nuveen

10222
BARNES CANYON RD.

creating
Boundless
discoveries

for lease
29,499 SF LAB SPACE





Embarking on Exploration:

Launching into Sorrento Mesa's Life Science Epicenter

> Located in the highly desirable location of Sorrento Mesa, 10222 Barnes Canyon takes center stage in the bourgeoning life science hub of Sorrento Mesa. Amidst this rapidly advancing market, the building spanning 81,976 square feet assures tenants the prospect of cutting-edge laboratory facilities and prominent exposure to one of San Diego's fastest growing life science clusters.



Property Highlights

- Existing Biology & Chemistry Labs
- 81,976 SF Lab Building
- Existing Vivarium
- Solar Panel System to Reduce Energy Costs
- Back-up Generator On-Site (150KW)
- HVAC: Package Unit System
- Power: 3000 AMPS
- Compressed Air
- Existing EV Car Charging Stations
- Outdoor Lounge and Patio Areas
- Building and MEP Systems Renovation in 2018
- 3.4 per 1,000 SF Parking

Prominent Signage Opportunity Facing **Barnes Canyon Rd**









10222
BARNES CANYON RD.

29,499 SF LAB SPACE AVAILABLE

creating

Purposeful Environments

with specialized design

As-Built Floor Plan

65% Office

35% Lab



Space Build-Out:

- Existing Lab Includes Biology, Chemistry, and Vivarium (~1,000 SF)
- 35% : 65% Lab to Office Ratio
- Shipping & Receiving Area
- 150KW Back-Up Generator
- Lab Specs Include: 8 Fume Hoods, Compressed Air, Sinks (DI)
- Open Break Room / Lounge Areas
- Direct Access to Outdoor Lounge
- 25 Private Offices
- Multiple Conference and Board Rooms (x4)
- Open Office Area for Cubes (86 Workstations)
- Fitness Center & Showers

360°

curating spaces to meet the

Unique Needs

of life science innovators

29,499 SF LAB SPACE AVAILABLE

Hypothetical Floor Plan

50% Office

50% Lab

Patio Area



Space Build-Out:

LAB AREA:

- 50% : 50% Lab to Office Ratio
- Biology & Chemistry Lab
- 8 Existing Fume Hoods (expandable to 12)
- 150KW Back-up Generator
- 24 Benches
- (109 knee holes)
- Vivarium (approx. 1,000 SF)
- 9 Lab Support Rooms
- Freezer Storage
- Shipping/Receiving

OFFICE AREA:

- Open Area for 72 Desks
- Open Area for 42 Cubes
- Board Room
- 2 Conference Rooms
- 9 Private Offices
- 5 Huddle and Phone Rooms
- Open Break Room / Lounge Areas
- Direct Access to Outdoor Lounge
- Showers

curating spaces to meet the

Unique Needs

of life science innovators

29,499 SF LAB SPACE AVAILABLE

Hypothetical Floor Plan

50% Office

50% Lab

Patio Area



Space Build-Out:

LAB AREA:

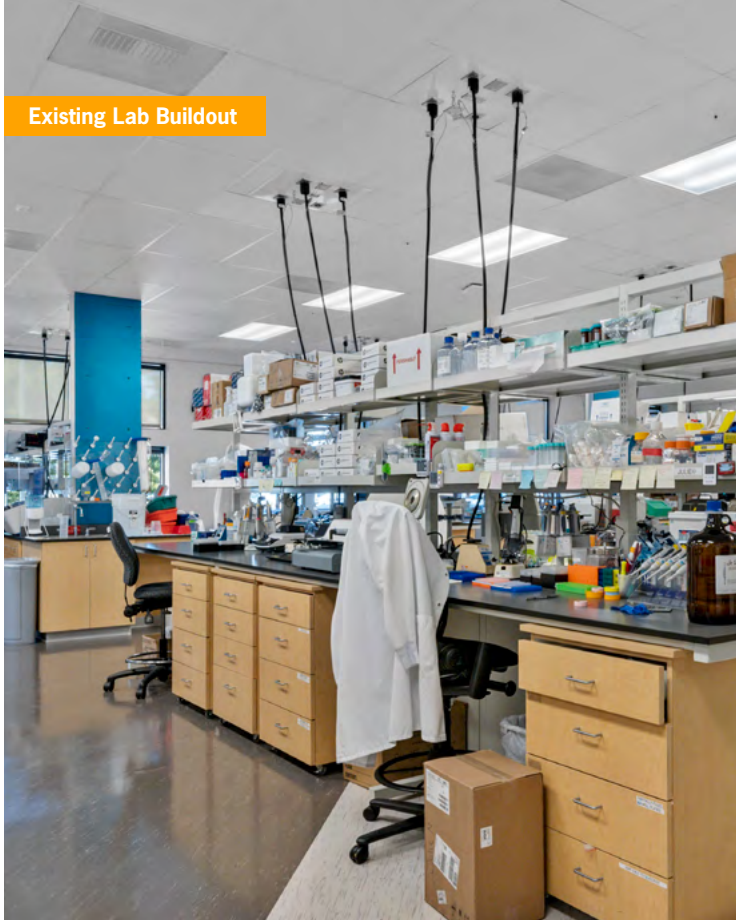
- 50% : 50% Lab to Office Ratio
- Biology & Chemistry Lab
- 8 Existing Fume Hoods (expandable to 12)
- 150KW Back-up Generator
- 26 Benches
- (121 knee holes)
- 10 Lab Support Rooms
- Shipping/Receiving

