



Central

**SOVA North**  
79,918 SF

**SOVA Central**  
250,454 SF

**SOVA Sycamore**  
89,919 SF

**SOVA South**  
37,952 SF



AMENITIES



### COMMITTED TO EMPLOYEE WELLBEING

- The Craft Taco  
*Ranked in Yelp's Top US 100 Taco Spots & Yelp's Top Places to Eat in San Diego*
- New English Brewing  
*"One of the best breweries in San Diego!" - San Diego Magazine*
- The Coffee Cart  
*Hand-Craft Espresso & Locally Roasted Specialty Coffee*
- Conferencing & Event Spaces
- Outdoor Seating and Lawn Games
- Resort Style Fitness Center & Outdoor Exercise Yard



# Revitalizing the Economy of Innovation.

SOVA Science District sits in a vibrant community that fosters innovation and collaboration. Whether you need a morning pick-me-up, are looking for a Taco Tuesday spot, or just need to unwind with a pint, local amenities are abundant. Fresh coffee, delicious tacos, and refreshing beverages all in one place.



ELEVATE

# Flex a little life into your workday.

Longfellow's tenant experience and hospitality program, Elevate, cultivates greatness through curated events, programming, and services exclusively for our tenant partners. Tenants have Elevate at their finger tips through our exclusive app.

## Balance

Fitness & Yoga Classes  
Wellness Events & Workshops  
Walking And Running Trails

## Access

EV Charging Stations  
Car Detailing Services  
Mobile Hospitality Services

## Taste

Coffee Classes  
Rotating Food Trucks  
Beer & Wine Tastings

## Brain Power

Lunch & Learn Workshops  
Biotech Conferences  
Brain Health Clinics  
Fully Equipped Meeting Spaces

## Generosity

Donation Collections  
E-Waste Recycling  
Blood Drives

## Connections

Networking & Happy Hours  
Seasonal Events  
New Tenant Welcome Tours & Gifts

## Play

Tenant Competitions & Prizes  
Outdoor Gaming  
Adopt a Puppy Event



## AVAILABILITY: SOVA CENTRAL

### Lab Space

BUILDING	SQ FT	SUITE	STATUS	NOTES
11494 SVR	15,037	A	Available	Turn-key fitted lab.
11558 SVR	3,148	3	Available	
11558 SVR	5,274	4	Available	
11575 SVR	1,126	204	Available	
11575 SVR	1,087	205	Available	
11575 SVR	1,194	206	Available	
11575 SVR	2,490	207	August 2026	
11575 SVR	2,589	216	Available	
11575 SVR	1,211	218	August 2026	
11578 SVR	8,834	25	Available	Fitted Lab
11578 SVR	12,947	29	Available	Fitted Lab
11585 SVR	6,930	101	Available	Fitted Lab

