

SUBLEASE CLASS A 54,611 RSF LABORATORY AND OFFICE

(1st floor-52,671 rsf / basement-1,940 rsf)









ADDRESS 7473 Lusk Blvd., San Diego, CA 92121

SF AVAILABLE 54,611 rsf (1st floor-52,671 / basement-1,940 rsf)

APPROX. OFFICE/LAB RATIO 1st floor: 30%/70%

SECURITY Security fobs and biometric fobs

TELECOMMUNICATIONS Cat6 & fiber. Data Center on the 2nd floor includes FM-200

fire suppression ststem.

AVAILABLE LAB UTILITIES AND GASES N2 via 3000gal outside bulk tank at 145psi, Compressed

air via screwdrive compressor with dryer at 125psi, Vacuum via dual (1 on 1 off) 60hp electric drive water cooled pumps. DI water spigots at lab sinks operating at 18.5meg ohm at

source.

OF FUME HOODS 52

OF BIOSAFETY CABINETS 10

BOILERS 2

BUILDING MANAGEMENT SYSTEM Siemens Insight

HAZARDOUS MATERIALS STORAGE No

of CONTROL AREAS 4

GENERATORS 2

NMR ROOMS 2

COLD ROOMS 3 in basement

AUTOCLAVE/GLASSWASH Autoclave:1 in basement

Glasswash: 3 on 1st floor

TISSUE CULTURE/CELL CULTURE ROOMS 3

BENCH COUNTERTOP FINISHES Black trespa

of CONFERENCE ROOMS 5

OF PRIVATE OFFICES 1st floor: 14

BATHROOMS WITH SHOWERS/LOCKERS Located in the common gym and vivarium

KITCHEN/BREAK ROOM 1st floor: 1

Access to Sorrento Summit Cafe



- - Village Croutons Restaurant
 - Subway
 - Rubio's Fresh Mexican Grill
 - Sher Punjab Indian
- Skewers
- -Opera Cafe and Patisserie
- Sorrento Plaza

- Banks
- Dry Cleaner
- Car Wash and Gas Station
- Dentist

- The Greek Cafe
- McDonald's
- Salad Farm

- 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

Courtyard by Marriott

- Country Inns & Suites

- Holiday Inn Express

6 - Nico's Taco Shop

- Submarina - The Grill and Market

- Hanaya Sushi

- Sunrise Cafe

4 - Chili's

- Homestead Suites - Orchids Nails & Spa - Sorrento Wine and Spirits
 - 8 The Winesellar & Brasserie

- Woodfin Hotel

- Kings Garden Chinese - Florist

- 805 Segue Body Wraps

Fresh & Easy

- Day Care

6 - Oasis Grill



- Starbucks Coffee
- Quiznos
- Jamba Juice

- Optometrist
- Precision Fitness
- Chicks Natural
- Thai Chada





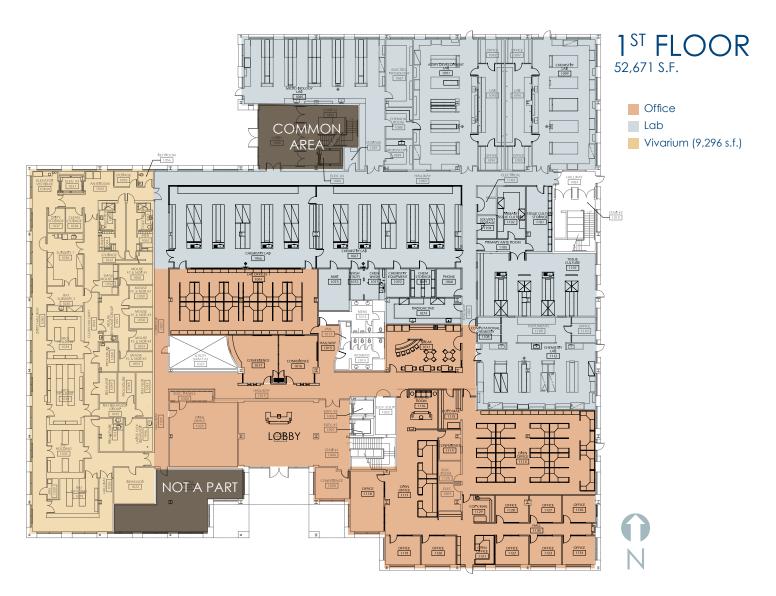
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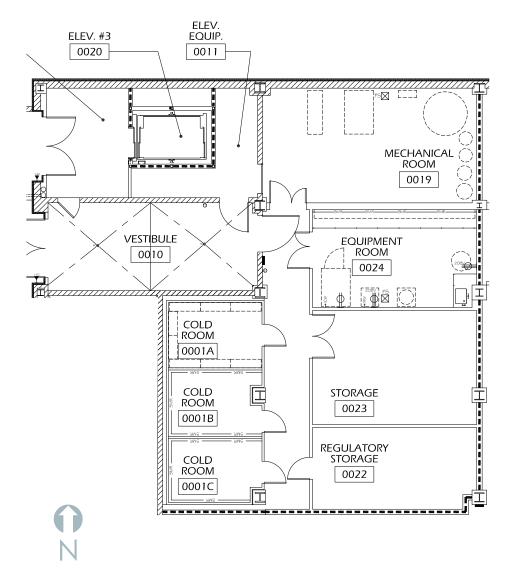












BASEMENT 1,940 S.F.







