

PACIFIC TECH CENTER

SUBLEASE AVAILABLE NOW

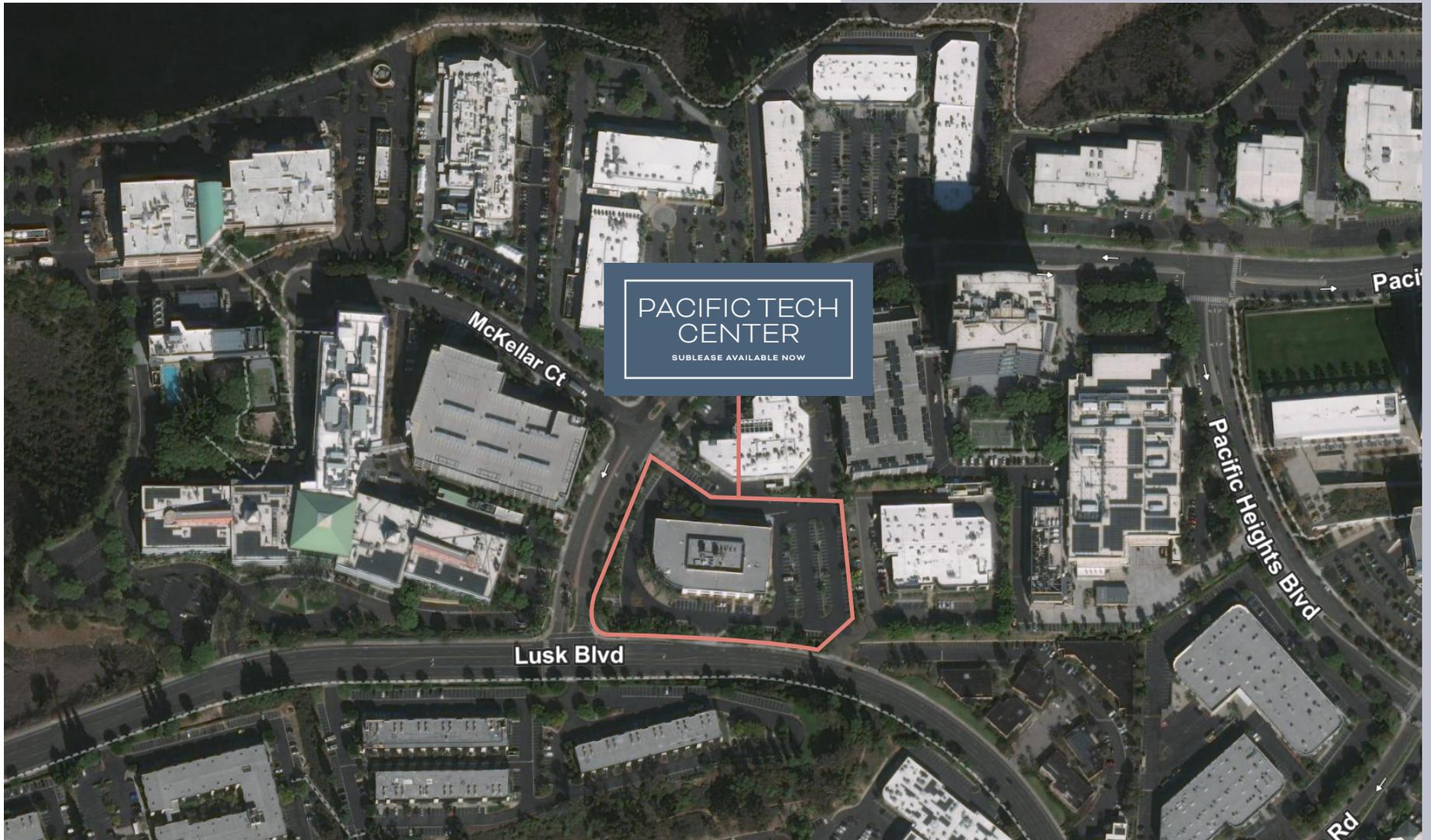
5717 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

OFFICE / LIGHT LAB / R&D SPACE
FOR SUBLEASE

*potential enhanced lab conversion

54,232 SF (PORTION OF 1st
FLOOR & ENTIRE 2nd FLOOR)

