San Diego Science Center

3030 Bunker Hill Street | San Diego, CA

OXFORD

San Diego Science Center (“SDSC”) is a three-story, 107,112 square foot, incubator laboratory facility located in the Pacific Beach enclave of San Diego.

SDSC offers suites for start-ups and scaling options for growing Life Science companies. The project is equipped with every required lab utility and is intended to provide a turn-key space so your company can move in and start work, fast.

Building Features

- Autoclave/glasswash service
- Vivarium
- Shared conference rooms
- Lounge room with full kitchen, couches and TV
- Fitness center
- On-site facility engineer, property management, and security
- Showers and lockers

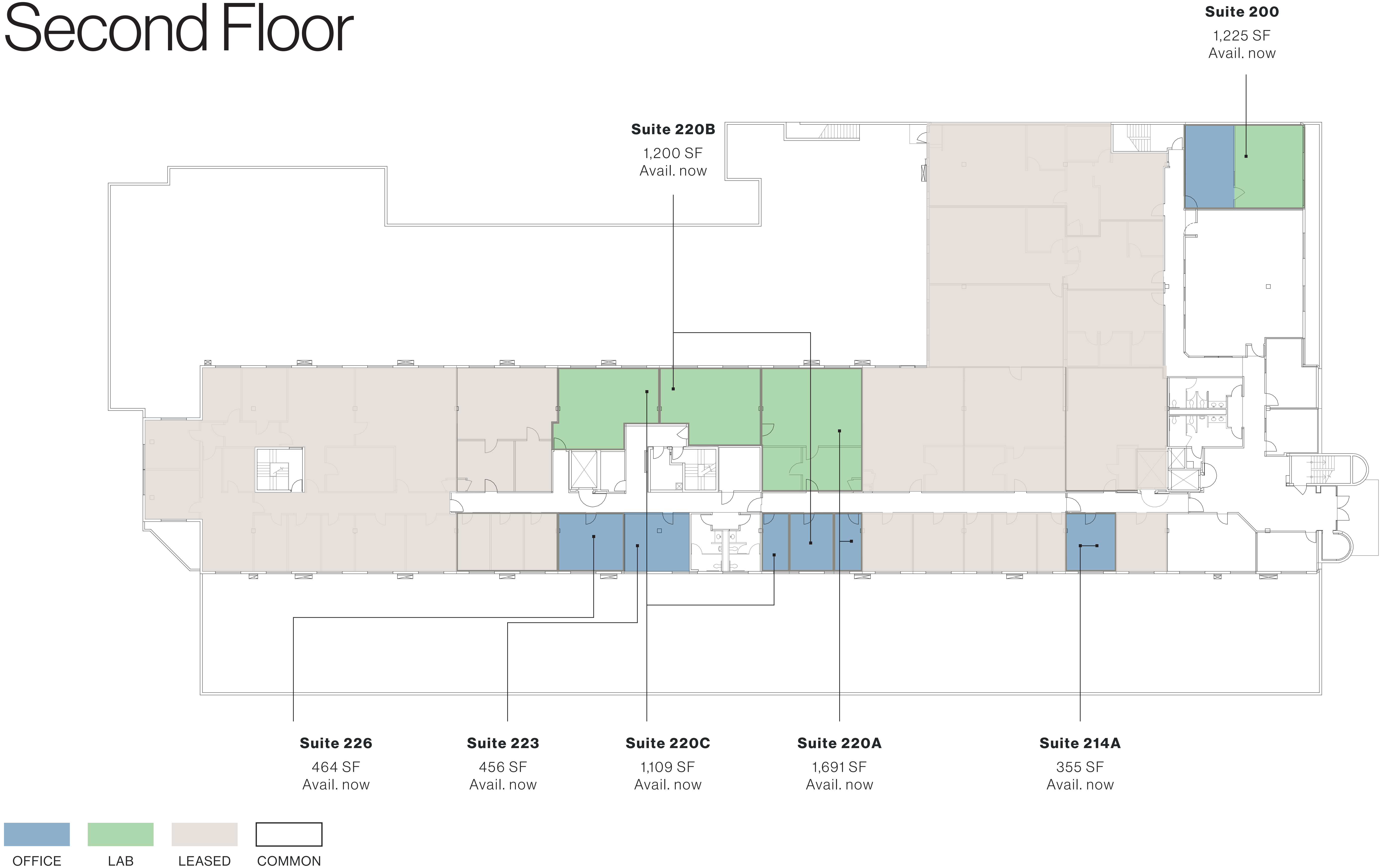
Availabilities

Suite	Size (SF)	Available
First Floor		
104	1,864	Now
117A	663	Now
117B	771	Now
Total available		**3,298 SF**
Second Floor		
200	1,225	Now
214A	355	Now
220A	1,691	Now
220B	1,200	Now
220C	1,109	Now
223	456	Now
226	464	Now
Total available		**6,500 SF**
Third Floor		
300	5,442	Now
306	1,343	Now
307	362	Now
310	6,875	Now
312	4,062	Now
312B	358	Now
317	660	Now
319	1,675	Now
325	358	Now
Total available		**21,135 SF**

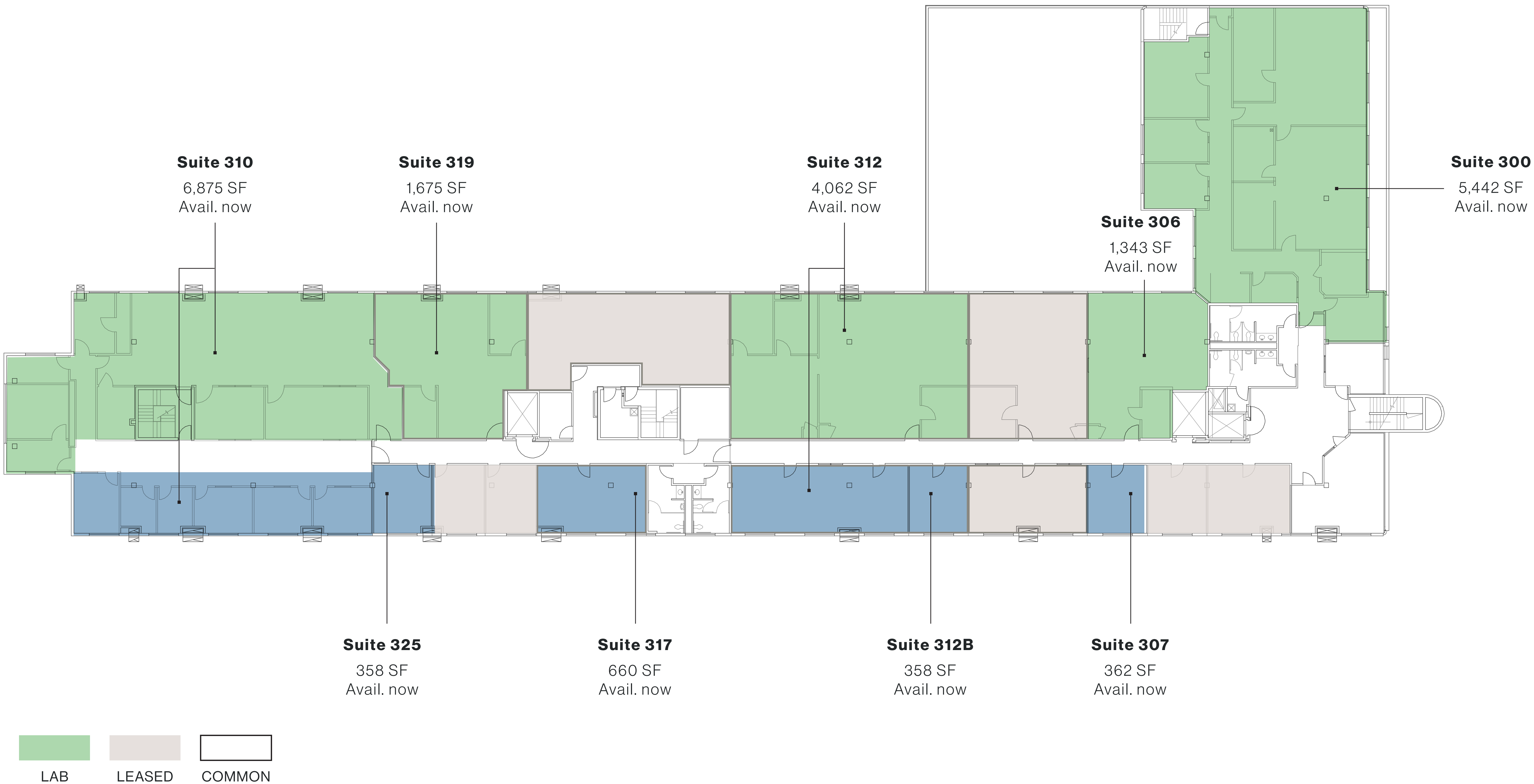
First Floor


Suite 104
1,864 SF
Avail. Now
Suite 117A
663 SF
Avail. now
Suite 117B
771 SF
Avail. now
OFFICE
LAB
LEASED
COMMON

