

Move-in Ready Suites with Robust Lab Infrastructure.

KSP King Street Properties  
UN | Science | Real Estate

CUSHMAN & WAKEFIELD



# MESA LABWORKS



# LAB SUITES READY *when YOU ARE*

Mesa Labworks' move-in ready labs enable your business to focus on what's important: exploring, sharing ideas, and solving problems. Offering a space solution with robust laboratory infrastructure, Mesa Labworks' turnkey suites range from 8K-15K SF and are located in San Diego's bustling epicenter of life science and research.



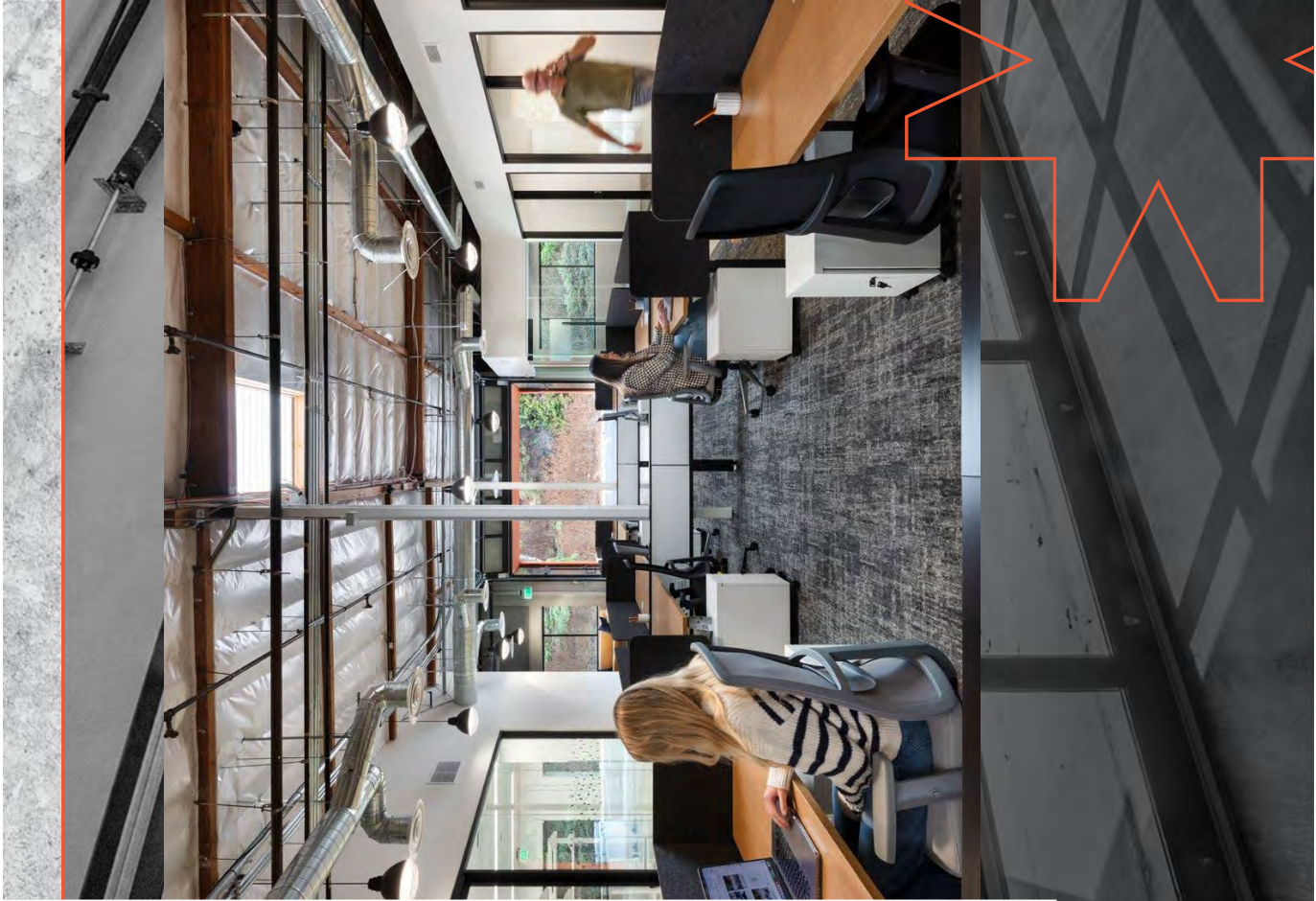
 **62,000 square feet**  
single story, creative office to lab conversion

