



South

**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.



# 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 SOUTH

## Lab Space

| BUILDING      | SQ FT  | SUITE | STATUS    | NOTES      |
|---------------|--------|-------|-----------|------------|
| 10575 Roselle | 10,294 | 100   | Available |            |
| 10581 Roselle | 5,541  | 100*  | Available | Fitted Lab |
| 10581 Roselle | 5,528  | 105*  | Available | Fitted Lab |
| 10581 Roselle | 5,523  | 110*  | June 2026 |            |

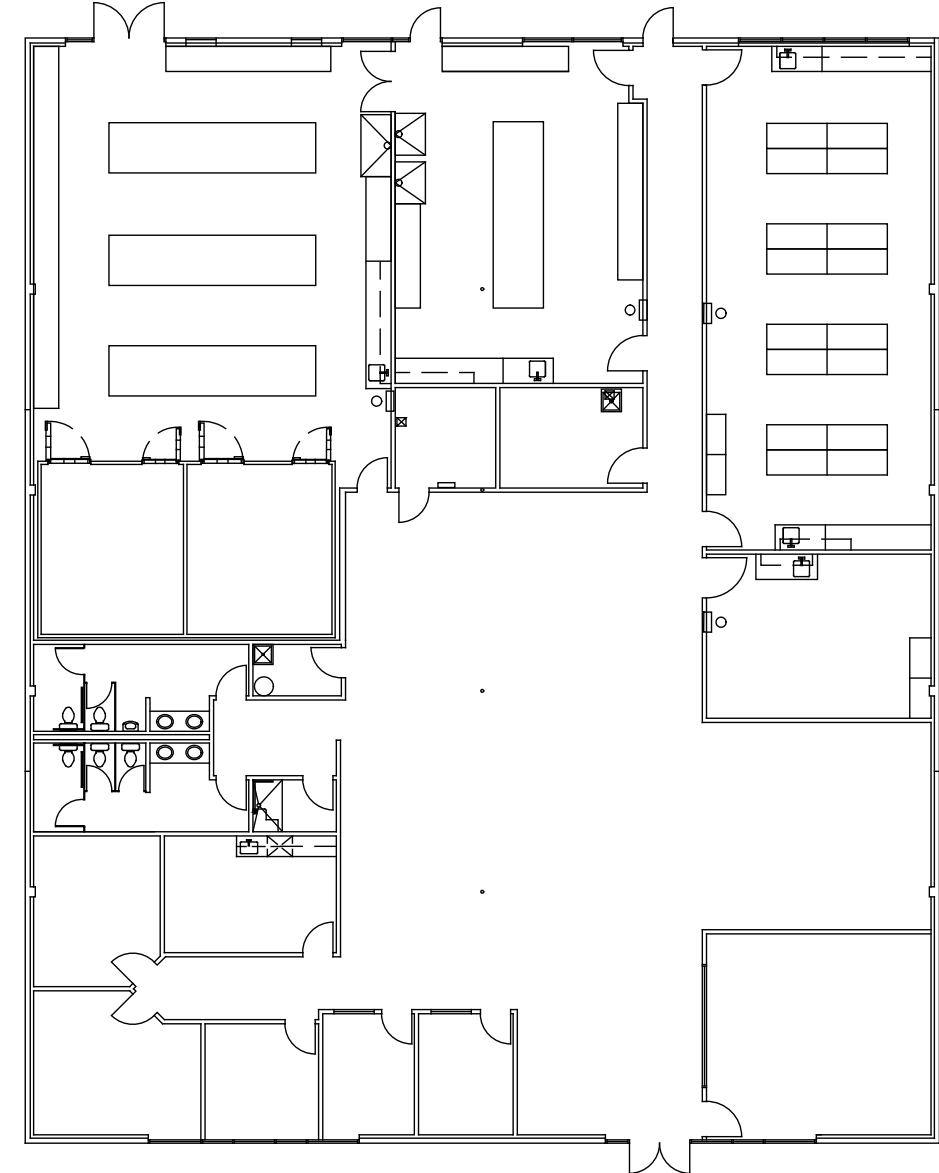
\*Suite 100-110: Contiguous up to 16,592 SF



