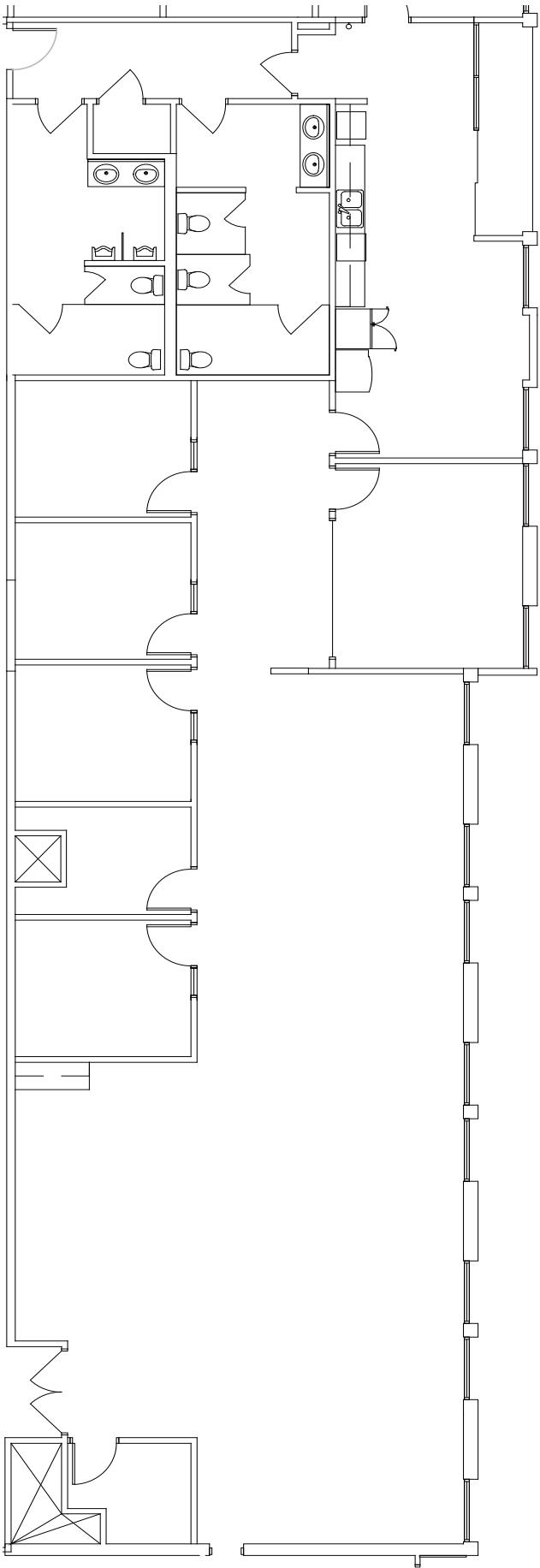
* FLOOR PLANS

11555 Sorrento Valley Rd

San Diego, CA

Suite 201 | Office Available Now

3,740 RSF



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AVAILABILITY



BLDG	SF	SUITE	STATUS	NOTES
10575 Roselle	10,294	100	Available	
10581 Roselle	5,541	100	Available	Fitted Lab. Suite 100-110 contiguous up to 16,592 RSF.
10581 Roselle	5,528	105	Available	Fitted Lab. Suite 100-110 contiguous up to 16,592 RSF.
10581 Roselle	5,523	110	Available	Suite 100-110 contiguous up to 16,592 RSF.



