



4939 Directors Place

60,662 SF Class A sublease opportunity





Highlights

- 60,662 SF Class A sublease opportunity
- 2-story building with 11' floor-to-ceiling height throughout
- Master lease term expiration date of March 31, 2017
- 60% office, 40% lab ratio
- Flexible open-lab layout
- Mix of biology and chemistry lab space with adjacent specialty rooms
- 650kW emergency generator to support backup power needs
- Mix of open and private office space to suite multiple office layouts
- Large "all-hands" meeting room
- Existing furniture can be included with a sublease transaction



Building Specs

Building size	60,662
Available s.f.	60,662
Approximate Office/Lab ratio	60/40
Year built	2001
Zoning	IL-2-1
Building height	35ft
Elevators (loading/person)	2w DW
Floor-to-floor height	16ft
Floor-to-ceiling height	11ft
Floor live loads	3,000psi
Fire sprinklers	yes
Parking	surface
Security system	1
Power capacity (Amps)	4,000
Server room	1
Telecommunications (CAT 5, CAT6, etc.)	cat5
Available lab utilities and gases (CO2, N2, air, vac, etc.)	N2 air, vac
Gas or electric available	both
Air handling capacity	5 AH
# of fume hoods	31
Air circulation (changes per hour)	12-Oct
# of biosafety cabinets	6
Boilers	3 hot water boilers
Building management system	Metasys
Hazardous materials storage	1
# of control areas	3
Generator	650KW

