

±2,923 - ±7,246 RSF LIFE SCIENCE/BIOTECH SPACES
AVAILABLE FOR LEASE

10179 HUENNEKENS STREET

SAN DIEGO, CA 92121
SORRENTO MESA



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REAL ESTATE SERVICES

PROPERTY FEATURES

- » 2-Story Lab Building
- » Elevator Served
- » Lab Space with Potential Expansion Options
- » Prime Location in Sorrento Mesa



AVAILABILITY

SUITE 103		
TOTAL RSF	LEASE RATE	STATUS
±2,923 RSF on 1st Floor	\$4.75/SF NNN	Available Now

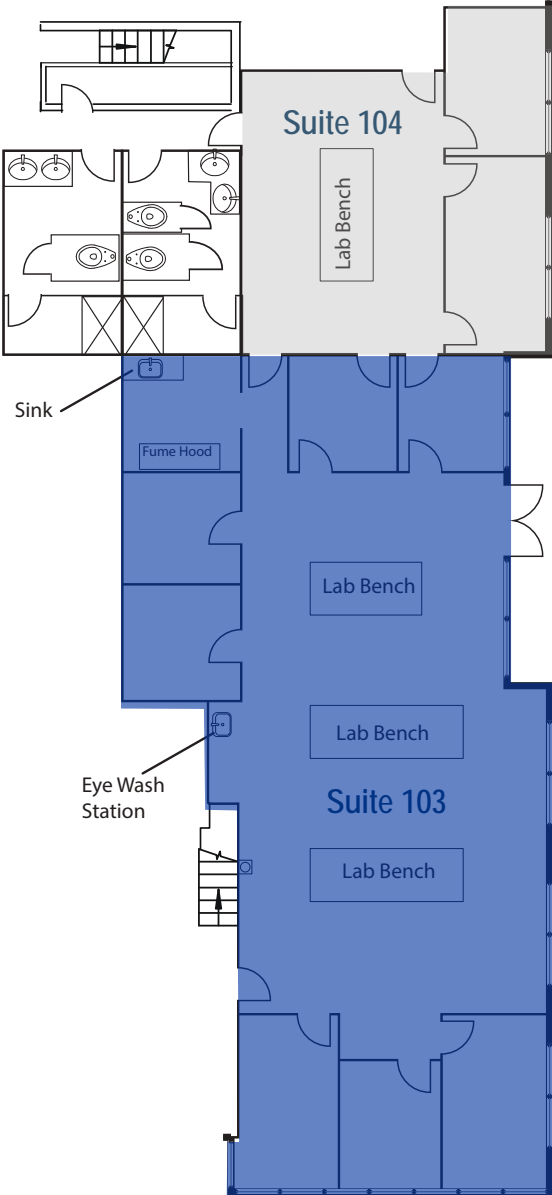
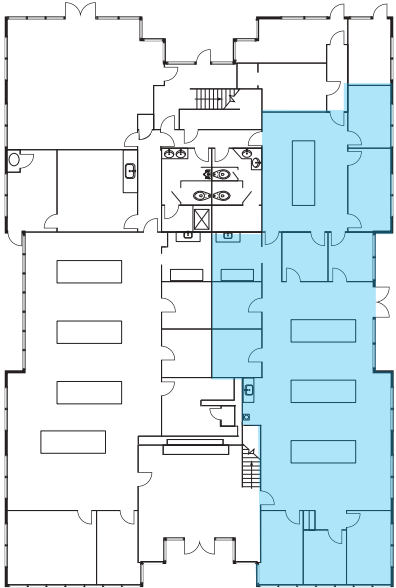
SUITES 201/202		
TOTAL RSF	LEASE RATE	STATUS
±7,246 RSF on 2nd Floor	\$4.50/SF NNN	Available April 1, 2023



