

SPEC SUITES & FLOOR PLANS

± 117K SF
Class A Life Science

LEVEL 4 | TI Ready

Level 4 - TI Ready (Shell Condition) Conceptual Floor Plan	36,328 RSF	TI Ready 50/50 Lab Office
Total RSF	36,328 RSF	

LEVEL 3 | TI Ready

Level 3 - TI Ready (Shell Condition) Conceptual Floor Plan	35,449 RSF	TI Ready 50/50 Lab Office
Total RSF	35,449 RSF	

LEVEL 2 | Delivery Q1 2025

Spec Suite 200	11,937 RSF	50/50 Lab Office
Spec Suite 250	12,872 RSF	50/50 Lab Office
Max Contiguous (Combined)	24,809 RSF	
Total RSF	24,809 RSF	

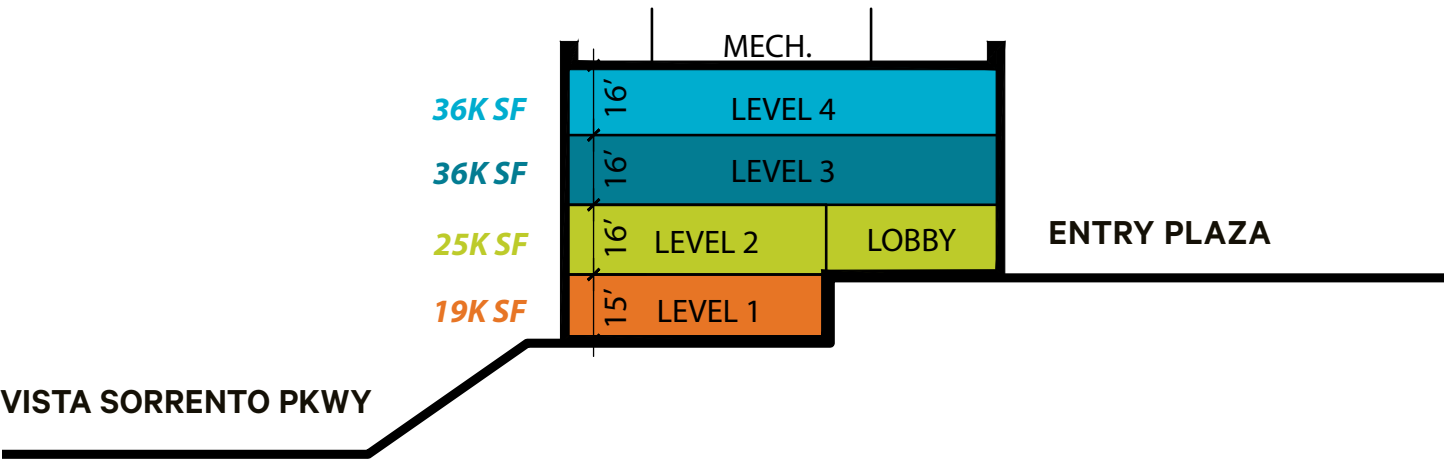
LEVEL 1 | Delivery Q1 2025

Spec Suite 100	10,242 RSF	50/50 Lab Office
Spec Suite 150	8,933 RSF	50/50 Lab Office
Max Contiguous (Combined)	19,175 RSF	
Total RSF (Suites + Storage)	20,079 RSF	

*50/50 baseline - additional lab capacity available



BUILDING SECTION



SPEC SUITE CONCEPTUAL DESIGN



FIRST FLOOR

20,079 RSF
Total RSF (Suites & Storage)

