

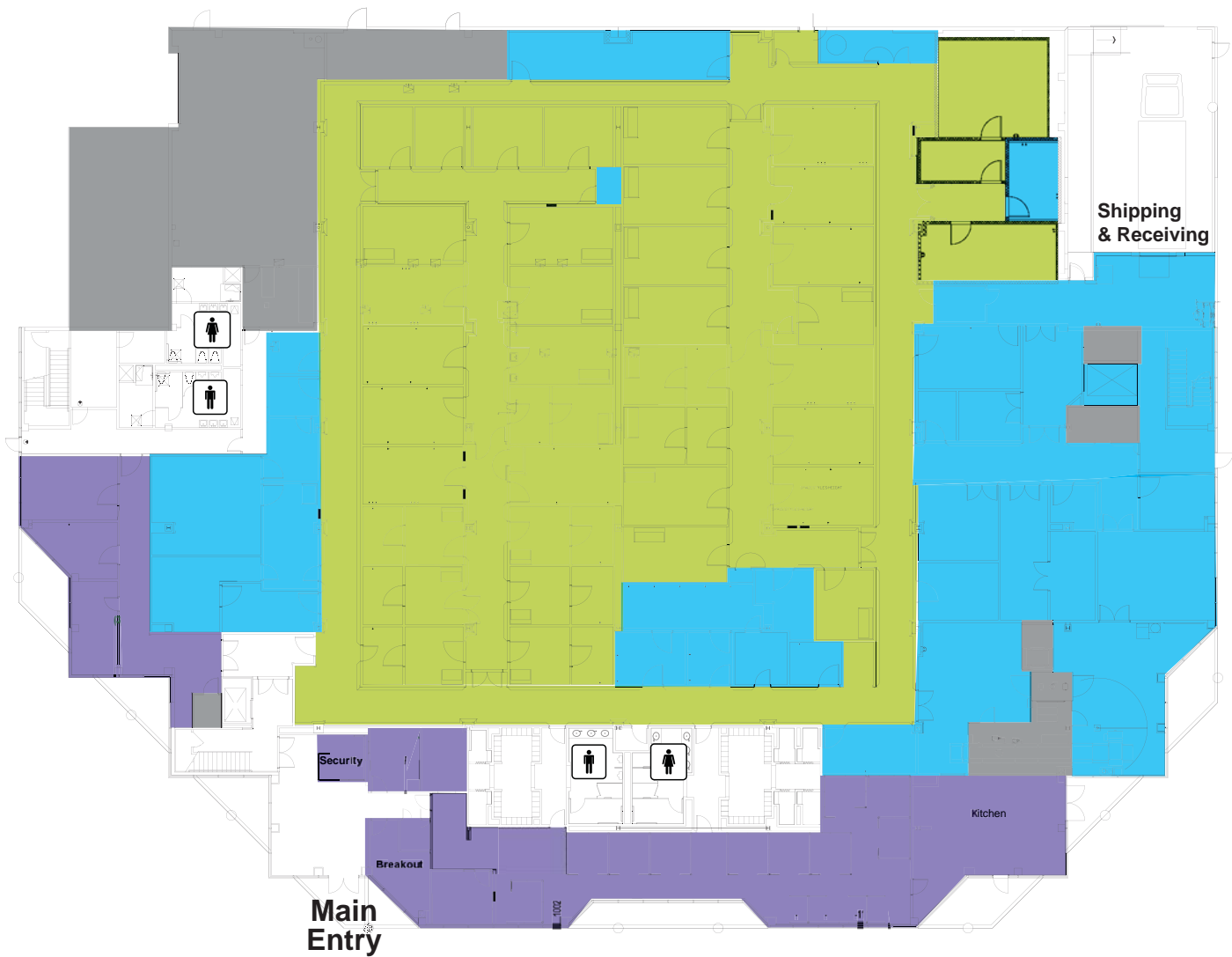


9880 Campus Point Drive

San Diego, California • Laboratory Facility

- 71,510 s.f. available for sublease (divisible)
- Two story with newly improved lab, office and vivarium space
- Approx. 8,300 s.f. lab space | Approx. 22,890 s.f. office space | Approx. 38,360 s.f. vivarium space
- Master lease expires January 31, 2018