Second Floor



Third Floor


Suite 310
6,875 SF
Avail. now
Suite 319
1,675 SF
Avail. now
Suite 312
4,062 SF
Avail. now
Suite 306
1,343 SF
Avail. now
Suite 300
5,442 SF
Avail. now
Suite 325
358 SF
Avail. now
Suite 317
660 SF
Avail. now
Suite 312B
358 SF
Avail. now
Suite 307
362 SF
Avail. now
OFFICE
LAB
LEASED
COMMON

Specs

Building Size
107,112 SF

Stories
3

Built / Renovated
1972 / 2002

Land Area
2.49 acres

Parking
0.69 / 1,000 SF (73 Stalls), Surface Park

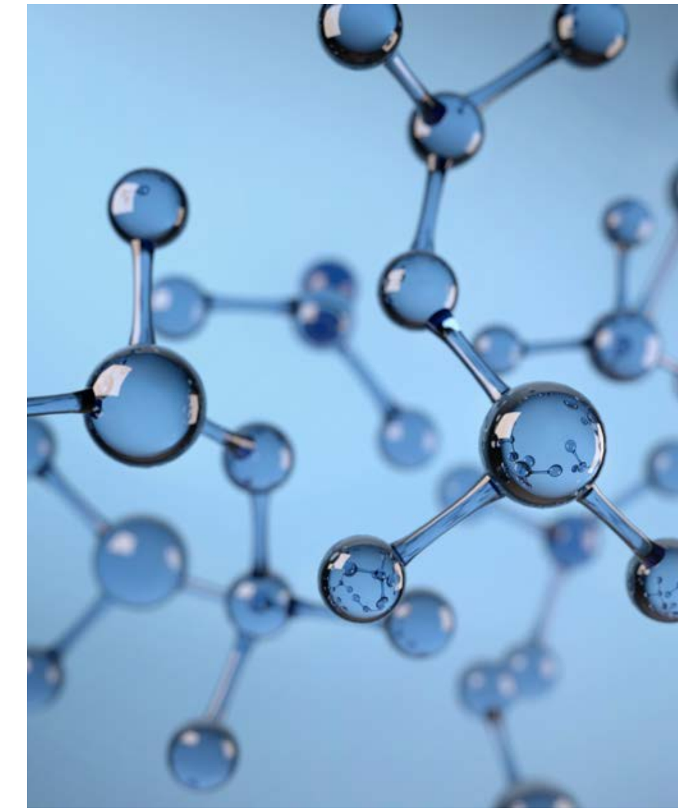
Ceiling Heights
10'6" – 13'6"

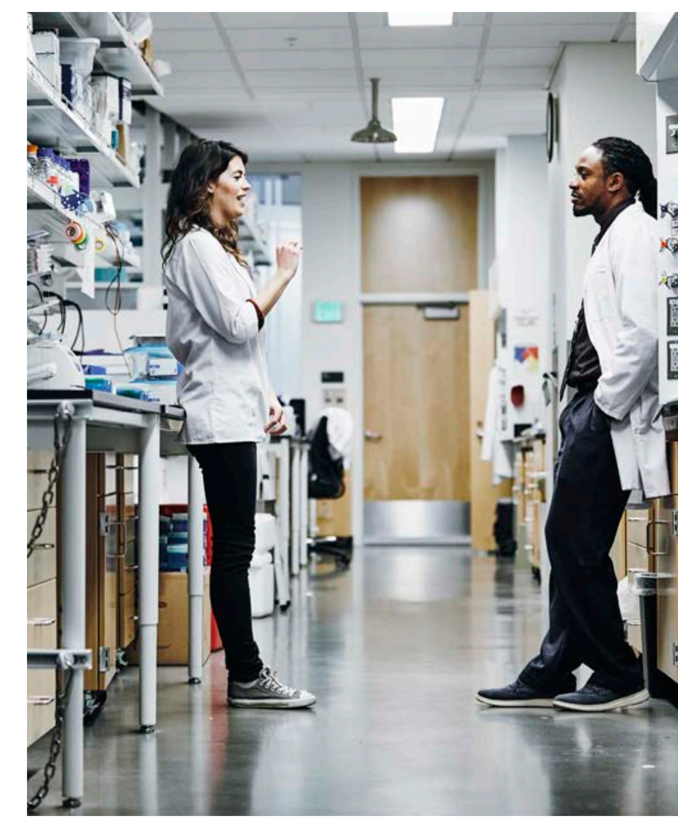
Electrical
4,000 Amps, 277/480-Volt, three-phase, four-wire

