



Sorrento Ridge Research Park



Sorrento Ridge Research Park

Overview

Sorrento Ridge Research Park has been reinvented to form a dynamic environment, thoughtfully centered around creating a modern solution for life science users. The advantages provided by its strategic location, building efficiencies, canyon view, and outdoor connectivity will allow the end user to effectively advance research and discovery and promote innovation.

Sorrento Ridge Research Park is delivering science ready spec improvements with new state of the art mechanical systems, and infrastructure empowering the end user with the ability to provide its employees a first generation environment.

60,734 SF available

Divisible to approximately 7,000 SF

 30,565 SF
Floor 1

 30,169 SF
Floor 2



Reinvented Workplace Highlights

- New spec lab improvements complete
- Highly efficient +/-30,000 SF floor plates
- Flexibility to demise with individual store front entries
- First generation building systems

Recent renovations include:

- Contemporary exterior façade enhancements
- Modern entry and lobby with collaboration space
- The Island - Employee centric outdoor patio with shade structure and soft seating
- Building courtyard with integrated BBQ and private event space
- Exclusive indoor/outdoor patios on the second floor
- High end restrooms
- New generator and enclosure
- Drought tolerant landscaping
- Electric vehicle charging stations
- Skylights installed to increase natural light
- Glass roll-up door

Spec Lab Improvements & Project Specifications

- **New spec lab improvements complete**
- **Floor to Floor Heights: 14-16 ft**
- **Finished Ceiling Heights: 9 ft 6 in**
- **New MEP systems to meet laboratory standards**
- **3/1,000 SF parking ratio (expandable)**
- **Loading: (3) loading areas with (2) grade level and (1) oversized double man doors**
- **New 500kw generator and enclosure**
- **New freight and passenger elevator**
- **2,000 amp / 480/277 volt / 3 phase / 4 wire**
- **Vacuum and compressed air**
- **Two gas lines (3 inch & 2 inch) and waterline (2 inch)**



New Mechanical & Electrical Systems
Meets Laboratory Standards



Parking Ratio
3/1,000 SF
(expandable)