FLOOR PLAN

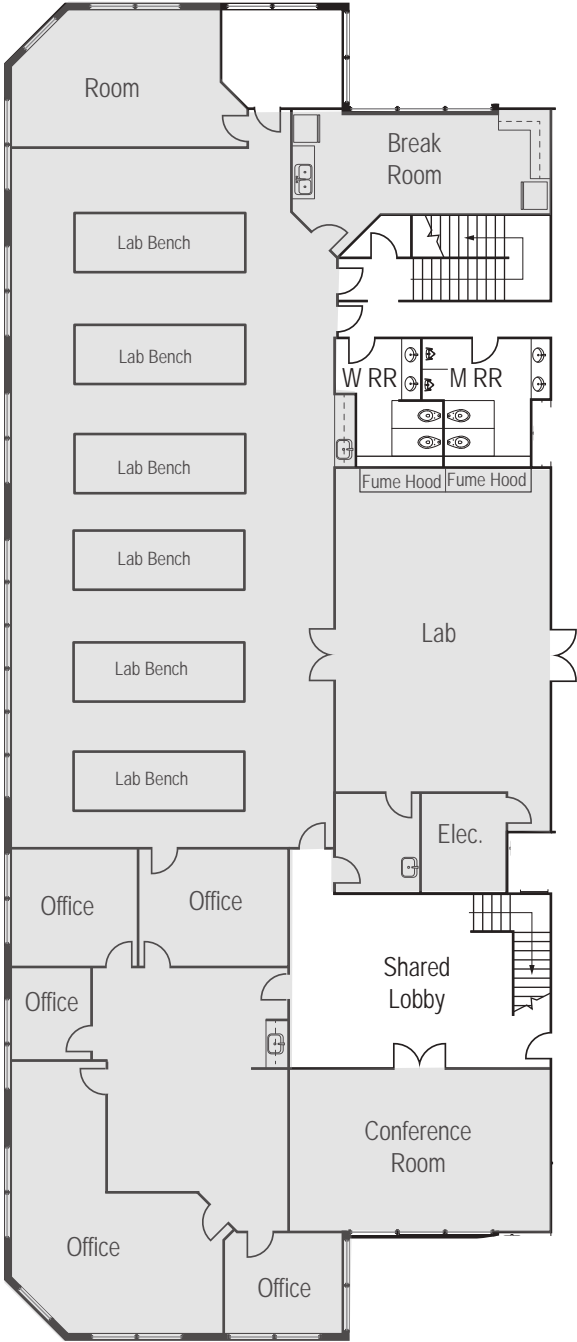
SUITE 103		
TOTAL RSF ±2,923 RSF on 1st Floor	LEASE RATE \$4.75/SF NNN	STATUS Available Now
<p style="text-align: center;">COMMENTS</p> <ul style="list-style-type: none"> » 10% Office / 90% Lab » Benches and Fume Hood Included » VCT Flooring in Lab Area » Sink and Eyewash Station » Expansion Potential for Adjacent ±967 SF (Suite 104) in September 2023 » Multiple Lab Support Rooms 		

