



**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
11772 SVR	20,217	Full Building	Available	Move-in ready spec lab building. New furniture available in the upstairs office area

## Office Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
11750 SVR	3,462	100	Available	Move-in ready creative office with conference room, private office, break room, storage, production area and open bullpen
11750 SVR	2,208	110	Available	Move-in ready creative office with 5 offices, conference room, open area, kitchen

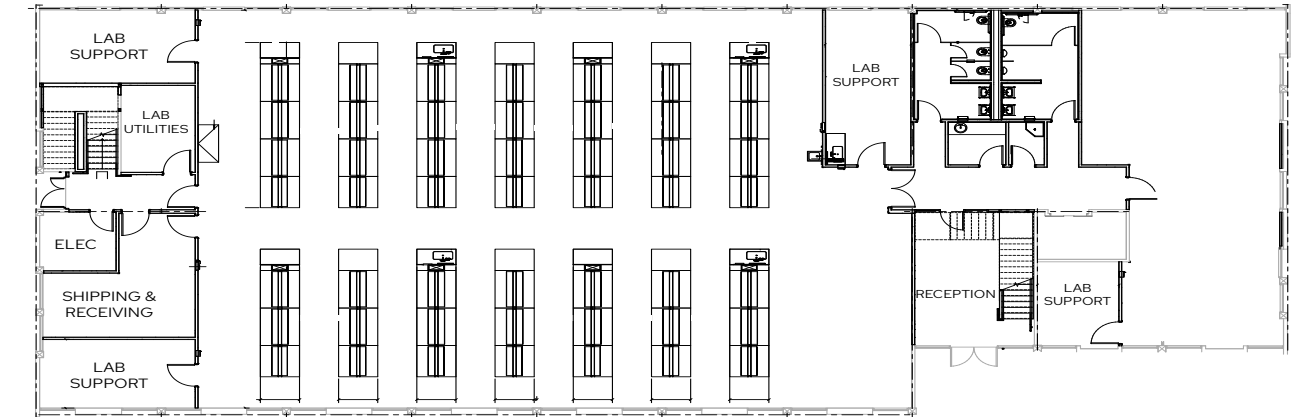


# 11772 Sorrento Valley Rd, San Diego SOVA Science District | North

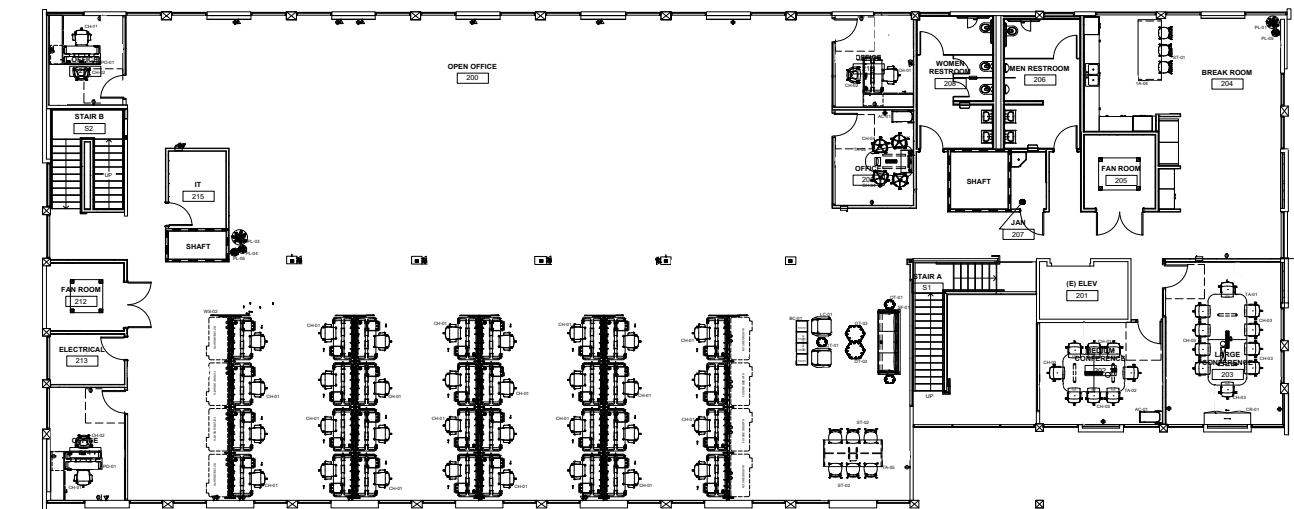


**11772 | 20,217 RSF**  
Spec Lab Available Now

FIRST FLOOR



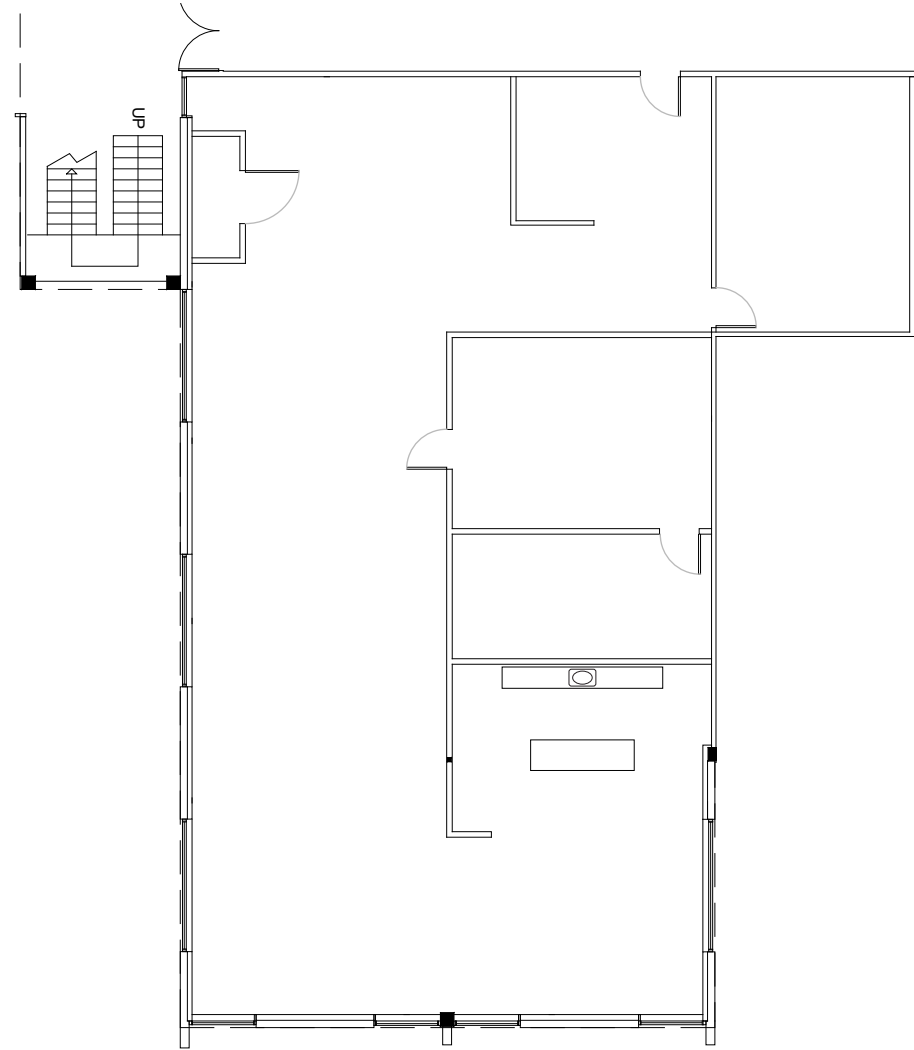
SECOND FLOOR



Furniture shown in the open office, private offices, conference rooms, and reception areas will be delivered in 3Q24.