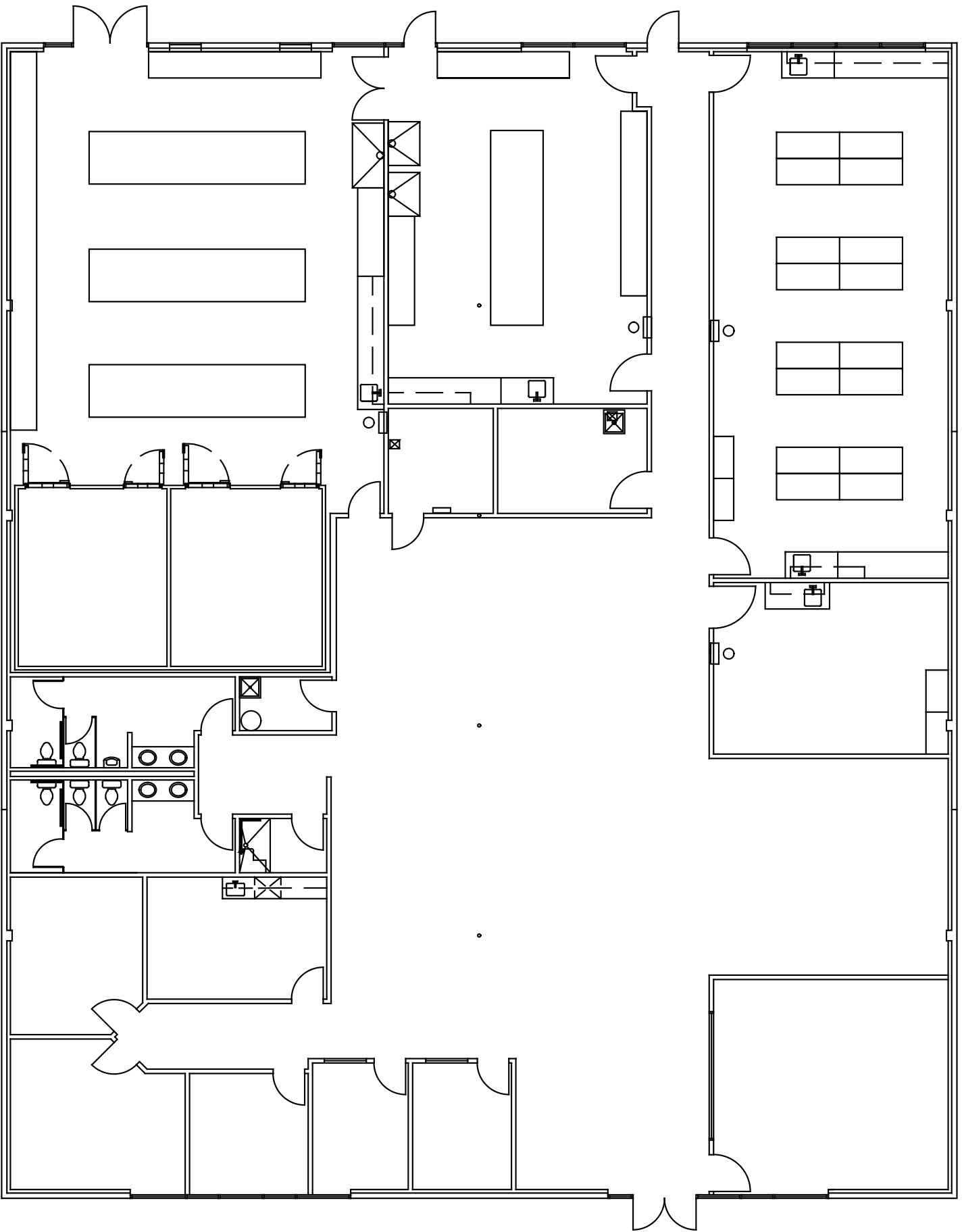
* FLOOR PLANS

10575 Roselle St

San Diego, CA

Suite 100 | Lab Available Now

10,294 RSF



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* FLOOR PLANS