Loading Dock
Mechanical Yard 5'x8' with 8,000 lbs of capacity

Elevators
3 hydraulic elevators

Utilities
Water/Sewer: City of San Diego
Electric: San Diego Gas & Electric

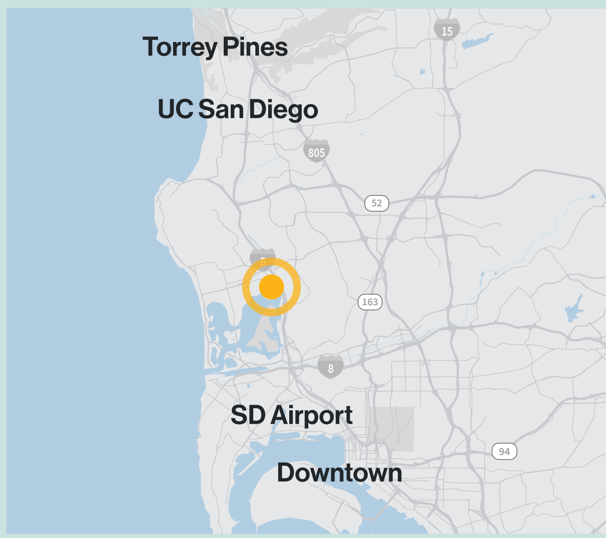


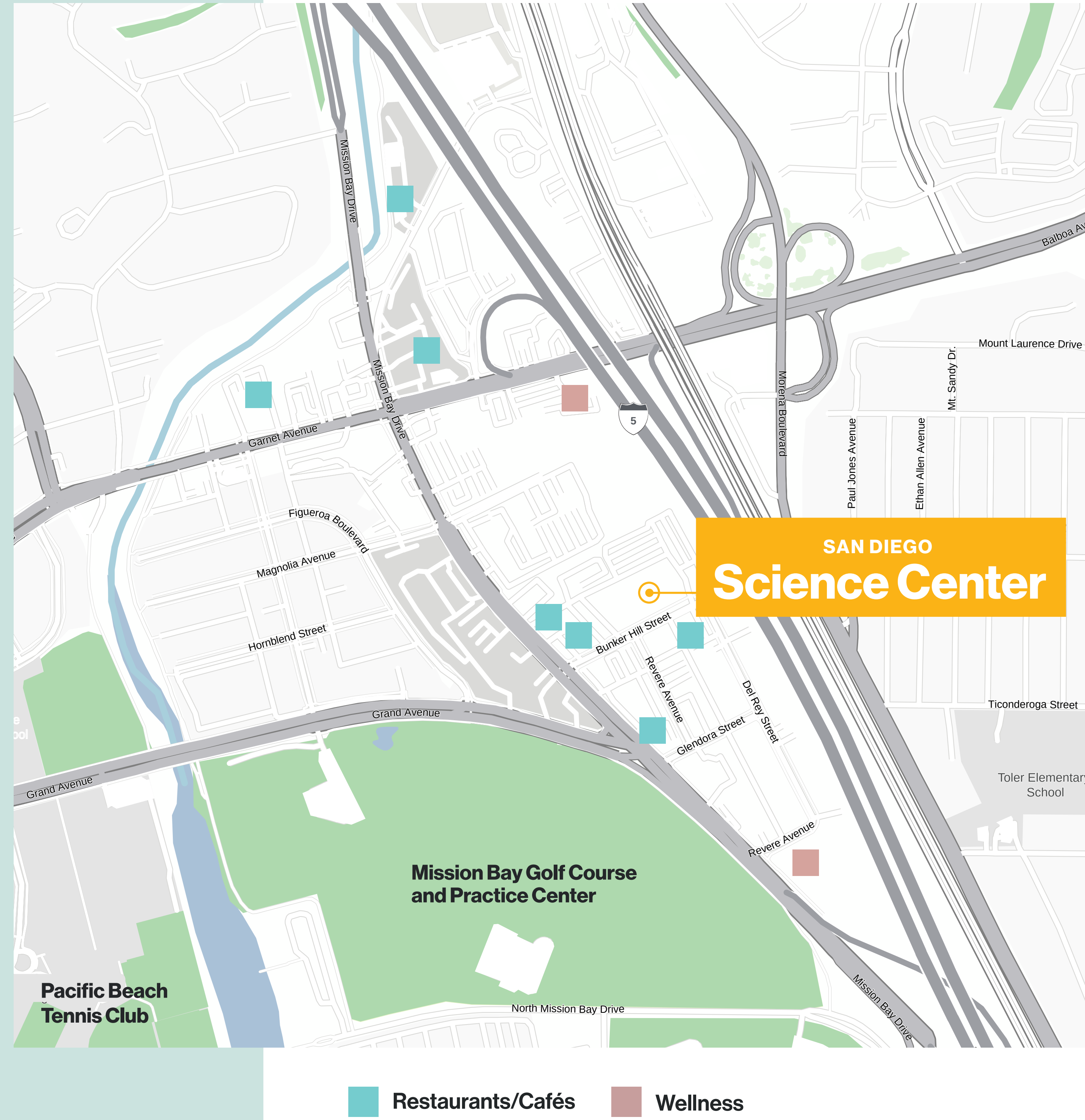


Location

Drive times from SDSC

4 minutes → Balboa Coaster Station
10 minutes → UC San Diego
10 minutes → San Diego International Airport
12 minutes → Torrey Pines
14 minutes → Downtown