500kw Generator



New Spec Lab Improvements Complete



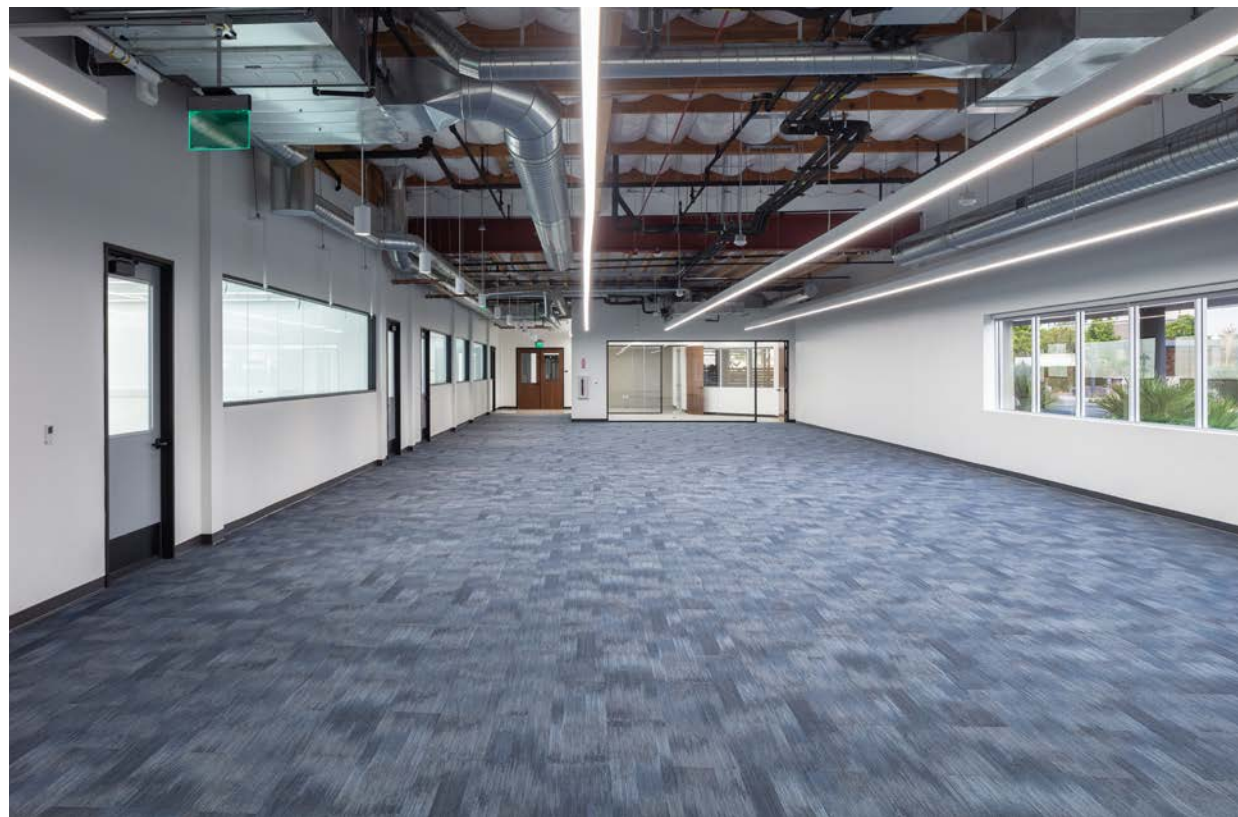
Single Tenant Floor Plan

Spec lab

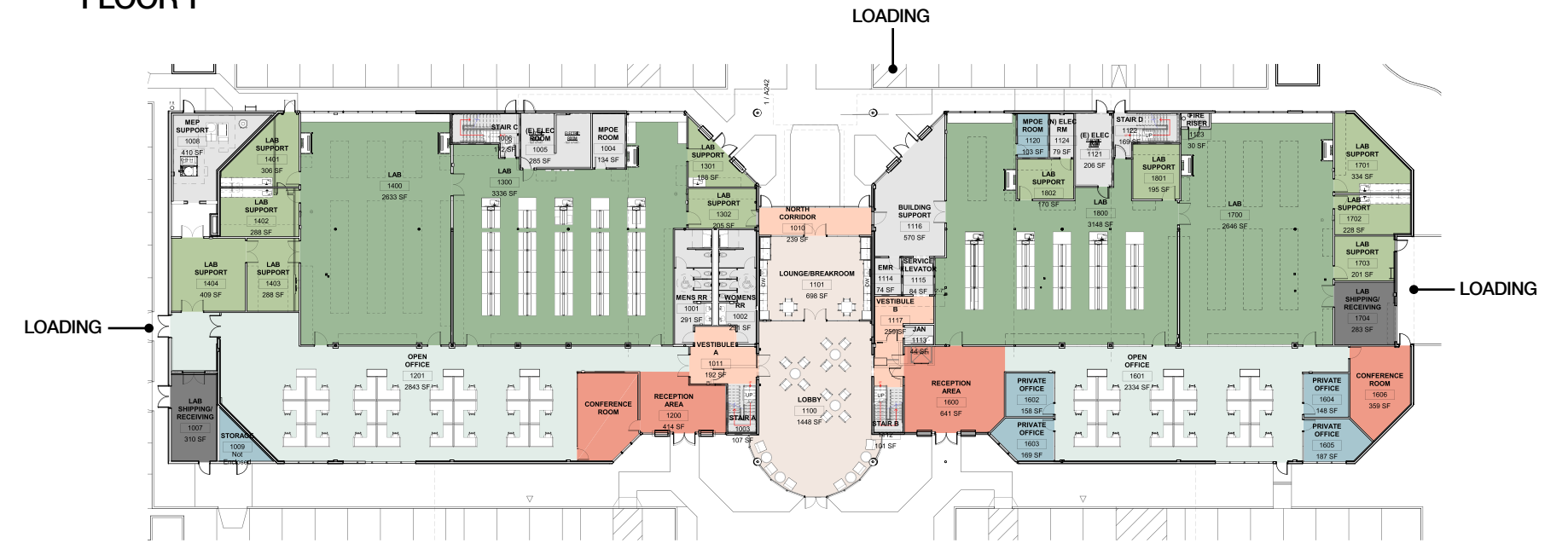
53% Lab
47% Office

Usage

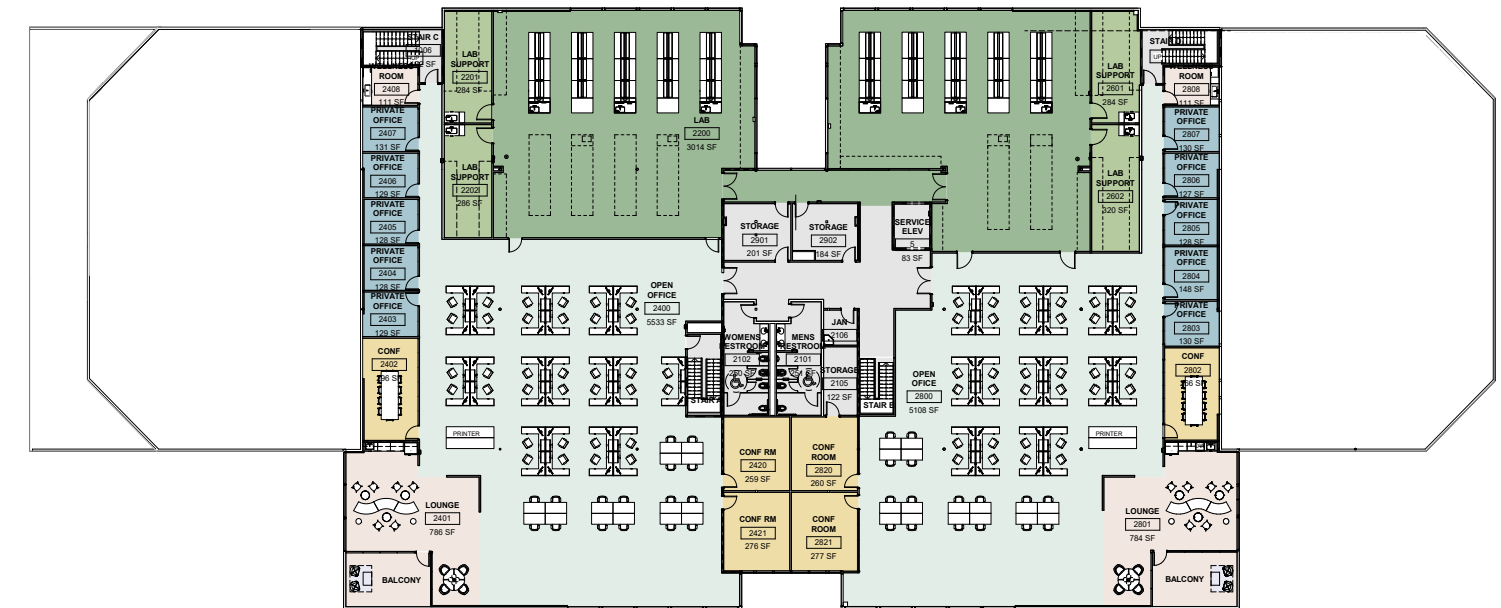
Lab	38.2%
Lab Support	15.1%
Open Office	22.5%
Office	4.7%
Office Support	1.3%
Building Support	4.5%
Lobby/Reception	3.6%
Collaboration	3.4%