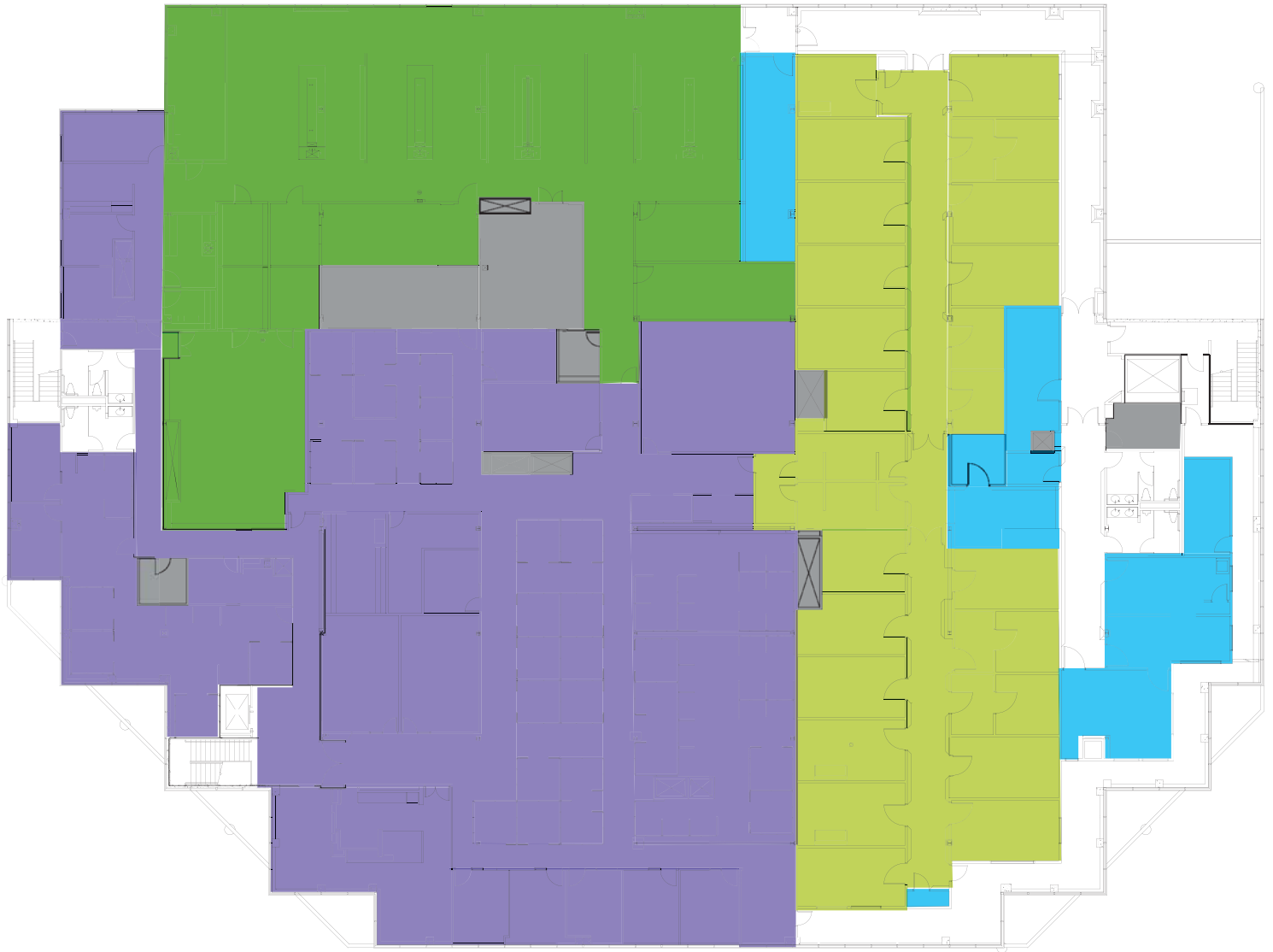


First Floor Plan—Approx. Approx. 35,350 s.f.






	Mechanical	1,960 s.f.
	Vivarium	} 25,360 s.f.
	Vivarium Support	
	Office/Admin	8,030 s.f.

Building features

- 8,300 s.f. lab space includes tissue culture, freezer farm, four fume hoods and glass wash/autoclave
- 22,890 s.f. office space, fully furnished
- Lunch room, conference rooms, and mail/copy room
- 38,360 s.f. vivarium space includes support, cage wash facilities on first (tunnel and rack) and second floor, vacuum bedding disposal
- 50 rodent housing/procedures room placed in 8-12 room suites, 4 suites on first floor and 2 suites on second floor (23 rooms on second floor with separate interior access)
- Rodent housing in ventilated wall mount and mobile racks, water bottle and pouch systems
- Large animal suite housing 12 canines in runs, 12 separate cages for in study housing, treatment area
- Fully enclosed receiving area at loading dock for animal and supplies, shipping crate decontamination area, central oxygen to procedure and surgical rooms
- Renovated and new HVAC designed to NIH Guide specifications (air changes, temperature, non-recirculated air, generator backup with 48 h at full load including HVAC)
- Security features include video monitoring, biometric and card access to core
- Reception area, fully enclosed receiving area at loading dock, service elevator, server room



Second Floor Plan—Approx. 36,160 s.f.

	Mechanical	
	Vivarium	} 13,000 s.f.
	Vivarium Support	
	Office/Admin	14,860 s.f.
	Laboratory	8,300 s.f.

▪ Divisible to approximately 25,000 s.f. to create a wet lab and office suite





- Located in the UTC/Eastgate submarket
- Close proximity to a number of nearby amenities that include:
 - Hotels
 - Restaurants
 - Housing
 - Retail
- Corporate Neighbors include:
 - Eli Lilly
 - Covance
 - Celgene
 - Pfizer
 - The Scripps Research Institute
 - The Salk Institute
 - UCSD
 - Sanford Burnham Medical Research Institute
- Easy access to Interstate 5 & 805

9880 Campus Point Drive

San Diego, California • Laboratory Facility

Chad Urie
Executive Vice President

+1 858 410 1187

chad.urie@am.jll.com

License no. 01261962

Grant Schoneman
Vice President

+1 858 410 1252

grant.schoneman@am.jll.com

License no. 01516695