

nuveen

10222

BARNES CANYON RD.

creating

Boundless

discoveries

for lease
29,499 SF LAB SPACE



Embarking on Exploration:

Launching into Sorrento Mesa's Life Science Epicenter

Located in the highly desirable location of Sorrento Mesa, 10222 Barnes Canyon takes center stage in the burgeoning life science hub of Sorrento Mesa. Amidst this rapidly advancing market, the building spanning 81,976 square feet assures tenants the prospect of cutting-edge laboratory facilities and prominent exposure to one of San Diego's fastest growing life science clusters.



Property

Highlights



Existing Biology & Chemistry Labs



81,976 SF Lab Building



Existing Vivarium



Solar Panel System to Reduce Energy Costs



Back-up Generator On-Site (150KW)



HVAC: Package Unit System



Power: 3000 AMPS



Compressed Air



Existing EV Car Charging Stations



Outdoor Lounge and Patio Areas



Building and MEP Systems Renovation in 2018



3.4 per 1,000 SF Parking

Prominent Signage Opportunity Facing **Barnes Canyon Rd**



29,499 SF LAB SPACE AVAILABLE

creating

Purposeful Environments

with specialized design

As-Built Floor Plan

- 65% Office
- 35% Lab



Space Build-Out:

- Existing Lab Includes Biology, Chemistry, and Vivarium (~1,000 SF)
- 35% : 65% Lab to Office Ratio
- Shipping & Receiving Area
- 150KW Back-Up Generator
- Lab Specs Include: 8 Fume Hoods, Compressed Air, Sinks (DI)
- Open Break Room / Lounge Areas
- Direct Access to Outdoor Lounge
- 25 Private Offices
- Multiple Conference and Board Rooms (x4)
- Open Office Area for Cubes (86 Workstations)
- Fitness Center & Showers

29,499 SF LAB SPACE AVAILABLE

curating spaces to meet the

Unique Needs

of life science innovators

Hypothetical Floor Plan

- 50% Office
- 50% Lab



Space Build-Out:

LAB AREA:

- 50% : 50% Lab to Office Ratio
- Biology & Chemistry Lab
- 8 Existing Fume Hoods (expandable to 12)
- 150KW Back-up Generator
- 24 Benches
- (109 knee holes)
- Vivarium (approx. 1,000 SF)
- 9 Lab Support Rooms
- Freezer Storage
- Shipping/Receiving

OFFICE AREA:

- Open Area for 72 Desks
- Open Area for 42 Cubes
- Board Room
- 2 Conference Rooms
- 9 Private Offices
- 5 Huddle and Phone Rooms
- Open Break Room / Lounge Areas
- Direct Access to Outdoor Lounge
- Showers

29,499 SF LAB SPACE AVAILABLE

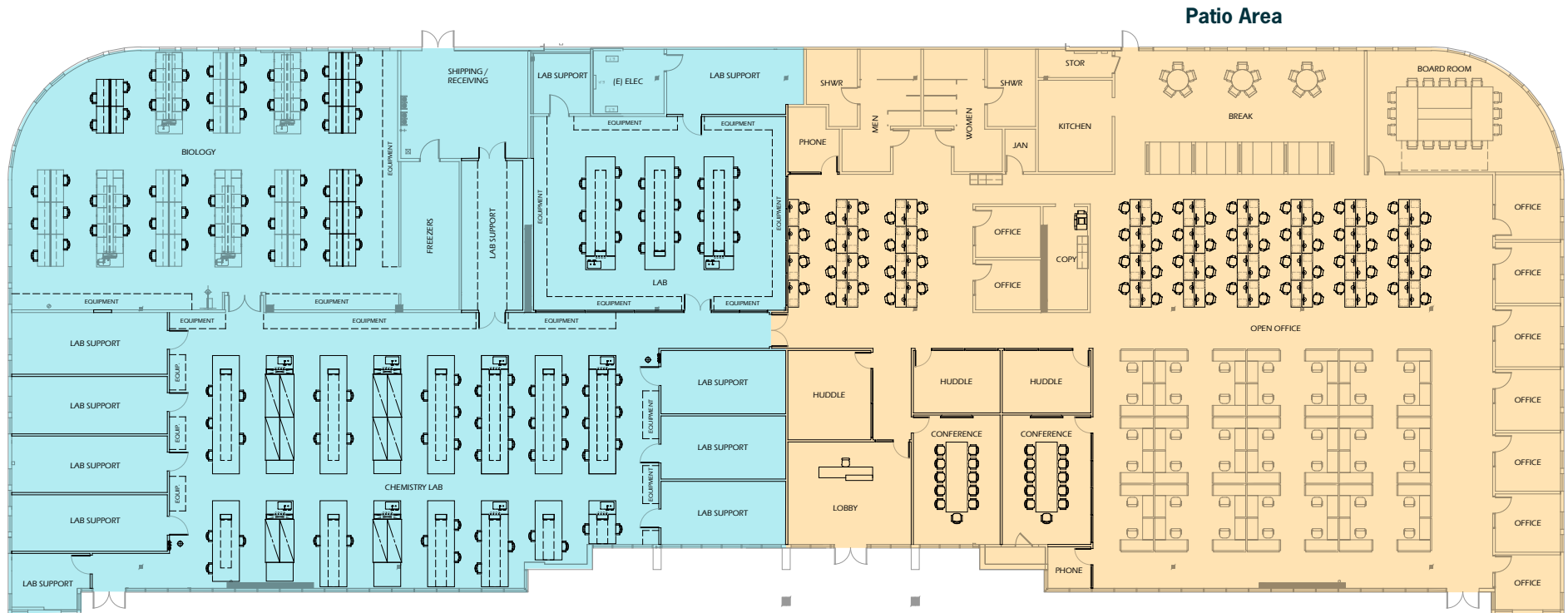
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Hypothetical Floor Plan