Conference	3.1%
Break Room	2.3%
Stairs/Elev	1.3%



FLOOR 1



FLOOR 2



Flexible Size Lab & Office Floor Plan

Spec lab

Shared Lab Services & Amenities:

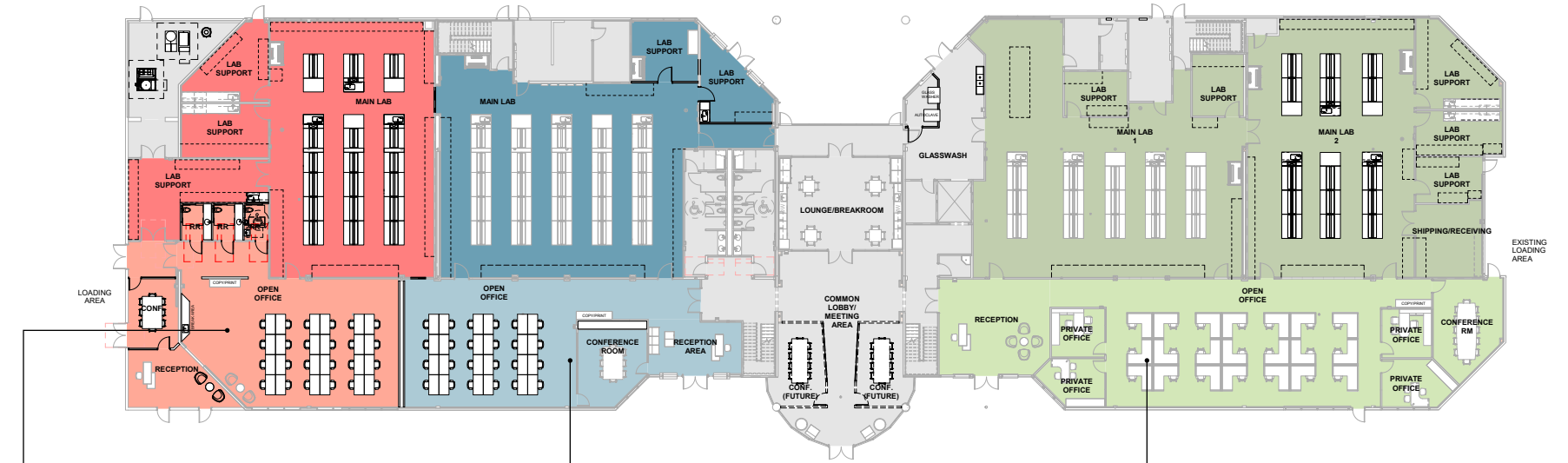
- Training room & lounge
- Conference room
- Autoclave
- Glasswash
- Shipping/receiving area with freight elevator
- 500Kw generator
- Lab supply & chemical storage
- Outdoor seating & BBQ