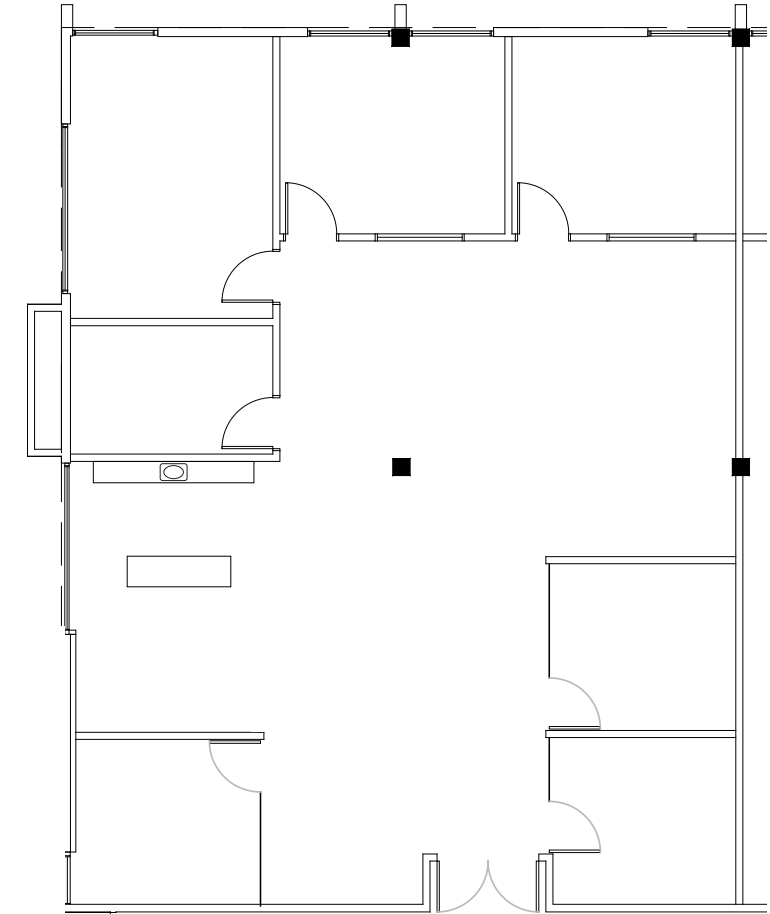
**11750 Sorrento Valley Rd, San Diego**  
**SOVA Science District | North**

**Suite 100 | 3,462 RSF**  
Move-in Ready Creative  
Office Space



**11750 Sorrento Valley Rd, San Diego**  
**SOVA Science District | North**

**Suite 110 | 2,208 RSF**  
Move-in Ready Creative  
Office Space





SCIENCE DISTRICT

CENTRAL

11586







## AVAILABILITY: SOVA CENTRAL

### Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
11494 SVR	25,827	A	Available	Office premises fully furnished. 21 chemical fume hoods in lab space. Demising options priced with suite size ranging between 4,000 - 15,000 SF.
11575 SVR	1,110	204	Available	
11575 SVR	1,179	206	Available	
11578 SVR	8,834	25	Available	Spec Suite
11578 SVR	12,947	29	Available	Spec Suite
11585 SVR	6,930	101	Available	Spec Suite
11585 SVR	3,212	106	Available Mar 2025	