### Office Space

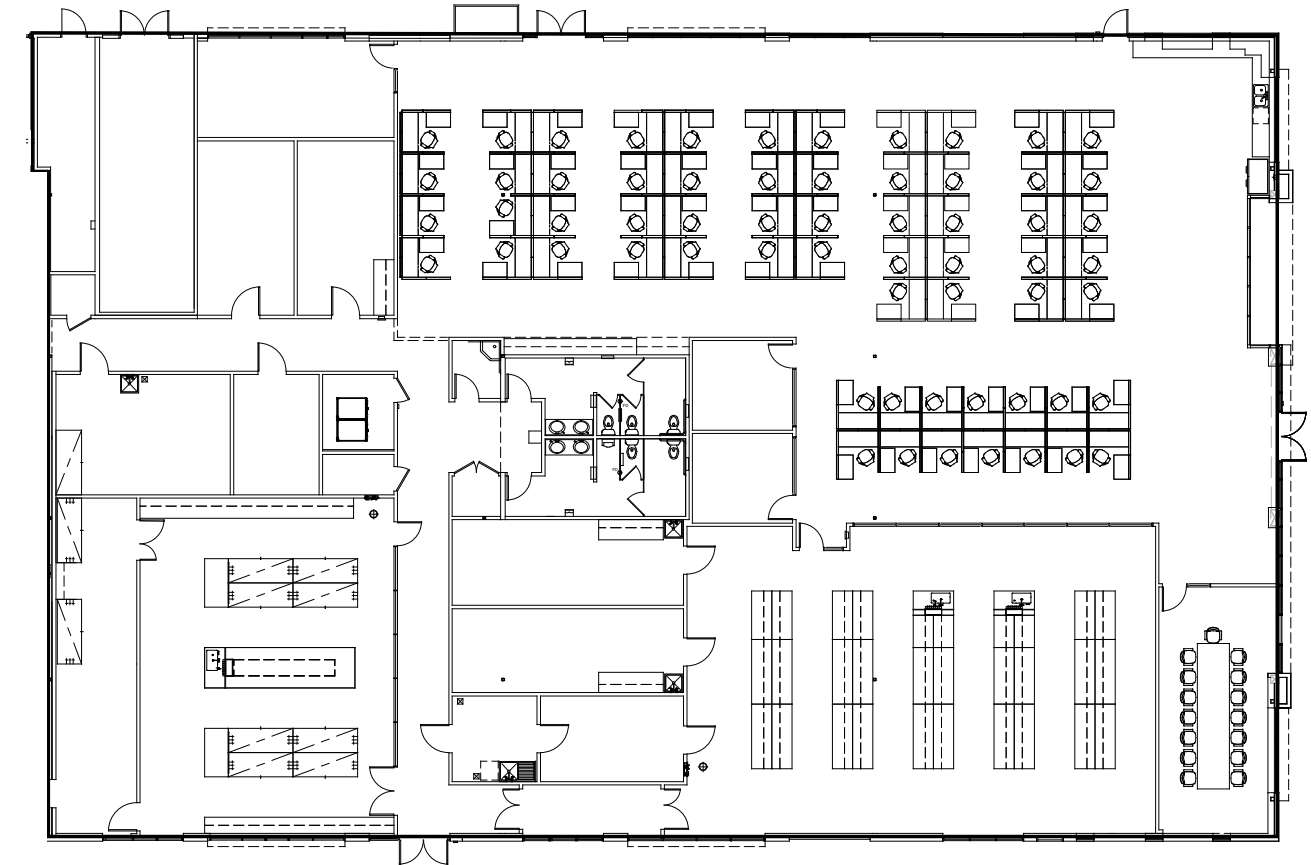
BUILDING	SQ FT	SUITE	STATUS	NOTES
11555 SVR	3,740	201	Available	

AVAILABLE  
 OFFICE  
 SPACE



**11494 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

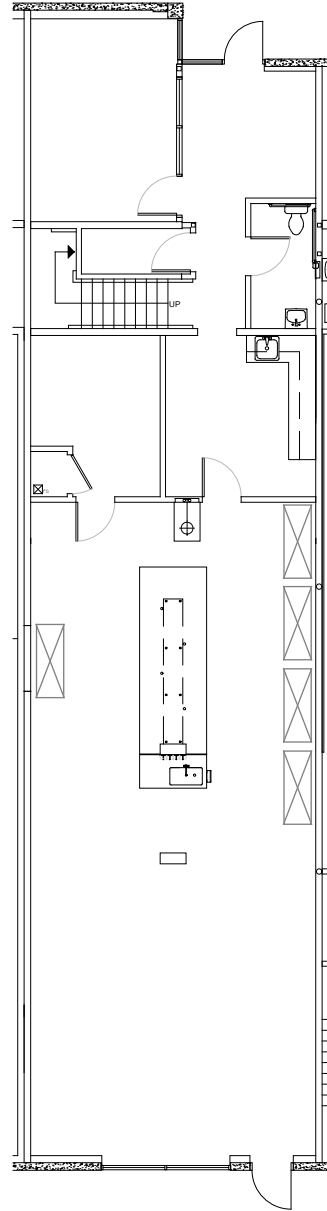
**11494-A | 15,037 RSF**  
Turn-key fitted lab



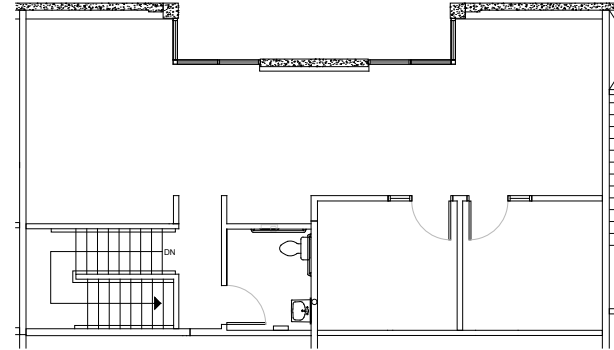
11558 Sorrento Valley Rd, San Diego  
SOVA Science District | Central