SPEC SUITE 100
10,242 RSF
50/50 Lab Office

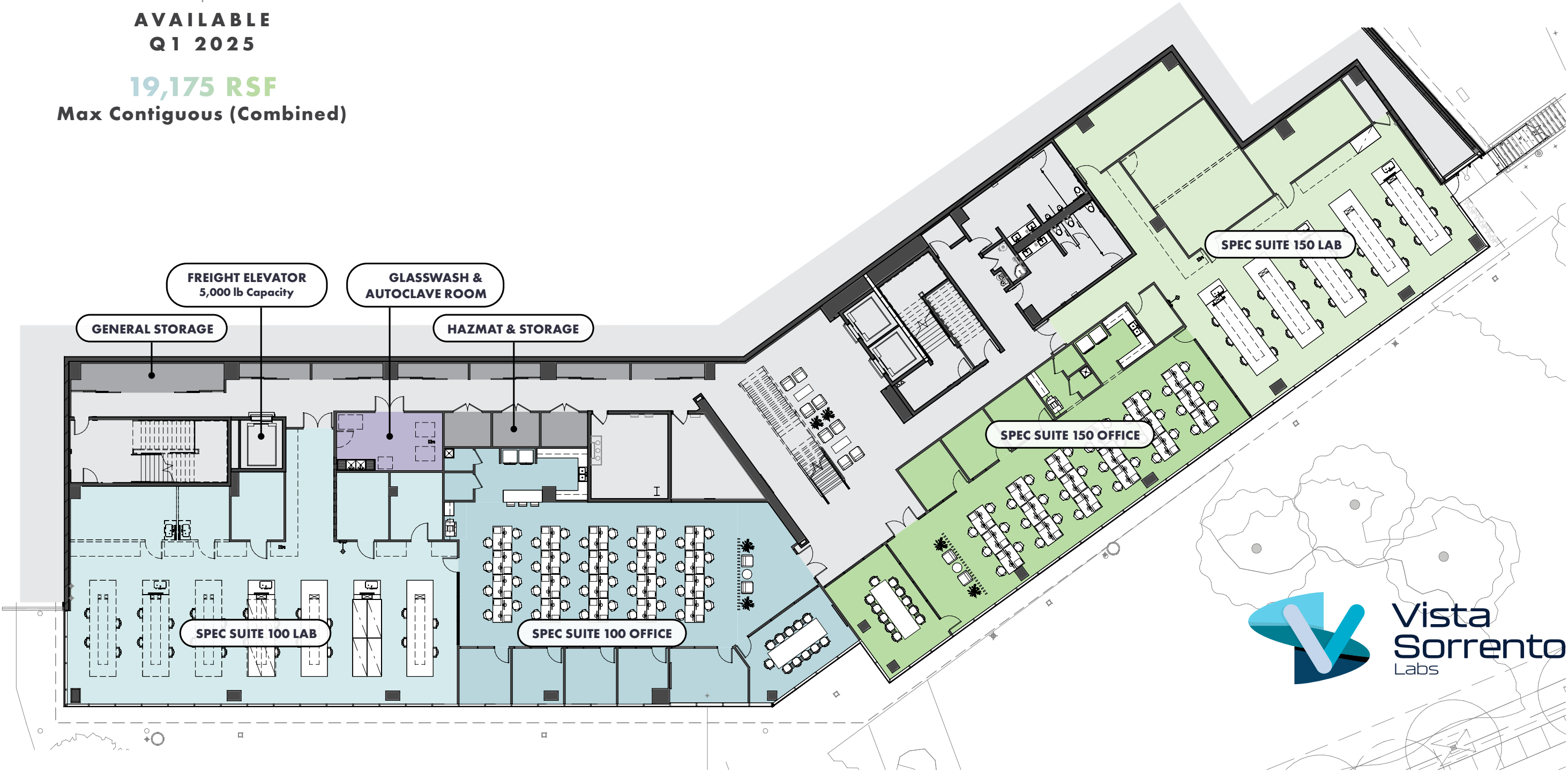
SPEC SUITE 150
8,933 RSF
50/50 Lab Office

STORAGE
904 RSF
HAZMAT &
General Storage

BUILDING AMENITY
208 SF
Glasswash &
Autoclave Room

AVAILABLE
Q1 2025

19,175 RSF
Max Contiguous (Combined)