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- 50% Lab



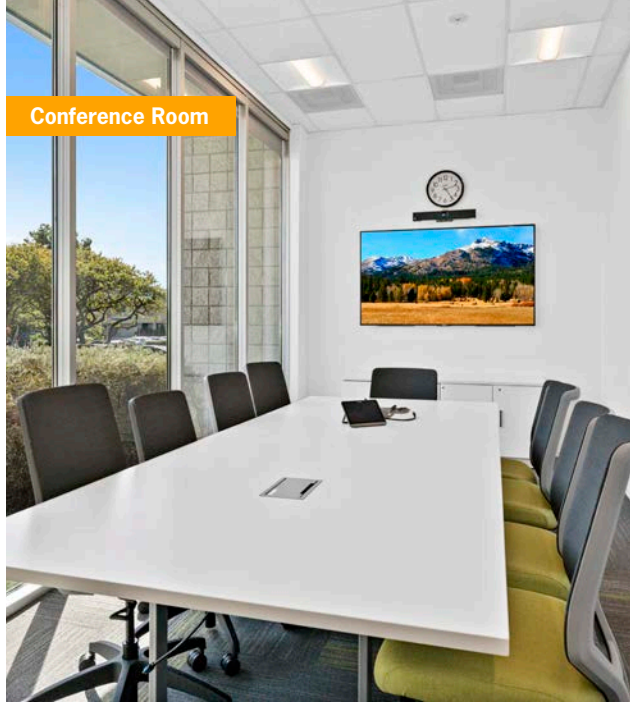
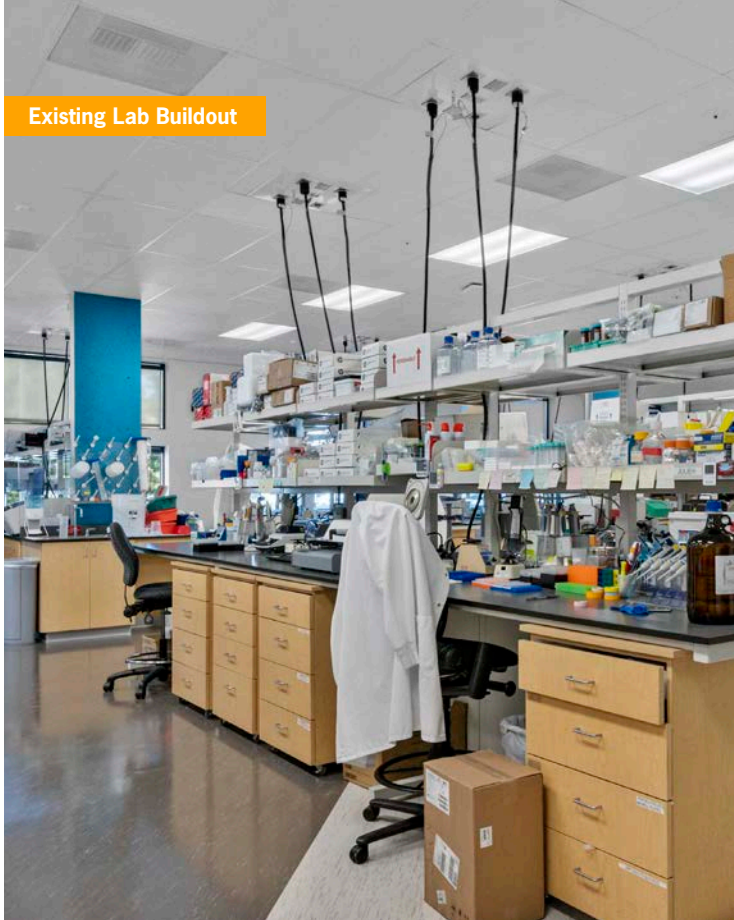
Space Build-Out:

LAB AREA:

- 50% : 50% Lab to Office Ratio
- Biology & Chemistry Lab
- 8 Existing Fume Hoods (expandable to 12)
- 150KW Back-up Generator
- 26 Benches
- (121 knee holes)
- 10 Lab Support Rooms
- Shipping/Receiving

OFFICE AREA:

- Open Area for 72 Desks
- Open Area for 42 Cubes
- Board Room
- 2 Conference Rooms
- 9 Private Offices
- 5 Huddle and Phone Rooms
- Open Break Room / Lounge Areas
- Direct Access to Outdoor Lounge
- Showers



nearby amenities

Lodging

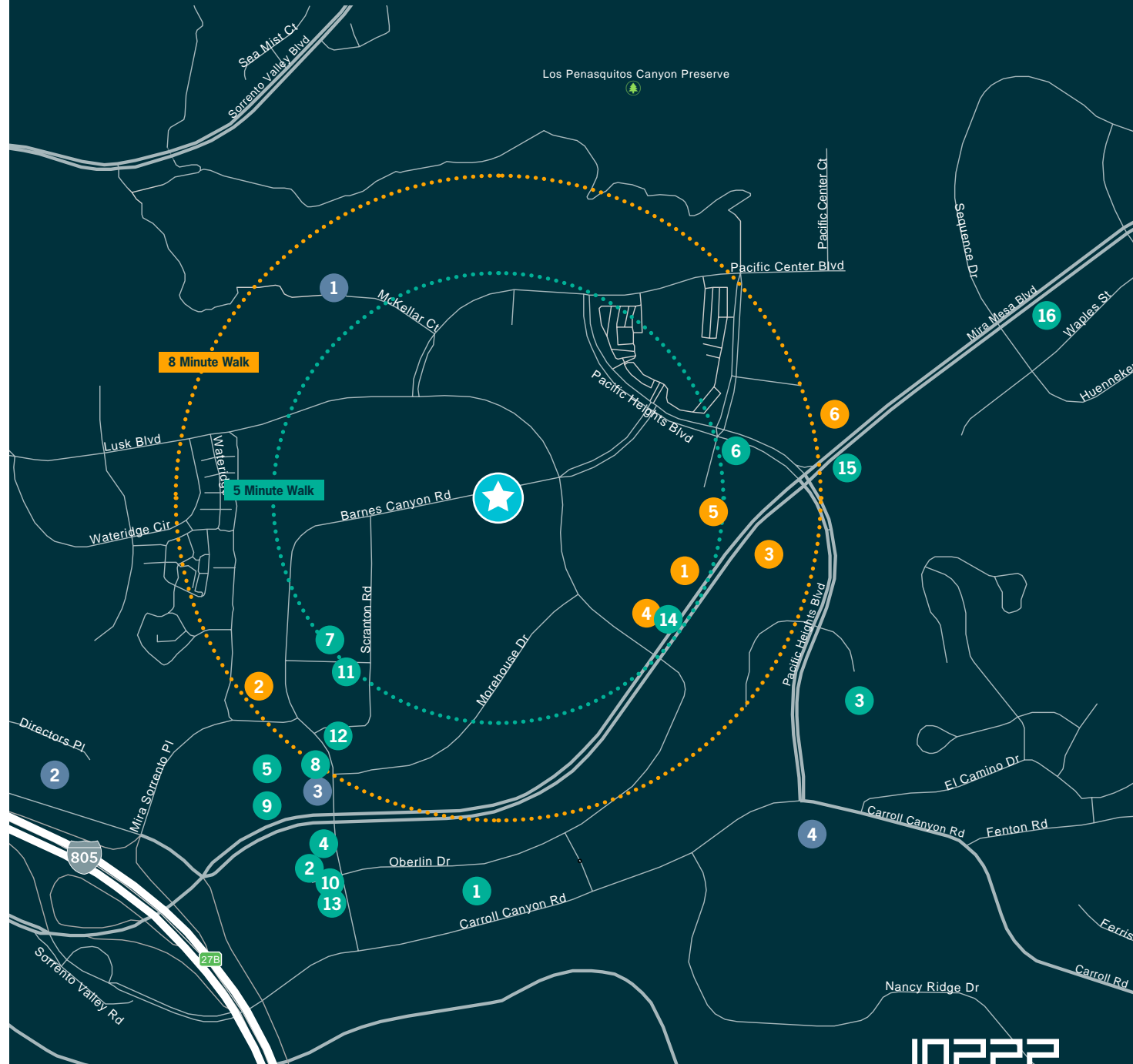
1. Country Inn & Suites
2. Courtyard by Marriott
3. Extended Stay by America
4. Holiday Inn Express & Suites
5. Hyatt House
6. Residence Inn by Marriott