SITE PLAN

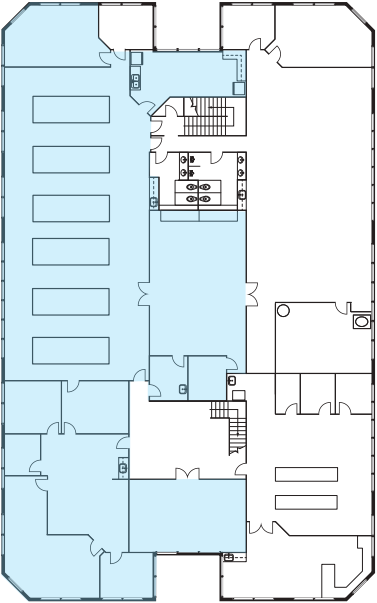


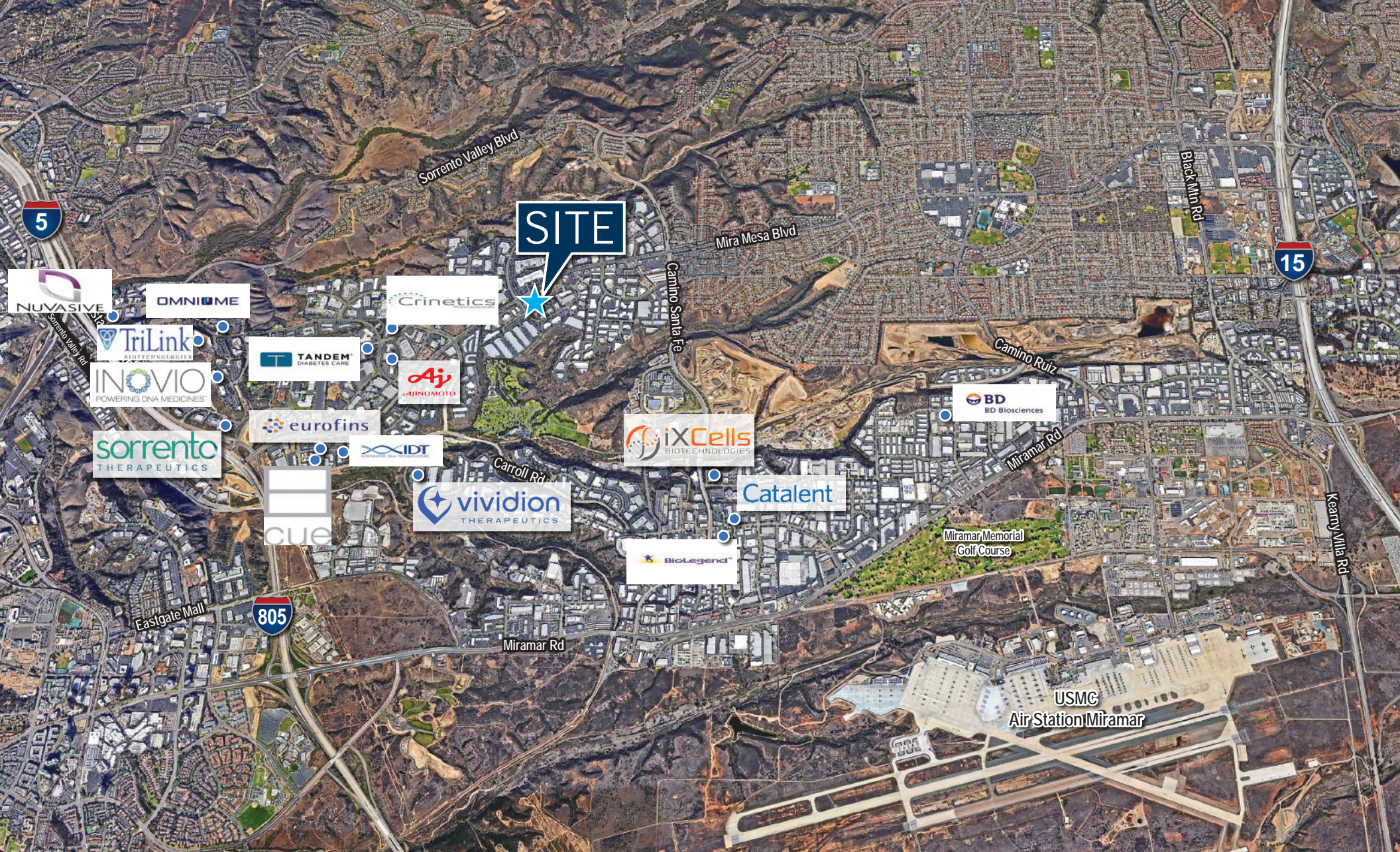
FLOOR PLAN

SUITES 201/202		
TOTAL RSF ±7,246 RSF on 2nd Floor	LEASE RATE \$4.50/SF NNN	STATUS Available April 1, 2023
<p>COMMENTS</p> <ul style="list-style-type: none"> » 25% Office / 70% Lab / 5% Ground Floor Warehouse » Benches and Fume Hood Included » VCT Flooring in Lab Area » Sink and Eyewash Station » Multiple Lab Support Rooms » Elevator Served 		



SITE PLAN





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