 **3 suites**  
accommodating 11k-15k SF tenants

 **turn-key spec suites**  
robust lab infrastructure

 **improvements complete**  
spec suite, mep, and amenity upgrades





# FLOOR PLAN

**MAP KEY**

- PEDESTRIAN CIRCULATION
- HC PARKING
- ENTRY/EXIT
- LOADING AREA
- ELECTRIC VEHICLE CHARGING
- BIKE RACKS
- SHOWERS/LOCKERS



# SPEC SUITES

## SUITE 2

11,795 SF

- LAB**
  - » 48 benches (all installed day 1)
  - » 1 TC room
  - » 1 lab support room
  - » 1 lab storage room
  - » 2 6' fume hoods
  - » Dedicated shipping/receiving area with direct access to loading area
- OFFICE**
  - » Conference room (12 person)
  - » 3 private office/huddle
  - » Private phone room
  - » Reception area with direct views into lab
  - » Open office (seating up to 32 desks)
  - » Dedicated kitchen/break area

- Office Area
- Lab Area
- Storage / Restrooms



**READY FOR  
IMMEDIATE OCCUPANCY**

# PLANNED SPEC SUITES

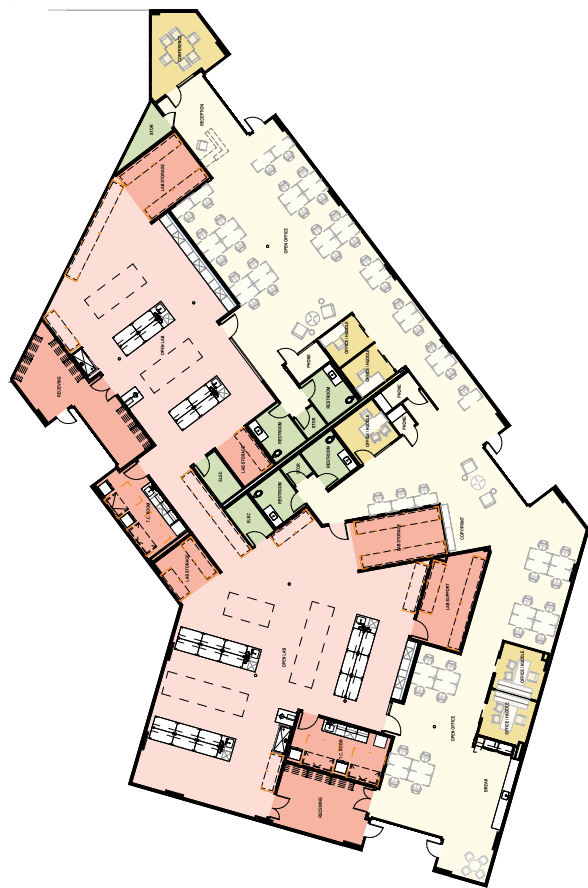


**SUITE 1**  
11,803 SF

- LAB**
- » 24 benches (expandable to 44)
  - » 1 TC room
  - » 1 lab support room
  - » 2 lab storage rooms
  - » 2 6' fume hoods
  - » Dedicated shipping/receiving area with roll-up door and direct access to loading area

- OFFICE**
- » Conference room (12 person)
  - » 3 private office/huddle
  - » Wellness/phone room
  - » Reception area with direct views into lab
  - » Open office (seating up to 39 desks)
  - » Dedicated kitchen/break area

- Office Area
- Lab Area
- Storage / Restrooms



**SUITE 6**  
15,249 SF

- LAB**
- » 26 benches (expandable to 50)
  - » 2 TC rooms
  - » 1 lab support room
  - » 4 lab storage rooms
  - » 2 6' fume hoods
  - » 2 dedicated shipping/receiving area with roll-up door and direct access to loading area

- OFFICE**
- » Conference room
  - » 5 private office/huddle
  - » 3 phone rooms
  - » Reception area with direct views into lab
  - » Open office (seating up to 46 desks)
  - » Dedicated kitchen/break area

# IDEAS FUELED by COMMUNITY

Part social setting, part outdoor conference room, and all about bringing together people and ideas, Mesa Labworks' courtyard is a flexible outdoor space that encourages interaction. Other onsite amenities promote sustainability, easier commuting, and wellness.