SECOND FLOOR

24,809 RSF
Total RSF

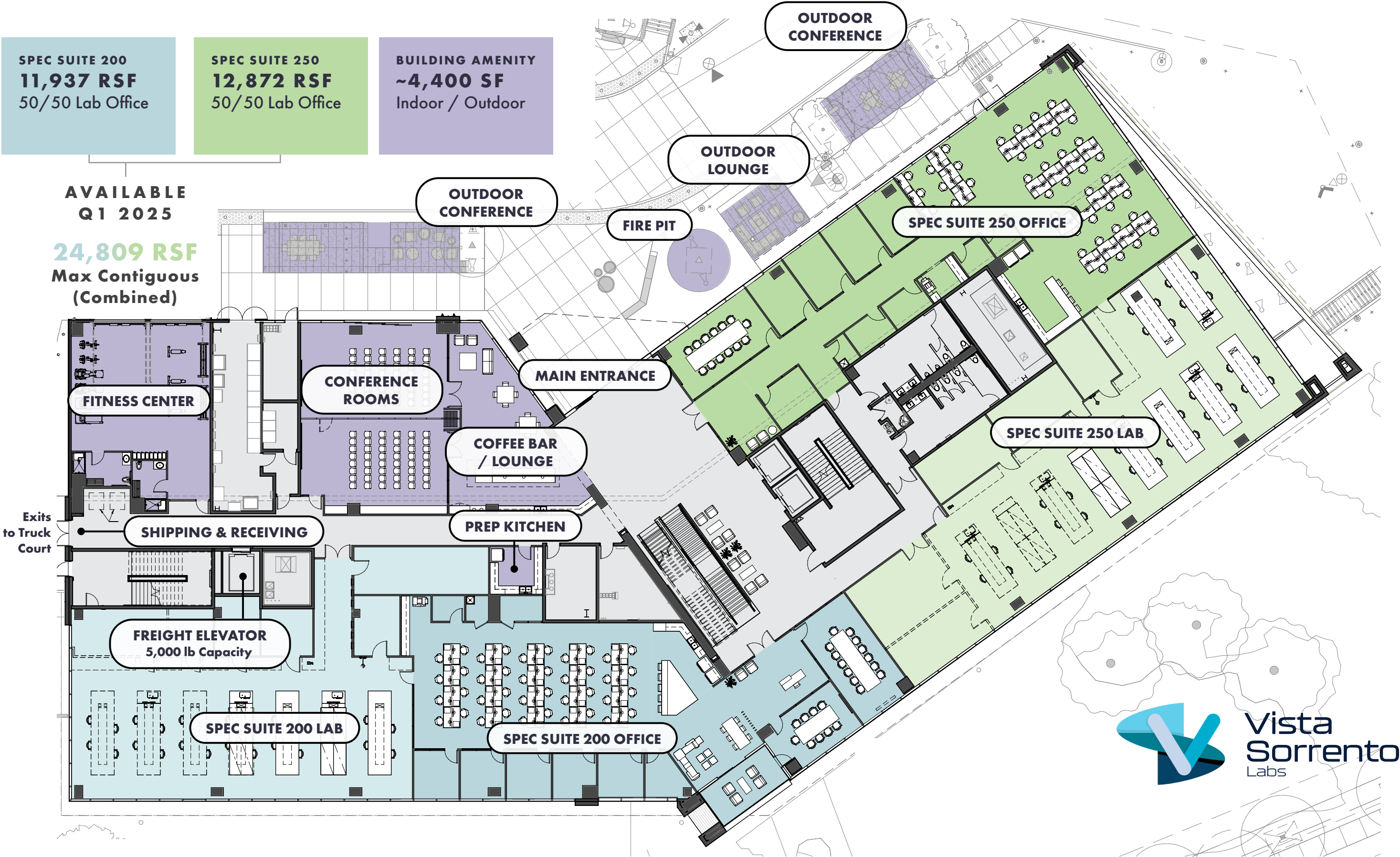
SPEC SUITE 200
11,937 RSF
50/50 Lab Office

SPEC SUITE 250
12,872 RSF
50/50 Lab Office

BUILDING AMENITY
~4,400 SF
Indoor / Outdoor

AVAILABLE
Q1 2025

24,809 RSF
Max Contiguous
(Combined)

