

18,737-50,831 RSF – LAB/OFFICE FOR SUBLEASE

BIOVISTA

9330 SCRANTON RD, SAN DIEGO, CA



CBRE

Highlights



5TH and 6TH Floor

For Lease

- **TOTAL AVAILABLE SF - 50,831 RSF**

5th Floor - 32,094 RSF

6th Floor - 18,737 RSF

- **AVAILABILITY**

Immediately

- **MASTER LANDLORD**

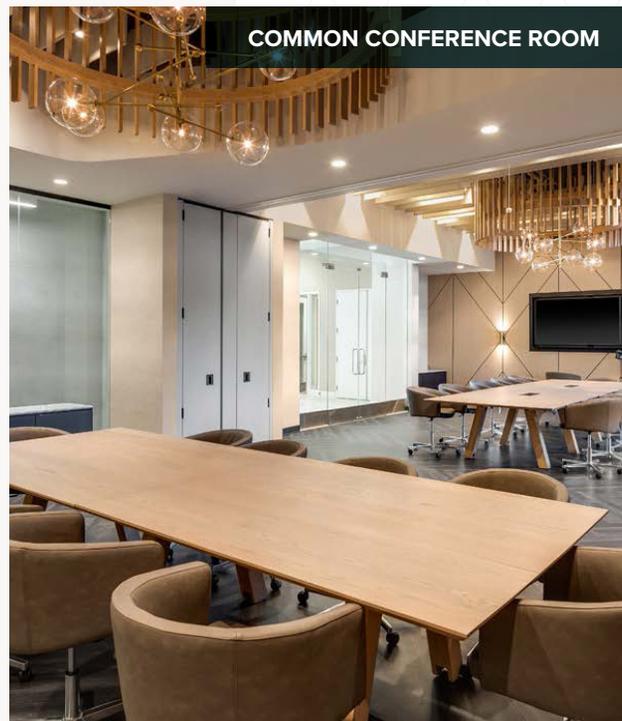
Longfellow Real Estate Partners

- **LEASE TERM**

Flexible

- **STORAGE**

2 storage cages and 2 additional rooms for chemical storage and hazardous waste on the 1st floor.