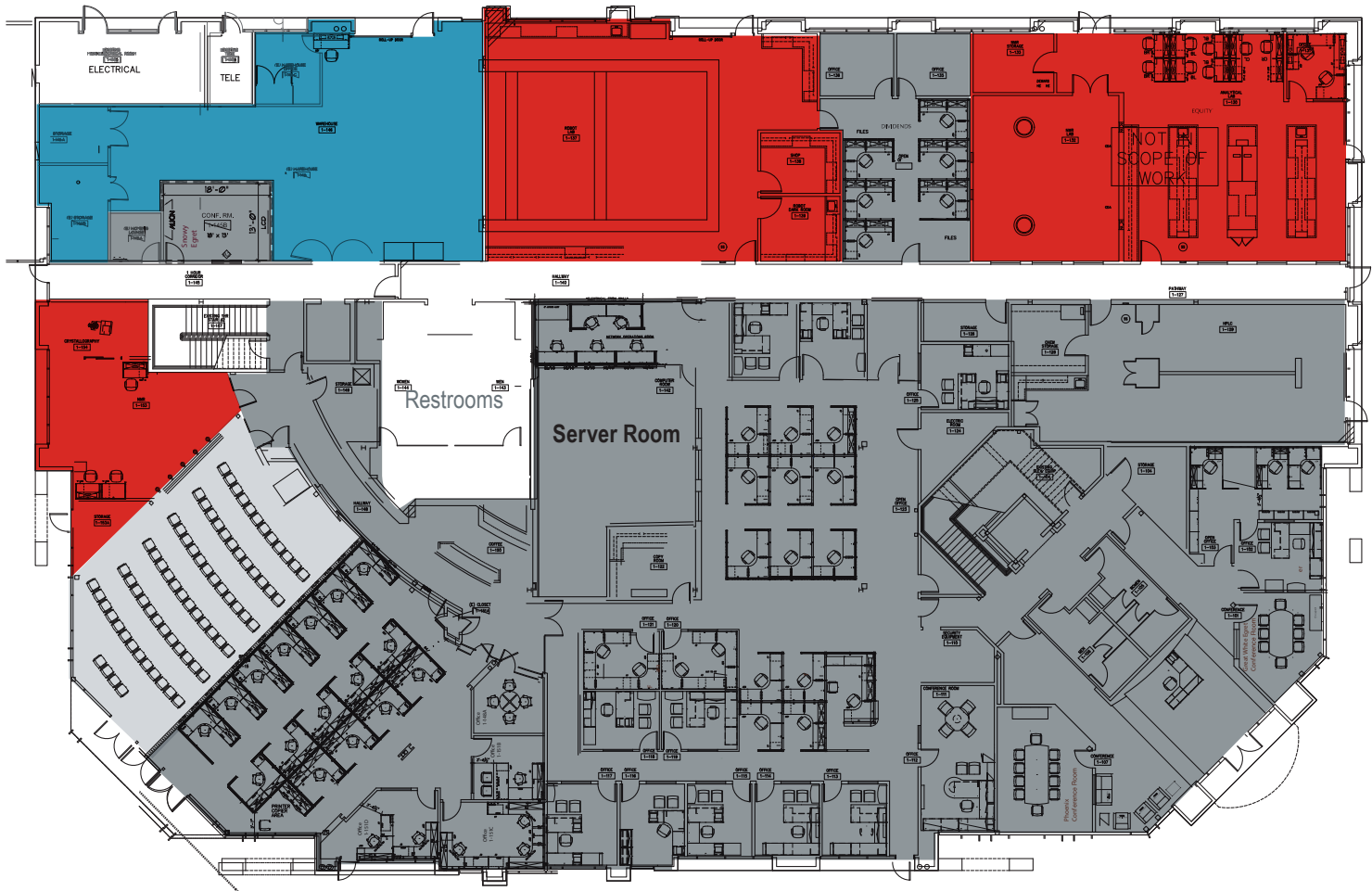


NMR room	1
Cold room	1
Autoclave/glasswash	1 each
DI water, soft water, purified water	soft wtaer, RO/DI
# of benches	15 east, 12 west
Bench countertop finishes	laminate
# of private offices	33
# of workstations	154
Copy/mail room	1 each
Bathrooms with showers/lockers	2 (1)
Kitchen/break room	1



First Floor Plan

■ Lab ■ Office ■ Warehouse/storage



Features

- Large all-hands meeting room
- Robotics lab
- Analytical lab
- NMR lab
- Large warehouse area with shipping/receiving