## 10575 Roselle Street, San Diego SOVA Science District | South



**Suite 100 | 10,294 RSF**  
Lab Available Now

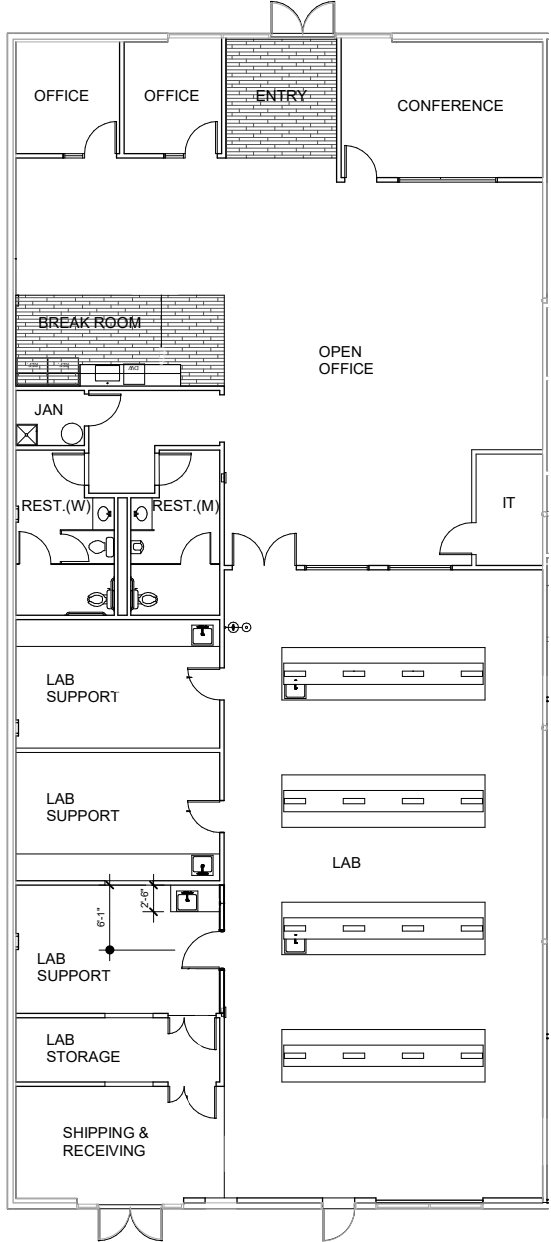


10581 Roselle Street, San Diego  
SOVA Science District | South



**Suite 100 | 5,541 RSF**  
Fitted Lab Available Now

CLICK FOR  
VIRTUAL TOUR

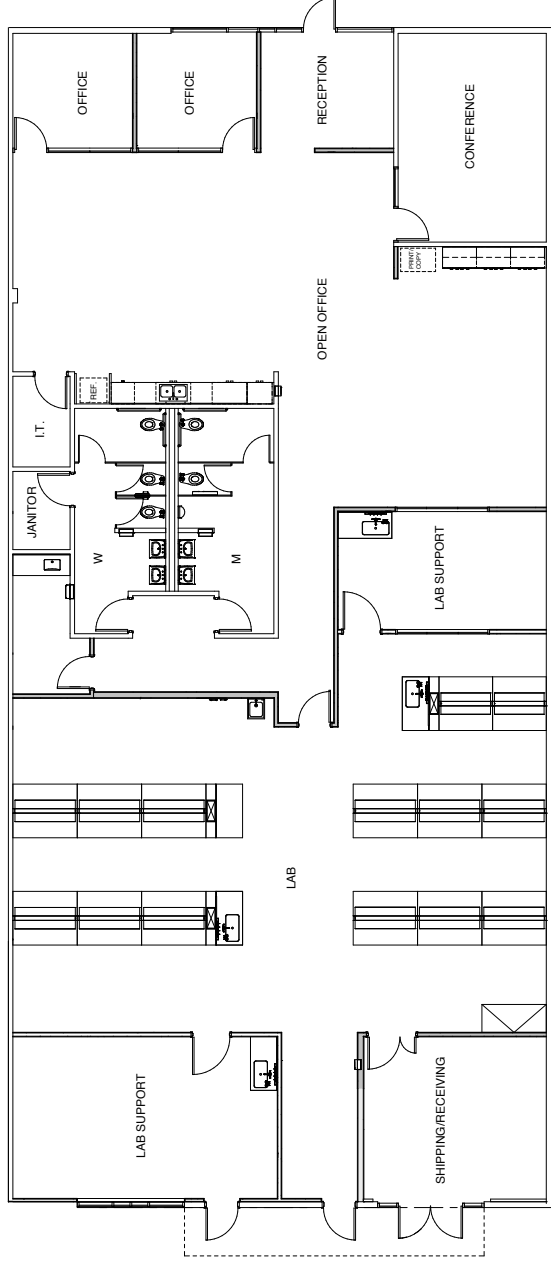


10581 Roselle Street, San Diego  