### Office Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
11555 SVR	3,470	201	Available	

CENTRAL

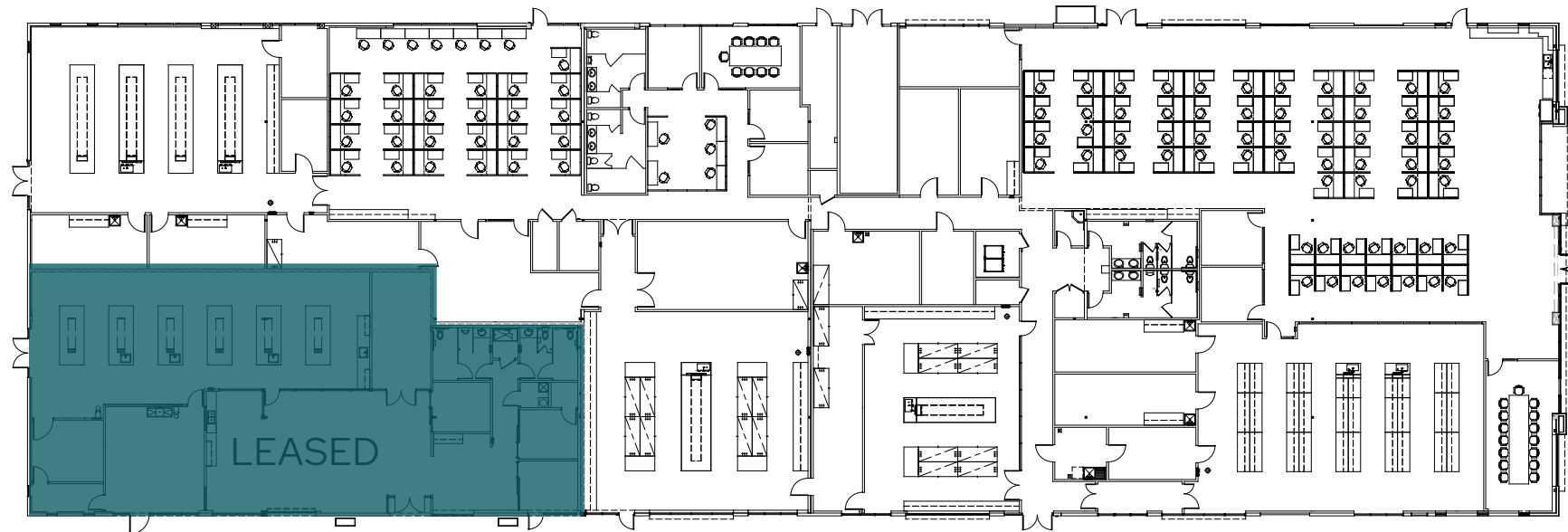
**11494 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**



**11494-A | 25,827 RSF**

Office premises fully furnished. 21 chemical fume hoods in lab space. Demising options priced with suite size ranging between 4,000 - 15,000 SF.