Availabilites:

LAB SPACE 1 - 7,659 SF 58% Lab 42% Office	LAB SPACE 2 - 7,341 SF 64% Lab 36% Office
LAB SPACE 3 - 15,000 SF 64% Lab 36% Office	LAB SPACE 4 - 15,000 SF 47% Lab 53% Office
LAB SPACE 5 - 15,000 SF 47% Lab 53% Office	



FLOOR 1



LAB SPACE 1 - 7,659 SF

58% Lab 42% Office

- 3 Rows of benching (36 kneeholes) with 3 sinks
- 3 Lab support rooms each with sink
- 1 Chemistry hood
- Dedicated loading
- Office area
 - Reception
 - Conference room
 - Open office for 24+ workstations
 - Breakroom with private patio
- Private restrooms

LAB SPACE 2 - 7,341 SF

64% Lab 36% Office

- 5 Rows of benching (50 kneeholes) with 3 sinks
- 2 Lab support rooms each with sink
- 2 Chemistry hoods
- Dedicated loading
- Office area
 - Reception
 - Conference room
 - Open office for 24+ workstations

LAB SPACE 3 - 15,000 SF

64% Lab 36% Office

- 2 Bifurcated lab areas on separate zones
- 8 Rows of benching (up to 66 kneeholes) with 6 sinks
- 5 Lab support rooms with 2 sinks
- 2 Chemistry hoods
- Dedicated loading & warehouse area
- Office area
 - Reception
 - Conference room
 - 4 Private offices
 - Open office for 50+ workstations

Flexible Size Lab & Office Floor Plan

Spec lab

Shared Lab Services & Amenities:

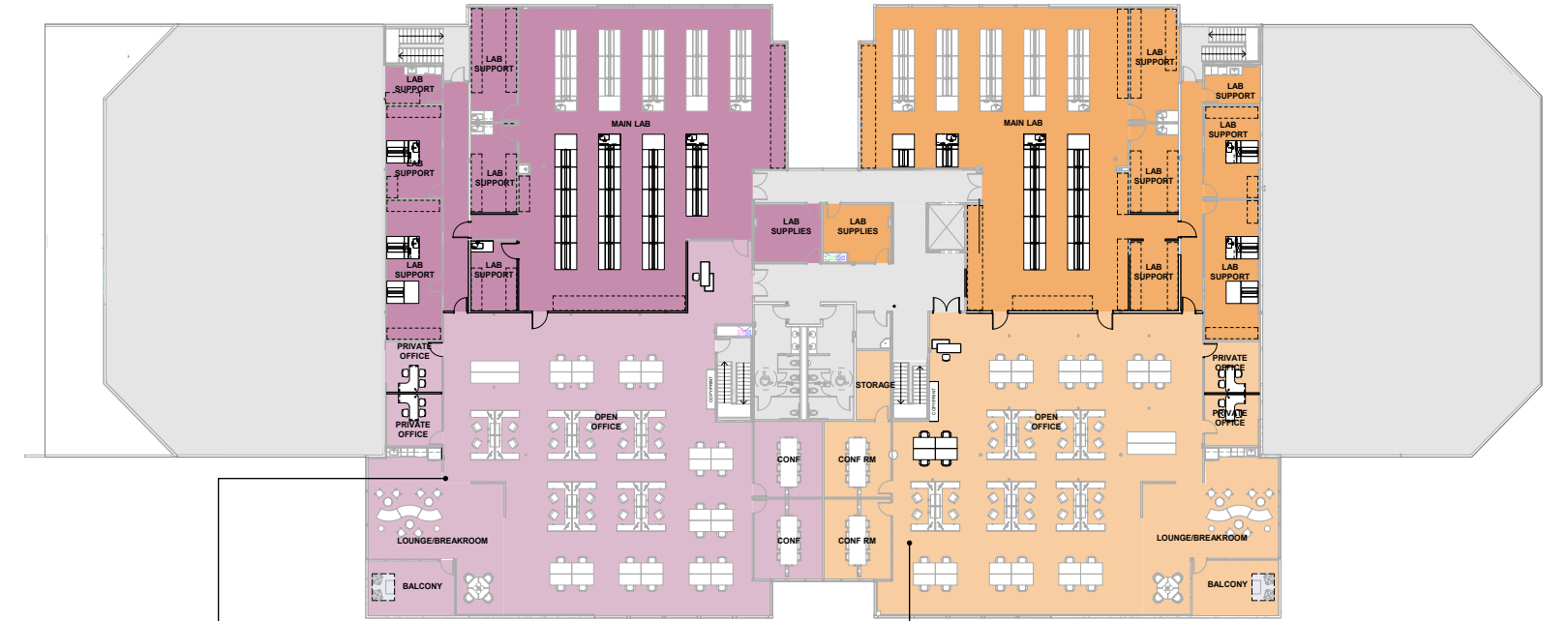
- Training room & lounge
- Conference room
- Autoclave
- Glasswash
- Shipping/receiving area with freight elevator
- 500Kw generator
- Lab supply & chemical storage
- Outdoor seating & BBQ

Availabilites:

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LAB SPACE 5 - 15,000 SF 47% Lab 53% Office	



FLOOR 2



LAB SPACE 4 - 15,000 SF

47% Lab 53% Office

- 5 Rows of benching (up to 66 kneeholes) with 5 sinks
- 6 Lab support rooms with 6 sinks & 6 benches
- Freight elevator loading with chemical storage
- Office area
 - Reception
 - 2 Private offices
 - Open office for 50+ workstations
 - Breakroom with private patio

LAB SPACE 5 - 15,000 SF

47% Lab 53% Office

- 5 Rows of benching (up to 54 kneeholes) with 5 sinks
- 6 Lab support rooms each with 5 sinks & 6 benches
- Freight elevator loading with chemical storage
- Office area
 - Reception
 - 2 Conference rooms
 - 2 Private offices
 - Open office for 50+ workstations
 - Breakroom with private patio
 - Storage



Contemporary
Exterior Facade



New Lab
Improvements



The Island

Employee centric outdoor patio with shade structure and soft seating



Building Courtyard
Integrated BBQ &
event space



**Exclusive Indoor/
Outdoor Patios**
On second floor



Drought Tolerant
Landscaping

Strategic Location

Located in the heart of Sorrento Mesa and situated among many of San Diego's most prestigious life science, medical device, and technology companies. Enjoy quick freeway access and nearby retail offerings coupled with close proximity to the renowned UCSD campus.



MERCATO AT SORRENTO

PLANET FITNESS	IKE'S LOVE & SANDWICHES
BANK OF AMERICA	SITAR INDIAN CUISINE
CHASE BANK	GREEK CAFE
POSTAL ANNEX	FIESTA GRILLE
ADVANCED DENTISTRY	GRATER GRILLED CHEESE
CORNER OFFICE CRAFT BAR	MCDONALD'S
DARU (GASTROPUB)	

