



EMERGE
HERE.
EMERGE
THERE.



North
Sorrento Valley Rd
San Diego, CA



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DISCOVER SOVA.

Choose your adventure! Tap a topic to go exactly where you need.



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* SITE PLAN



Your neighbors here are doing interesting things. Like, genuinely interesting. SOVA is a growing district of life science companies – the kind of place where a hallway conversation turns into a collaboration you didn’t see coming. Introduce yourself. It tends to go well.

SOVA North
79,918 SF

SOVA Central
250,454 SF

SOVA Sycamore
89,919 SF

SOVA South
37,952 SF



* AVAILABILITY

ROOM TO START. ROOM TO SCALE.

Just getting started? We've got flexible space for that. Growing fast? We've got room for that too. SOVA works for the scrappy early-stage team and the established company that's outgrown everywhere else.

Wherever you are in the story, there's probably a space here that fits.



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AVAILABILITY



BLDG	SF	SUITE	STATUS	NOTES
11760 SVR	7,290	A	Available	
11760 SVR	6,970	G	January 2027	
11772 SVR	20,217	Full Building	Available	Fitted+ Lab. Move-In ready, new furniture available in the upstairs office.



* FLOOR PLANS

11760 Sorrento Valley Rd

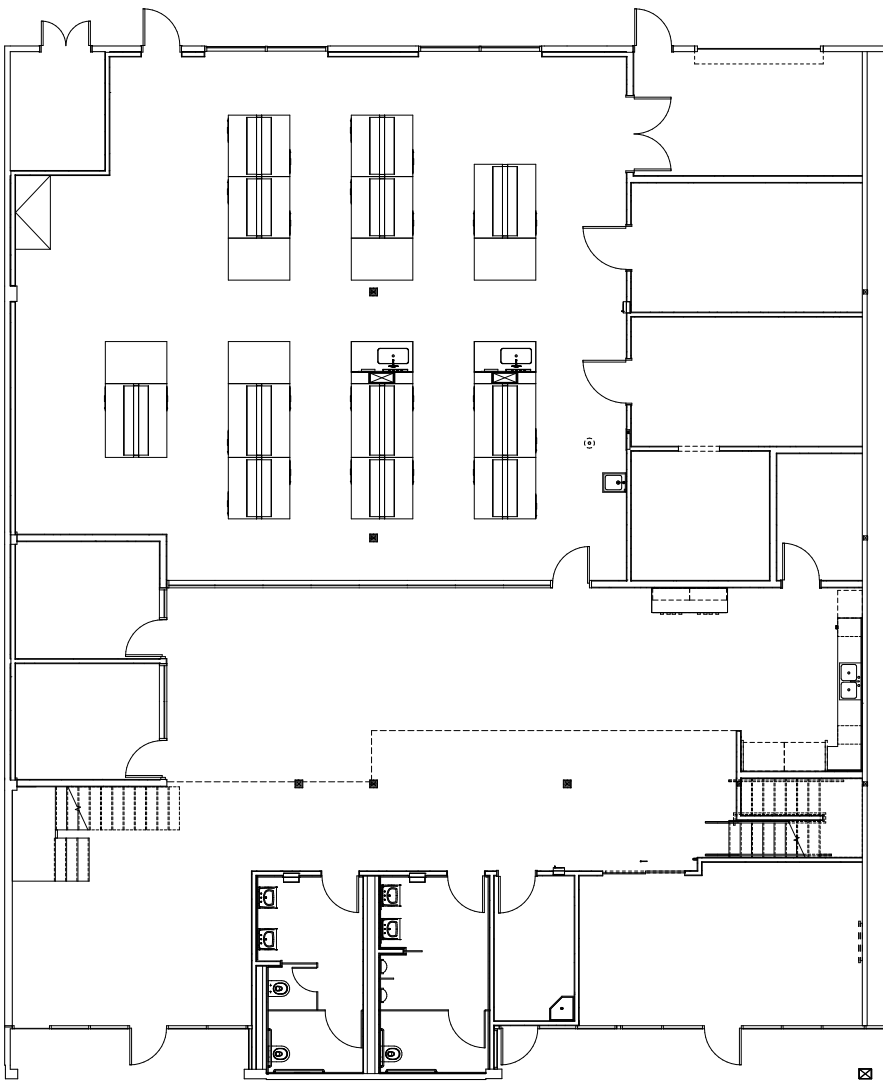
San Diego, CA

Suite A | Lab Available Now

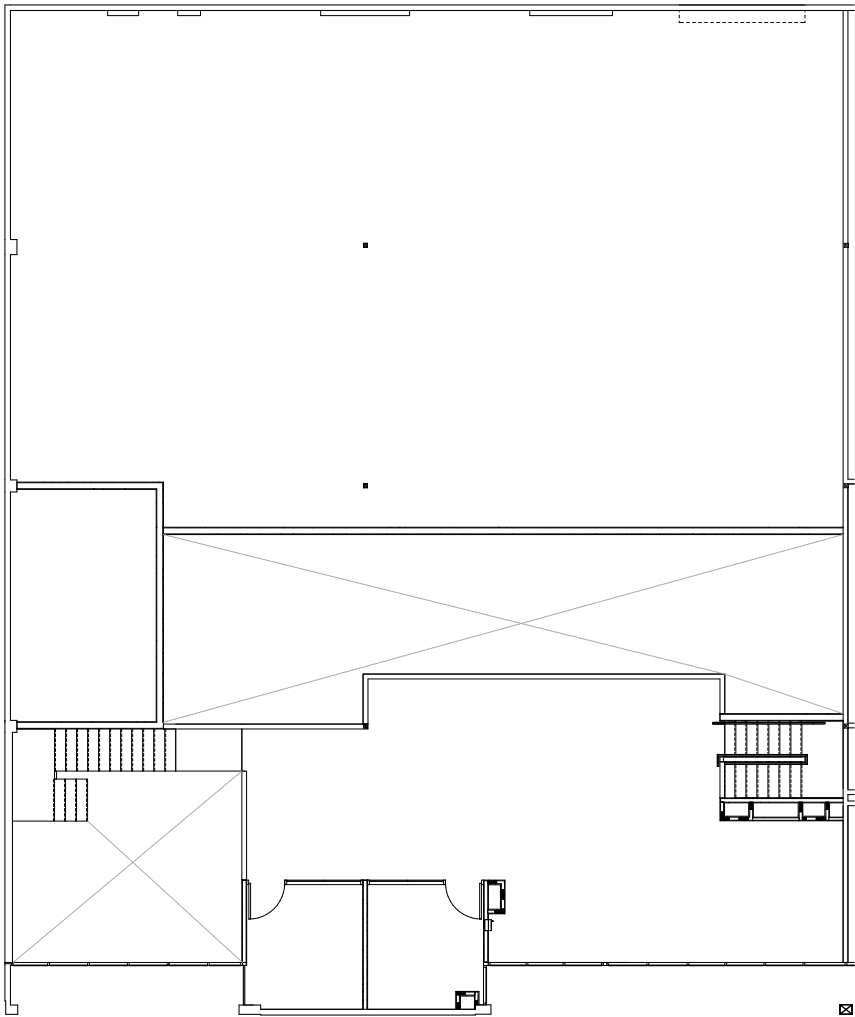
7,290 RSF



First Floor



Mezzanine



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* FLOOR PLANS

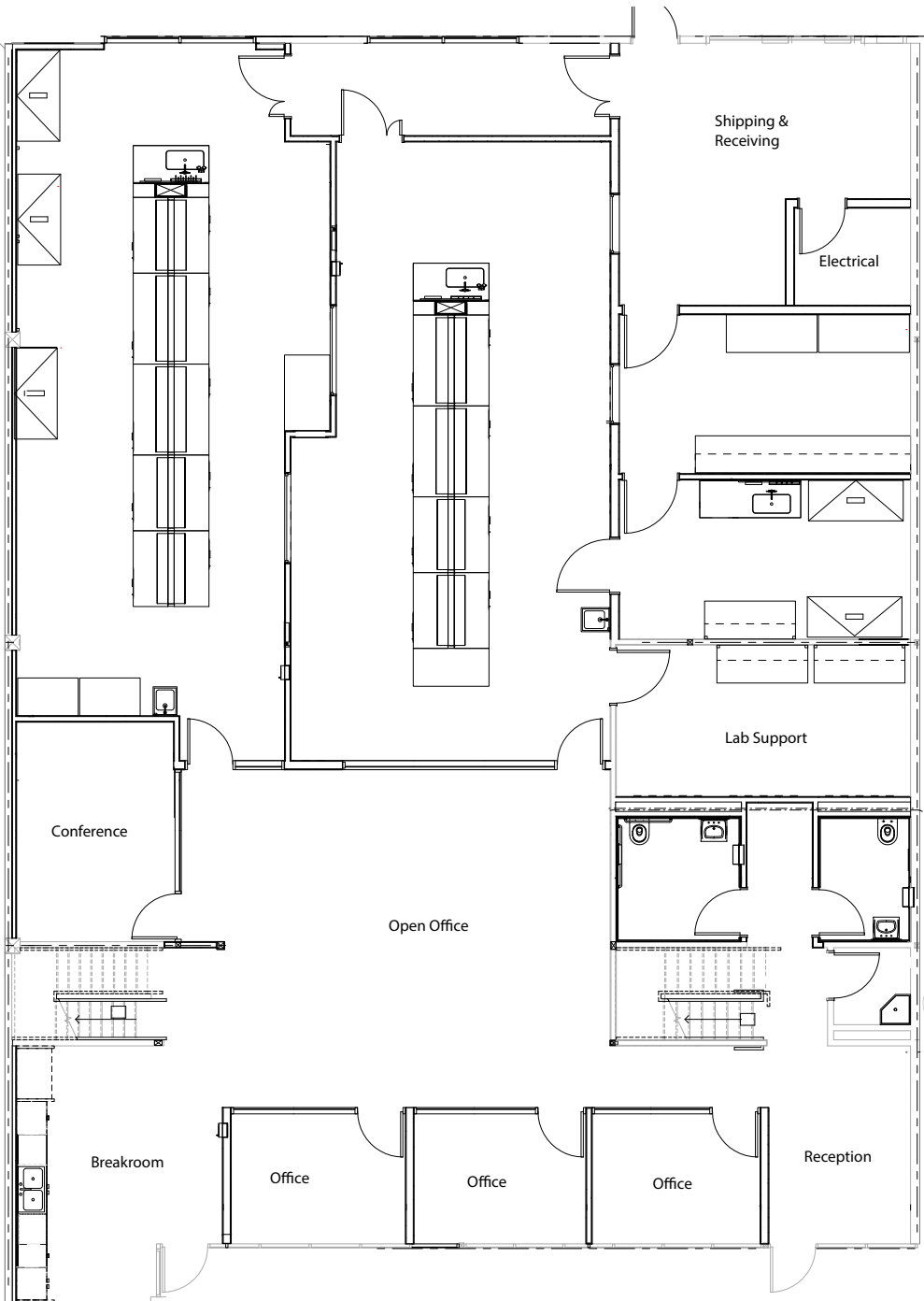
11760 Sorrento Valley Rd

San Diego, CA

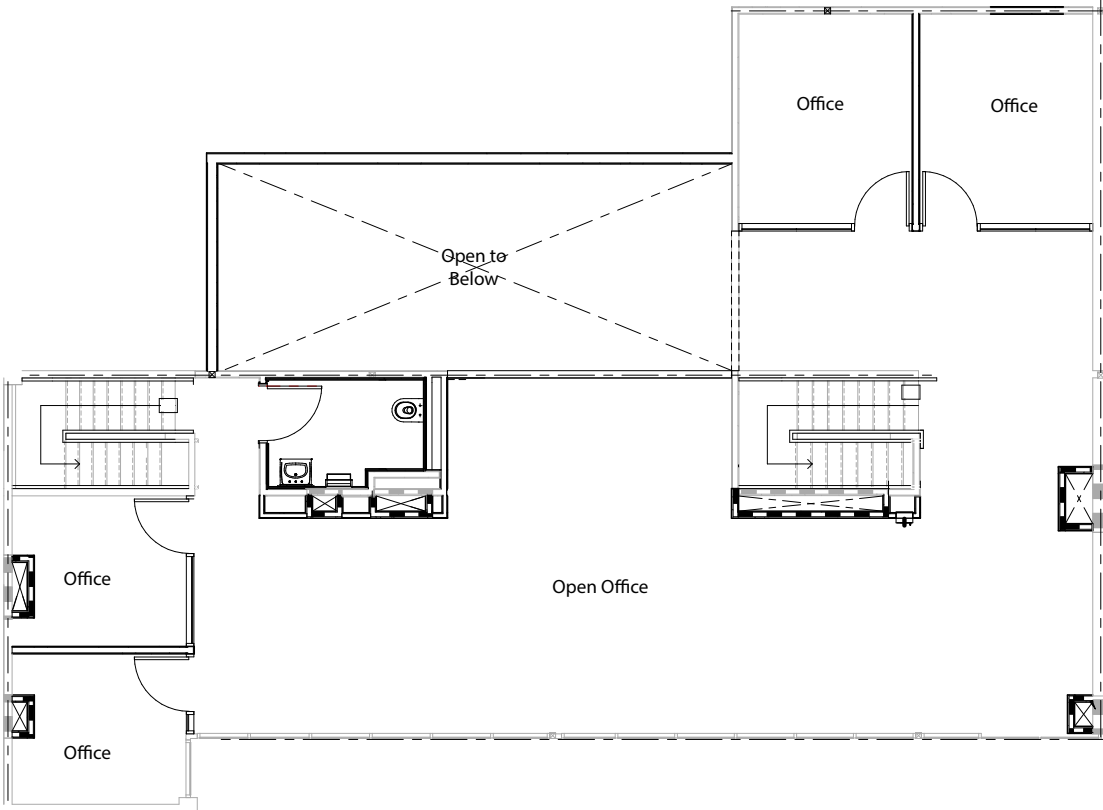
Suite G | Lab Available January 2027

6,970 RSF

