

±6,219 SF LIFE SCIENCES/BIOTECH SPACE FOR LEASE

POINTE CAMINO CENTER

6335 FERRIS SQUARE, SUITE A, SAN DIEGO, CA 92121



RANDY LaCHANCE, SIOR

Executive Vice President
Lic #00969674
858.458.3374
rlachance@voitco.com

CHRIS DUNCAN, SIOR

Senior Vice President
Lic #01324067
858.458.3307
cduncan@voitco.com

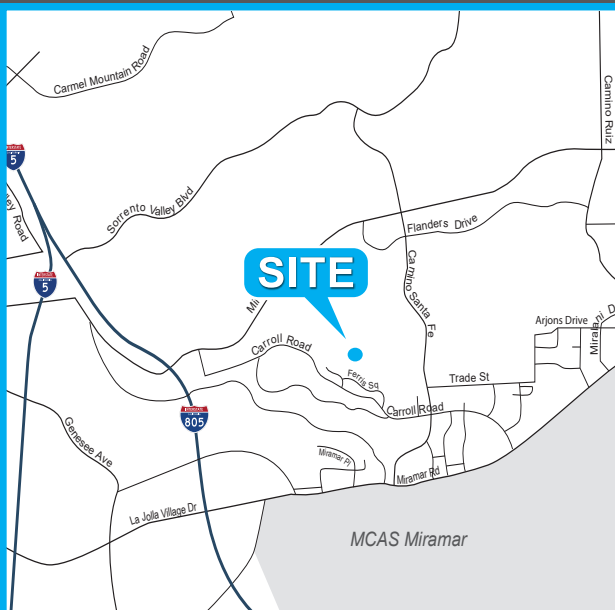
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REAL ESTATE SERVICES

SUITE FEATURES:

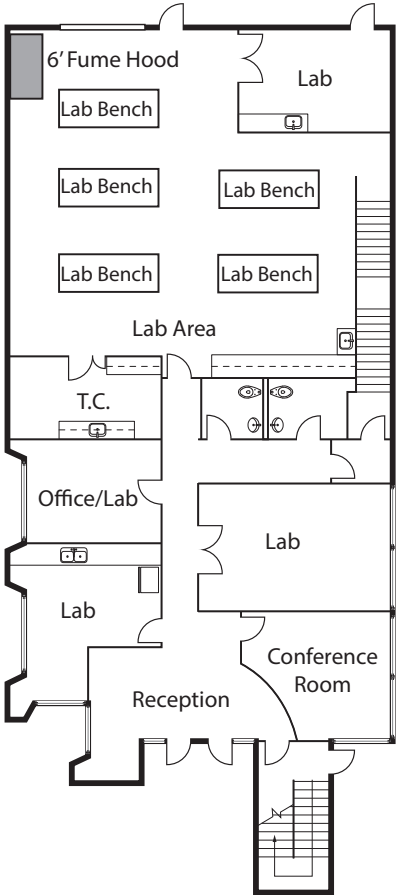
- » ±6,219 SF (End Unit)
- » Great Visibility, Frontage, and Signage
- » 30% Office / 70% Lab with Fume Hoods and Sink
- » Biotech, Microbiology, & Chemistry Space
- » Extensive Glass-Lined Private Offices
- » Grade Level Truck Door
- » Prime Location within Minutes of I-805, I-5, and I-15
- » Pride of Ownership Property
- » 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
- » Available September 1, 2022

LEASE RATE: \$4.50 NNN
(NNN=\$0.39/SF)

