

# 10240 FLANDERS COURT

San Diego, CA.



LAB BUILDING | AVAILABLE FOR SUBLEASE

CBRE

# Property Highlights



10240 FLANDERS COURT  
SAN DIEGO, CA



±32,236 SF (divisible)  
(INDIVIDUAL SUITES AVAILABLE FROM 1,466 sf)

- Golden Suite - 1,466 SF
- Titan Suite - 1,540 SF
- Final Fill - 1,697 SF
- Processing (Ruby) - 1,535 SF
- Reaction (Ruby) - 1,476 SF



SUBLEASE



AVAILABLE NOW

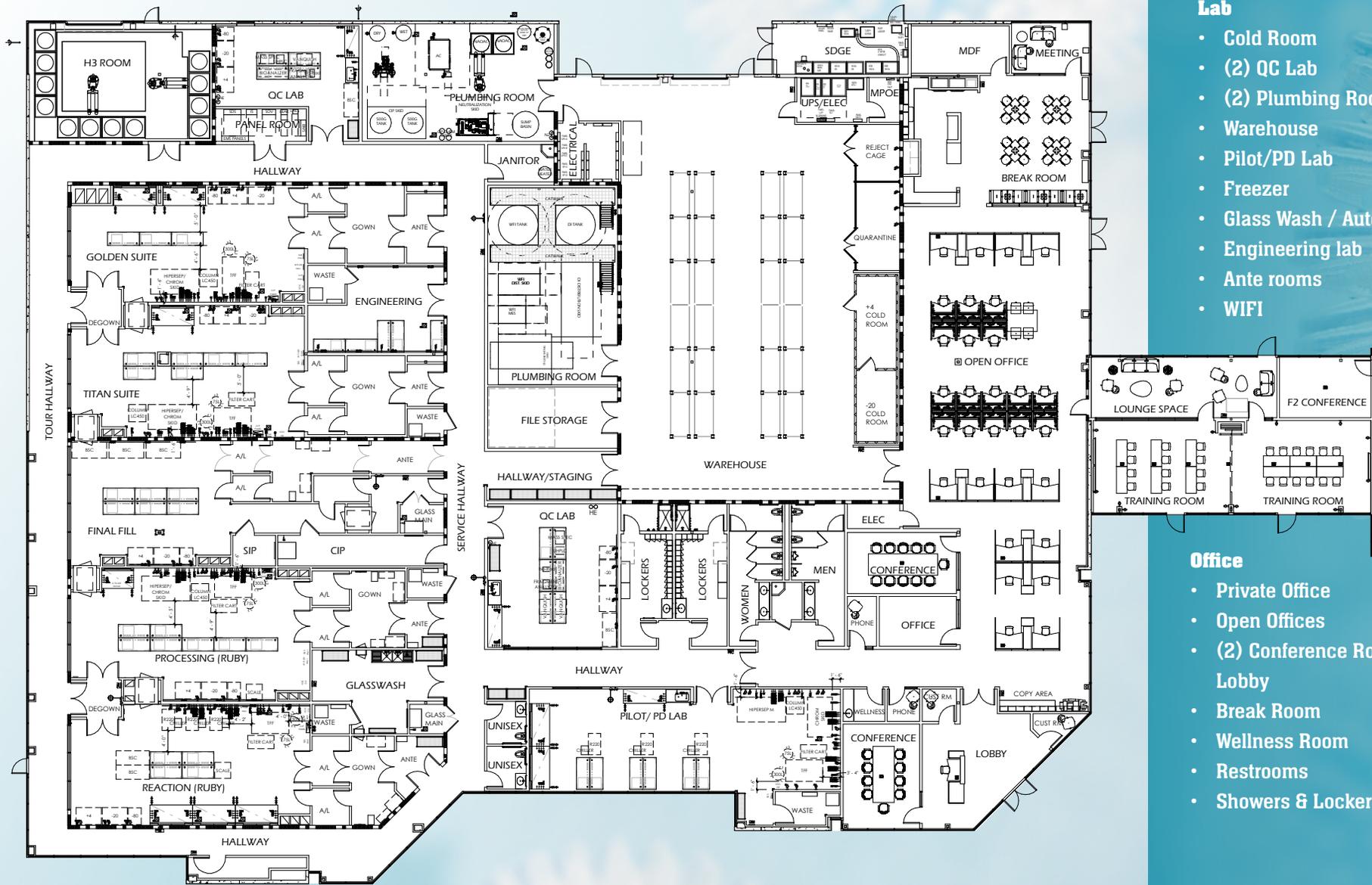


ASKING RATE NEGOTIABLE



LEASE THROUGH  
2/28/2033

# Floor Plan



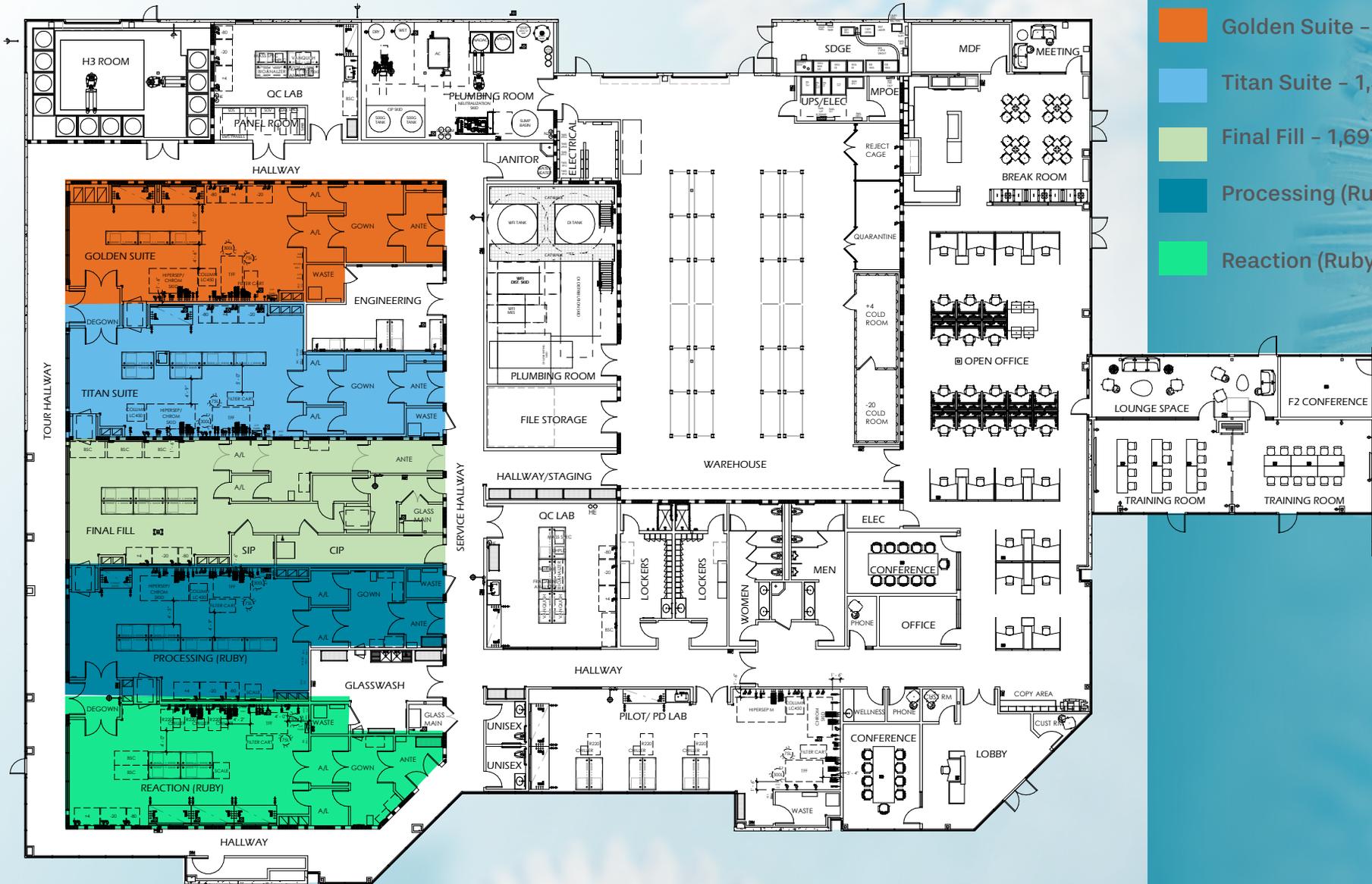
## Lab

- Cold Room
- (2) QC Lab
- (2) Plumbing Rooms
- Warehouse
- Pilot/PD Lab
- Freezer
- Glass Wash / Autoclave
- Engineering lab
- Ante rooms
- WIFI

## Office

- Private Office
- Open Offices
- (2) Conference Rooms
- Lobby
- Break Room
- Wellness Room
- Restrooms
- Showers & Lockers

# Floor Plan



- Golden Suite - 1,466 SF
- Titan Suite - 1,540 SF
- Final Fill - 1,697 SF
- Processing (Ruby) - 1,535 SF
- Reaction (Ruby) - 1,476 SF





# 10240 FLANDERS COURT

San Diego, CA.

## Contact

**TED JACOBS**

**+1 858 546 4655**

**Lic. 01855220**

**[ted.jacobs@cbre.com](mailto:ted.jacobs@cbre.com)**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.