OFFICE AREA:

- Open Area for 72 Desks
- Open Area for 42 Cubes
- Board Room
- 2 Conference Rooms
- 9 Private Offices
- 5 Huddle and Phone Rooms
- Open Break Room / Lounge Areas
- Direct Access to Outdoor Lounge
- Showers




Outdoor Patio


Existing Lab Buildout




Conference Room


Break Room / Cafe

nearby amenities

Lodging

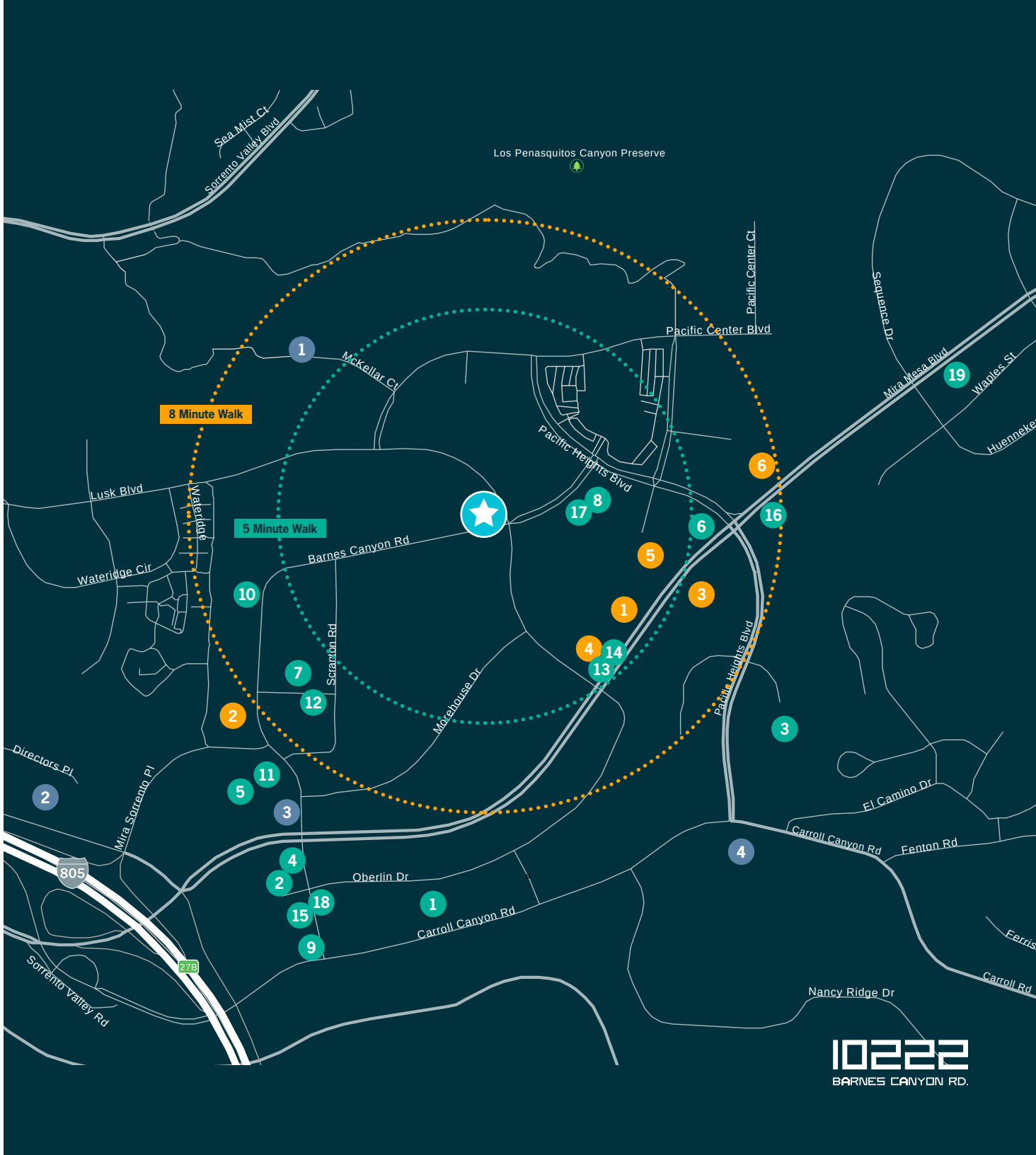
1. Country Inn & Suites
2. Courtyard by Marriott
3. Extended Stay by America
4. Holiday Inn Express & Suites
5. Hyatt House
6. Residence Inn by Marriott