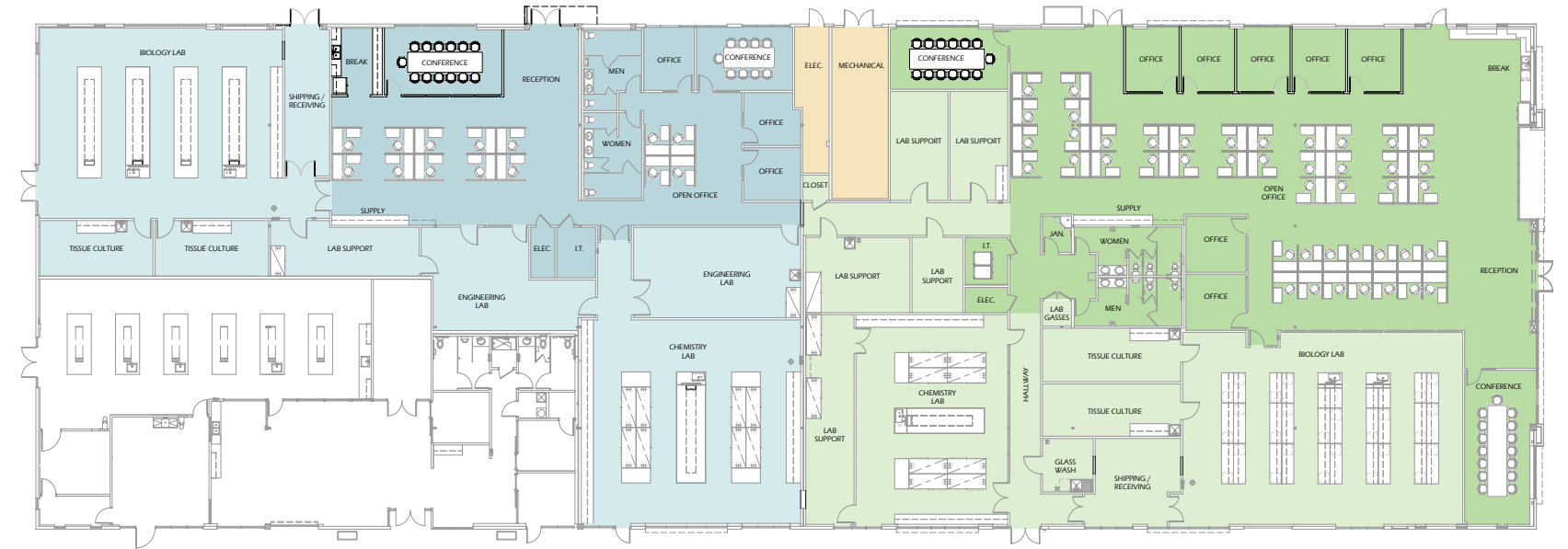
**SINGLE TENANT AS-BUILT OPTION**



**TWO-TENANT CONCEPTUAL OPTION**

**Suite B | 10,431 RSF**

**Suite A | 14,338 RSF**

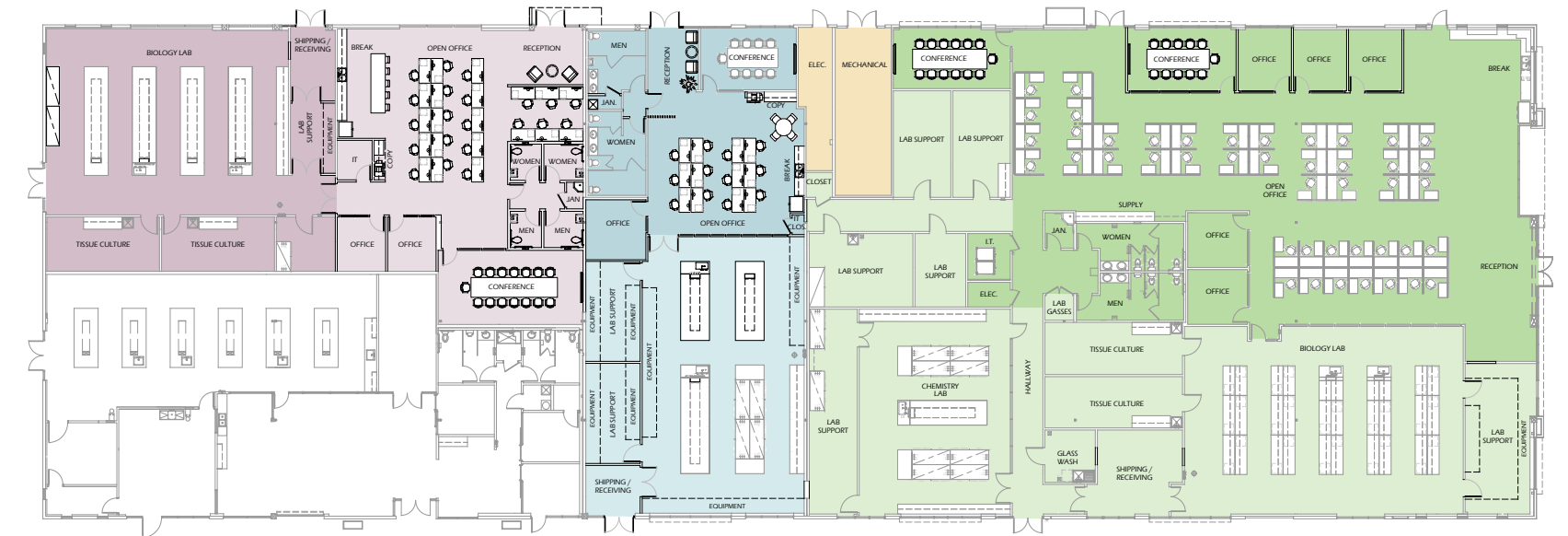


**THREE-TENANT CONCEPTUAL OPTION**

**Suite C | 5,755 RSF**

**Suite B | 4,391 RSF**

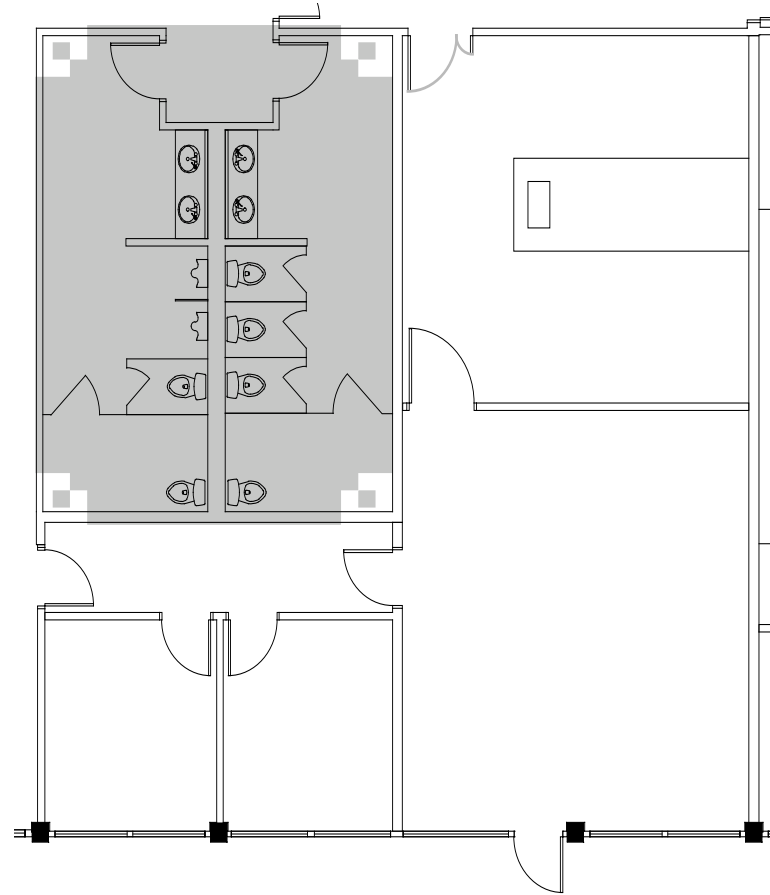
**Suite A | 14,338 RSF**



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

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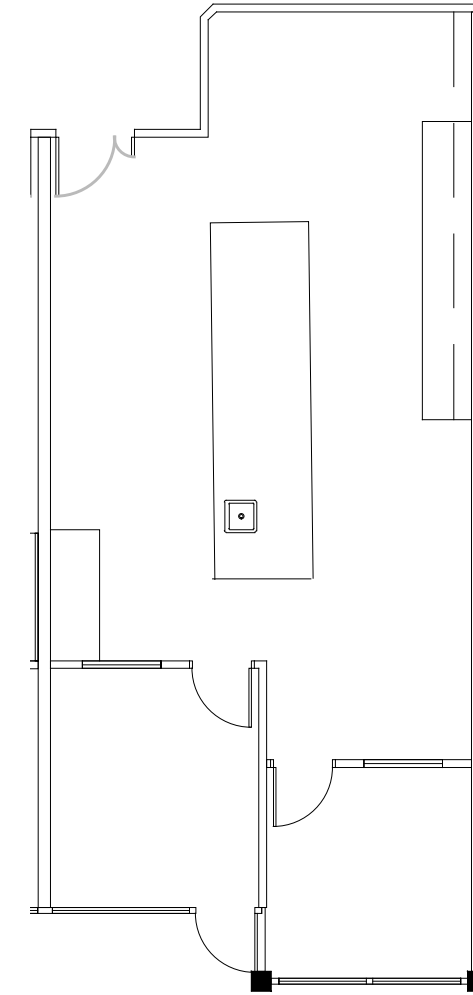
**Suite 204 | 1,110 RSF**  
Lab Available Now



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

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**Suite 206 | 1,179 RSF**  
Lab Available Now