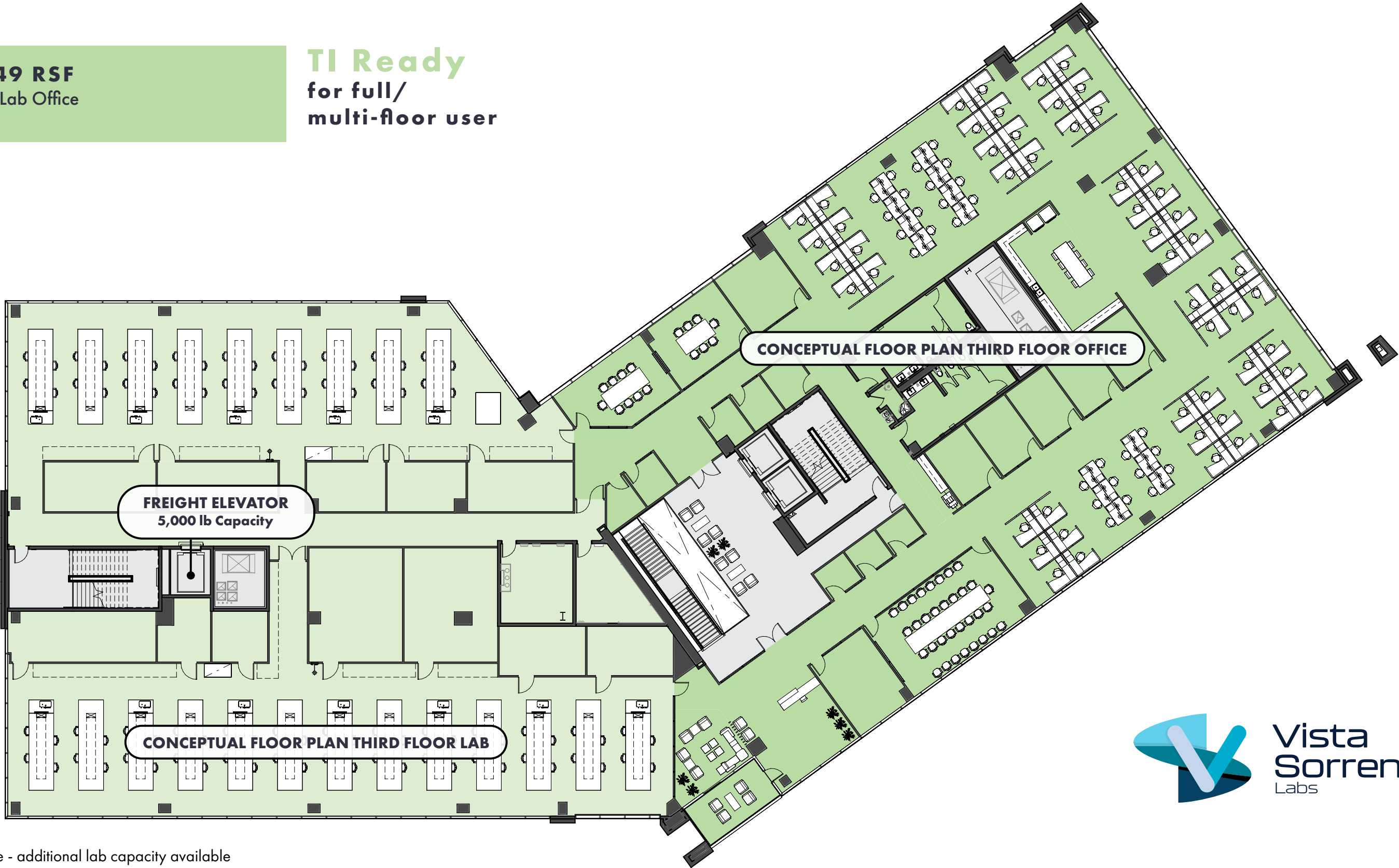


THIRD FLOOR | CONCEPTUAL DESIGN

35,449 RSF
Total RSF

35,449 RSF
50/50 Lab Office

TI Ready
for full/
multi-floor user



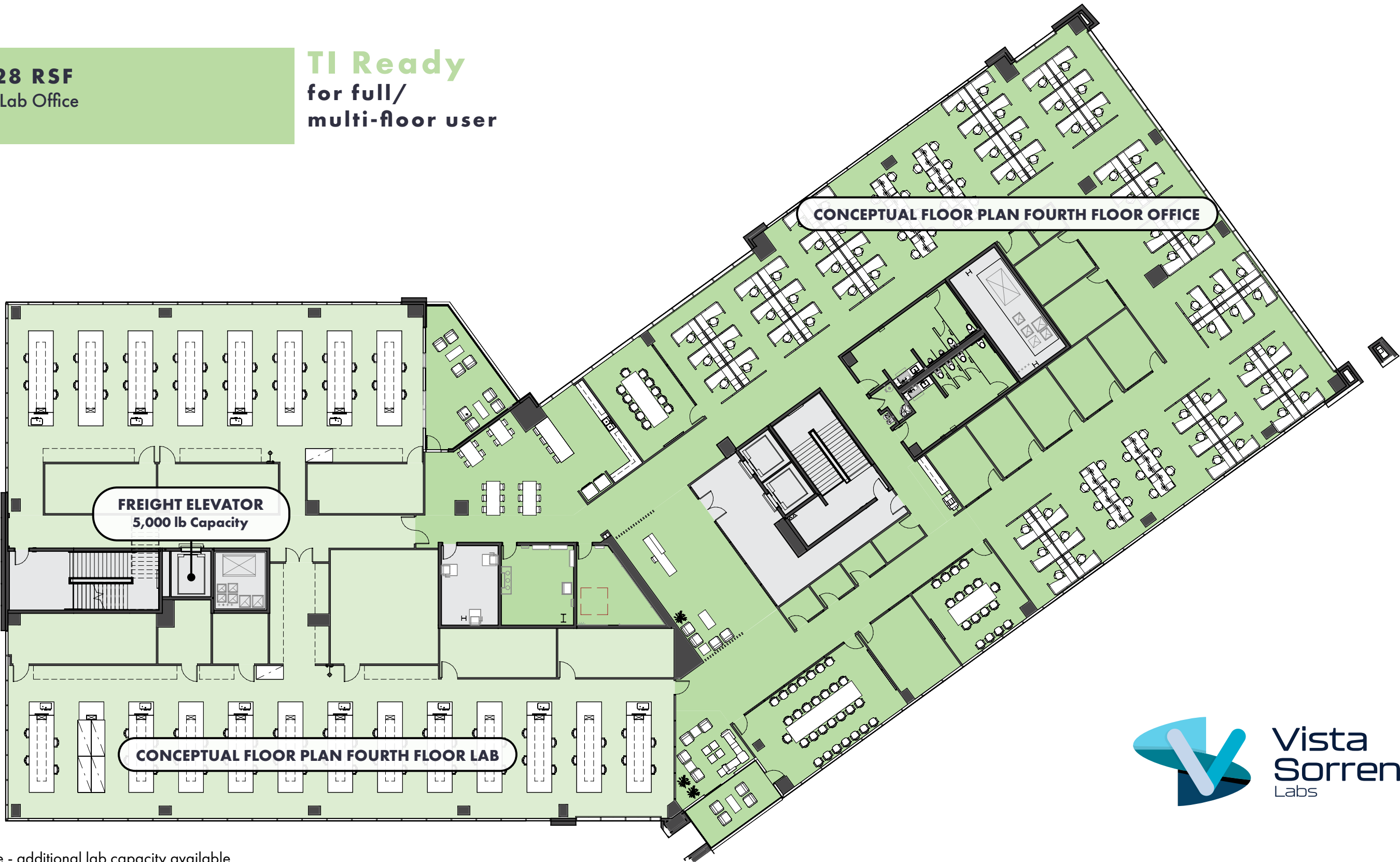
*50/50 baseline - additional lab capacity available

FOURTH FLOOR | CONCEPTUAL DESIGN

36,328 RSF
Total RSF

36,328 RSF
50/50 Lab Office

TI Ready
for full/
multi-floor user



*50/50 baseline - additional lab capacity available



**Vista
Sorrento**
Labs

ANDREW HUGGETT

Executive Vice President

Lic. 01468969

+1 619 204 4504

andrew.huggett@cbre.com

SHANE MACEDO

First Vice President

Lic. 02036415

+1 619 717 9110

shane.macedo@cbre.com

LAUREN FULLER

Transaction Coordinator

Lic. 02124477

+1 818 967 8157

lauren.fuller@cbre.com

CBRE

Trammell Crow Company

© 2023 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.