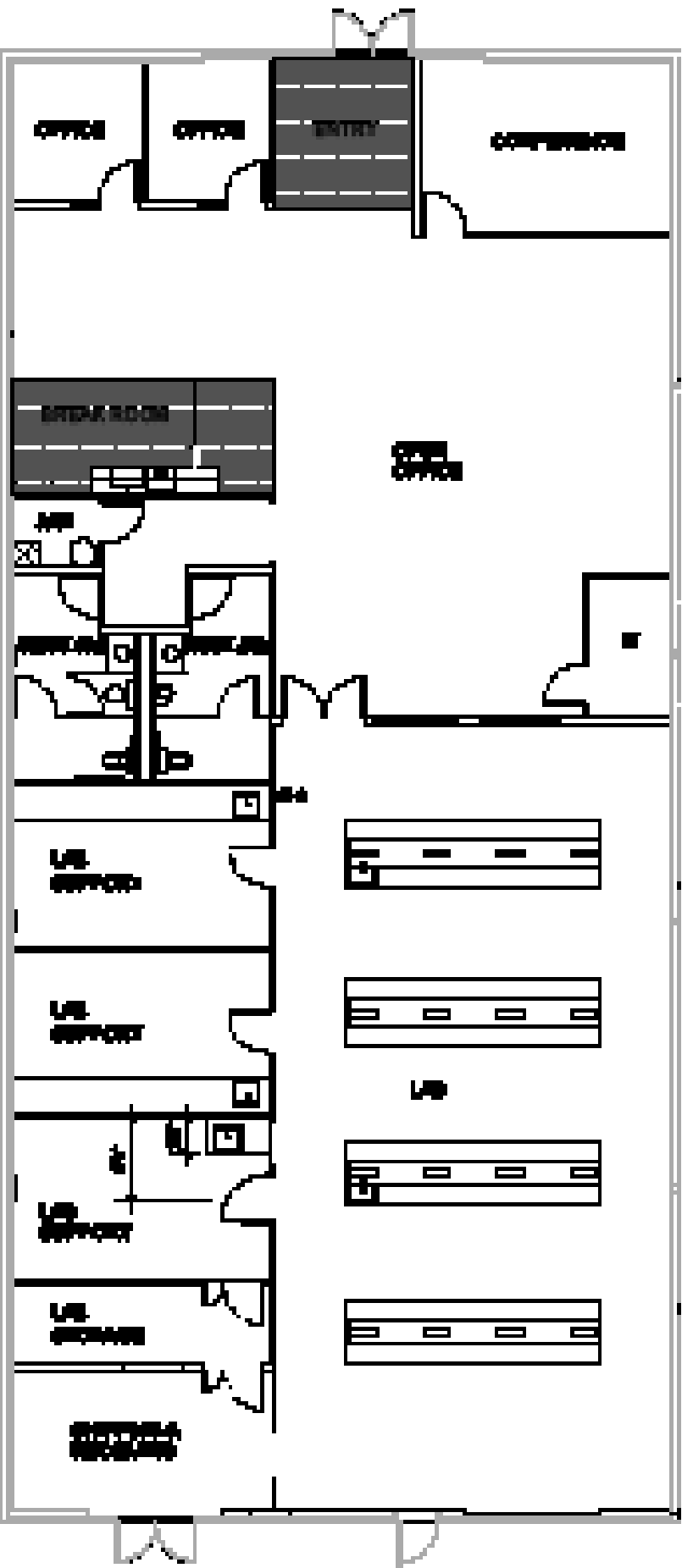
10581 Roselle St

San Diego, CA

Suite 100 | Fitted Lab Available Now

MATTERPORT TOUR

5,541 RSF



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* FLOOR PLANS

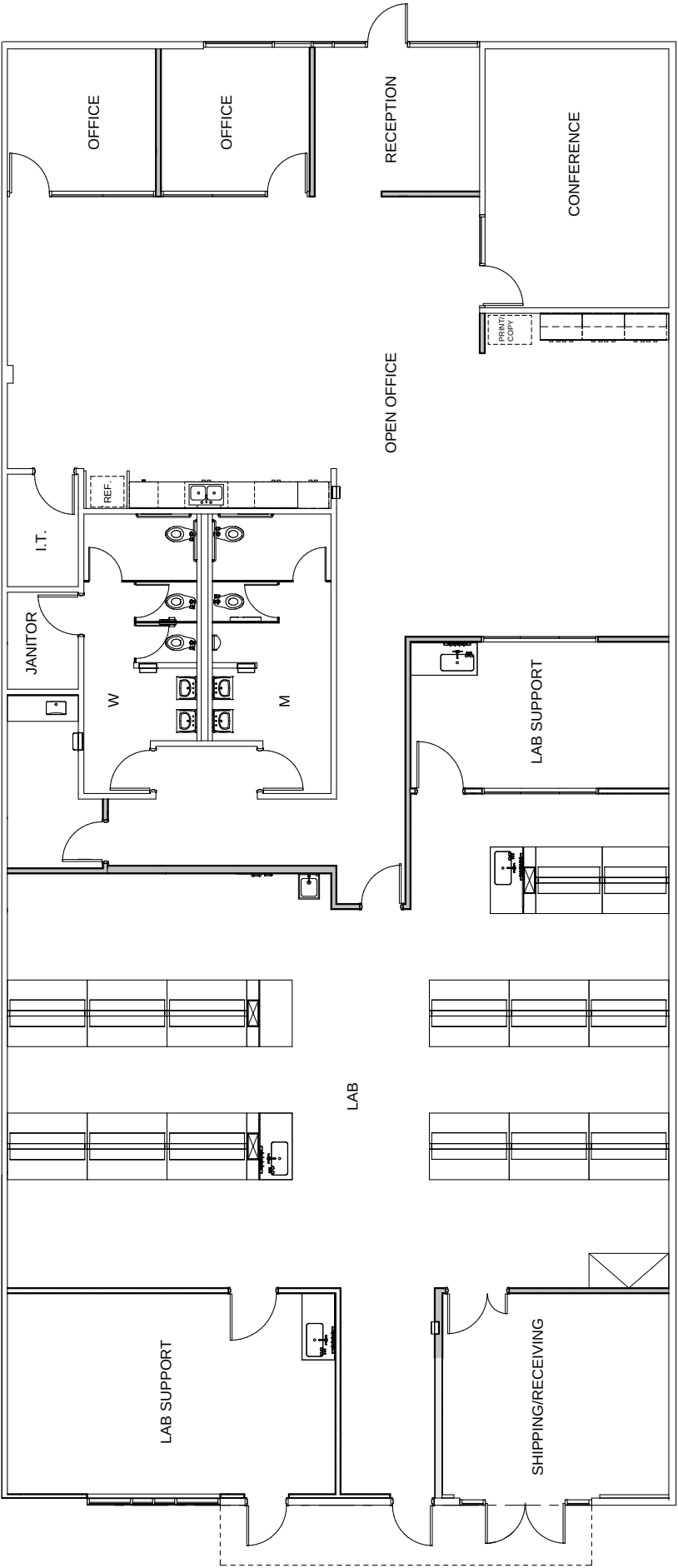