**Suite 3 | 3,148 RSF**  
Lab Available Now

FIRST FLOOR



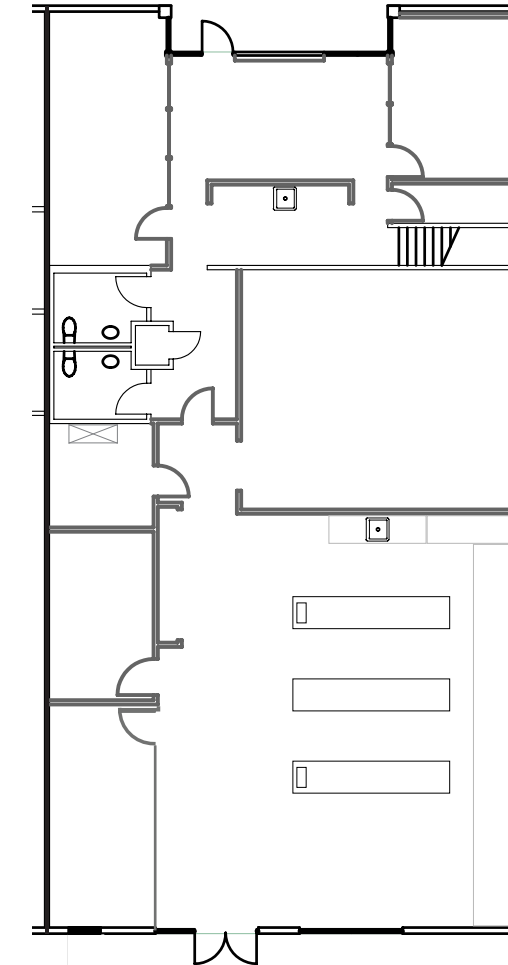
SECOND FLOOR



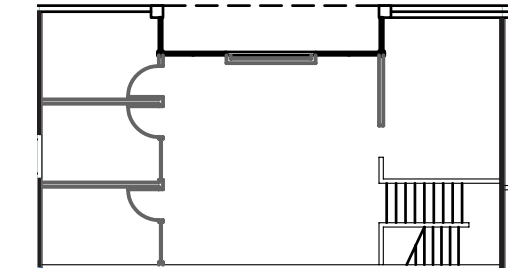
11558 Sorrento Valley Rd, San Diego  
SOVA Science District | Central