First Floor



Mezzanine



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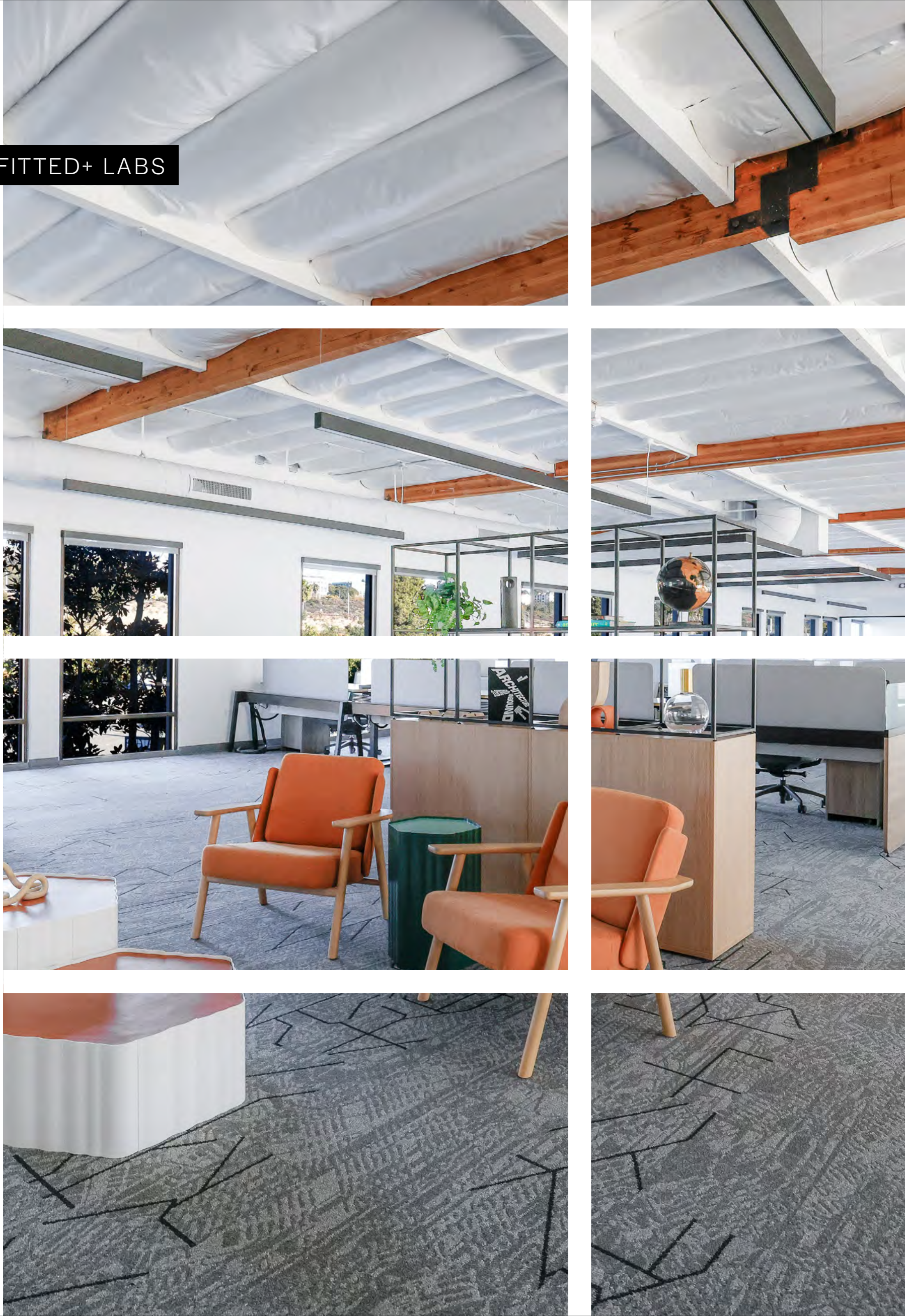


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* FITTED+ LABS



FURNISHED. FITTED. YOURS...

The spec lab is done. Furniture, fixtures, the whole thing – already handled. No buildout timeline to manage, no sourcing rabbit holes to fall into. Just walk in and start working. Move in Monday. Seriously.

