

# FOR LEASE

# LIFE SCIENCES / BIOTECH SPACE



## 9924 MESA RIM ROAD, SUITE B

SAN DIEGO, CALIFORNIA 92121

### PROPERTY FEATURES

- » ±4,100 SF (Divisible to ±1,900 or ±2,200 SF)
- » Brand new improvements
- » Corporate image with 20-25% office and balance lab
- » Biotech, microbiology and chemistry space
- » Venting in place for fume hoods
- » Dedicated tissue culture or lab support room
- » 2 grade level doors
- » Gas service available
- » Prime location within minutes of I-805, I-5 and I-15
- » Pride of Ownership property
- » Shipping, receiving and equipment area

**LEASE RATE: \$2.25 PSF NNN**

**YEAR 1 PROMOTIONAL RATE: \$1.99 PSF NNN**

**\*MINIMUM 3 YEAR LEASE TERM**



**CHRIS DUNCAN**, Vice President

**WESTON YAHN**, Senior Associate

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**Voit**

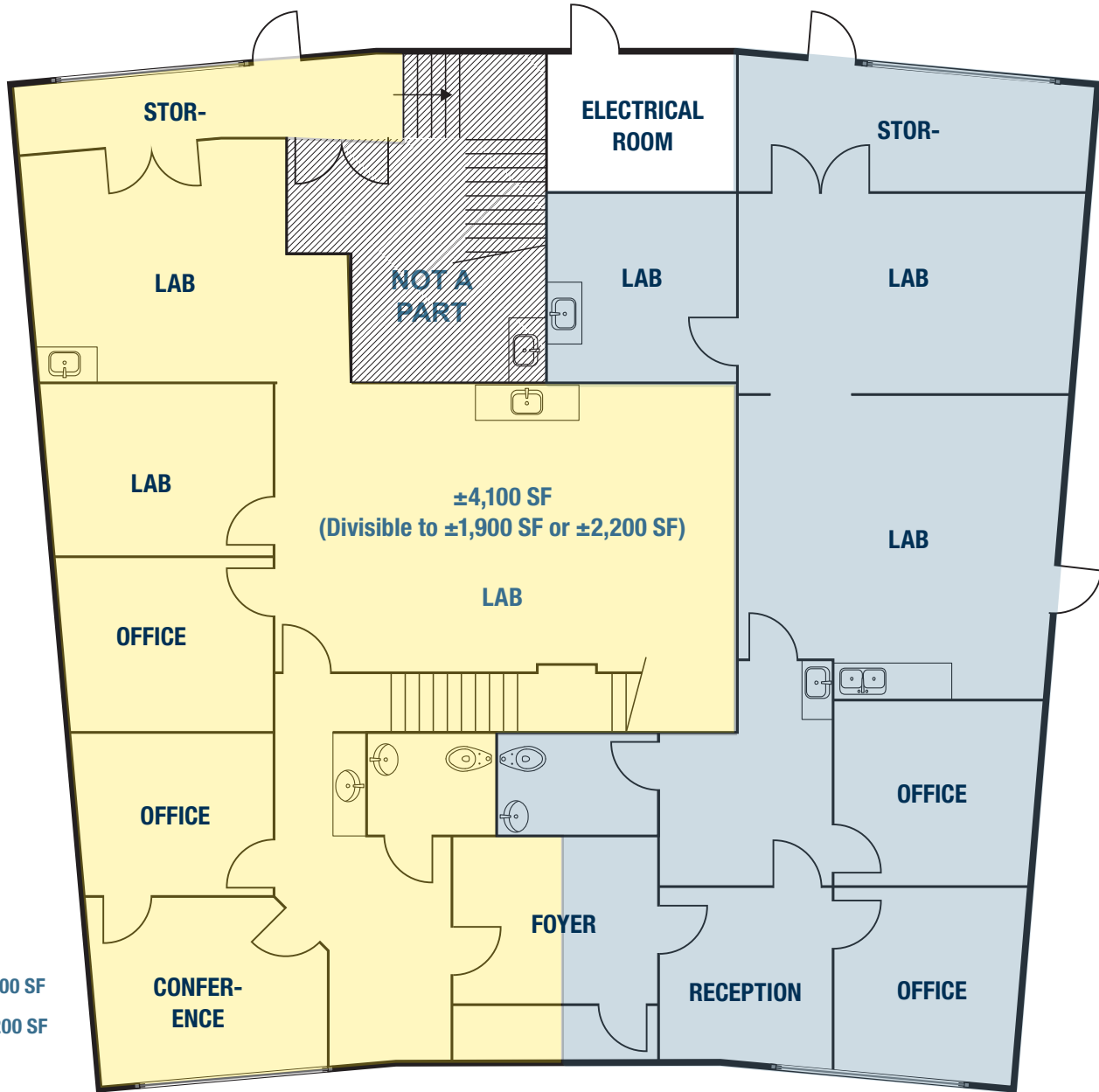
REAL ESTATE SERVICES

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## FLOOR PLAN



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