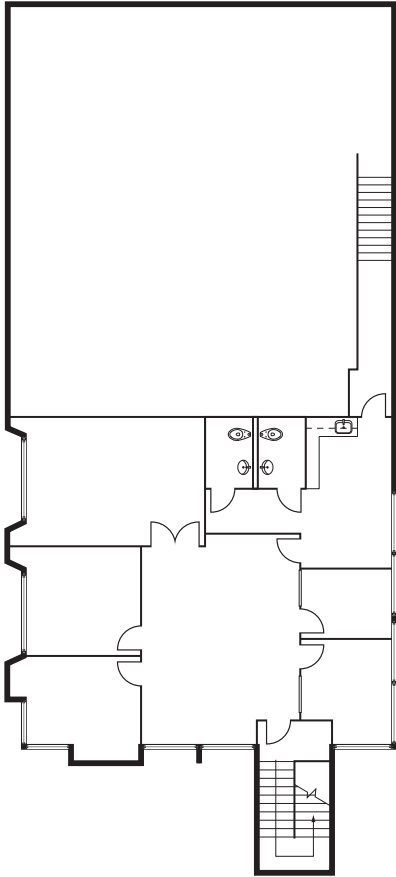


FLOOR PLAN

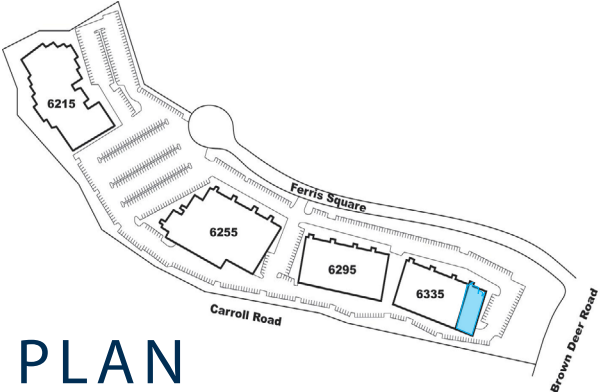
6335 FERRIS SQUARE
SUITE A
±6,219 SF



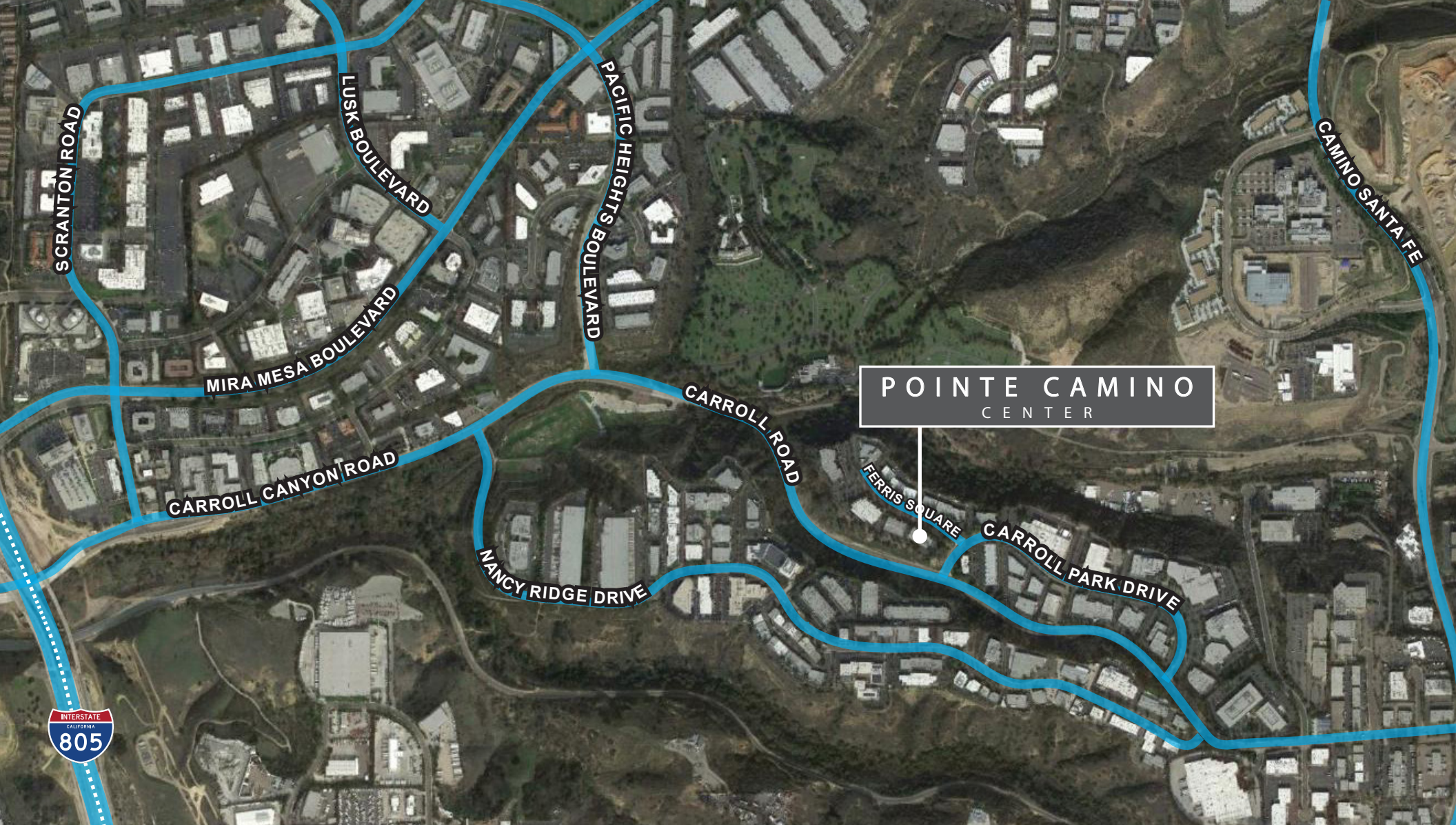
FIRST FLOOR



SECOND FLOOR



SITE PLAN



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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • www.voitco.com

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