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* FLOOR PLANS

11772 Sorrento Valley Rd

San Diego, CA

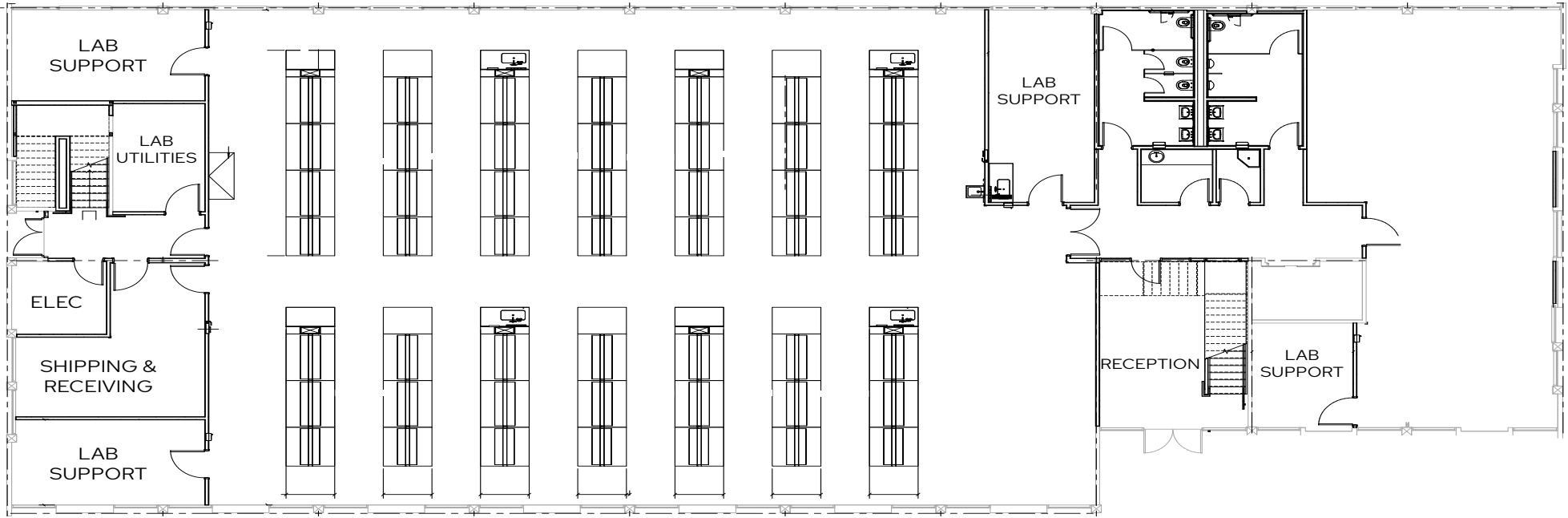
Full Building | Fitted+ Lab Available Now

20,217 RSF

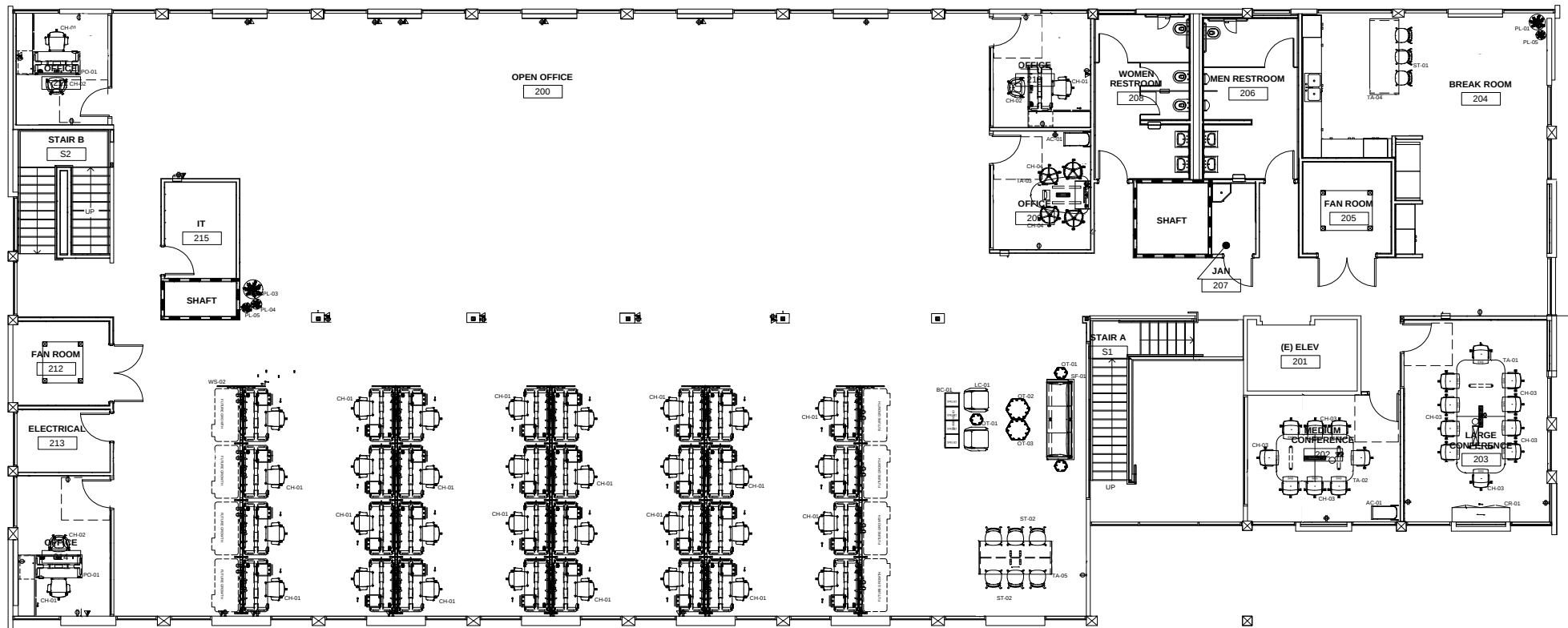
Furniture shown in the open office, private offices, conference rooms, and reception area is available now.