Floor Plan

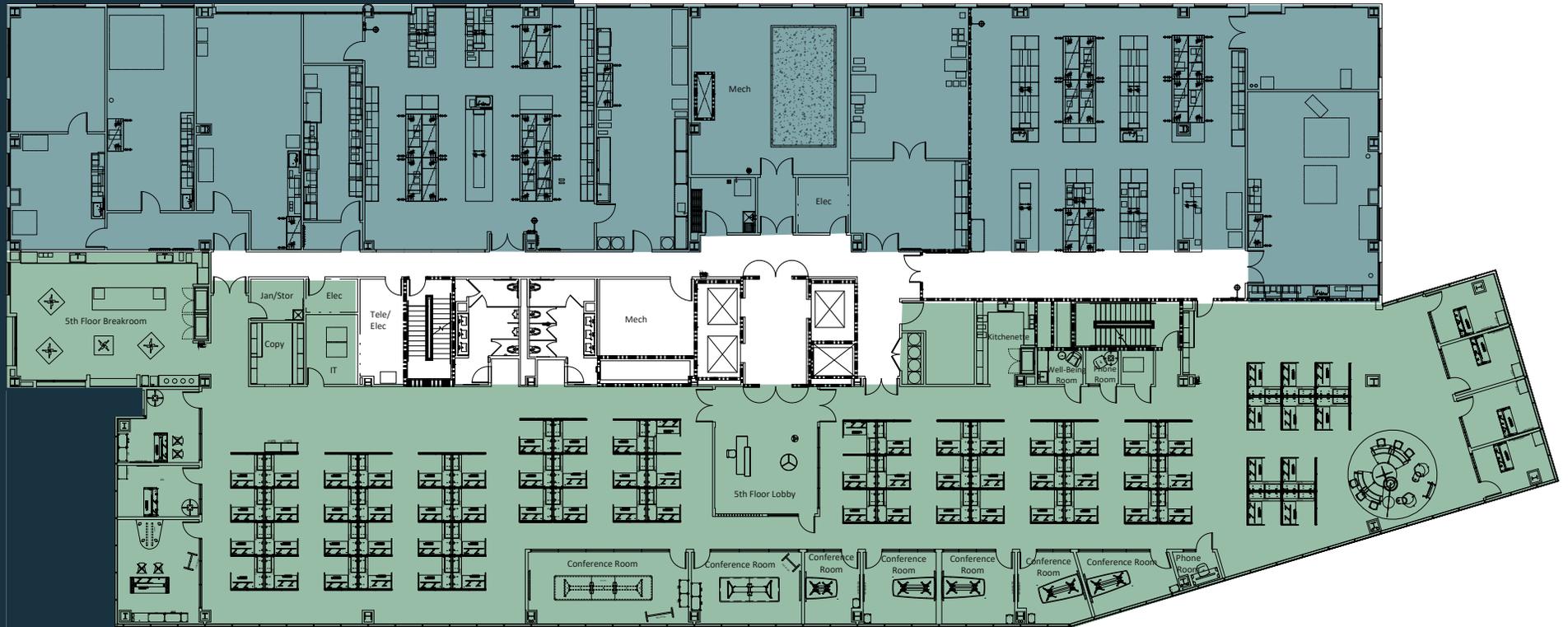
5TH FLOOR

Lab Space

Office Space

FLOOR PLAN DETAILS

- 32,094 SF of lab & office
- 7 Private offices
- 7 Conference rooms
- 70 Cubicles
- Well-being room
- 2 Phone rooms
- 2 Breakrooms
- 2 Chemistry Labs
- Vacuum and Clean Dry Compressed Air
- 24 Fume Hoods
- Lab Consumables and Supplies storage room
- High Pressure LN2 tank storage room
- Nitrogen gas plumbed throughout labs



Floor Plan

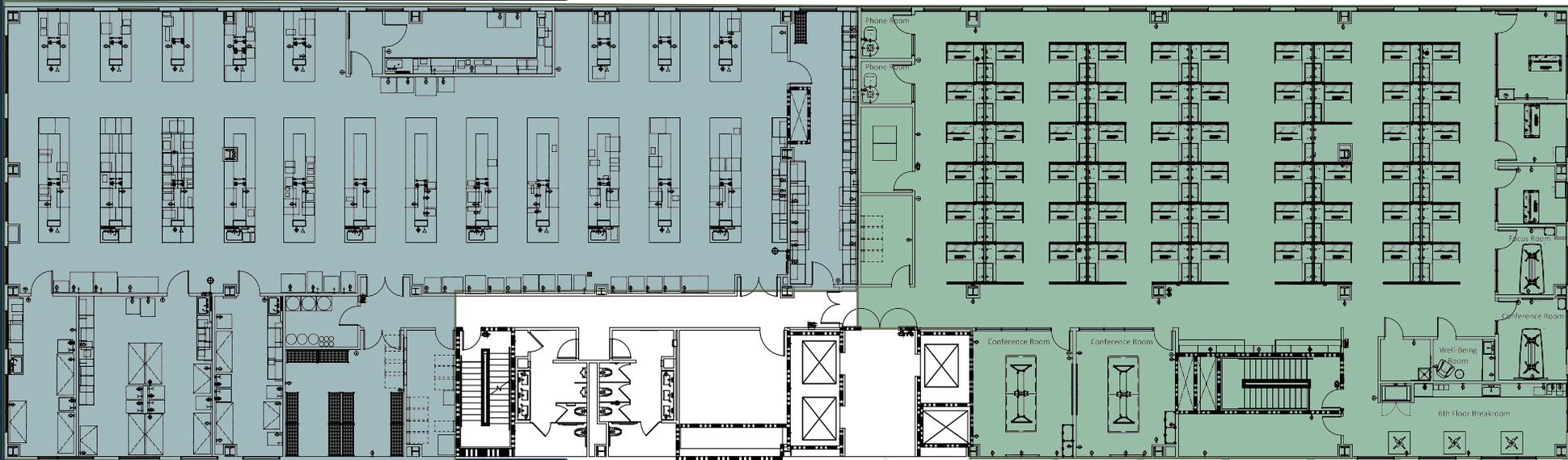
6TH FLOOR

Lab Space

Office Space

FLOOR PLAN DETAILS

- 18,737 SF of lab & office
- 3 Private offices
- 3 Conference rooms
- 59 Cubicles
- Well-being room
- 2 Phone rooms
- Breakroom
- Emergency power
- Vacuum and Clean Dry Compressed Air
- 3 BSL-2 tissue culture rooms
- LN2/CO2 tank storage room
- Lab Consumables and Supplies storage room
- Separate lab with 7 knee holes
- Main Biology lab with 65 knee holes and 1 exhaust snorkel
- Additional lab with gowning vestibule



Onsite Amenities

Tenants will enjoy unparalleled amenities, programs, and services curated by the Longfellow Elevate™ team.



- Car Detailing Services
- On-Site Dry Cleaning
- Mobile Hospitality Services
- Donation Collections
- E-Waste Recycling
- Blood Drives



- Rotating Food Trucks
- Beer & Wine Tastings
- Networking & Happy Hours
- Seasonal Events
- New Tenant Welcome Tours & Gifts
- Tenant Competitions & Prizes



- Fitness Classes
- Wellness Events & Workshops
- Walking And Running Trails



- Lunch & Learn Workshops
- Ted Talks
- Fully Equipped Meeting Spaces

Location



< 5 MIN.

- Bank of America
- Chick-Fil-A
- Croutons
- Greek Café
- Planet Fitness
- Punjabi Tandoor
- Corner Office Pizza & Craft Bar
- BHC Chicken
- Starbucks



< 5 MIN.

- Gravity Heights
- Karl Strauss Brewing Company
- Seasons 52
- The Greenspot Salad Company
- The Westfield UTC Mall



COASTER TRANSIT: There are four MTS shuttles providing transportation between Sorrento Valley COASTER station

BIOVISTA

9330 SCRANTON RD, SAN DIEGO, CA

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