## ONSITE AMENITIES



reservable  
conference  
rooms



shower and  
locker rooms



ev charging  
stations

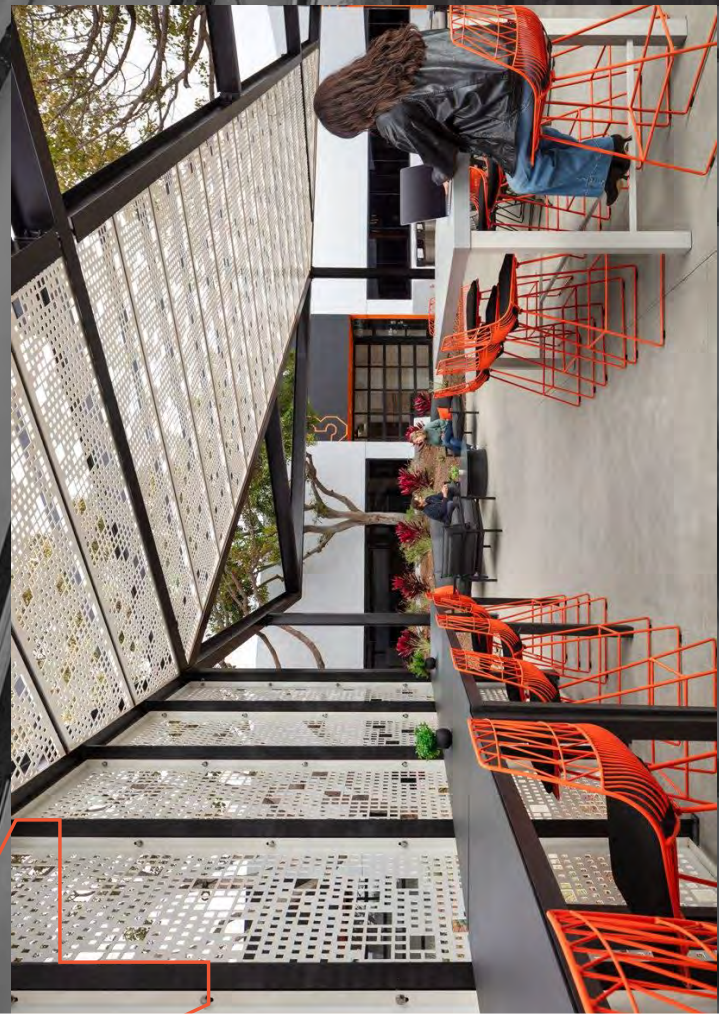


courtyard with  
outdoor work  
spaces



3.2/1,000  
parking ratio

# TECHNICAL SPECS



- \* Three life science suites ranging in size from 11,795 SF to 15,249 SF.
- \* Suites offering 55%/45% lab-to-office ratio.
- \* Dedicated 100% Outside Air packaged DX HVAC units serving lab areas providing 10 ACH.
- \* 1600 amp electrical service to the building providing 25W/SF of power.
- \* Building common 300kw/375kVA generator, providing 10 VA/SF standby power in lab spaces.
- \* Central House compressed air and vacuum (both 145 psi) serving all lab benches.
- \* Modular Lab bench design for flexibility.

- \* Two 6' fume hoods per suite, with flexibility to add additional hoods.
- \* Pre-built tissue culture room in each suite.
- \* Central gas fired domestic water heater.
- \* Building Management System for HVAC in all lab areas.
- \* Dedicated building common 60' loading area.
- \* Each suite offering dedicated loading/receiving area with roll up door.
- \* Parking ratio of (3.2/1,000).
- \* Lab Space with 10' drop ceilings/office space with 16' open-to-structure ceilings