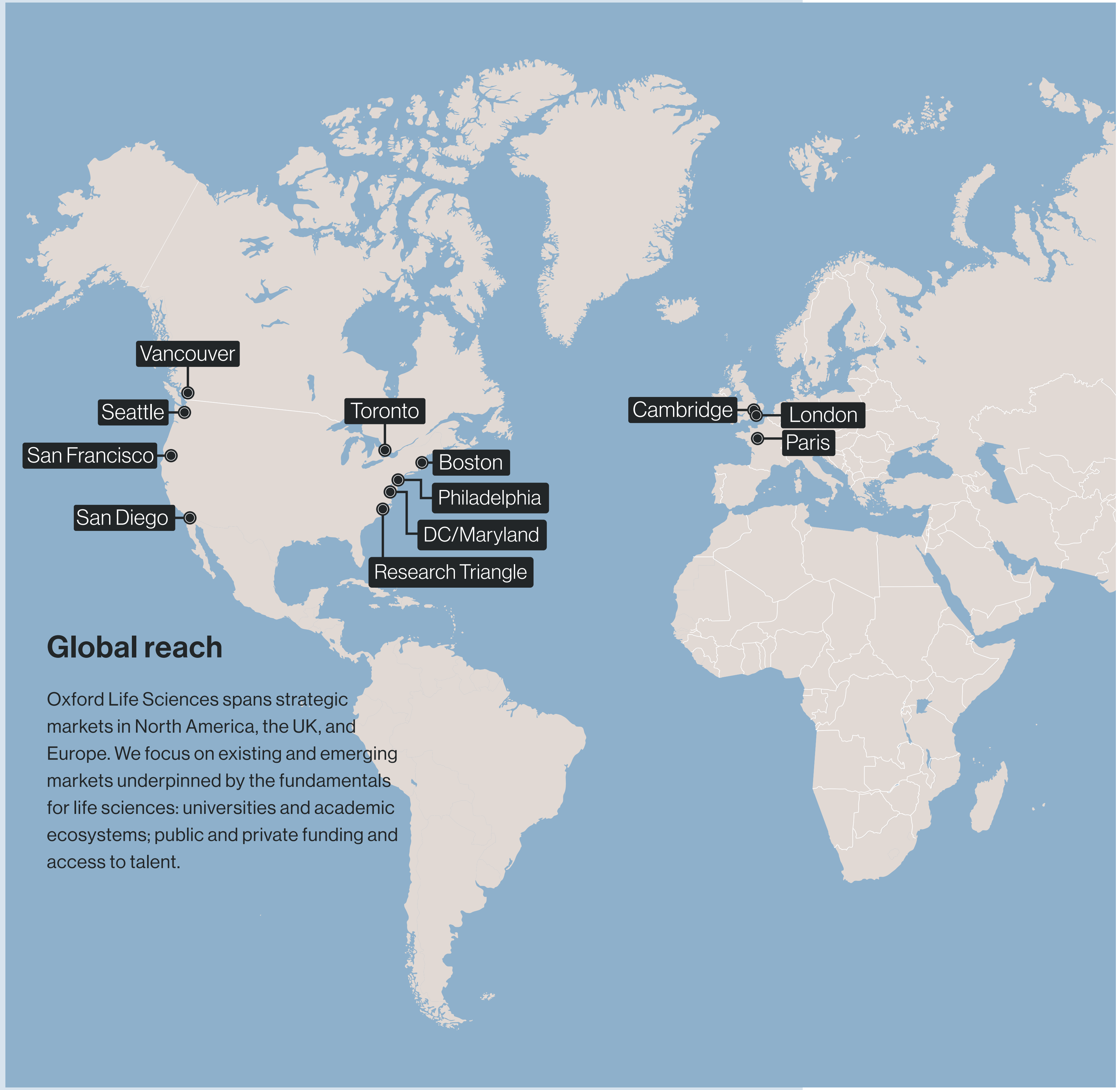


Oxford Life Sciences

Our strategy is propelled by scale, sector momentum, and social impact.

Oxford and OMERS entered the Life Sciences sector through a substantial credit investment in 2017. Since the start of 2021, we've globally invested $3 billion and identified a significant pipeline of further development opportunities.

Committed to establishing a notable presence in the life sciences sector—one of the world's most transformative markets—we recognize the convergence of biotechnology, artificial intelligence, big data analytics, and deep learning in driving faster and more sophisticated outcomes. Simultaneously, shifting demographics, global trends, and evolving customer needs fuel industry demand and in response, we