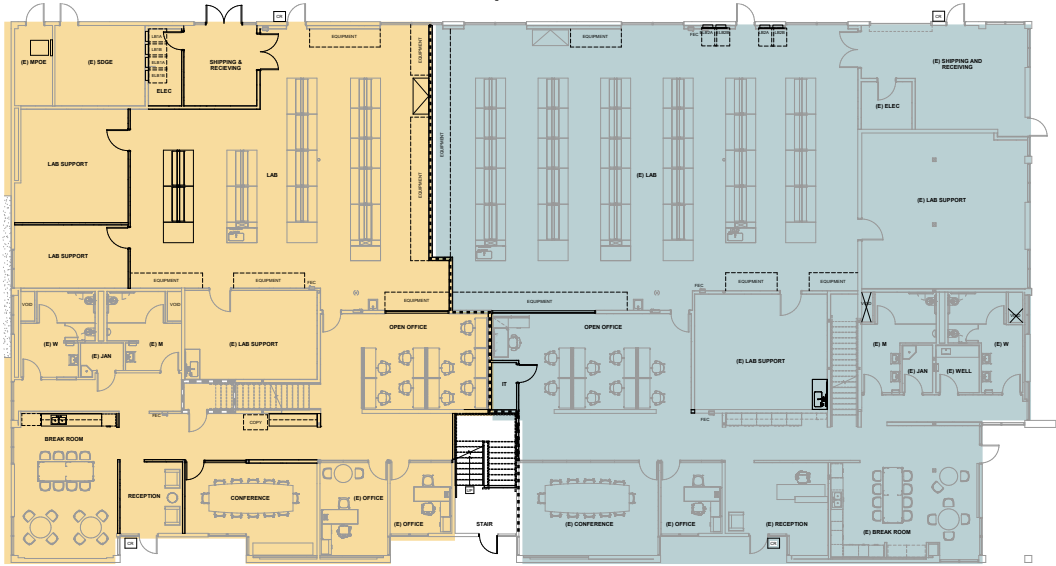
**11578 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**



**11578 Suite 25 | 8,834 RSF**

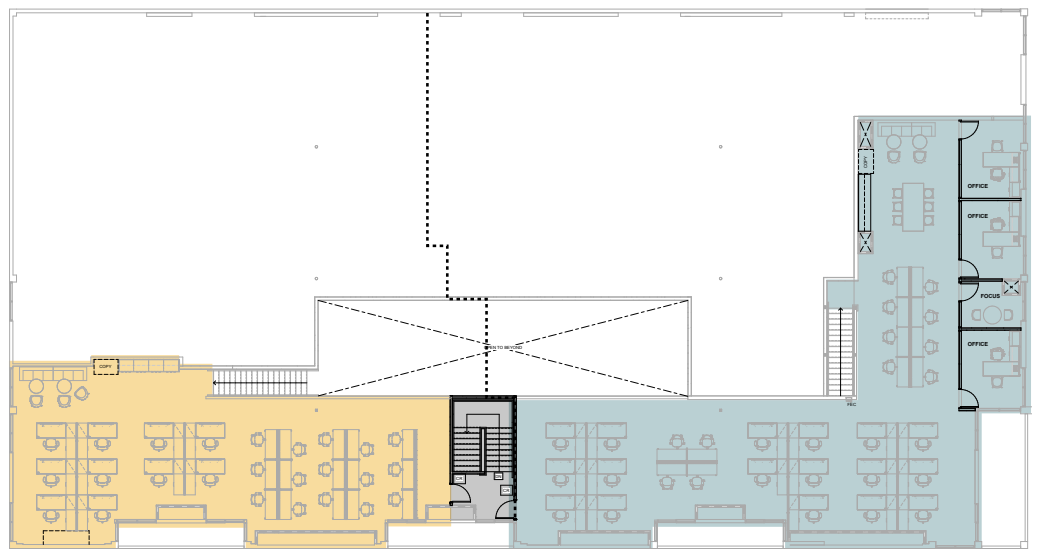
Spec Lab Available Now

\*FFE shown as conceptual



**11578 Suite 29 | 12,947 RSF**

Spec Lab Available Now



FIRST FLOOR

SECOND FLOOR

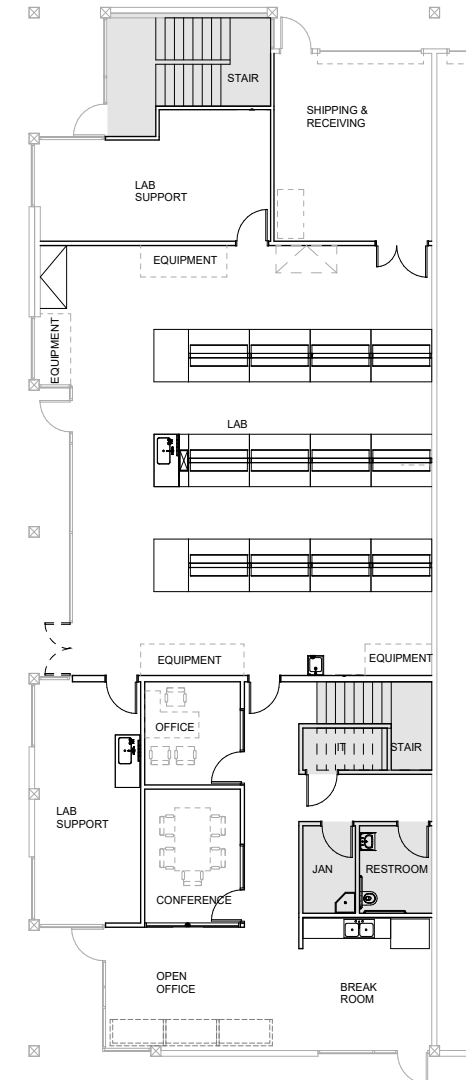
**11585 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**