Services/Entertainment

1. ChargePoint Charging Station
2. ChargePoint Charging Station
3. Planet Fitness
4. Sorrento Canyon Golf Center

Dining

1. Cafe de Anza
2. California English
3. Cargo Cafe - Sorrento Valley
4. Chik-fil-A
5. Mercato Food Hall
 - Corner Office Craft Bar & Kitchen
 - Coxinha Store
 - Fiesta Mexican Grill
 - Grater Grilled Cheese
 - BHC Chicken
6. Mercato at Sorrento
 - Golftec
 - Chase Bank
 - McDonalds
 - Flame Broiler
 - Daru Indian Gastropub
 - Ike's Love and Sandwich's
 - Planet Fitness
7. Gravity Heights
 - Mada Sao
 - Mr. Holy Gao
 - Madras Cafe
 - Naseem's Bakery & Kabob
 - Hanaya Sushi
8. Karl Strauss Brewing Company
9. Mariscos La Reyna del Sur 3
10. McDonald's
11. Moment Sushi
12. Park Commons
 - Uncommon Curry
 - Allspice Middle Eastern Cuisine
 - Fricken Burgers
 - Best Dressed Soups & Salads
 - Fresh Catch California Seafood Grill
13. Punjabi Tandoor
14. Rubio's Coastal Grill
15. Jersey Mike's
16. Tadian Cafe
17. The WineSeller & Brasserie