continue to scale our global presence by pursuing additional equity commitments, lending opportunities and platform investments.

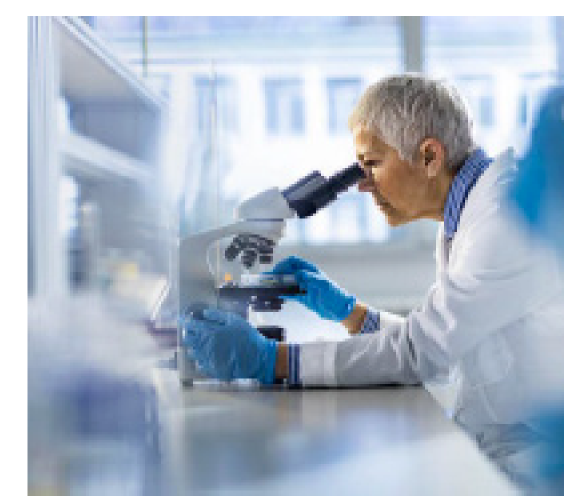


Global reach

Oxford Life Sciences spans strategic markets in North America, the UK, and Europe. We focus on existing and emerging markets underpinned by the fundamentals for life sciences: universities and academic ecosystems; public and private funding and access to talent.

Trusted Partner

AstraZeneca, BioAbility, CRISPR Therapeutics, G1 Therapeutics, Grifols, ICON, Ikena Oncology, Impact Pharmaceutical Services, IUPAC, Lilly, Pfizer, Pharm-Olam, Replimune, Verdesian, Alnylam, Johnson & Johnson, Onpattro, Kadcyla, Roche, Zytiga, CBI Health Group, Epiq, Inmar Intelligence, MatrixCare



