

**\$2.25/rsf**  
**NNN**



## SUBLEASE

**CLASS A 54,611 RSF LABORATORY AND OFFICE**

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



A photograph of a modern office hallway. The hallway is carpeted and features a series of glass-walled offices on the left side. The glass is partially frosted, and the frames are made of a dark metal. The ceiling has recessed lighting fixtures. The hallway leads to a bright area at the end, possibly an entrance or a large window.

# SORRENTO SUMMIT

## Space Overview

The sublease at 7473 Lusk Boulevard consists of a three-story lab and office premises with high-end Class “A” finishes throughout. With specialty lab functions located on the lower level and the first and second floors each containing a mix of lab and office space, this sublease presents a great opportunity for biotech and research organizations to be situated within a highly efficient layout.

## Area Overview

Situated high on the bluff on Lusk Boulevard, the project provides a tranquil business and R&D environment with exceptional views of the San Diego coastline. With its location on the western edge of the Sorrento Mesa submarket, 7473 Lusk Boulevard provides quick access to both the I-805 and I-5 freeways as well as close proximity to the Sorrento Valley Coaster station. A number of nearby amenities and restaurants are within a close drive to the building.

# BUILDING CHARACTERISTICS

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 system.
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



**1 Village**

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

**2 Sorrento Plaza**

- 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

- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille
- Kabul House of Kabobs
- Moose's BBQ and Philly
- Cheesesteak
- Orchids Nails & Spa
- Sorrento Wine and Spirits
- Kings Garden Chinese
- Florist
- Day Care
- 805 Segue Body Wraps

- 6** - Oasis Grill  
- Woodfin Hotel

**7 Homestead Suites**

**8 The Winesellar & Brasserie**

**9 Fresh & Easy**

**3 Courtyard by Marriott**

- 4** - Chili's  
- Country Inns & Suites  
- Holiday Inn Express

- 5** - Nico's Taco Shop  
- Submarina  
- The Grill and Market  
- Hanaya Sushi  
- Sunrise Cafe



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# 1<sup>ST</sup> FLOOR

52,671 S.F.

- Office
- Lab
- Vivarium (9,296 s.f.)





# BASEMENT

1,940 S.F.