**Suite 4 | 5,274 RSF**  
Lab Available Now

FIRST FLOOR



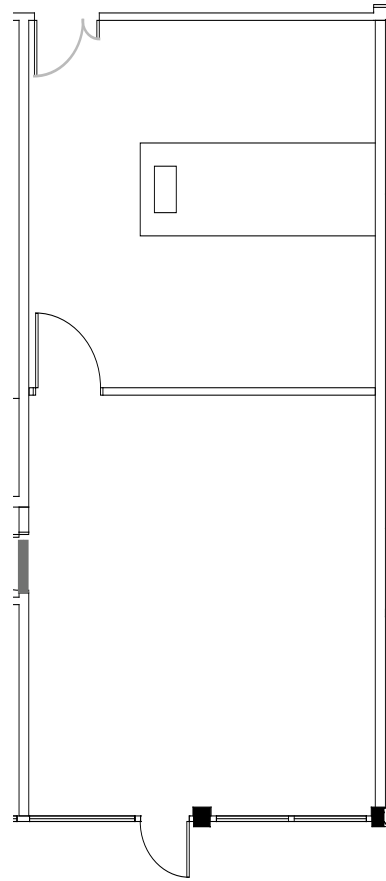
SECOND FLOOR



**11575 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

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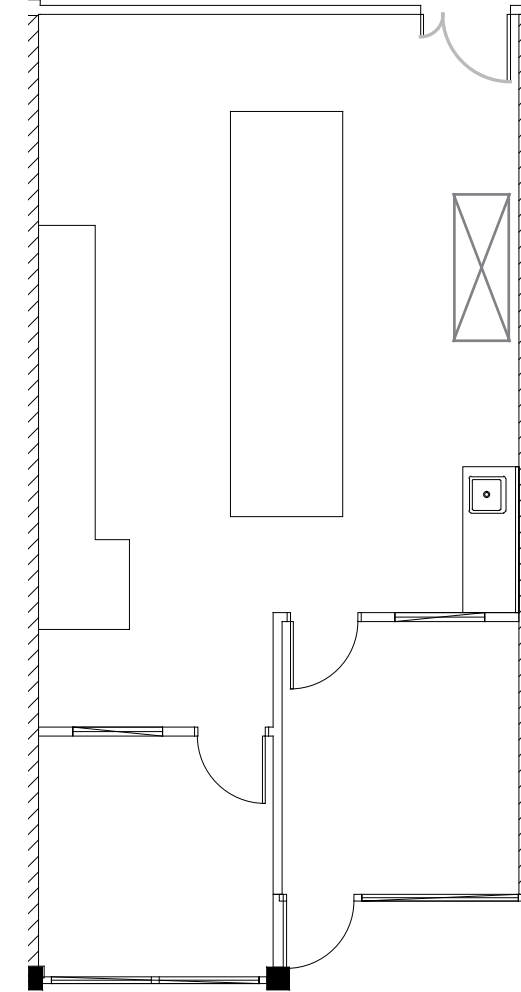
**Suite 204 | 1,126 RSF**  
Lab Available Now



**11575 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

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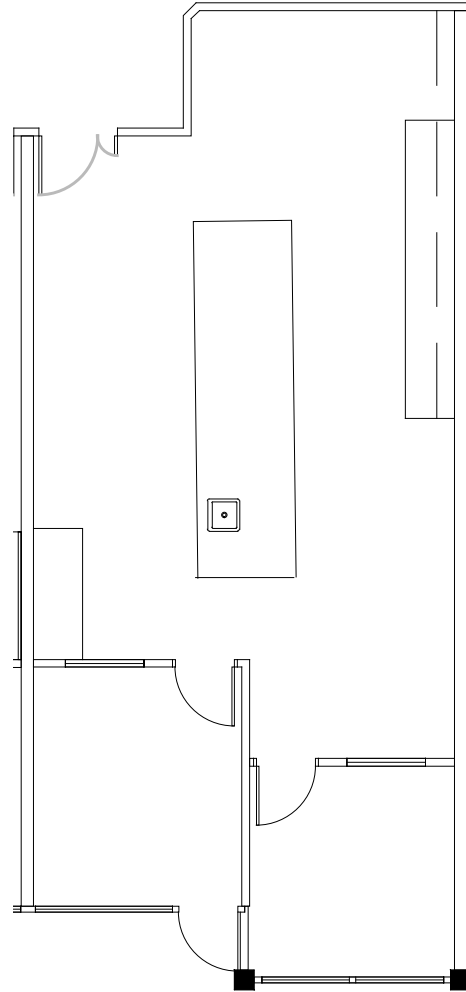
**Suite 205 | 1,087 RSF**  
Lab Available Now



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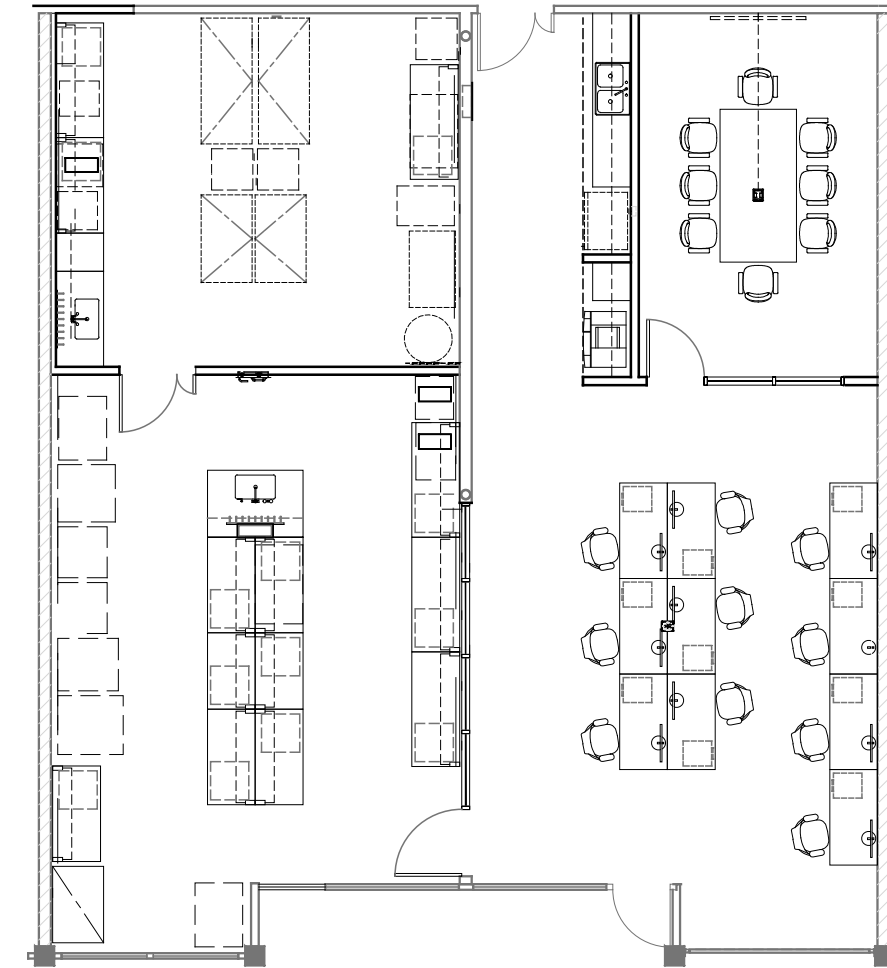
**Suite 206 | 1,194 RSF**  
Lab Available Now