CBRE



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Sublease Details

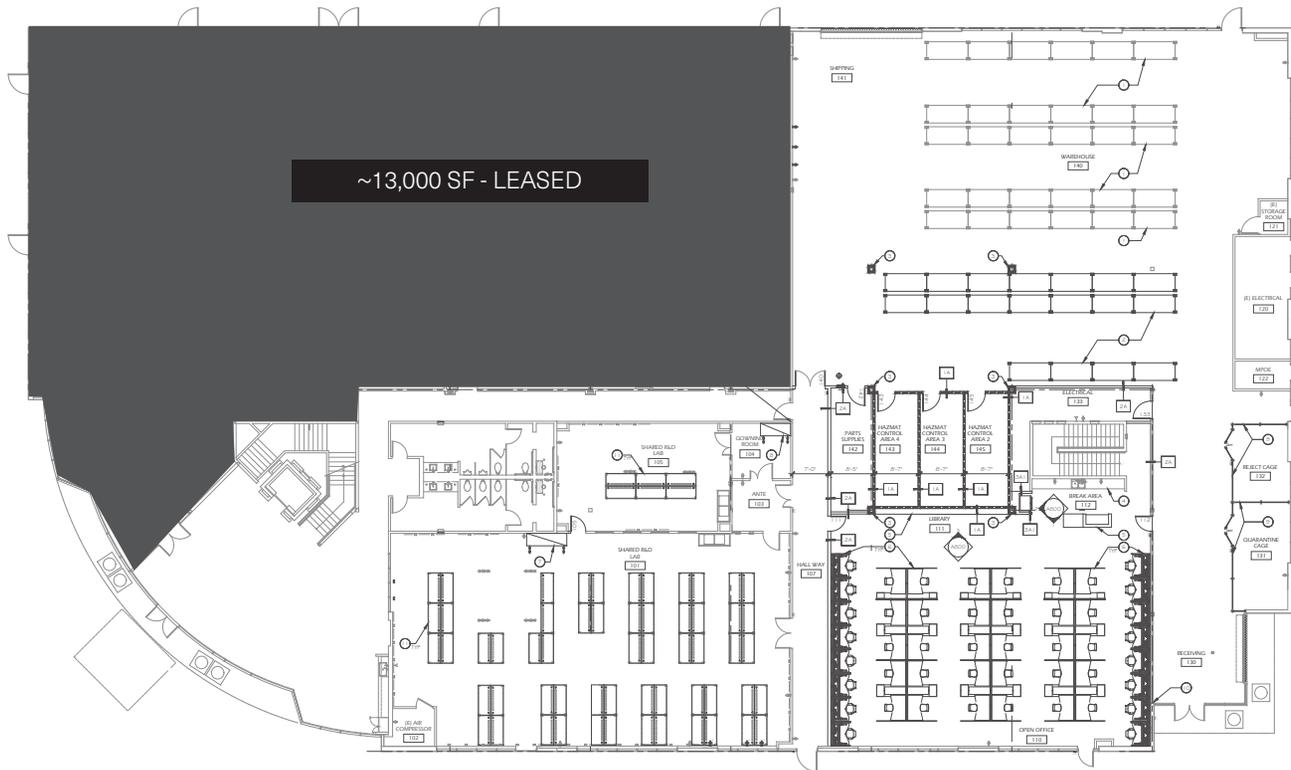
- › Available Now
- › Asking Rate: Negotiable
- › FF&E: Negotiable
- › Master Lease Through September 30, 2026
- › Master Landlord: BioMed Realty

Property Specifications

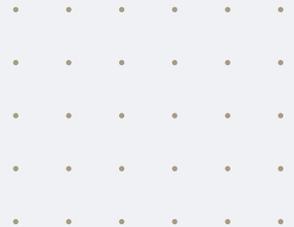
- › Parking - 4.0/1,000 SF
- › Electrical - 2,000A, 277/480V, 3 Phase 4W
- › Natural Gas – Currently Serves HVAC Boiler and RTUs
- › Showers Within Building Common Restrooms