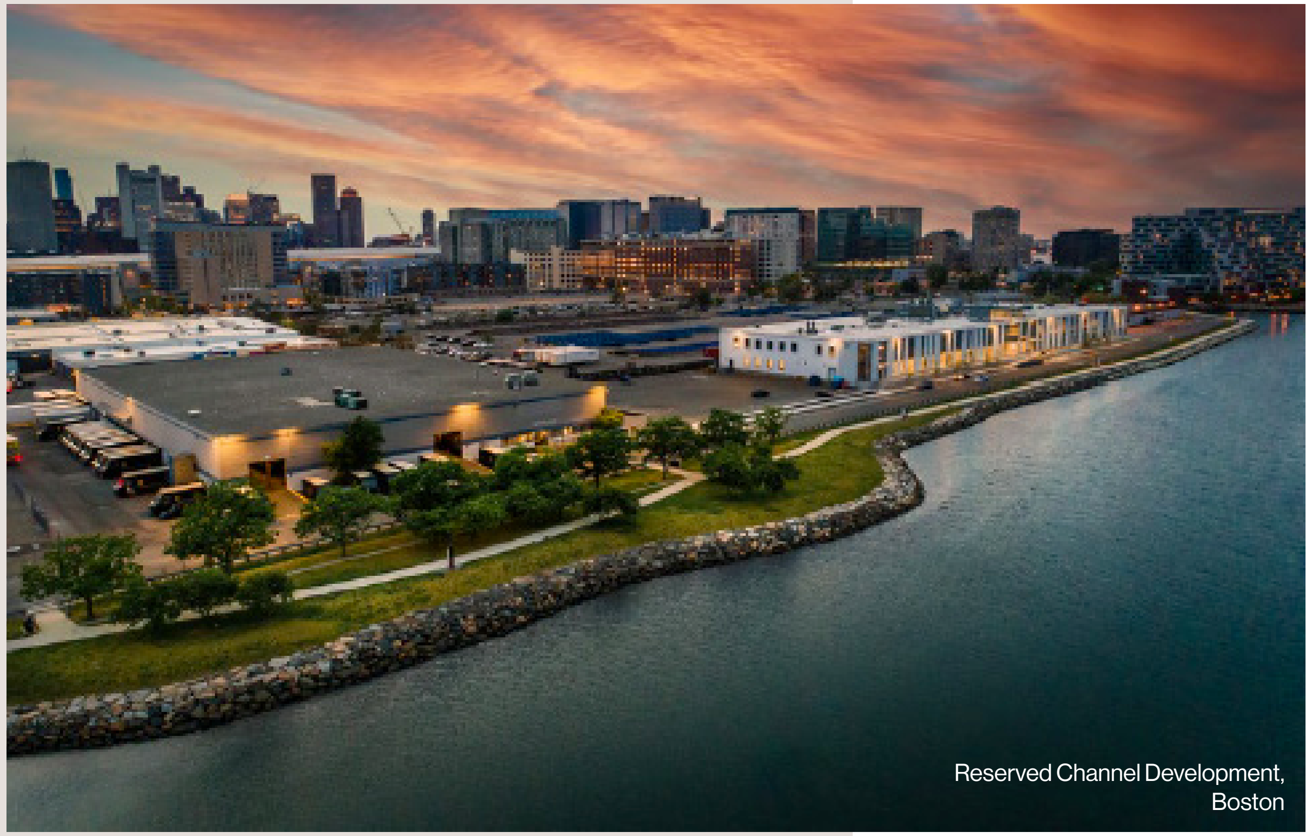
Strengthening economies and communities through real estate, since 1960.

At Oxford, we offer a distinctive blend of acquisition, development, and active asset management, paired with a deep understanding of local markets. This enables us to effectively serve the complex needs of science-based companies by delivering and managing best-in-class workplaces for office, lab, and biomanufacturing buildings.
Our disciplined approach and proven track record in identifying and acquiring assets in target markets set us apart. Additionally, our in-house development and redevelopment capabilities make us a trusted partner for tenants seeking expansion opportunities in both existing and emerging markets.

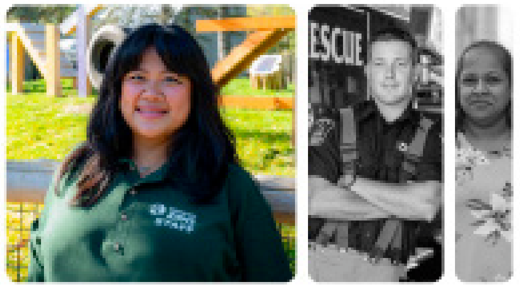
We take pride in our stellar reputation for placemaking and innovation, which profoundly impacts not only our tenants but also the surrounding communities. Through our scale and diversification efforts, we exclusively benefit our customers by offering greater market share, asset and tenant diversification, and valuable insights from across the industry landscape.

Learn more at oxfordproperties.com

Emeryville Public Market, San Francisco



Reserved Channel Development, Boston



OMERS

Oxford is owned by OMERS, a defined benefit pension plan that manages $127.4 CAD billion in net assets across a diversified, global portfolio of public market, infrastructure, private equity, venture capital, and real estate investments. With a steadfast long-term perspective, OMERS strategically invests at scale in high-quality assets that generate stable returns to deliver exceptional value and financial security in retirement to over half a million public service members in Ontario, Canada.

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