## 5825 Oberlin Drive San Diego, CA 92121

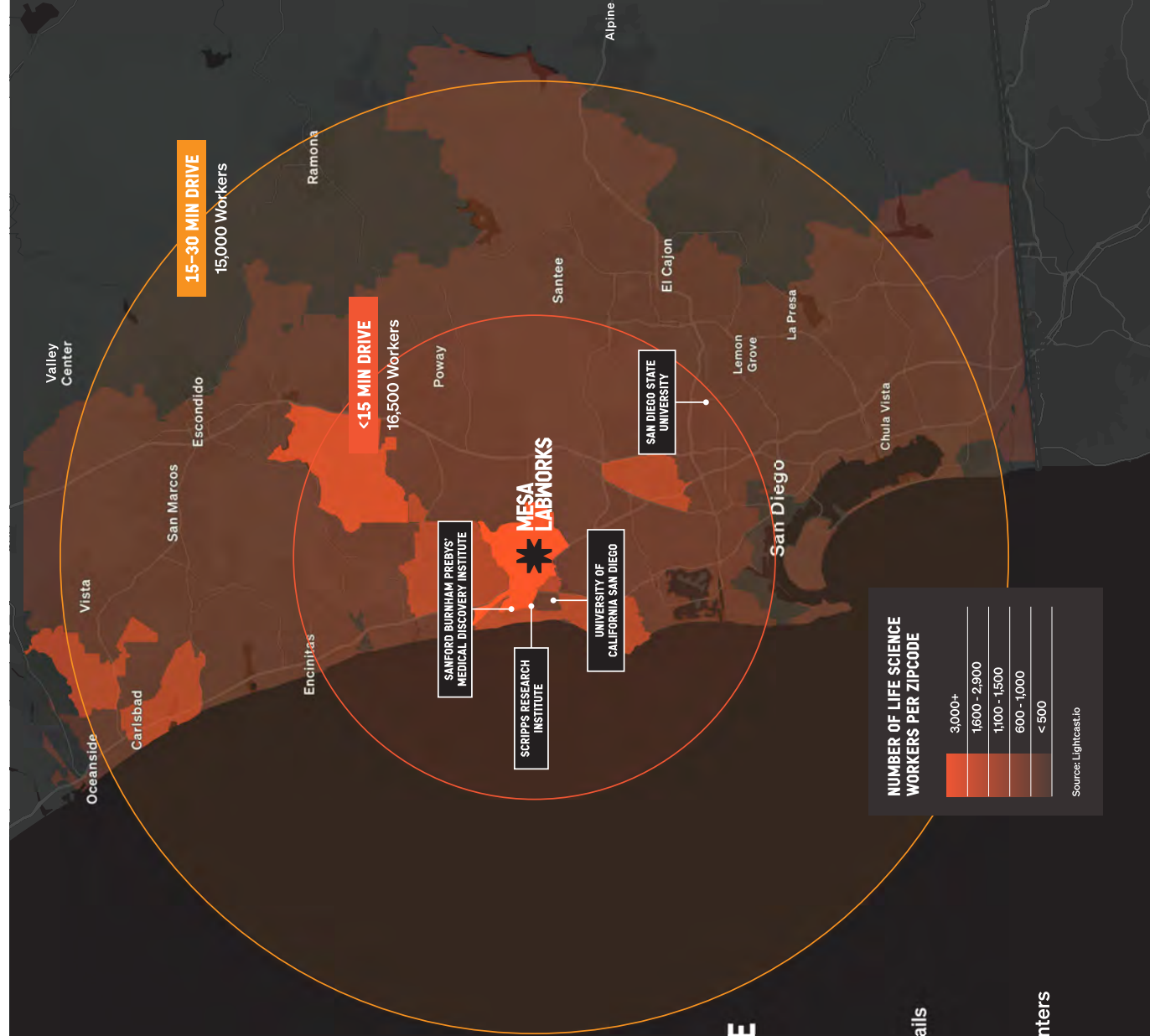
Sorrento Mesa is a global hub of life science and biotech thanks to its proximity to STEM graduates and renowned research institutions such as SDSU, UCSD, Scripps Research, and Sanford Burnham Prebys' Medical Discovery Institute. When you're here, you're part of a community of some of the brightest research minds in the world.



## SORRENTO MESA'S VIBRANT LANDSCAPE

within a 15 min drive:

- 2,000+ Life sciences companies
- 10+ Research institutes
- 5+ Hiking trails
- 16 Breweries
- 11+ Hotels
- 12+ Retail centers



# NEIGHBORHOOD

## LIFE SCIENCES COMPANIES

1. Abbvie
2. Abzena
3. Agilent
4. ACON Laboratories
5. Ajinomoto Bio-Pharma Services
6. AnaptysBio
7. Pfizer
8. ArthroS Therapeutics
9. BD Biosciences
10. BioAgilyx
11. Biocept
12. PerkinsElmer
13. Bristol Myers Squibb
14. Catalent
15. Lilly Biotechnology Center
16. Crinetics
17. Dermata
18. Dexcom
19. EAG Laboratories
20. Element Biosciences
21. Encodia
22. Eurofins
23. Exact Sciences
24. Genalyte
25. Wacker
26. Helix
27. Human Longevity
28. Illumina
29. Inception Therapeutics
30. INOVIO Pharmaceuticals
31. Insulet
32. Integra LifeSciences
33. Invivoscribe
34. ADARx
35. Mapp Biopharmaceutical
36. Marava LifeSciences
37. ThermoFischer
38. Mirati Therapeutics
39. Nanome
40. NexusDX
41. NuVasive
42. BioTheryx
43. Quidel
44. Sekisui Diagnostics
45. Hologic
46. STA Pharmaceutical
47. Takeda California
48. Tandem Diabetes Care
49. Tanvex BioPharma USA
50. Thermo Fisher Scientific
51. Toga Research
52. Vitrolife
53. Bayer
54. Werfen