SOVA Science District | South



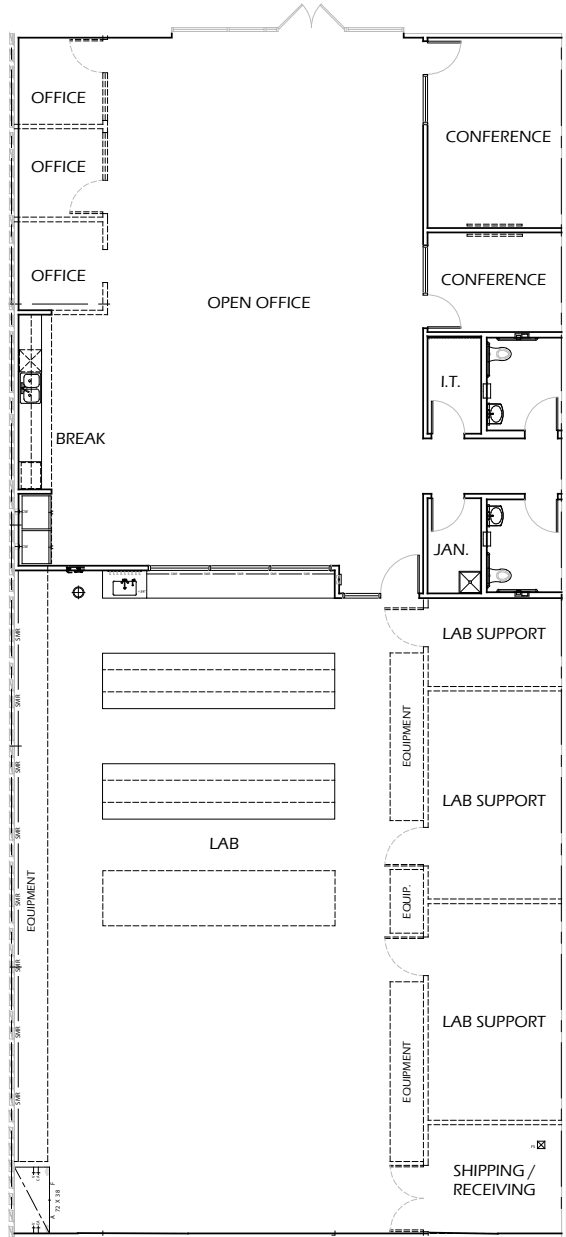
**Suite 105 | 5,528 RSF**  
Fitted Lab Available Now

CLICK FOR  
VIRTUAL TOUR



**10581 Roselle Street, San Diego**  
**SOVA Science District | South**

**Suite 110 | 5,523 RSF**  
Lab Available June 2026





# NOVA

## SCIENCE DISTRICT™

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