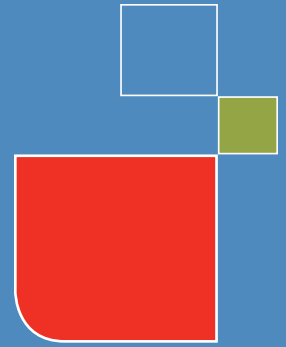


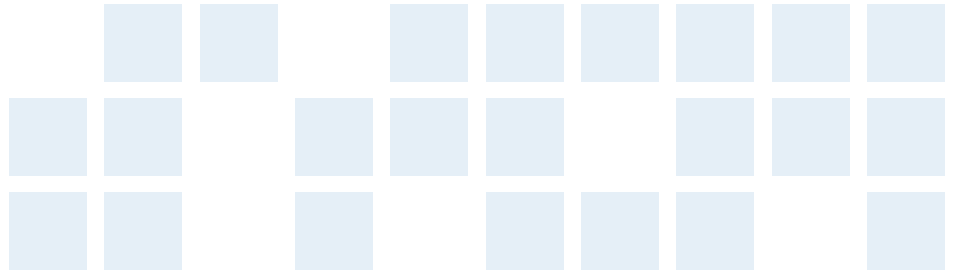
FOR LEASE



11107 Roselle Street

San Diego, CA 92121





11107 Roselle Street

■ 10,971 RSF WET LAB/OFFICE AVAILABLE

Building/Suite Features

- 37,714 RSF building
- Equipped for biology, chemistry, and vivarium uses
- Close proximity to I-5 and I-805
- Building signage available
- On-site amenities include HVAC, lab utilities, lab space, lab research & support
- 10,971 RSF available immediately
- **Asking rate: \$1.55 SF/Mo NNN**

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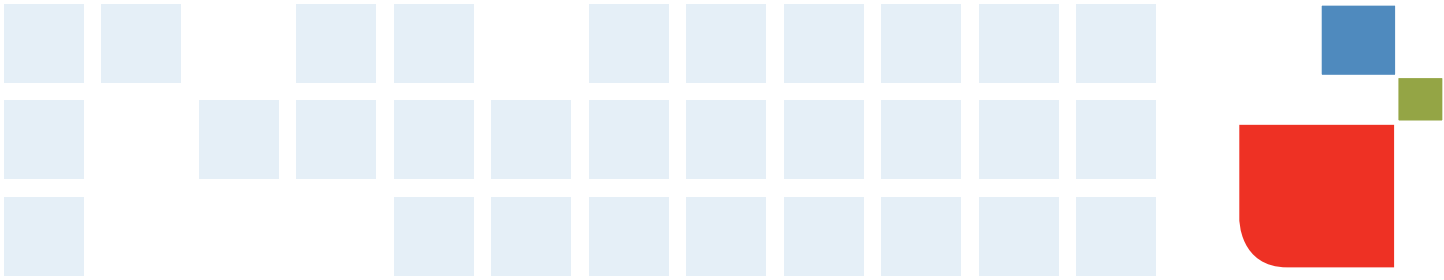
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LABORATORY ATTRIBUTES