## RESEARCH INSTITUTES

1. Calibr at Scripps Research
2. J. Craig Venter Institute
3. La Jolla Institute for Immunology
4. Ludwig Cancer Research
5. Salk Institute for Biological Studies
6. San Diego Biomedical Research Institute
7. Sanford Burnham Prebys
8. Sanford Consortium for Regenerative Medicine
9. Scripps Research
10. US San Diego Skaags School of Pharmacy and Pharmaceutical Sciences

## BREWERIES

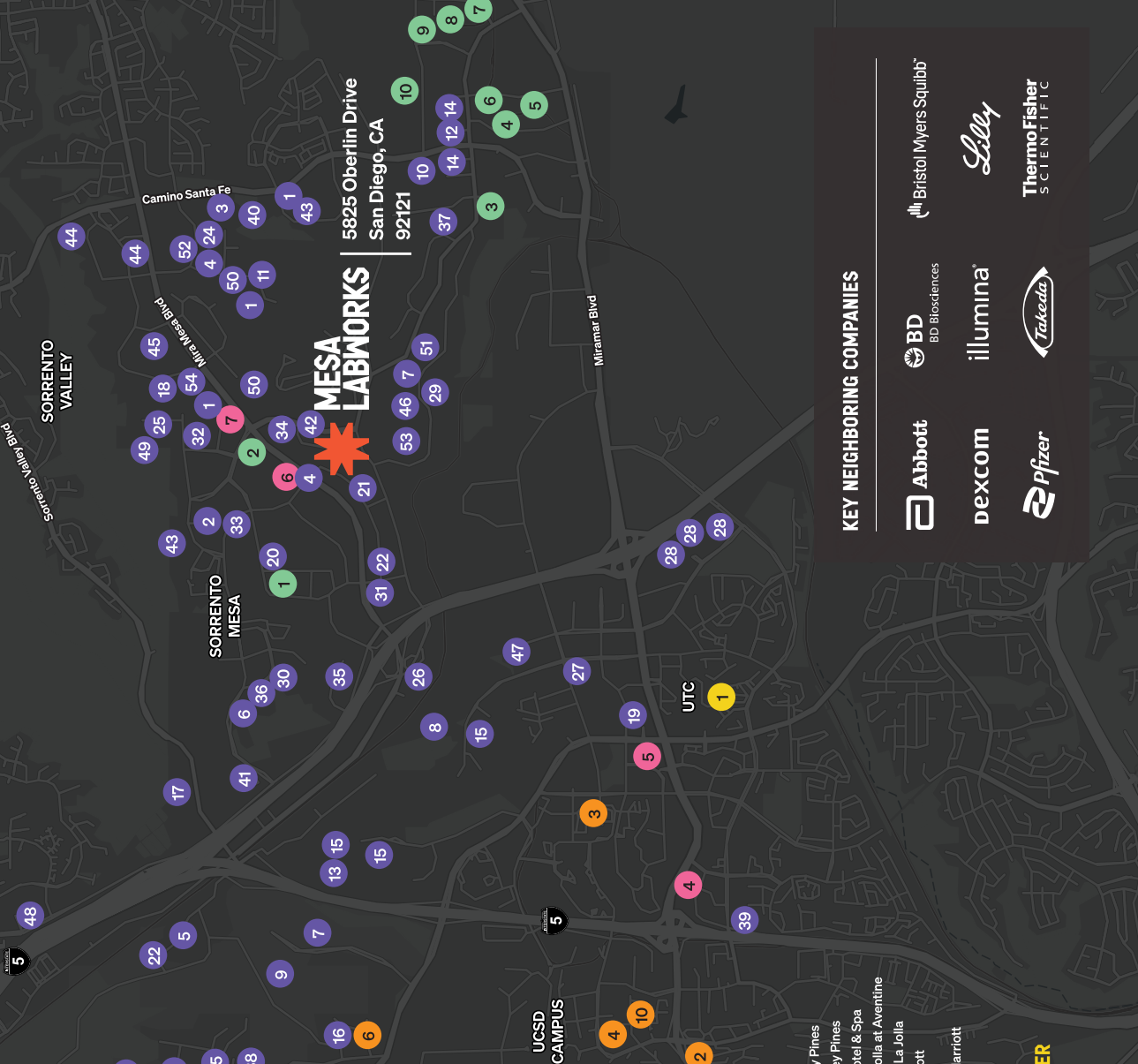
1. Karl Strauss Brewing Co.
2. Gravity Heights Brewery
3. Rough Draft Brewing Co.
4. Embolden Beer Co.
5. Kings & Convicts Brewing Co.
6. Cutwater Spirits
7. Duck Foot Brewing Co.
8. Pure Project
9. Ballast Point Brewing
10. Division 23 Brewing