life sciences

Life Sciences

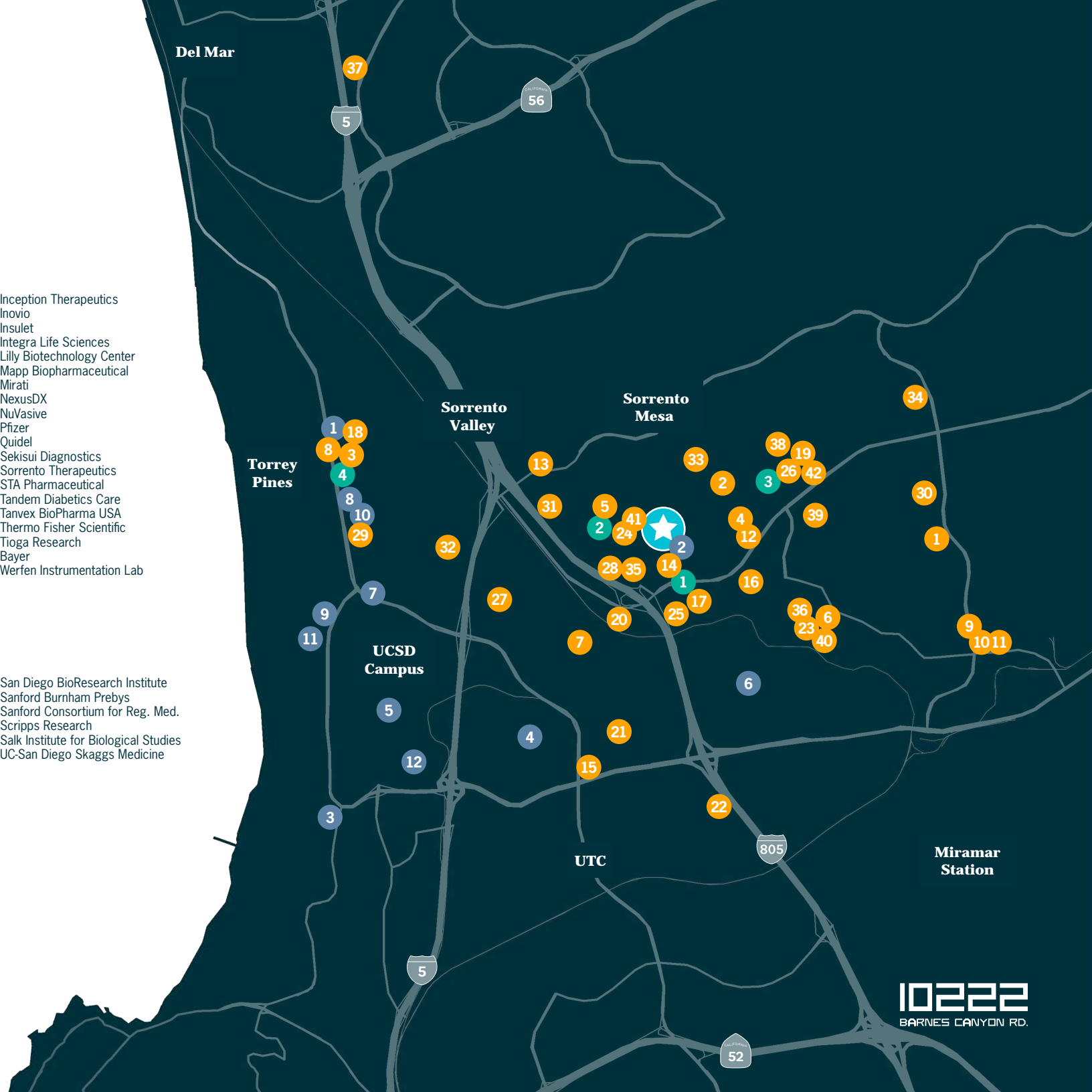
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|--------------------------------|--------------------------------|
| 1. Abbott | 23. Inception Therapeutics |
| 2. Abzena | 24. Inovio |
| 3. Agilent | 25. Insulet |
| 4. Ajinomoto Althea, Inc. | 26. Integra Life Sciences |
| 5. AnaptyBio, Inc. | 27. Lilly Biotechnology Center |
| 6. Arena Pharmaceuticals, Inc. | 28. Mapp Biopharmaceutical |
| 7. Athrosi Therapeutics | 29. Mirati |
| 8. BD Biosciences | 30. NexusDX |
| 9. BioAgilytix | 31. NuVasive |
| 10. Perkins Elmer | 32. Pfizer |
| 11. Catalent | 33. Quidel |
| 12. Crinectics | 34. Sekisui Diagnostics |
| 13. Dermalma | 35. Sorrento Therapeutics |
| 14. Dexcom | 36. STA Pharmaceutical |
| 15. EAG Laboratories | 37. Tandem Diabetics Care |
| 16. Encodia | 38. Tanvex BioPharma USA |
| 17. Eurofins | 39. Thermo Fisher Scientific |
| 18. Exact Sciences | 40. Tioga Research |
| 19. Genopis | 41. Bayer |
| 20. Helix | 42. Werfen Instrumentation Lab |
| 21. Human Longevity | |
| 22. Illumina | |

Research Institutes

- | | |
|---------------------------------|-------------------------------------------|
| 1. Calibr at Scripps Research | 7. San Diego BioResearch Institute |
| 2. California Life Sciences | 8. Sanford Burnham Prebys |
| 3. J. Craig Venter Institute | 9. Sanford Consortium for Reg. Med. |
| 4. La Jolla Ins. for Immunology | 10. Scripps Research |
| 5. Ludwig Cancer Research | 11. Salk Institute for Biological Studies |
| 6. Pacific America | 12. UC-San Diego Skaggs Medicine |

Future Developments

1. Bioterra
2. Headquarters Point
3. Pacific Center
4. Alexandria Tech Center



Sorrento Mesa's

Vibrant Landscape

Sorrento Mesa emerges as a prominent center for life science and biotechnology due to its close proximity to STEM graduates and prestigious research establishments like SDSU, UCSD, Scripps Research, and Sanford Burnham Prebys' Medical Discovery Institute. Being in Sorrento Mesa means being integrated into a community comprising some of the most brilliant research intellects globally.

