



OFFICE/LABORATORY SPACE **FOR LEASE OR SALE**

11055, 11065, 11075 ROSELLE STREET

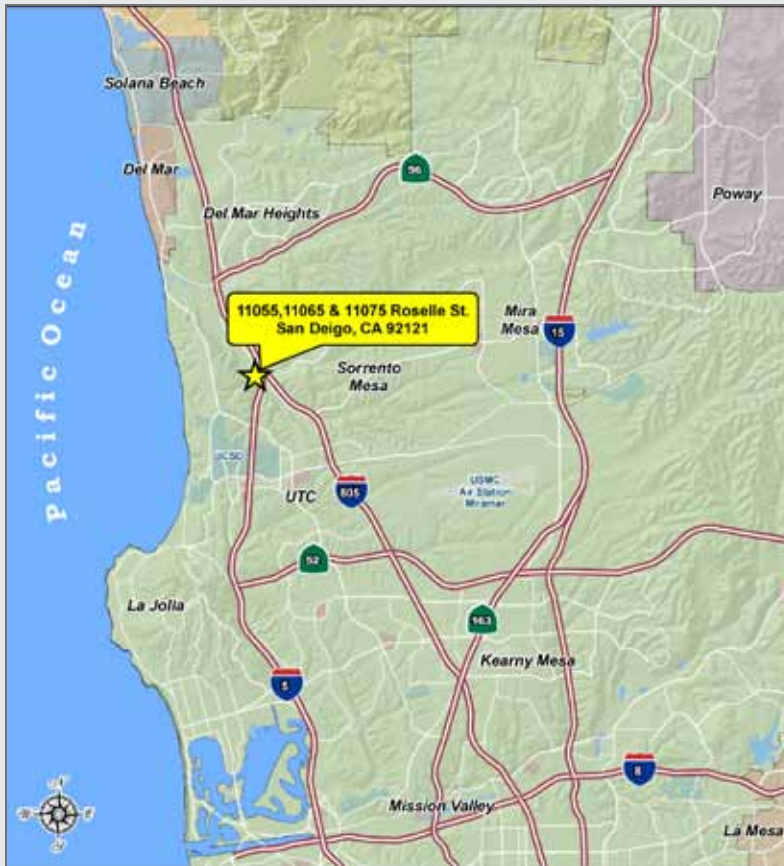
San Diego, California 92121



genzyme

 **CUSHMAN & WAKEFIELD**
GLOBAL LIFE SCIENCES

EXECUTIVE SUMMARY



Cushman & Wakefield has been retained as the Exclusive Agent for Genzyme Corporation to extend to qualified principals the opportunity to lease or to acquire three buildings, managed and maintained by Genzyme to Pharma grade, located at 11055, 11065 and 11107 Roselle Street (“Property”). The Property contains a total of 63,391 SF and is located within the submarket of Sorrento Valley, in San Diego, California. Buildings consist of a mix of office space, biology labs, lab support functions, a PCR suite, three separate cGMP pilot manufacturing suites, and various warehouse and storage space.

11055 ROSELLE STREET is 22,227.81 Total Gross Square Feet (GSF) with 21,968.76 Total Usable Square Footage (USF) and is single story. This building contains a 6,500 SF EU/FDA validated manufacturing suite which was recently built at a cost of ~\$1,000/SF.

11065 ROSELLE STREET is 17,226.92 Total Gross Square Feet (GSF) with 16,974.66 Total Usable Square Footage (USF) and is single story. This building contains a cGMP warehouse, PCR suite, and laboratory space.

11075 ROSELLE STREET is 23,936.19 Total Gross Square Feet (GSF) with 23,688.98 Total Usable Square Footage (USF).

The Genzyme Offering is zoned as IL-3-1 and is located in the Roselle area of the Sorrento Valley submarket, a submarket recognized for bioscience companies such as Althea Technologies, Sequenom, and Tandem Diabetes, and as well as several small start-up companies.

The property enjoys an attractive location in Sorrento Valley, with easy access from I-5 North and South, I-805, and the Sorrento Valley Coaster Station. The Genzyme buildings are a mix of specialized R&D facilities, designed to function as one operation, and are also well suited to support multiple tenants. The building's capabilities make it a perfect fit for users seeking a facility within a short distance of the Scripps Institute, UCSD, the Salk Institute, the Sanford Burnham Institute, and the larger life sciences companies in the San Diego submarket.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

BRENT JACOBS
Executive Director
858.558.5621
brent.jacobs@cushwake.com
CA License No.791657

GREG BISCONTI
Senior Director
858.558.5663
greg.bisconti@cushwake.com
CA License No.1167920

TED JACOBS
Associate Director
858.558.5675
ted.jacobs@cushwake.com
CA License No.185220

Cushman & Wakefield of San Diego, Inc.
CA License No. 1329963
4435 Eastgate Mall, Suite 200
San Diego, CA 92121
www.sdlifesciences.com



AREA COMPANIES



BRENT JACOBS
Executive Director
858.558.5621
brent.jacobs@cushwake.com
CA License No.791657

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858.558.5663
greg.bisconti@cushwake.com
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BUILDING SPECIFICATIONS - 11055 Roselle Street | 22,228 SF



1. Robust Central Plant

- (2) 150 ton Carrier chillers
- (2) Parker 70 HP boilers
- Johnson Metasys NAE for validated environments – building management system

2. Loading/Service

- Direct access to the exterior loading roll-up doors

3. Hazardous Materials Control Areas

- (2) External fenced-in areas located in rear of building

4. Electrical Capacity & Emergency Power

- Building main electrical service is 2000 A at 480 V
- Ample normal power expansion capacity available to the suite
- 400 KW emergency generator backup for the lab space and critical mechanical equipment