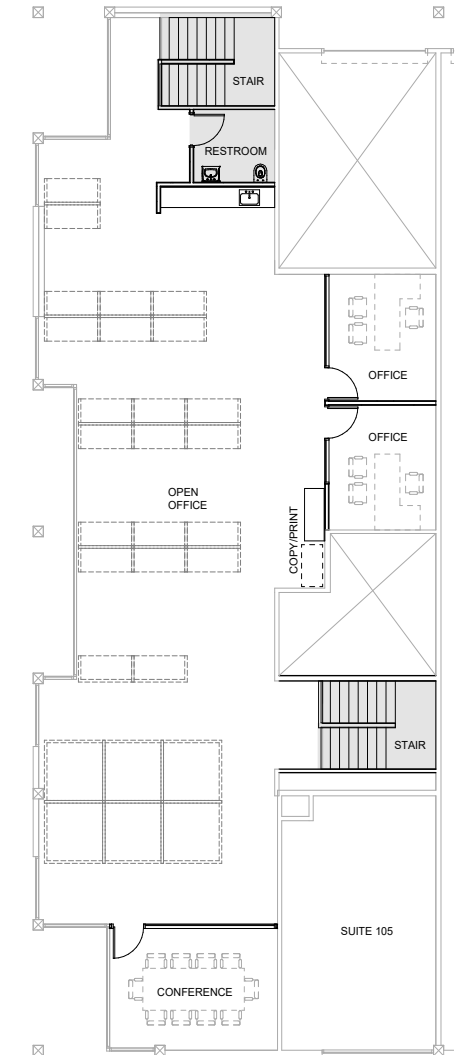
**Suite 101 | 6,930 RSF**

Spec Lab Available Now

\*FFE shown as conceptual



FIRST FLOOR

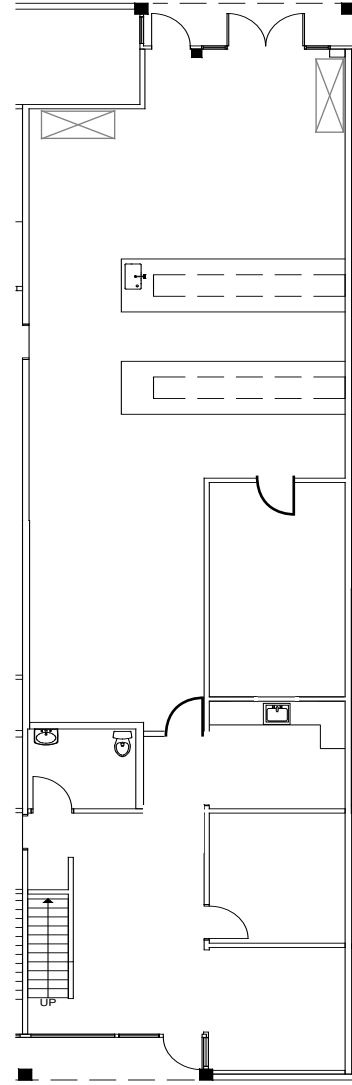


MEZZANINE

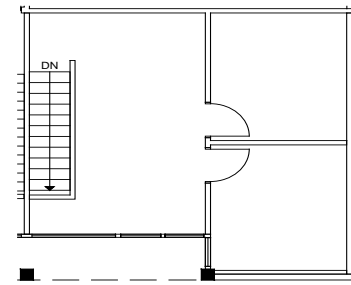
**11585 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

**Suite 106 | 3,212 RSF**  
Lab Space Available March 2025

FIRST FLOOR

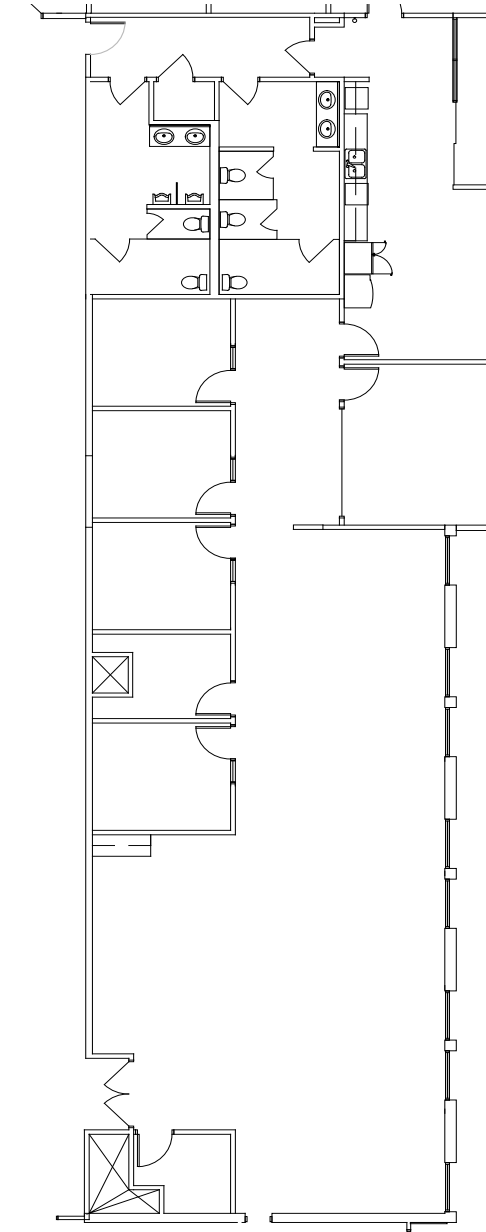


SECOND FLOOR



**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

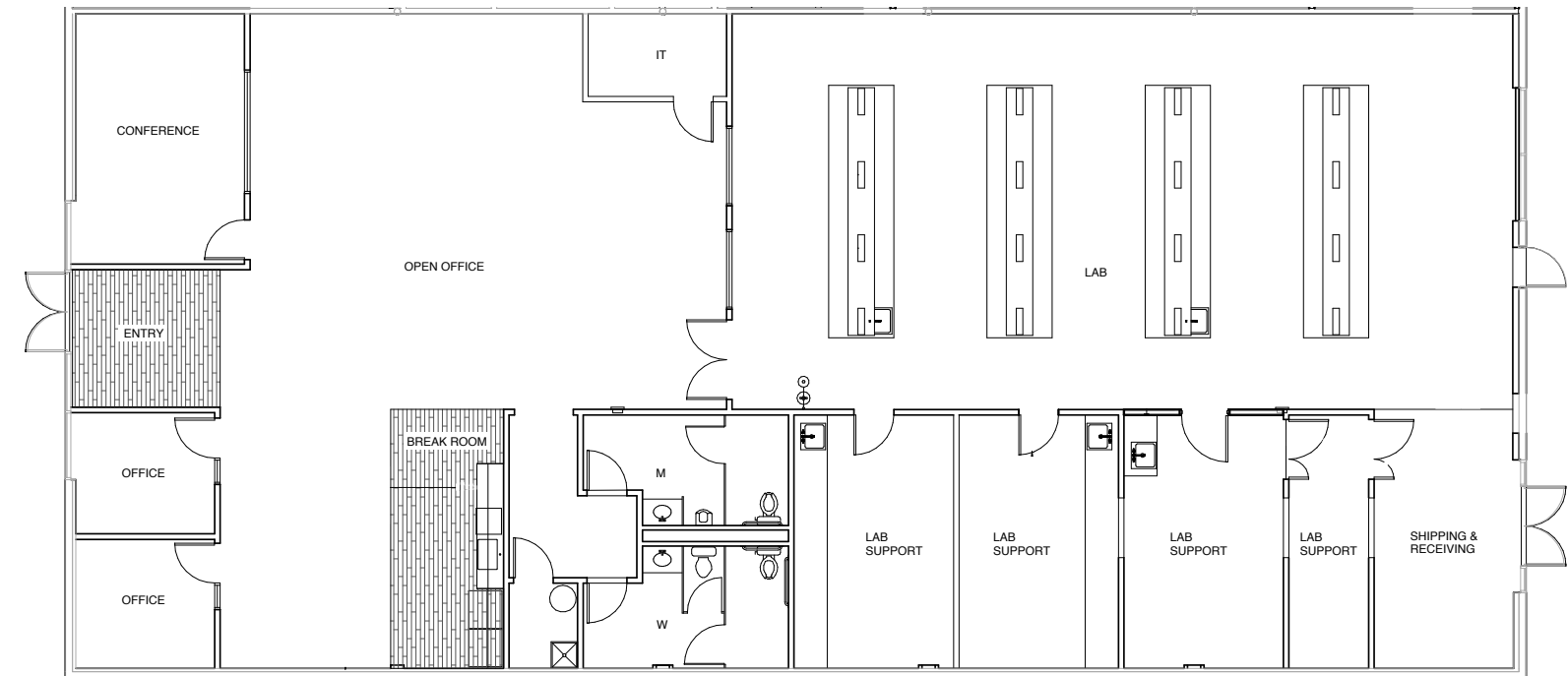
BUILDING	SQ FT	SUITE	STATUS	NOTES
10581 Roselle	5,541	100*	Available	Spec Suite
10581 Roselle	5,528	105*	Available	Spec Suite