10581 Roselle St

San Diego, CA

Suite 105 | Fitted Lab Available Now

MATTERPORT TOUR

5,528 RSF



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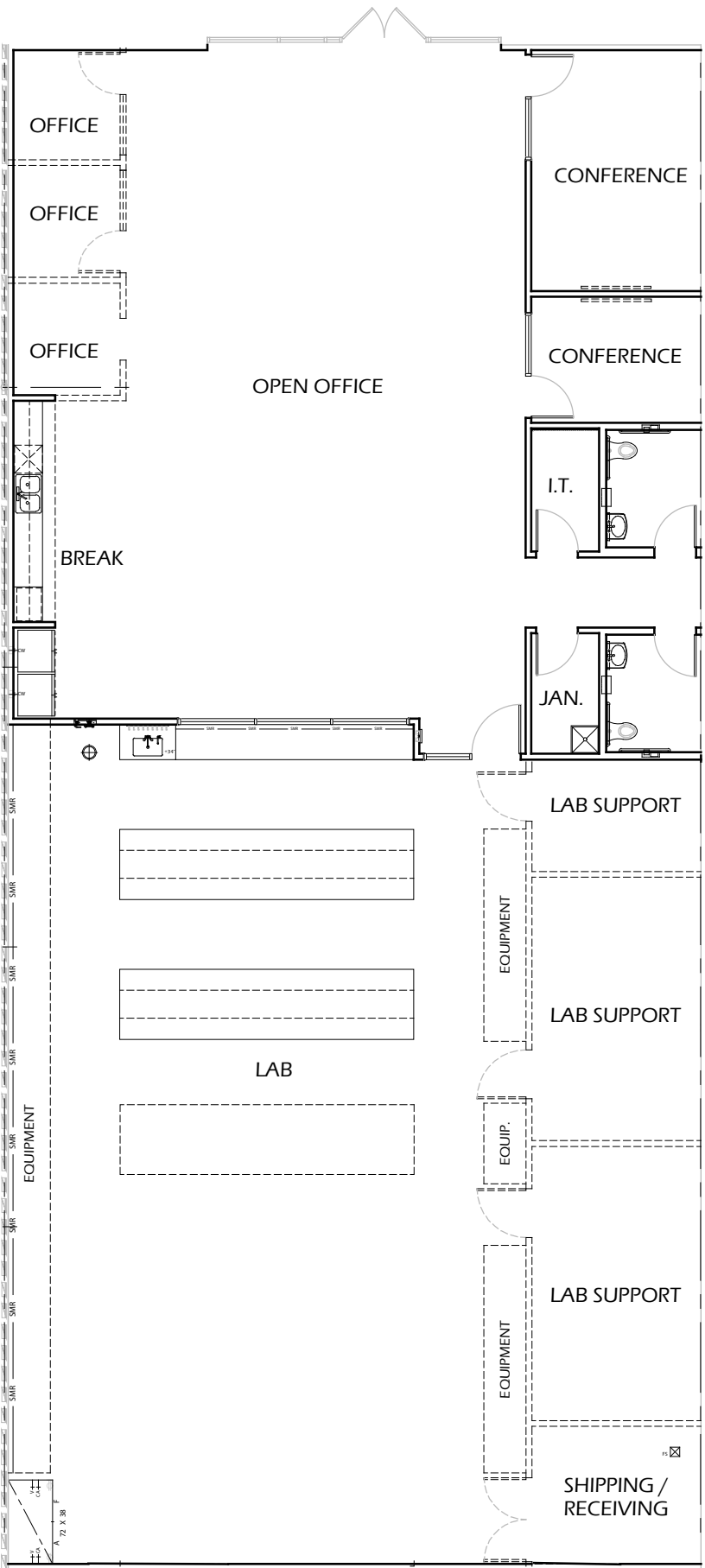
* FLOOR PLANS