Services/Entertainment

1. ChargePoint Charging Station
2. ChargePoint Charging Station
3. Planet Fitness
4. Sorrento Canyon Golf Center

Dining

1. Cafe de Anza
2. California English
3. Cargo Cafe - Sorrento Valley
4. Chik-fil-A
5. Mercato Food Hall
   - BHC Chicken
   - Corner Office Craft Bar & Kitchen
   - Coxinha Store
   - Fiesta Mexican Grill
   - Grater Grilled Cheese
   - McDonalds
   - Flame Broiler
   - Ike's Love and Sandwich's
6. Gravity Heights
7. Karl Strauss Brewing Company
8. Sorrento Mesa Business Center
   - Mada Sao
   - Mr. Holy Gao
   - Madras Cafe
   - Naseem's Bakery & Kabob
   - Hanaya Sushi
9. Moment Sushi
10. Farmers Fridge
11. Grater Greens
12. Park Commons
    - Jay's Dumpling House
    - Allspice Middle Eastern Cuisine
    - Fricken Burgers
    - Best Dressed Soups & Salads
    - Slow Poke
    - Breakfast at Park Commons
13. Jersey Mike's
14. Starbucks
15. Mich Masala Indian
16. Tadian Cafe
17. The Grill & Deli
18. Croutons
19. The WineSellar & Brasserie



