

10398 PACIFIC CENTER COURT

SAN DIEGO, CA 92121



ABOUT THE PROPERTY



62,087 SF AVAILABLE
WITH EFFICIENT
RECTANGULAR
FIRST FLOOR



30 FT CLEAR HEIGHT
WITH GRADE & DOCK
HIGH LOADING



SPEC LABORATORY
IMPROVEMENTS
DELIVERING Q1 2023



PART OF A 1,500,000 SF
SCALABLE CAMPUS



SITUATED IN
SORRENTO MESA AMONG
SAN DIEGO'S MOST
INNOVATIVE LIFE SCIENCE
COMPANIES

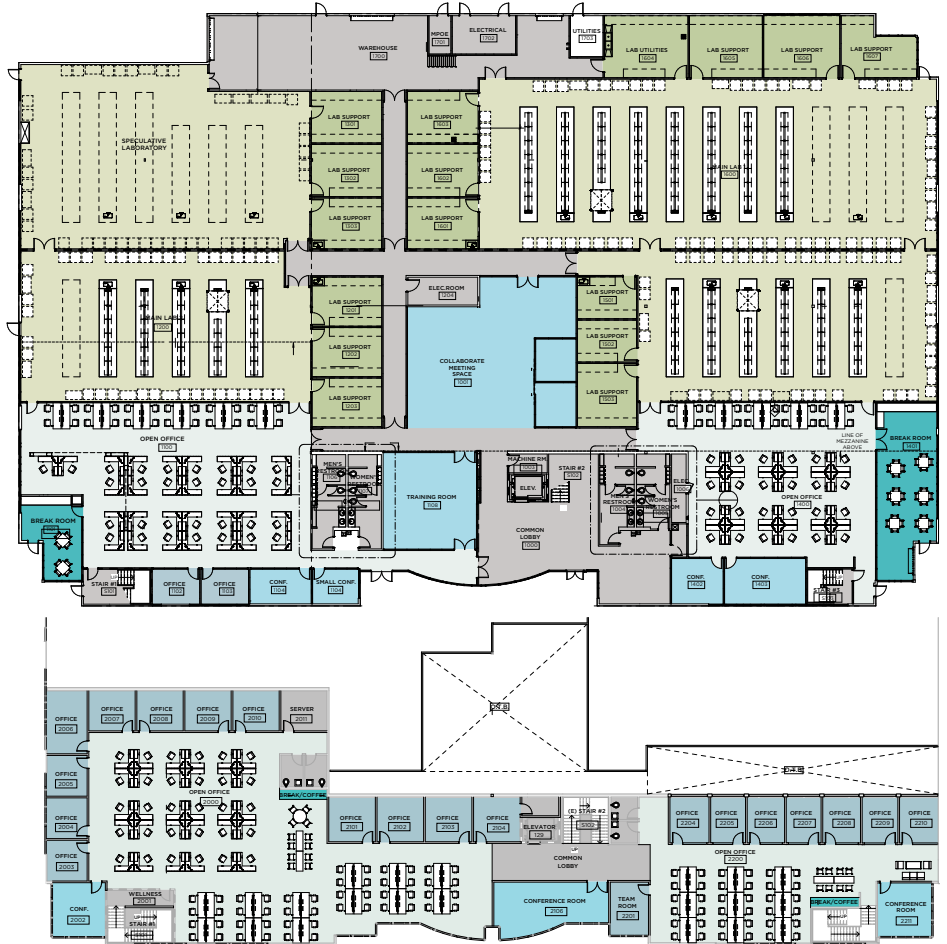


INDOOR / OUTDOOR
CONNECTIVITY FOR
COLLABORATION
AND LOUNGE SPACE

BUILDING SPECIFICATIONS

FIRST FLOOR

- SPEC LABORATORY IMPROVEMENTS DELIVERING Q1 2023
- DOCK-HIGH & GRADE LEVEL LOADING
- SLAB-TO-SLAB HEIGHT FIRST FLOOR – 30'2" SECOND FLOOR – 16'8"
- 2500 AMPS
- 480/277 VOLTS, 3 PHASE
- 300-350 KW GENERATOR 480 VOLTS, 3 PHASE
- 2.8/1,000 PARKING RATIO
- BUILDING AND MONUMENT SIGNAGE AVAILABLE
- FULLY SPRINKLERED



SECOND FLOOR



Sterling Bay | West  HARRISON STREET



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