10581 Roselle St

San Diego, CA

Suite 110 | Lab Available Now

5,523 RSF



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jump to



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AVAILABILITY



BLDG	SF	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	



* FLOOR PLANS

10655 Sorrento Valley Rd

San Diego, CA

Suite 200 | Fitted Lab Available Now

MATTERPORT TOUR

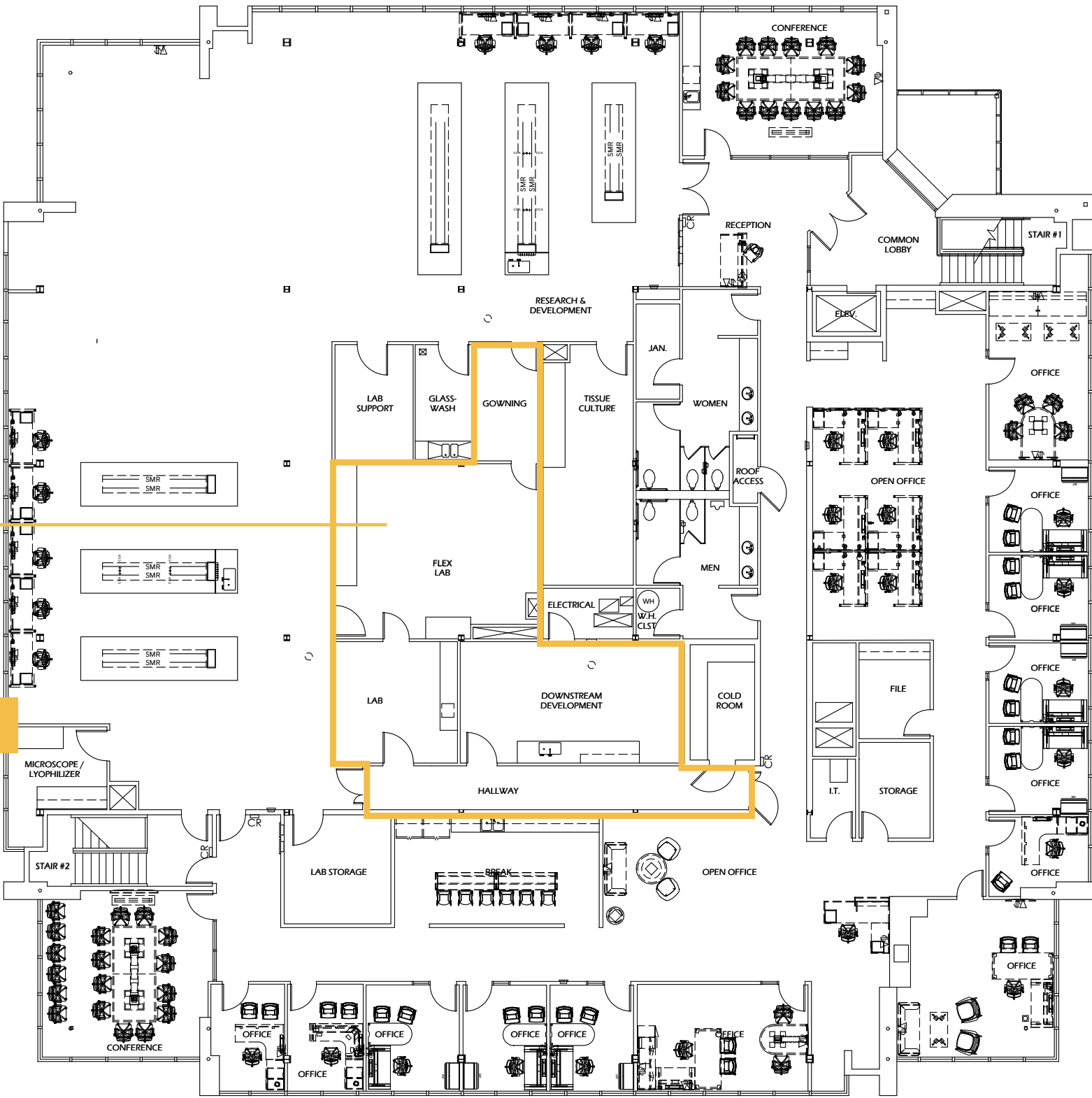