life sciences

Life Sciences

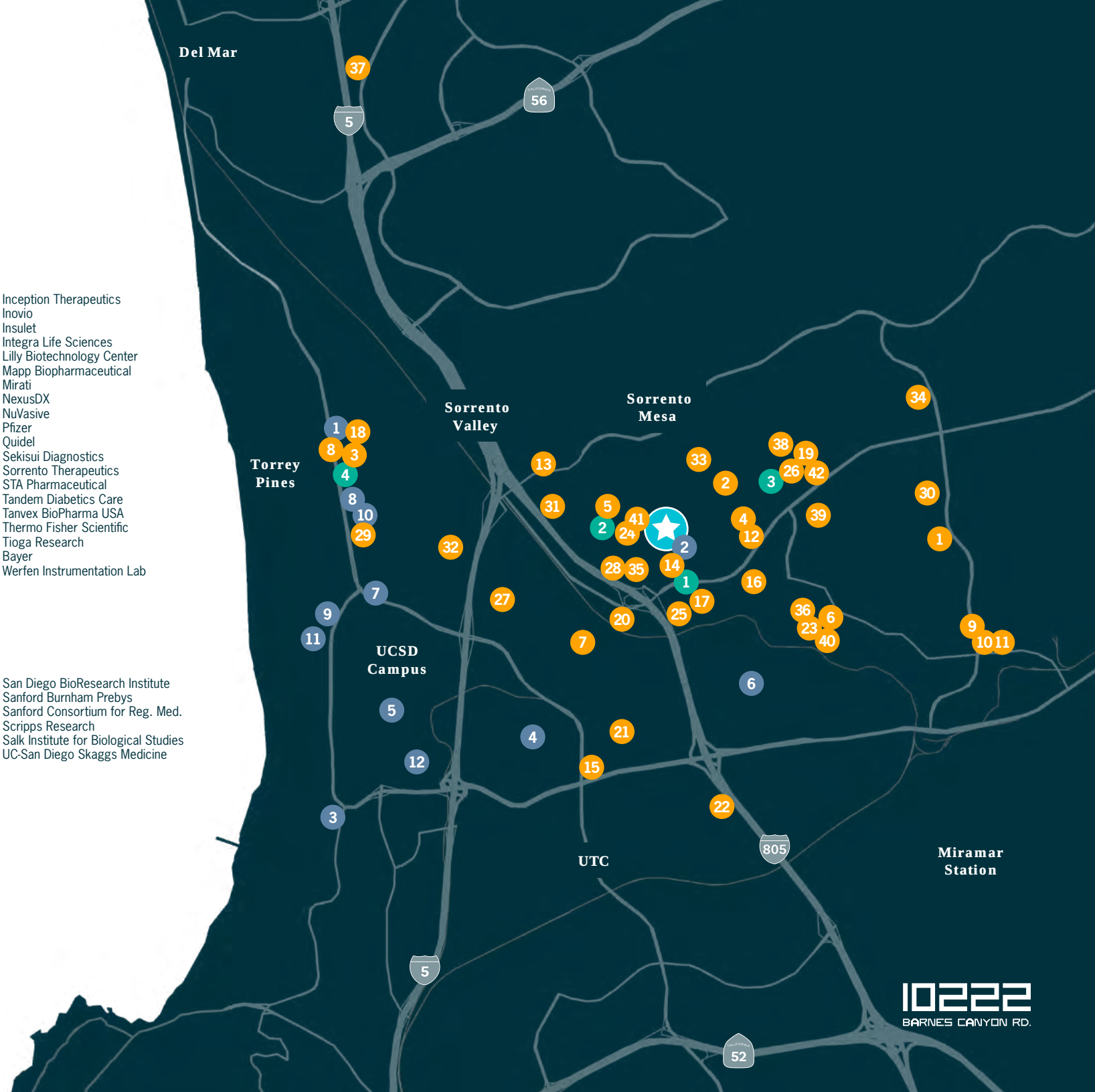
1. Abbott
2. Abzena
3. Agilent
4. Ajinomoto Althea, Inc.
5. AnaptyBio, Inc.
6. Arena Pharmaceuticals, Inc.
7. Athrosi Therapeutics
8. BD Biosciences
9. BioAgilytix
10. Perkins Elmer
11. Catalent
12. Crinectics
13. Dermala
14. Dexcom
15. EAG Laboratories
16. Encodia
17. Eurofins
18. Exact Sciences
19. Genopis
20. Helix
21. Human Longevity
22. Illumina
23. Inception Therapeutics
24. Inovio
25. Insulet
26. Integra Life Sciences
27. Lilly Biotechnology Center
28. Mapp Biopharmaceutical
29. Mirati
30. NexusDX
31. NuVasive
32. Pfizer
33. Quidel
34. Sekisui Diagnostics
35. Sorrento Therapeutics
36. STA Pharmaceutical
37. Tandem Diabetics Care
38. Tanvex BioPharma USA
39. Thermo Fisher Scientific
40. Tioga Research
41. Bayer
42. Werfen Instrumentation Lab

Research Institutes

1. Calibr at Scripps Research
2. California Life Sciences
3. J. Craig Venter Institute
4. La Jolla Ins. for Immunology
5. Ludwig Cancer Research
6. Pacific America
7. San Diego BioResearch Institute
8. Sanford Burnham Prebys
9. Sanford Consortium for Reg. Med.
10. Scripps Research
11. Salk Institute for Biological Studies
12. UC-San Diego Skaggs Medicine