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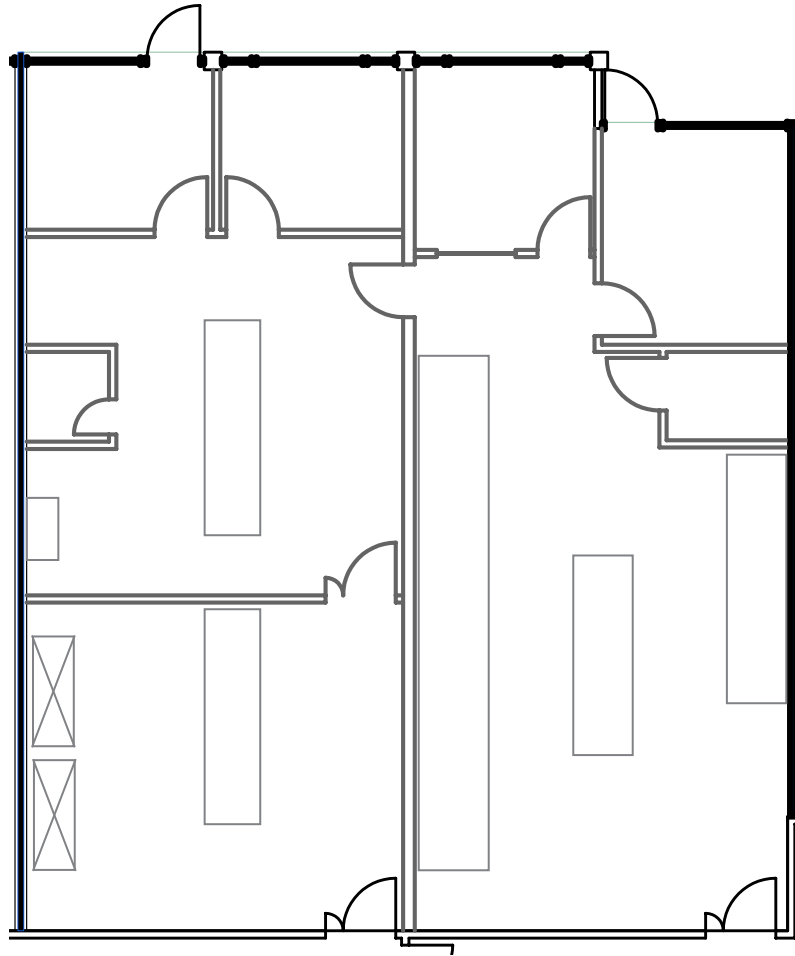
**Suite 207 | 2,490 RSF**  
Lab Available August 2026