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



## 10581 Roselle Street, San Diego SOVA Science District | South

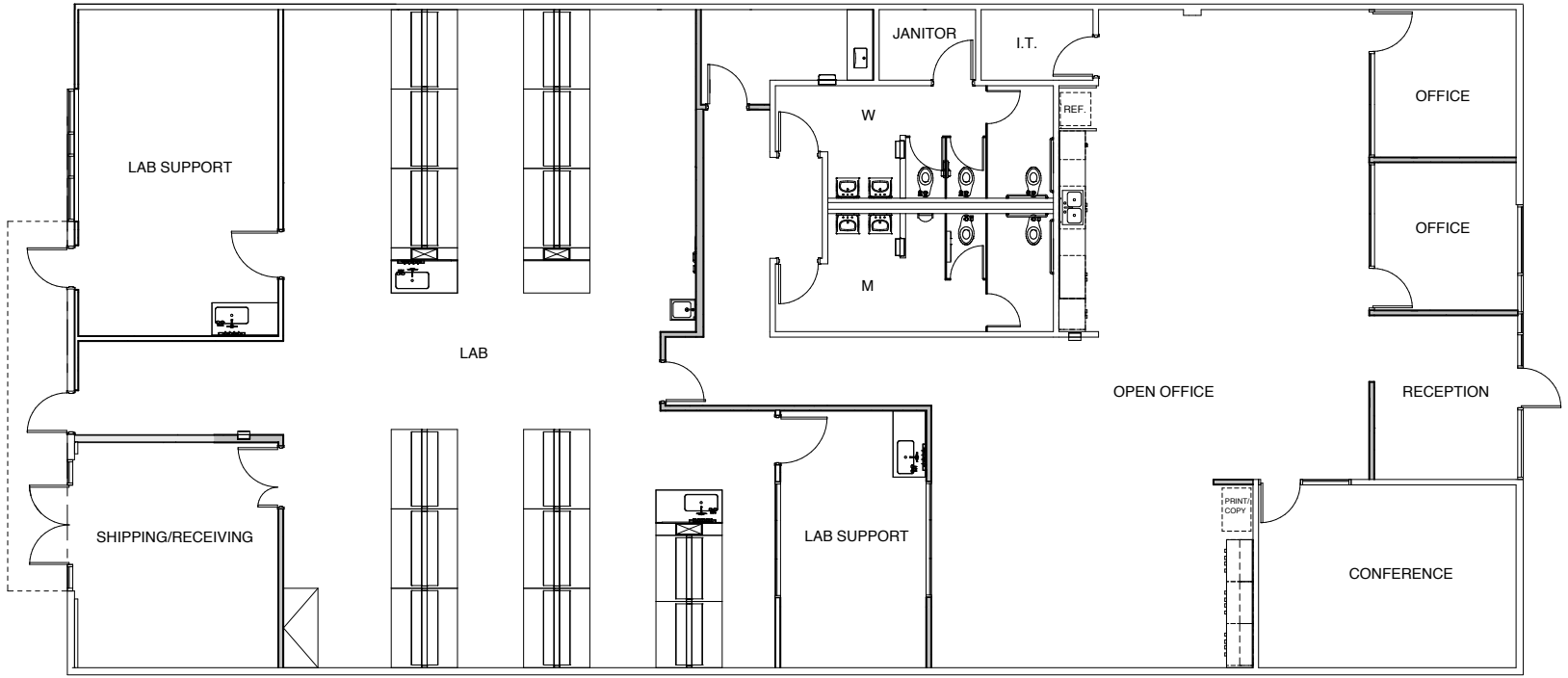
**Suite 100 | 5,541 RSF**  
Spec Suite Available Now



10581 Roselle Street, San Diego  
SOVA Science District | South



**Suite 105 | 5,528 RSF**  
Spec Suite Available Now







SCIENCE DISTRICT

SYCAMORE

# AVAILABILITY: SOVA SYCAMORE



## Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
10655 SVR	14,461	200	Available 4Q24	Fully furnished office space, in-place lab equipment, and walk-in cold room. Building top signage available.
10675 SVR	7,950	200	Available	