14,461 RSF

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



± 1,400 SF ISO 8
Clean Room

NOTES



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* FLOOR PLANS

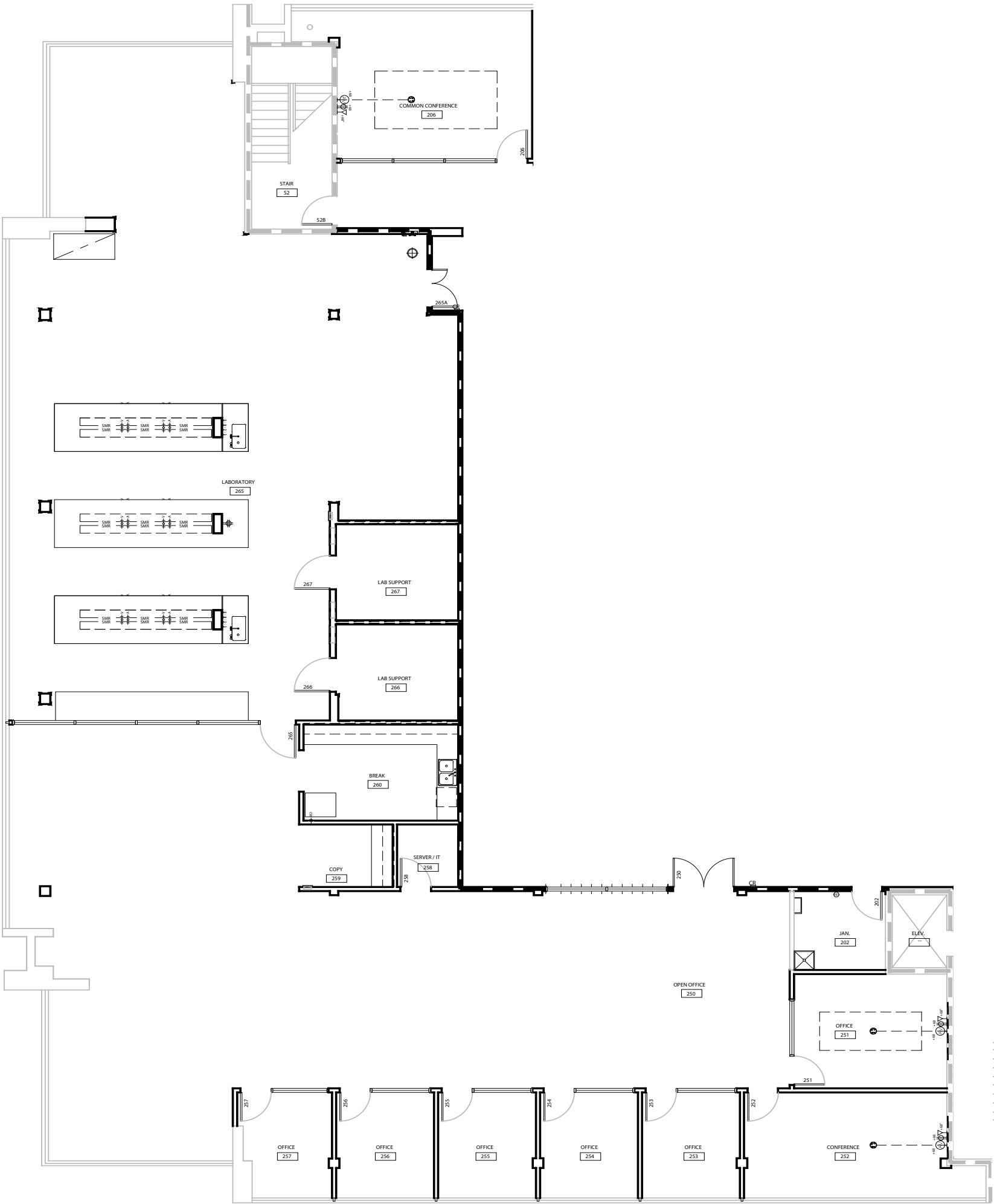
10675 Sorrento Valley Rd

San Diego, CA

Suite 200 | Lab Available Now

MATTERPORT TOUR

7,950 RSF



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* AMENITIES

THE PATIO. THE PULSE.