FLOOR PLAN

Partial 1st floor - 20,362 SF

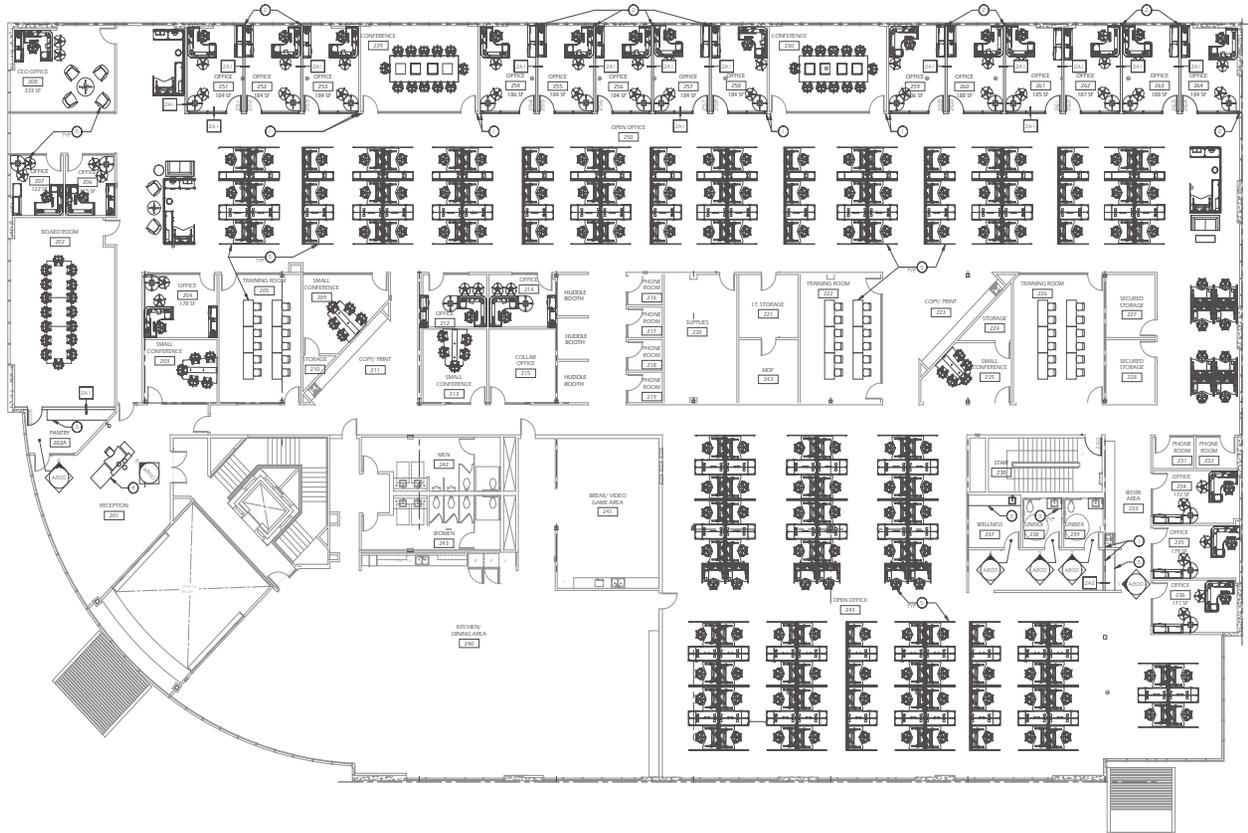


- ▶ Mix Of Light Lab, Climate Controlled Open Area / Warehouse
- ▶ Clear Height – 16' Floor-To-Deck
- ▶ Light Lab / Clean Room – Approx. 5,000 Sf
- ▶ Clean Room Rating:
 - ▶ 1) Usp 795, Pharmaceutical Compounding
 - ▶ 2) Usp 800, Hazardous Drugs Handling
- ▶ Emergency Eye Wash Within Light Lab / Clean Room
- ▶ Warehouse Area W/ Partial Racking
- ▶ Portion Of Warehouse Area Upgraded to Esfr
- ▶ Two Roll-Up Doors
 - ▶ 1) 11'2" H X 20' W
 - ▶ 2) 11'2" H Z 13'6" W
- ▶ Exclusive, Enclosed And Gated
- ▶ Compactor

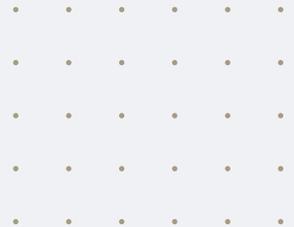


FLOOR PLAN

Entire 2nd floor - 33,870 SF



- ▶ Creative & Flexible Floor Plan
- ▶ Newly Updated Modern Design
- ▶ Existing 100% Office Build-Out
- ▶ 11 Conference / Breakout Rooms
- ▶ 23 Private Offices
- ▶ Approximately 140 Existing Workstations
- ▶ Clear Height: 16' Floor-To-Deck
- ▶ Floor Load: 100-125 Lbs/ Sf
- ▶ Existing It / Server Closet







CURRENT LOCATION

 **5717 PACIFIC CENTER BLVD**

RESTAURANTS

-  The Grill and Deli
-  Maxi's Luncheonette
-  Gravity Heights
-  Tadian Cafe

 The Spot Restaurant

 Park Commons

 The Flame Broiler

 Croutons

 Rubio's Coastal Grill

 Karl Strauss Brewing Company

 Chick-fil-A

 McDonald's

 Grandma's Kitchen/Sandwich Bar

 Starbucks

FITNESS

 Planet Fitness

 CrossFit Del Mar

BANKS

 Chase Bank

 SDCCU Sorrento Mesa Branch





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CONTACT FOR MORE INFORMATION

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