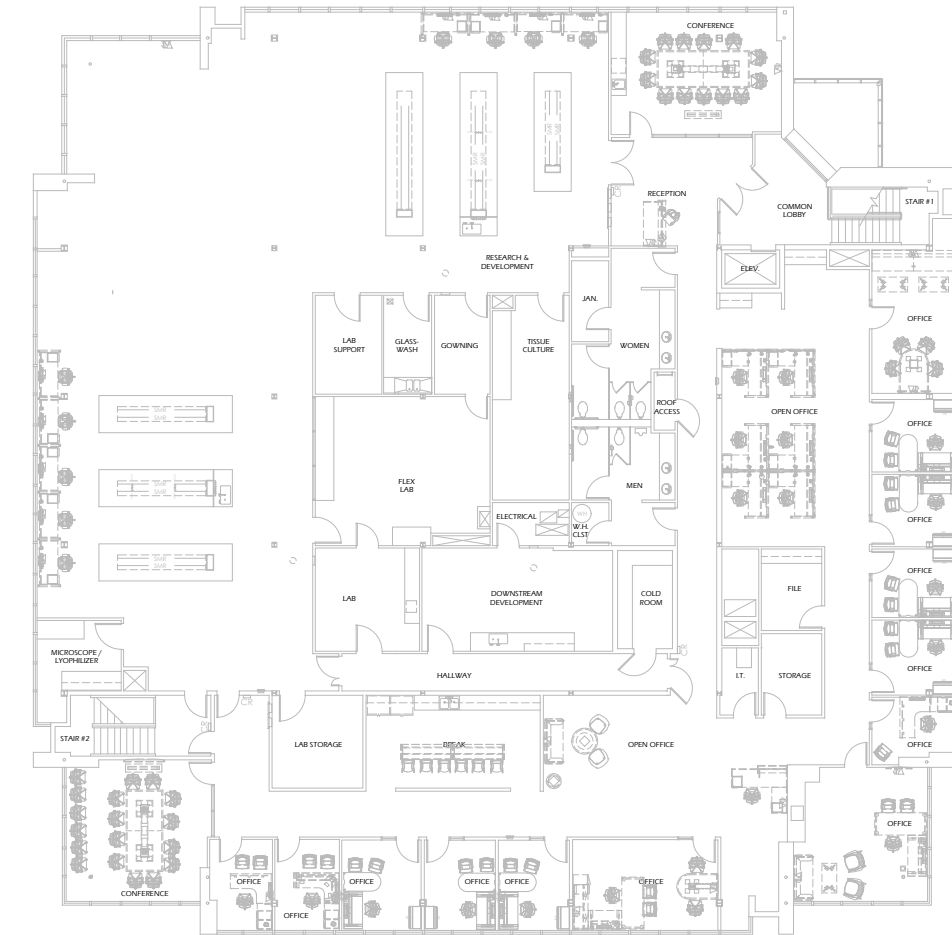


# 10655 Sorrento Valley Rd, San Diego SOVA Science District | Sycamore



## Suite 200 | 14,461 RSF

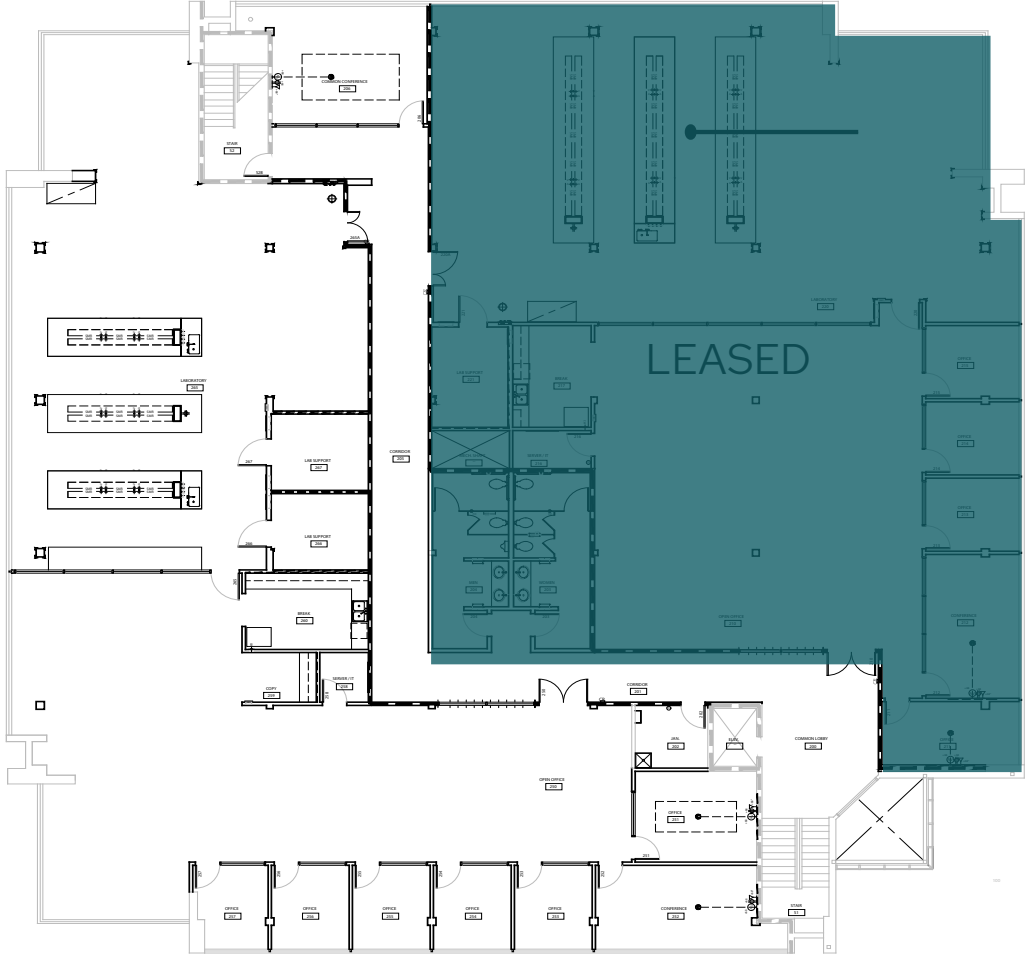
Lab expansion improvements delivering 4Q24. Fully furnished office space, in-place lab equipment, and walk-in cold room. Building top signage available.



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



Suite 200 | 7,950 RSF  
Lab Space Available





# NOVA

## SCIENCE DISTRICT™

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