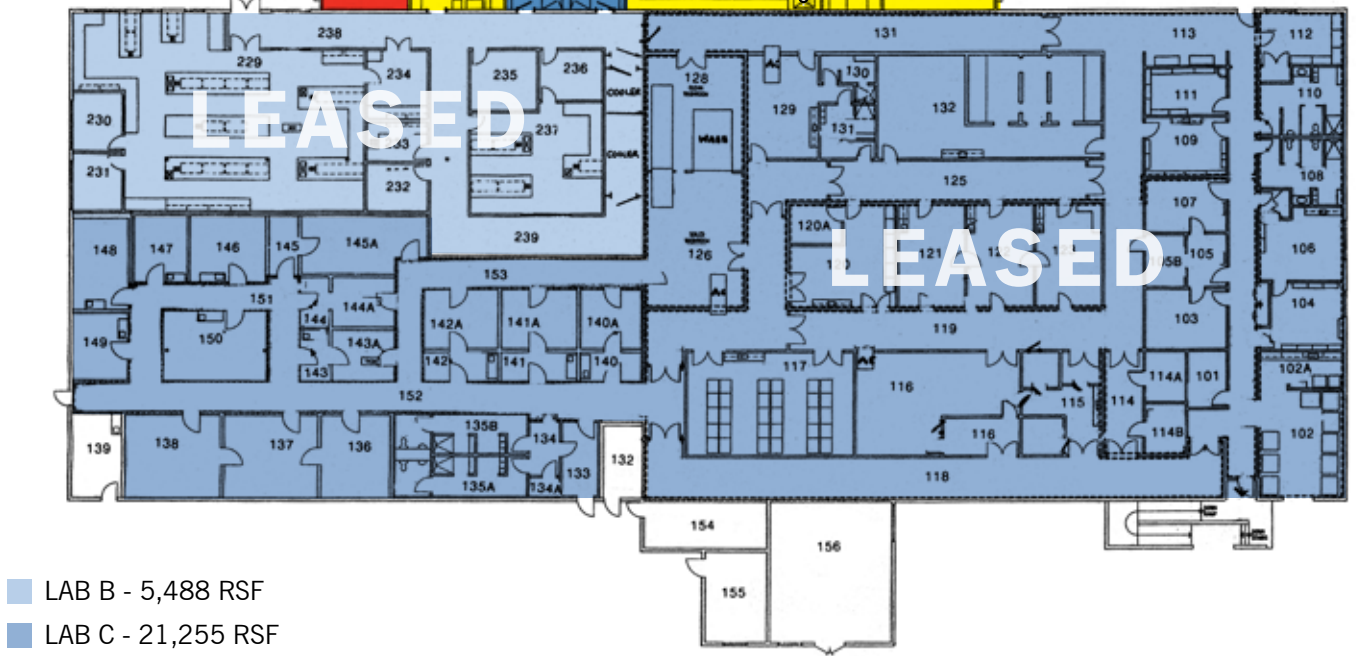
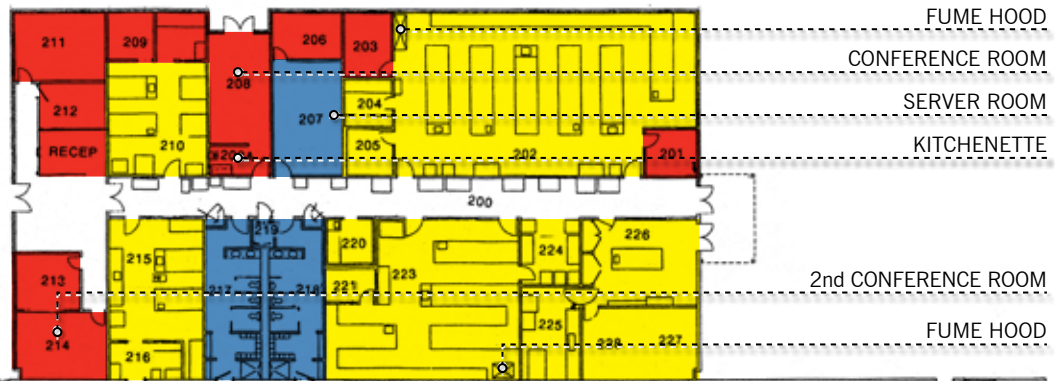
- (2) chemical fume hoods
- (1) walk-in cold room
- Autoclave, glass washer, and dryer
- Deionized water/air/gas and vacuum
- Emergency generator
- Tissue culture rooms

OFFICE FEATURES

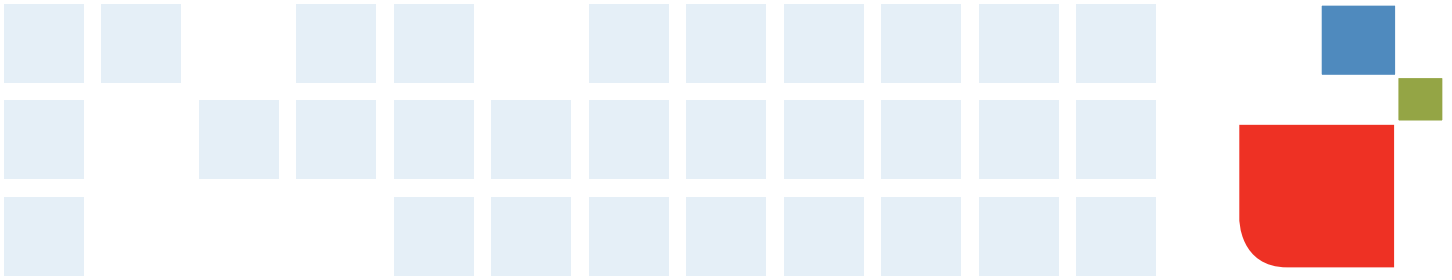
- (8) private offices
- (2) conference rooms
- Reception area with built-in reception desk
- IT server room with raised floor
- Ample storage