First Floor



Second Floor



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* AMENITIES

THE PATIO. THE PULSE.

Everything at SOVA orbits The Patio.
Coffee to start the day. A gym to reset it.
Tacos when you've earned them. A brewery
when you really have.

It's outdoors, it's central, and it's surrounded
by the kind of amenities that make people
actually want to come in.

All of this is on campus. Yes, seriously.

01 THE CRAFT TACO

Ranked in Yelp's Top US 100 Taco Spots
& Yelp's Top Places to Eat in San Diego

02 NEW ENGLISH BREWING

"One of the best breweries in San
Diego!" - San Diego Magazine

03 THE COFFEE CART

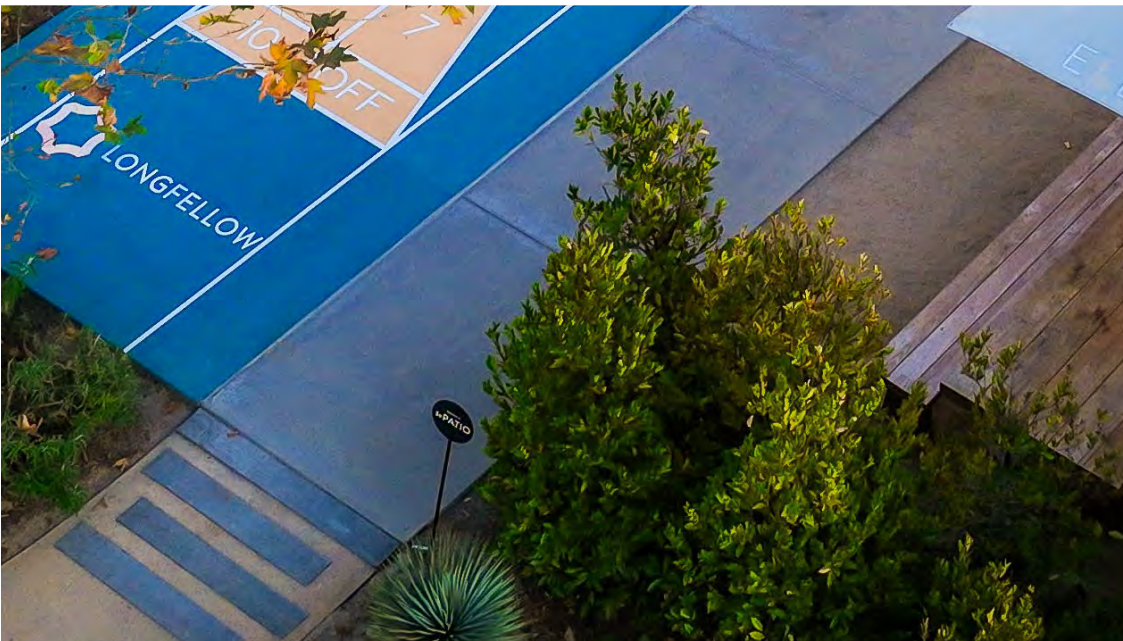
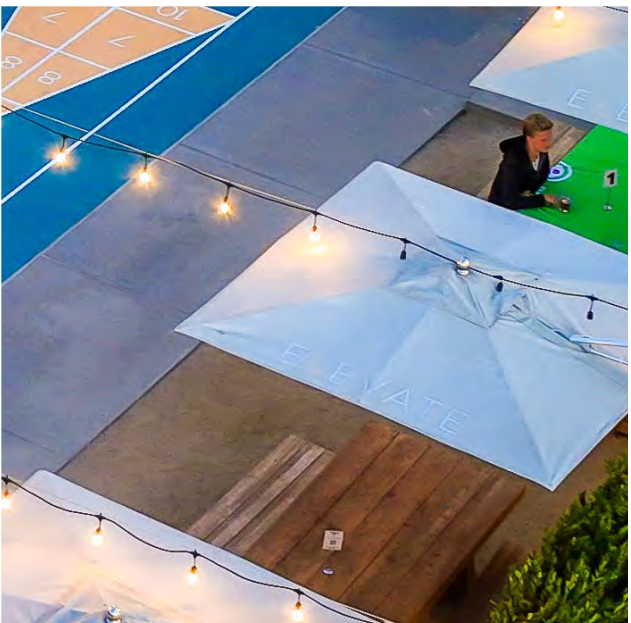
Hand-Craft Espresso & Locally
Roasted Specialty Coffee

04 FITNESS CENTER

Outdoor Resort Style Fitness
Center & Outdoor Exercise Yard

05 EVENT + OUTDOOR SPACES

Seating and Lawn Games



Click to
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* AMENITIES



* AMENITIES

ELEVATE

01 BALANCE

Wellness Events
Spa Services
Programmed Exercise Classes

02 ACCESS

Car Wash + Detail
EV Charging
Dry Cleaning

03 TASTE

Coffee Classes
Beer, Wine + Food Tastings
Cooking Classes

04 BRAIN POWER

Lunch + Learns
Speaker Series
Industry Trainings

05 GENEROSITY

Puppy Adoption Events