5. Utility Enclosures

- All utilities in fenced-in mechanical yard at rear of building

6. HVAC

- AHU-2 – 23,000 CFM & AHU-3 – 8,400 CFM for lab space
- AHU-2 supply fan with VHD
- Hot water reheat coils for individual zone temperature control

7. Lab Utilities

- Clean dry compressed air provided by a Powerex 63 SCFM @100 psig compressor and dryer
- Steam provided by two dedicated Parker 70 HP steam boilers
- RO/DI for WFI feedwater
- (3) Specialty gas auto-manifolds and cylinders located in fenced-in area in mechanical yard
- WFI – 500 gallon storage tank

8. Lab Space

- (1) 6FT Laminar flow hood
- (5) 6FT biosafety cabinets (BSC)
- ~6,500 EU compliant clean-room manufacturing space

9. Lab & Research Support

- Sterilizer room with sink
- Men's and women's locker rooms for gowning



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greg.bisconti@cushwake.com
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ted.jacobs@cushwake.com
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BUILDING SPECIFICATIONS - 11065 Roselle Street | 17,227 SF



1. Robust Central Plant

- MVB Raypak HHW boiler
- Johnson Metasys NAE for validated environments – building management system

2. Loading/Service

- Receiving area with dedicated, secure staging
- Direct access to the exterior loading roll-up doors

3. Hazardous Materials Control Areas

- NA

4. Electrical Capacity & Emergency Power

- Building main electrical service is 2000 A at 480 V
- Ample normal power expansion capacity available to the suite
- 200 KW emergency generator backup

5. Utility Enclosures

- NA

6. HVAC

- Packaged units
- Hot water reheat coils for PCR zone temperature control
- Gas/electric units for other areas

7. Lab Utilities

- NA

8. Lab Space

- NA

9. Lab & Research Support

- Cold room in warehouse
- (2) biosafety cabinets (BSC)



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BUILDING SPECIFICATIONS - 11075 Roselle Street | 23,936 SF



1. Robust Central Plant

- (2) 150 ton Carrier chillers
- (2) Parker 70 HP boilers
- Johnson Metasys PMI – building management system

2. Loading/Service

- NA

3. Hazardous Materials Control Areas

- (1) External fenced-in area located in rear of building

4. Electrical Capacity & Emergency Power

- Building main electrical service is 2000 A at 480 V
- Ample normal power expansion capacity available to the suite
- 135 KW and 150 KW emergency generators backup for the lab space and critical mechanical equipment

5. Utility Enclosures

- Fenced-in gas cylinder storage

6. HVAC

- (2) Supply fans with VFD
- Hot water reheat coils for individual zone temperature control

7. Lab Utilities

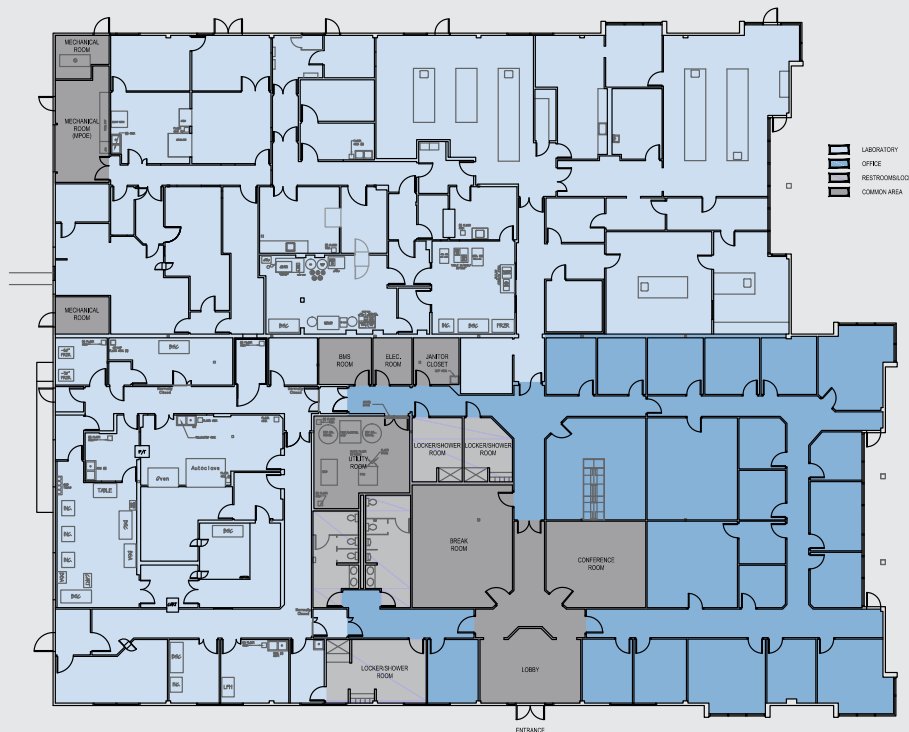
- Clean dry compressed air provided by a Infersol-Rand 73 SCFM @100 psig compressor and dryer
- Steam provided by two dedicated Parker 30 HP steam boilers
- RO/DI for WFI feedwater
- (4) Specialty gas auto-manifolds and cylinders located in mechanical room at back of building
- WFI – (2) loops with (2) 250 gallon storage tanks

8. Lab Space

- NA

9. Lab & Research Support

- (1) Glasswash, (2) sterilizers, (3) sinks
- Locker rooms for gowning



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