**11575 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

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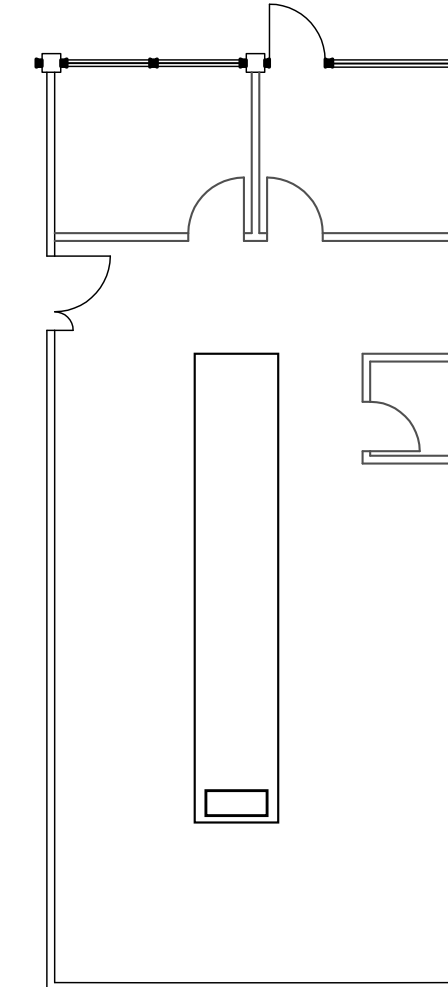
**Suite 216 | 2,589 RSF**  
Lab Available Now



**11575 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

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**Suite 218 | 1,211 RSF**  
Lab Available August 2026



**11578 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

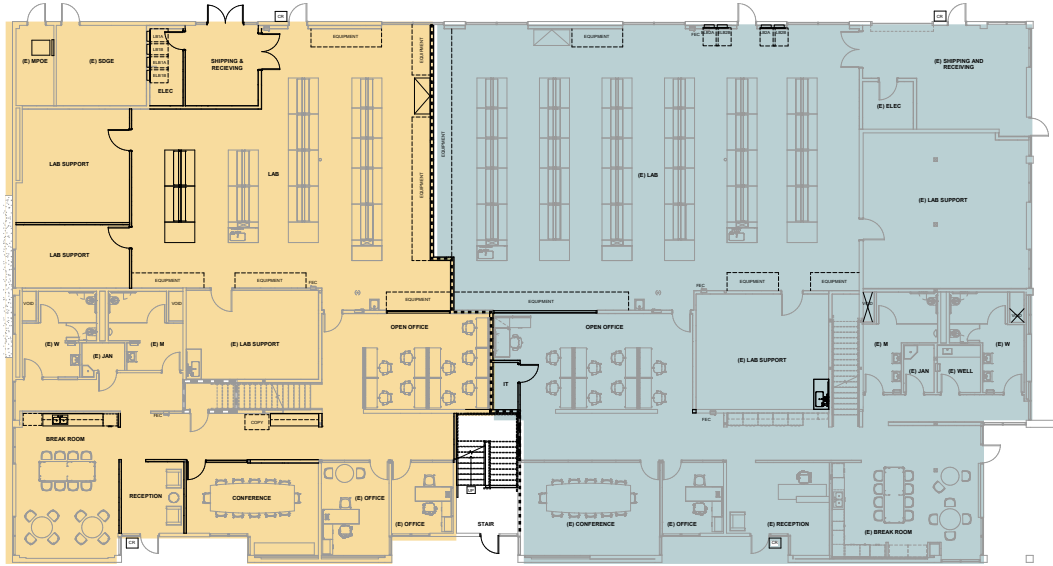


**11578 Suite 25 | 8,834 RSF**

Fitted Lab Available Now

\*FFE shown as conceptual

[CLICK FOR VIRTUAL TOUR](#)