E-Waste Recycling
Blood Drives

06 CONNECTIONS

Industry Events
Community Rooms
Contests + Giveaways

07 PLAY

Tenant Competitions + Prizes
Outdoor Gaming
Dedicated Green Space



SOMEONE'S ALWAYS THINKING AHEAD.

We've got a tenant experience program – which sounds corporate, but isn't. Think curated events, useful perks, and a team that's quietly making sure your time at SOVA is worth more than your square footage.

Meet Shelly, your onsite Elevate Concierge. Shelly is passionate about delivering white glove hospitality and creating meaningful connections and special moments. Her favorite event at SOVA is the Buzz Bash in celebration of Earth Day. We partner with a local artisan to explore the benefits of bees and honey, and to create custom beeswax salves.

There's usually something good on the calendar. Check it out before you make other plans.

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* AMENITIES



* CONTACT

STEVE BRUCE
Vice Chair & Co-Lead
t 858-291-1414
steve.bruce@colliers.com
CA RE Lic. #01455744

CHRIS HIGH, SIOR
Vice Chair & Co-Lead
t 858-291-1413
chris.high@colliers.com
CA RE Lic. #01734544

CONOR EVANS
Vice President
t 858-291-1415
conor.evans@colliers.com
CA RE Lic. #01963596

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

