



50,055 SF laboratory project | 28,103 SF available for lease



waples **research centre**

9535 Waples Street



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Overview



PROPERTY OVERVIEW

9535 Waples Street is a unique blend of top quality lab and office space that includes biology, chemistry and vivarium uses. With abundant glass and high ceiling heights throughout the interior lab and office areas, the building provides a comfortable and efficient work environment.

THE AREA

Located within the Sorrento Mesa submarket, 9535 Waples Street is within close proximity to a number San Diego's largest corporations, including: Qualcomm, Gen-Probe and Scripps Health. The building is located within a short drive to a number nearby shops and restaurants as well as within walking distance to some of San Diego's best networking venues - The WineSellar & Brasserie and Green Flash Brewing Company.

BUILDING HIGHLIGHTS

- 2-story lobby serviced by elevator
- High visibility with easy access off of Mira Mesa Blvd.
- Abundant interior glass that provides natural light to lab and office areas
- High ceilings providing comfortable work environment
- Dedicated shipping/receiving area in the back of the building



Amenities in the Area

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

3 Courtyard by Marriott

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

- McDonald's
- Chicks Natural
- Thai Chada
- 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
- Orchids Nails & Spa
- Sorrento Wine and Spirits

5 Nico's Taco Shop

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

6 Oasis Grill

- Woodfin Hotel

7 Homestead Suites

8 The Wine Sellar & Brasserie

9 Fresh & Easy

10 Green Flash Brewing Company

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Building Specs

9535 Waples Street



BUILDING FEATURES

- Freestanding 2-story building – 50,055 SF
- Built in 1983; Major Renovation completed in 2006
- 12' ceiling height on 1st floor; 10' ceiling height on 2nd floor
- Biology and Chemistry labs
- Vivarium space
- E-Power
- Shipping/Receiving area

BUILDING SPECIFICATIONS

Floor Load:	80lbs.
Ceiling Height:	10'—12'
HVAC Capacity/Equipment:	2 Chillers (400 tons), 3 AHU, 2 Boilers
Electrical:	2,500 Amp 480/277v
Generator:	150 kW diesel generator
Security:	24-hour card key system provides access through the main lobby entrance
Water Capacity:	City of San Diego, 2" line
Dock areas:	1 loading/receiving area with 2 tenant delivery access
Elevator:	1-Hydraulic

9535 Waples Street

FIRST FLOOR PLAN

18,794 square feet | 13 private offices | 16 fume hoods



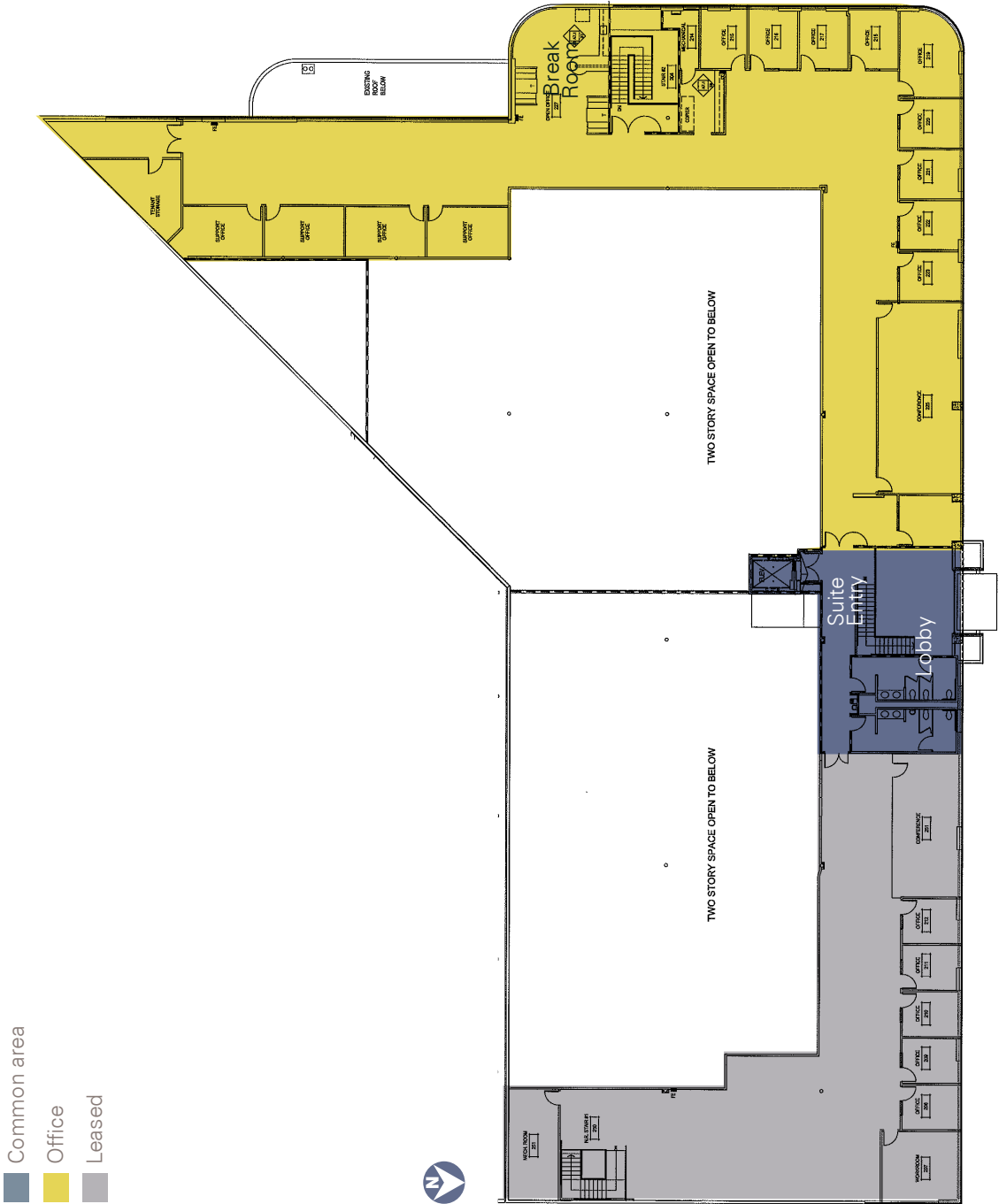
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SECOND FLOOR PLAN

9,309 square feet | 13 private offices | large conference room | open area for workstations



About Biomed Realty



BioMed Realty is a real estate investment trust (REIT) focused on Providing Real Estate to the Life Science Industry®. We acquire, develop, own and operate laboratory and office space. Our properties are designed to effectively support the demanding needs of a wide range of pharmaceutical, biotechnology and research institutions. The company's properties are located predominantly in the major U.S. life science markets of San Diego, San Francisco, Seattle, Boston, New York/New Jersey, Pennsylvania and Maryland, which have well-established reputations as centers for scientific research.

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