Within a 15-Minute Drive:

 **1,100+**
Life Sciences
Companies

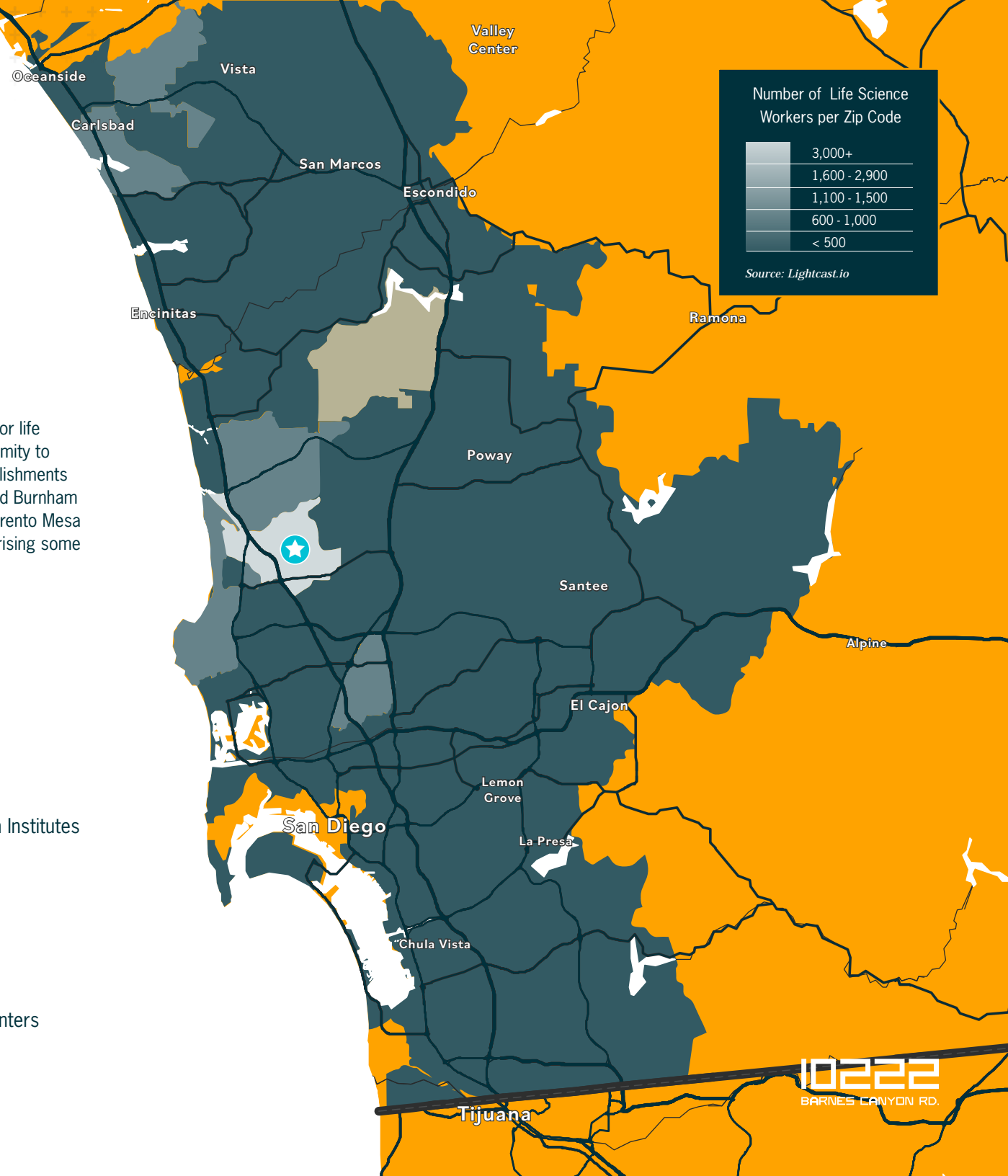
 **5+**
Hiking Trails

 **16**
Breweries

 **10+**
Research Institutes

 **11+**
Hotels

 **12+**
Retail Centers



Source: Lightcast.io

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BARNES CANYON RD.

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