## HOTELS

1. The Lodge at Torrey Pines
2. Hilton La Jolla Torrey Pines
3. Estancia La Jolla Hotel & Spa
4. Hyatt Regency La Jolla at Aventine
5. San Diego Marriott La Jolla
6. Courtyard by Marriott San Diego
7. Residence Inn by Marriott San Diego

## SHOPPING CENTER

1. Westfield UTC



## KEY NEIGHBORING COMPANIES

**Pathway Triangle**  
Morrisville, NC



**The Landing**  
Burlingame, CA

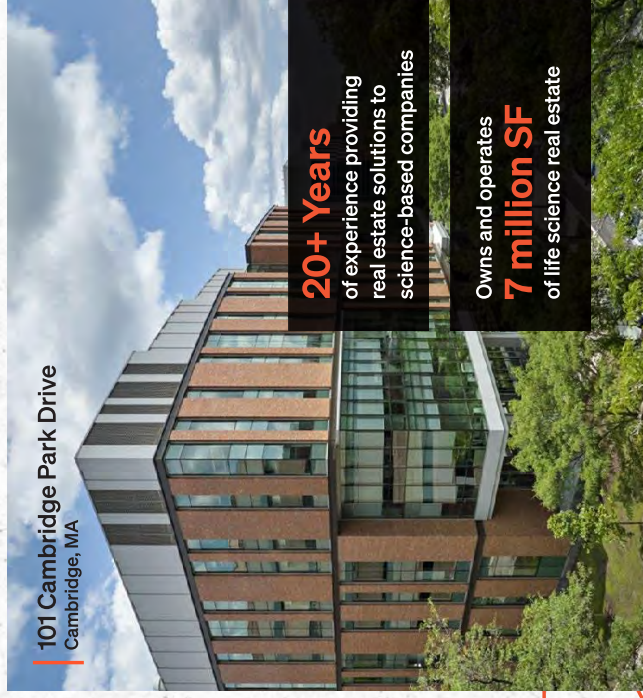


## KING STREET PROPERTIES: EXPERTISE *to* SUPPORT *your* MISSION

Mesa Labworks is developed and operated by King Street Properties, a vertically integrated firm focused exclusively on the real estate needs of science-based companies and institutions.

Known as one of the country's preeminent life science developers, King Street currently owns and operates facilities in prominent life science hubs including Boston, the Bay Area, the Research Triangle, and New York. Unmatched technical expertise, access to capital, and a people-centered approach make King Street your ideal partner for advanced space solutions.

**101 Cambridge Park Drive**  
Cambridge, MA



**20+ Years**  
of experience providing  
real estate solutions to  
science-based companies

Owns and operates  
**7 million SF**  
of life science real estate



**Arc UTC**  
San Diego, CA



# *a* **SPACE** *for your* **NEXT BIG SPARK**

## **MIKE NOVKOV**

(858) 546-5412

[mike.novkov@cushwake.com](mailto:mike.novkov@cushwake.com)

CA Lic. 01890388

## **BILL CAVANAGH**

(858) 546-5460

[bill.cavanagh@cushwake.com](mailto:bill.cavanagh@cushwake.com)

CA Lic. 00905262

## **BRETT WARD**

(858) 546-5470

[brett.ward@cushwake.com](mailto:brett.ward@cushwake.com)

CA Lic. 01426040

**MESA  
LABWORKS**



Move-In Ready Lab Suites with Bay Doors and Community Space.

**KSP** King  
Street  
Properties  
Life | Science | Real Estate

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WAKEFIELD**