Everything at SOVA orbits The Patio.
Coffee to start the day. A gym to reset it.
Tacos when you've earned them. A brewery
when you really have.

It's outdoors, it's central, and it's surrounded
by the kind of amenities that make people
actually want to come in.

All of this is on campus. Yes, seriously.

01 THE CRAFT TACO

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

02 NEW ENGLISH BREWING

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

03 THE COFFEE CART

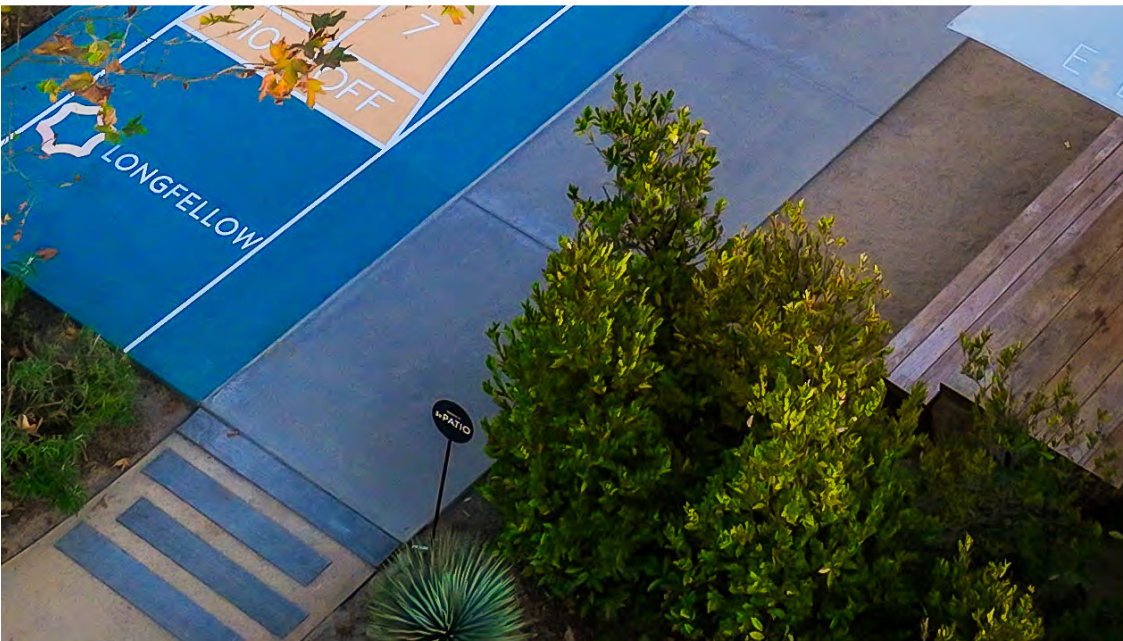
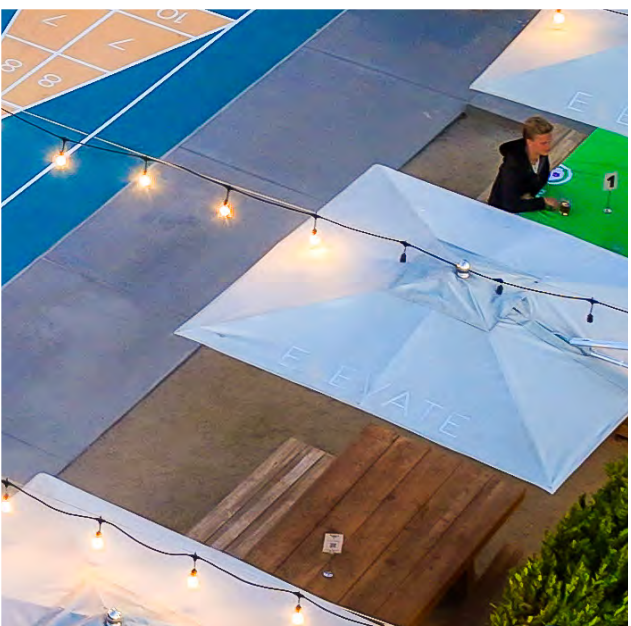
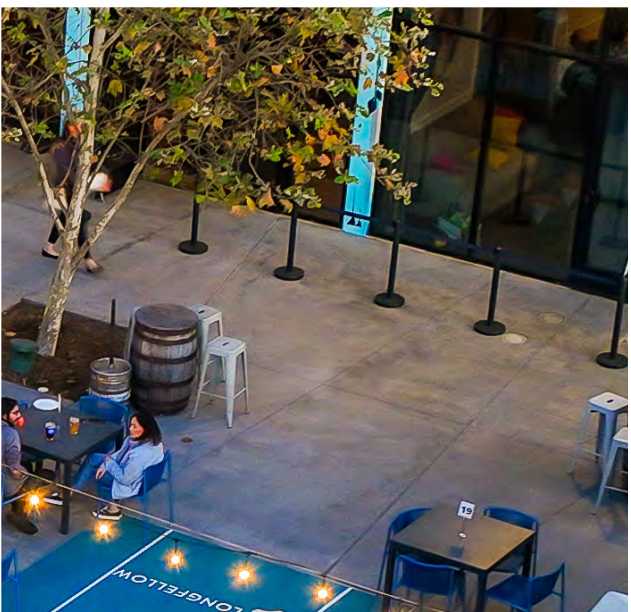
Hand-Craft Espresso & Locally
Roasted Specialty Coffee