SORRENTO PLAZA

Croutons Rubio's SUBWAY

PA COMMONS R K

FRICKEN BURGERS BEST DRESSED

ALLSPICE

SLOW POK E

Sorrento Ridge Research Park

pleno

BAVARIAN NORDIC

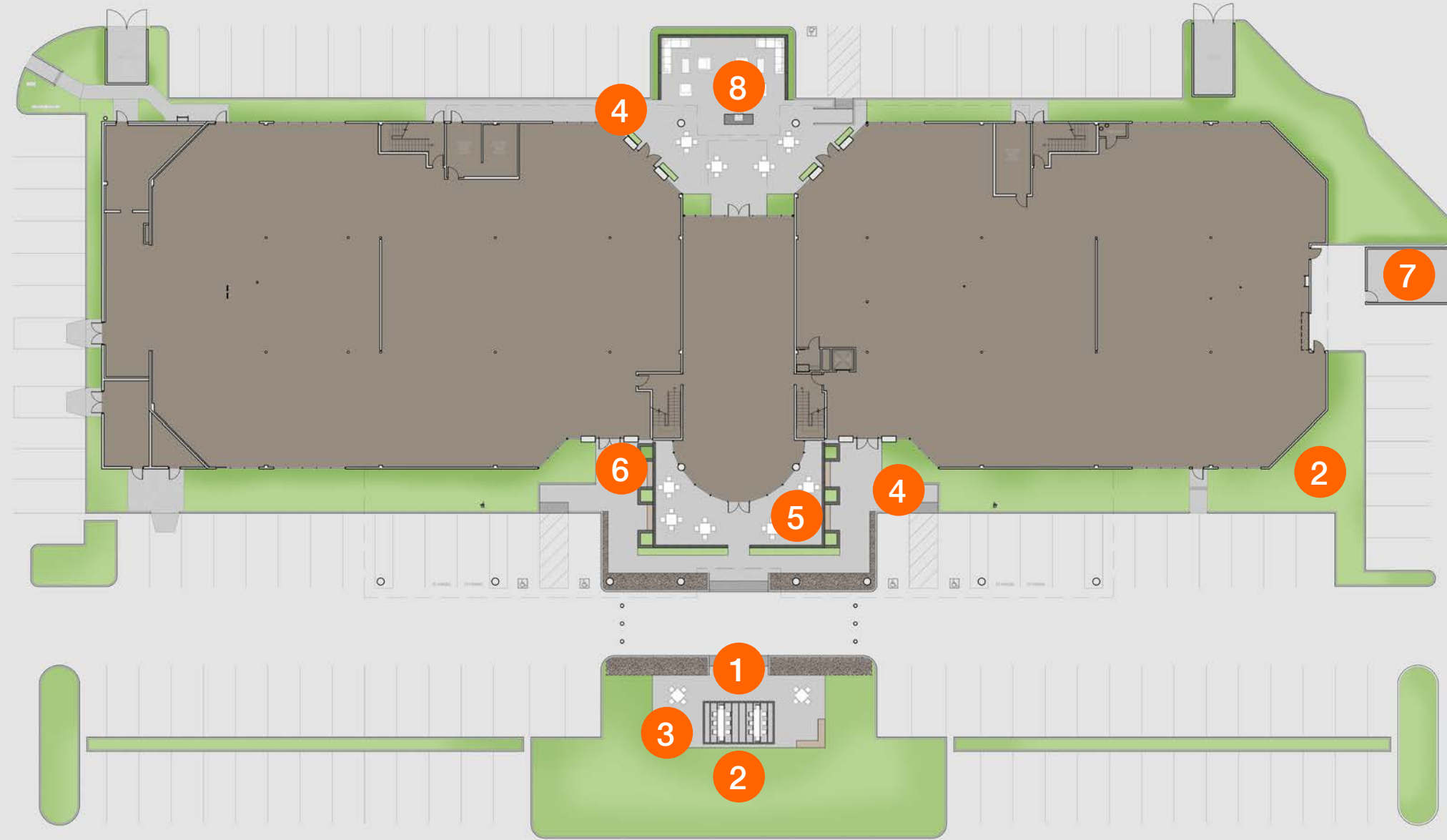
Pfizer

pci PHARMA SERVICES

Site Plan

Plan Legend

- 1 The Island - Outdoor Patio With Seating & Shade Structure
- 2 New Drought Tolerant Landscaping & Trees
- 3 Seat Wall
- 4 Enhanced Hardscape
- 5 Patio Seating & Collaboration Space
- 6 Wall Enclosure Bench Seating
- 7 Generator Pad With Enclosure & Building Conduit
- 8 BBQ Counter & Event Space





Sterling Bay is a multi-disciplinary, owner/operator real estate investment and development company with its Sterling Bay | West division office in Newport Beach, California and its headquarters in Chicago, Illinois. With 35 years of experience, Sterling Bay pioneered the urban model of innovation districts in Chicago and anchored its developments with top companies. The team develops properties and relationships - and in doing so fi transforms spaces, businesses, and communities.

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