Future Developments

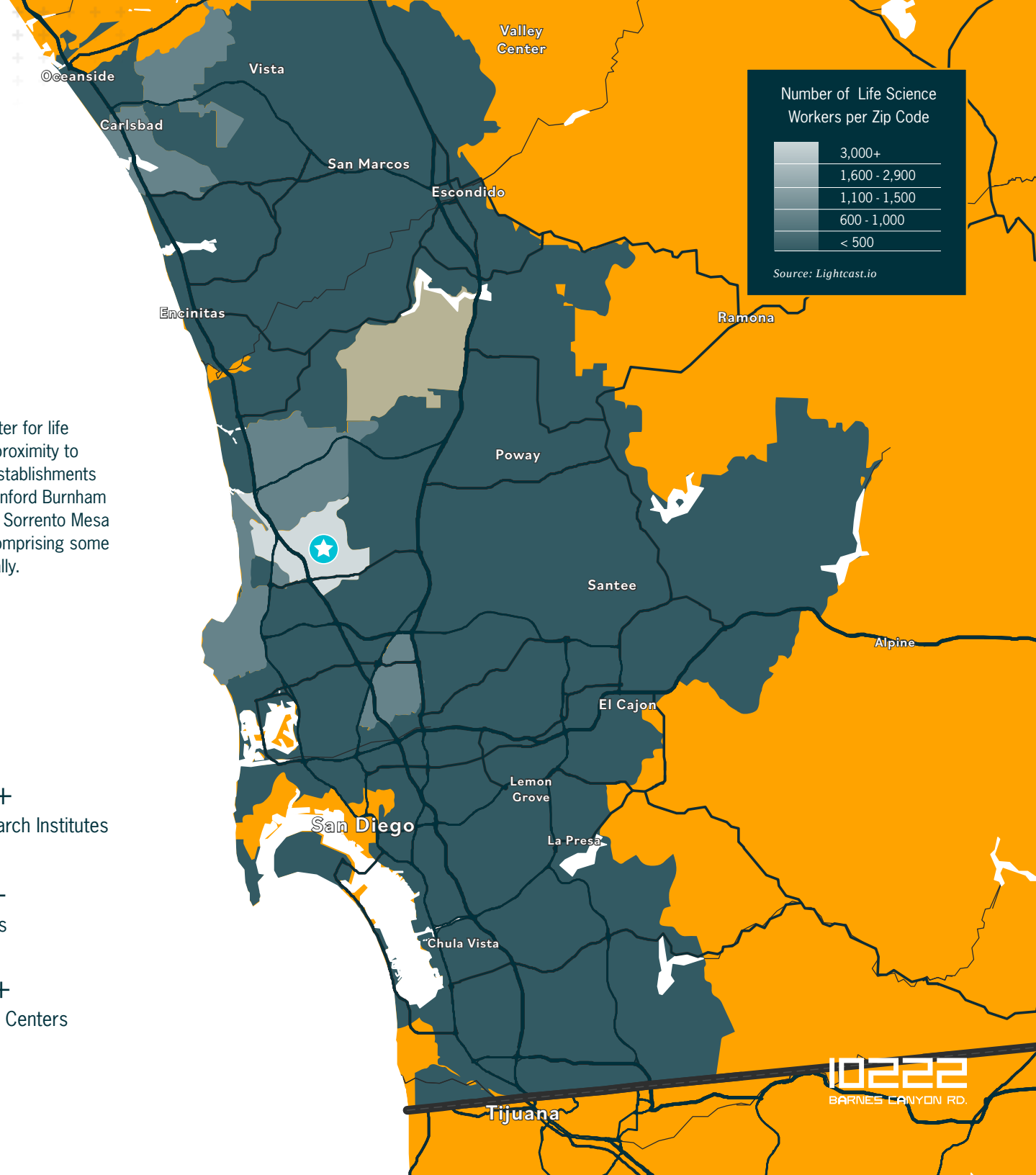
1. Bioterra
2. Headquarters Point
3. Pacific Center
4. Alexandria Tech Center



Sorrento Mesa's

Vibrant Landscape

Sorrento Mesa emerges as a prominent center for life science and biotechnology due to its close proximity to STEM graduates and prestigious research establishments like SDSU, UCSD, Scripps Research, and Sanford Burnham Prebys' Medical Discovery Institute. Being in Sorrento Mesa means being integrated into a community comprising some of the most brilliant research intellects globally.



Within a 15-Minute Drive:

- 1,100+ Life Sciences Companies
- 10+ Research Institutes
- 5+ Hiking Trails
- 11+ Hotels
- 16 Breweries
- 12+ Retail Centers

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