04 FITNESS CENTER

Outdoor Resort Style Fitness
Center & Outdoor Exercise Yard

05 EVENT + OUTDOOR SPACES

Seating and Lawn Games



Click to
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* AMENITIES



* AMENITIES

ELEVATE

01 BALANCE

Wellness Events
Spa Services
Programmed Exercise Classes

02 ACCESS

Car Wash + Detail
EV Charging
Dry Cleaning

03 TASTE

Coffee Classes
Beer, Wine + Food Tastings
Cooking Classes

04 BRAIN POWER

Lunch + Learns
Speaker Series
Industry Trainings

05 GENEROSITY

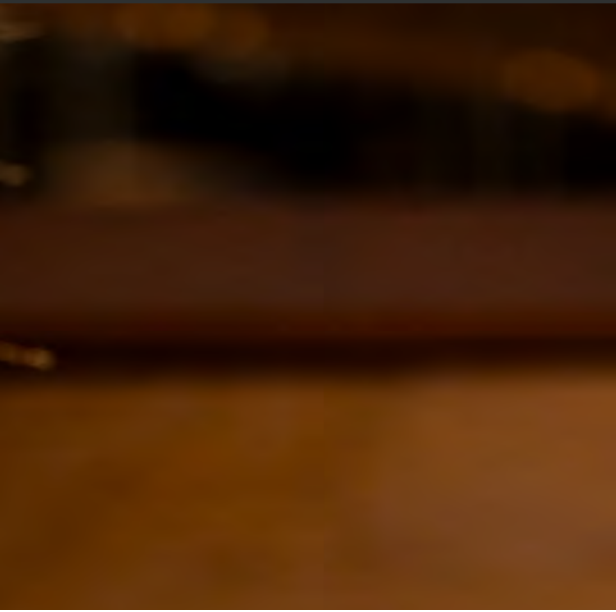
Puppy Adoption Events
E-Waste Recycling
Blood Drives

06 CONNECTIONS

Industry Events
Community Rooms
Contests + Giveaways

07 PLAY

Tenant Competitions + Prizes
Outdoor Gaming
Dedicated Green Space



SOMEONE'S ALWAYS THINKING AHEAD.

We've got a tenant experience program – which sounds corporate, but isn't. Think curated events, useful perks, and a team that's quietly making sure your time at SOVA is worth more than your square footage.

Meet Shelly, your onsite Elevate Concierge. Shelly is passionate about delivering white glove hospitality and creating meaningful connections and special moments. Her favorite event at SOVA is the Buzz Bash in celebration of Earth Day. We partner with a local artisan to explore the benefits of bees and honey, and to create custom beeswax salves.

There's usually something good on the calendar. Check it out before you make other plans.

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* AMENITIES



* CONTACT

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