LAB A - 10,971 RSF

- OFFICE
- SERVER/
RESTROOMS
- LAB

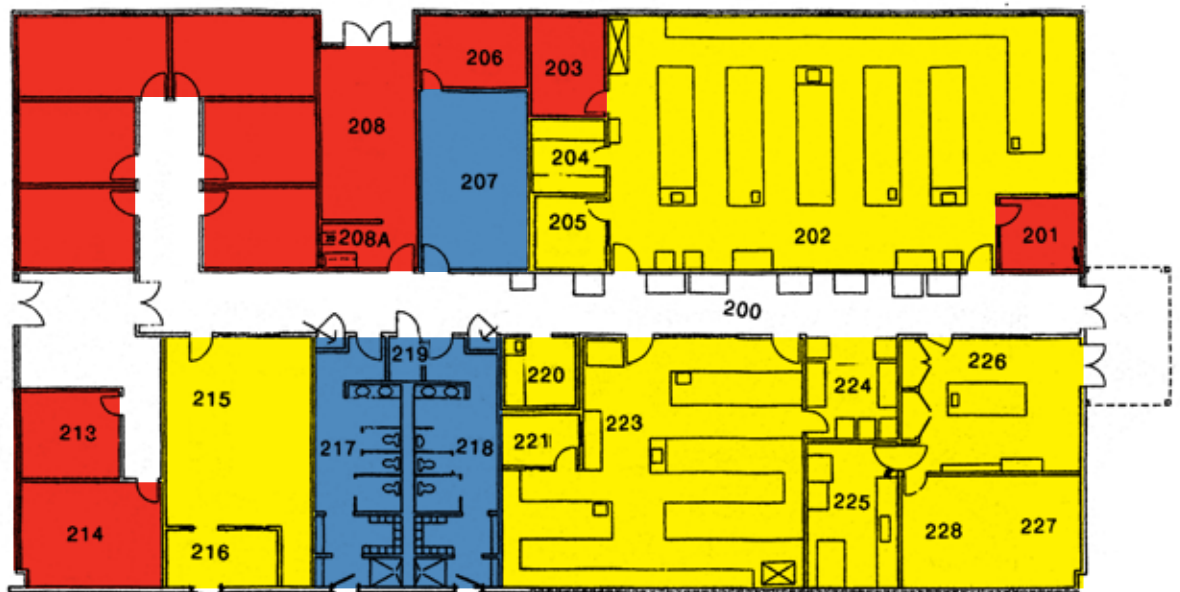


- LAB B - 5,488 RSF
- LAB C - 21,255 RSF

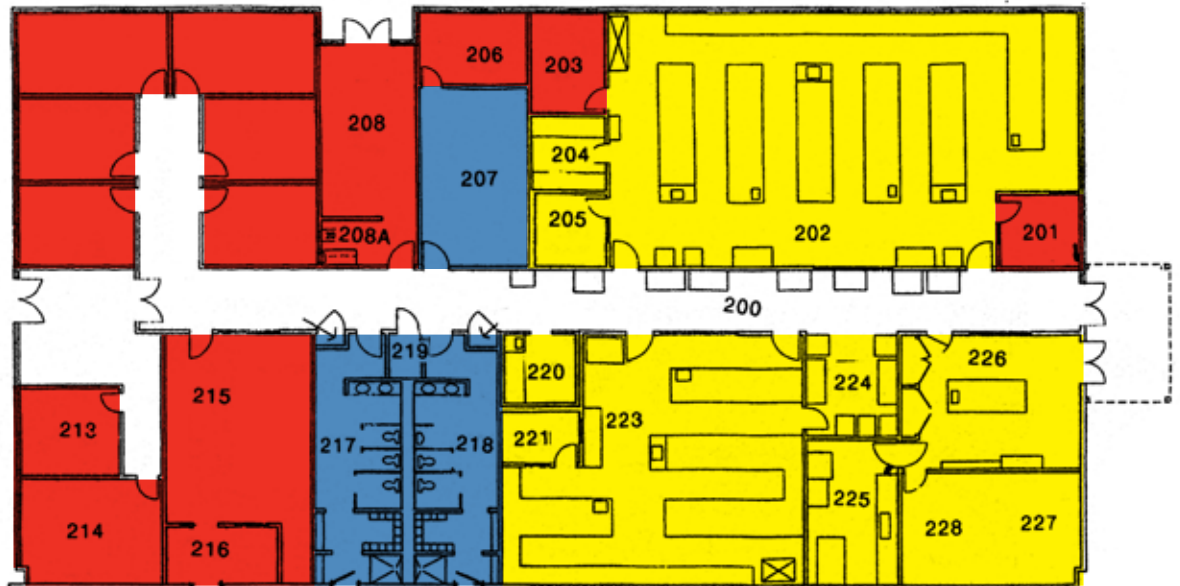


CONCEPTUAL PLANS

OPTION 1



OPTION 2



- OFFICE
- SERVER/
RESTROOMS
- LAB



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