

FOR LEASE

LIFE SCIENCES / BIOTECH SPACE



9215 BROWN DEER RD, SUITE C

SAN DIEGO, CALIFORNIA 92121

PROPERTY FEATURES

- » ±4,710 SF available
- » Brand new improvements just completed
- » Corporate image with 30% office and balance lab
- » Biotech, microbiology and chemistry space
- » Extensive benches (approximately 234 linear foot) included
- » Fume hood installed with independent climate control
- » Dedicated tissue culture or lab support room
- » 1 grade level truck door
- » Prime location within minutes of I-805, I-5 and I-15
- » Shipping, receiving and equipment area
- » Available now

LEASE RATE: \$2.50 PSF NNN

YEAR 1 PROMOTIONAL RATE: \$2.25 PSF NNN

***MINIMUM 3 YEAR LEASE TERM**



CHRIS DUNCAN, Vice President **RANDY LACHANCE, SIOR**, Senior Vice President **WESTON YAHN**, Senior Associate

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REAL ESTATE SERVICES

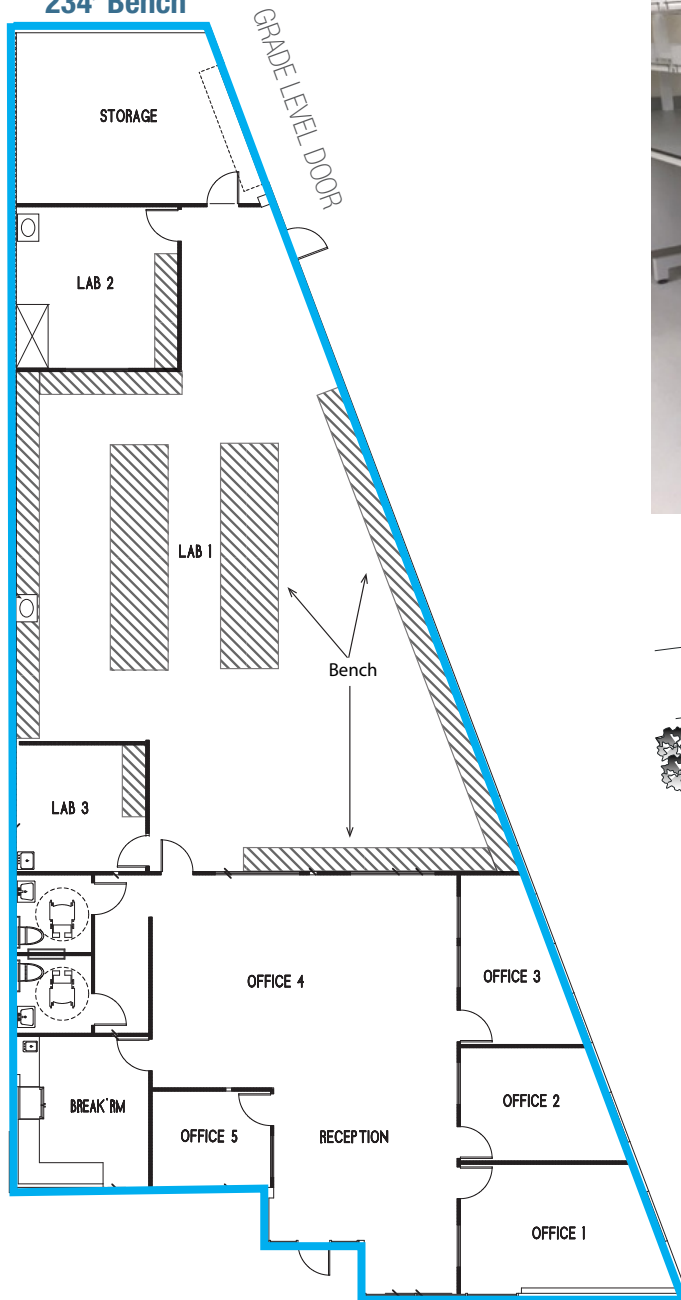
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FLOOR PLANS

Suite C:
±4,710 SF
234' Bench



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