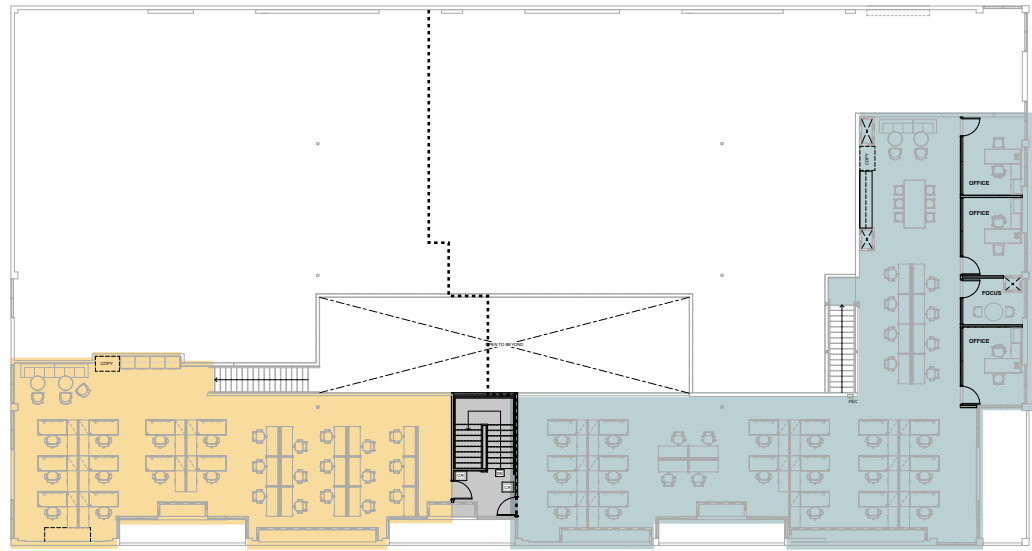


**11578 Suite 29 | 12,947 RSF**

Fitted Lab Available Now

[CLICK FOR VIRTUAL TOUR](#)

FIRST FLOOR



SECOND FLOOR

**11585 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**



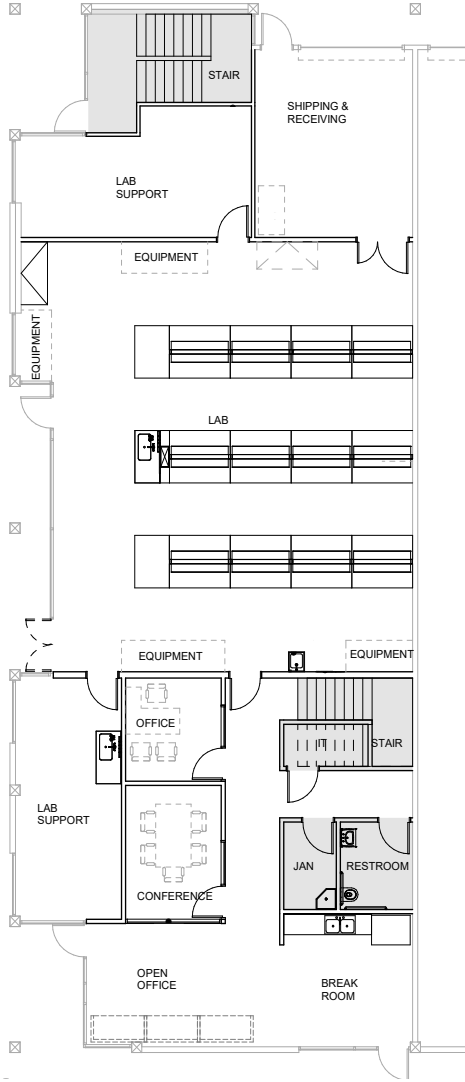
**Suite 101 | 6,930 RSF**

Fitted Lab Available Now

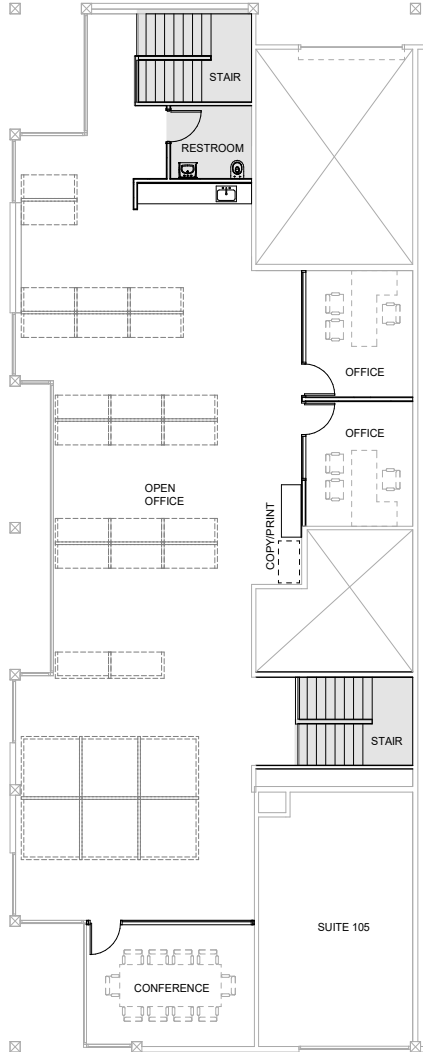
\*FFE shown as conceptual

[CLICK FOR VIRTUAL TOUR](#)