Workstations

- Within lab area: 10
- Within office area: 33

*Note: All furniture can be included with a sublease transaction

Private offices

- Within lab area: 1
- Within office area: 15

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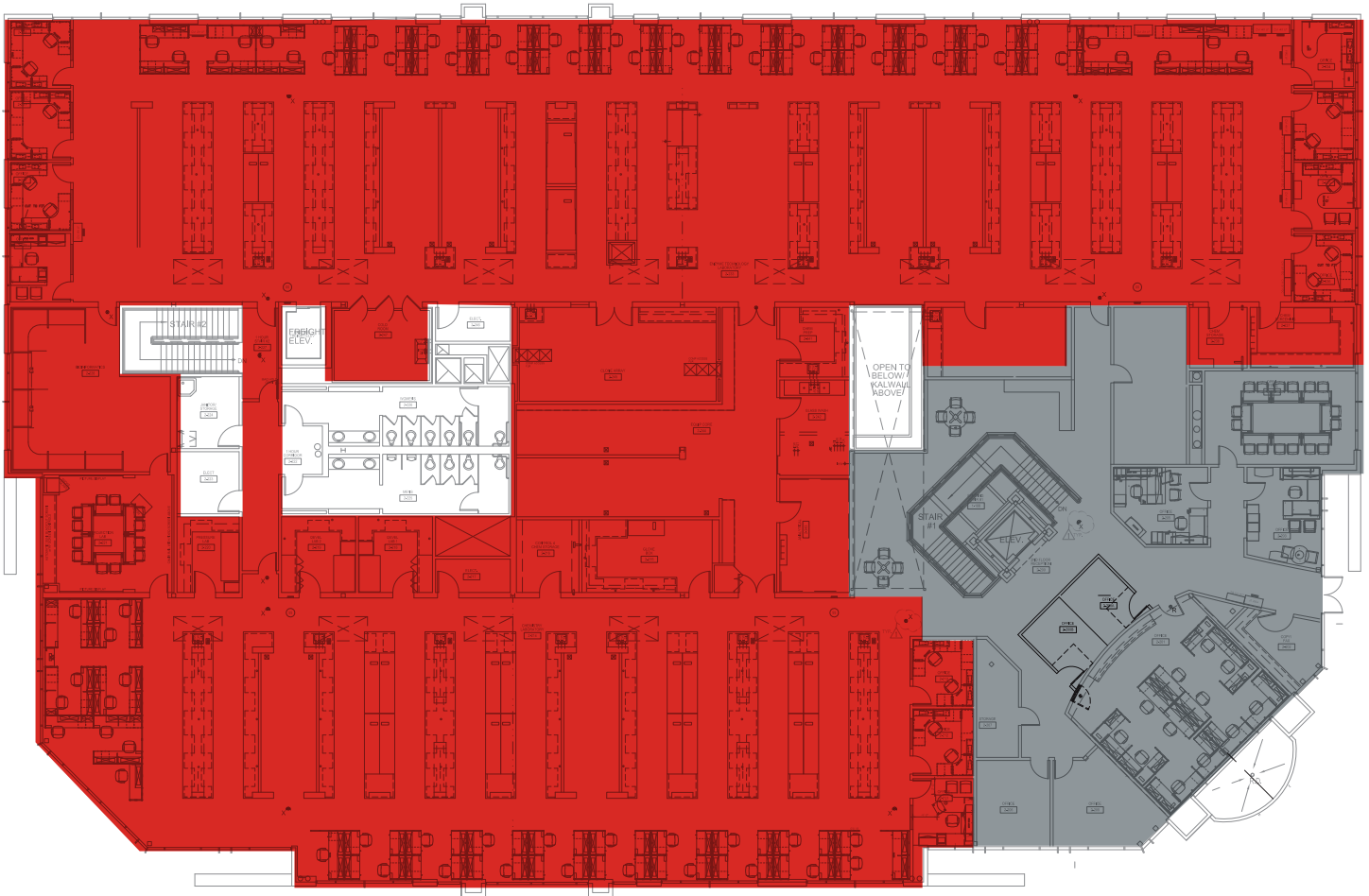
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Second Floor Plan

■ Lab ■ Office ■ Warehouse/storage



Features

- Biology and chemistry lab
- Specialty rooms include:
 - Bioinformatics
 - Clone array
 - Chem screening
 - Analytical lab
 - Walk-in cold room
 - Glasswash room

Workstations

- Within lab area: 111
- Within office area: 12

*Note: All furniture can be included with a sublease transaction

Private offices

- Within lab area: 11
- Within office area: 6

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Area Amenities

- 1 Sorrento Plaza**
- Croutons Restaurant
 - Subway
 - Rubio's Fresh Mexican Grill
 - Sher Punjab Indian
 - Skewers
 - Opera Café and Patisserie

- 2 Sorrento Court**
- Starbucks Coffee
 - Quiznos
 - Jamba Juice
 - Banks
 - Dry Cleaner
 - Car Wash and Gas Station
 - Dentist
 - Optometrist
 - Precision Fitness
 - The Greek Cafe
 - McDonald's
 - Chicks Natural
 - Thai Chada
 - Salad Farm

- 3 Courtyard by Marriott**
- 4 Karl Strauss**
- 5 Chili's**
- 6 Holiday Inn Express**
- 7 Country Inn & Suites**
- 8 Hyatt House**
- Oasis Grill
- 9 Sorrento Mesa Crossroads**
- Nico's Taco Shop

- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille
- Kabul House of Kabobs
- Pho Station Vietnamese
- Moose's BBQ and Philly
- Cheesesteak
- Orchids Nails & Spa
- Sorrento Wine and Spirits

- Submarina
- The Grill and Market
- Hanaya Sushi
- Sunrise Café
- Kings Garden Chinese
- Florist
- Day Care
- 805 Segue Body Wraps

- 10 Homestead Suites**

- 11 Residence Inn**



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