FIRST FLOOR



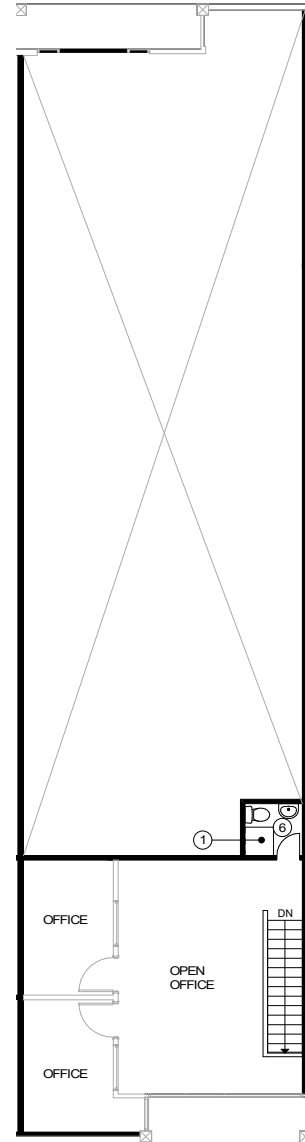
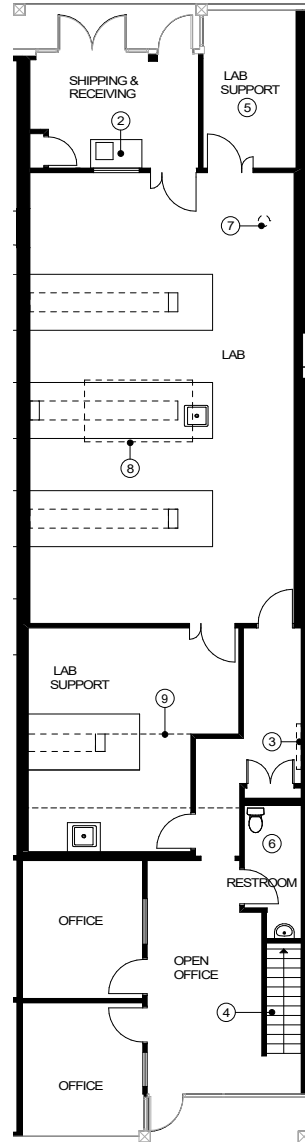
MEZZANINE



**11585 Sorrento Valley Rd, San Diego**  
**SOVA Science District | Central**

**Suite 107 | 3,345 RSF**  
Lab Available Now

FIRST FLOOR

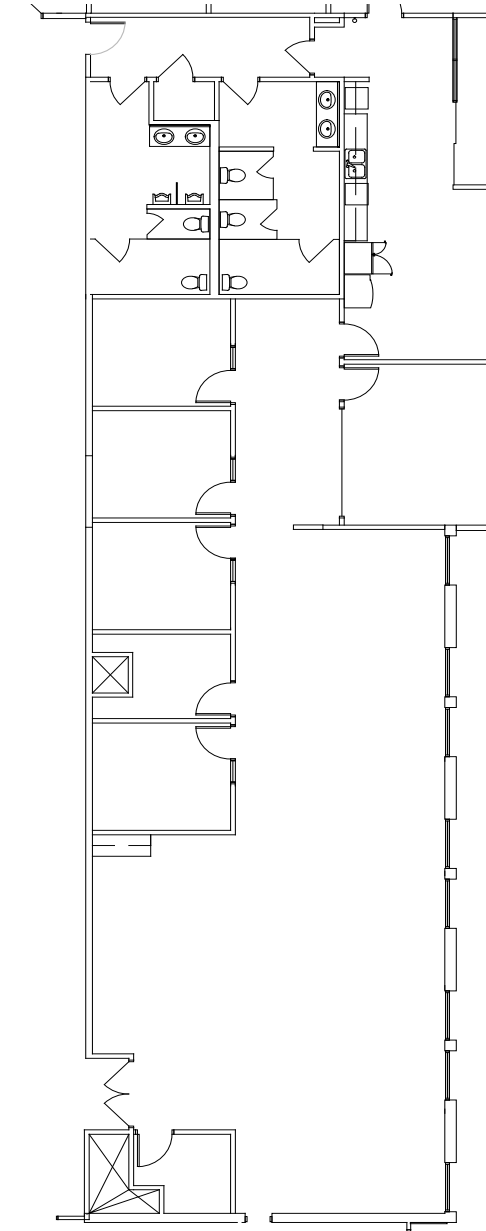


MEZZANINE



**11555 Sorrento Valley Rd, San Diego**  
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**Suite 201 | 3,740 RSF**  
Available Office Space



# FITTED LAB





## SCIENCE DISTRICT™

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