



EMERGE
HERE.
EMERGE
THERE.



Central
Sorrento Valley Rd
San Diego, CA



* TABLE OF CONTENTS

DISCOVER SOVA.

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



Jump to Page	Site Plan	Jump to Page	Floor Plans
Jump to Page	Availability	Jump to Page	Amenities



* 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

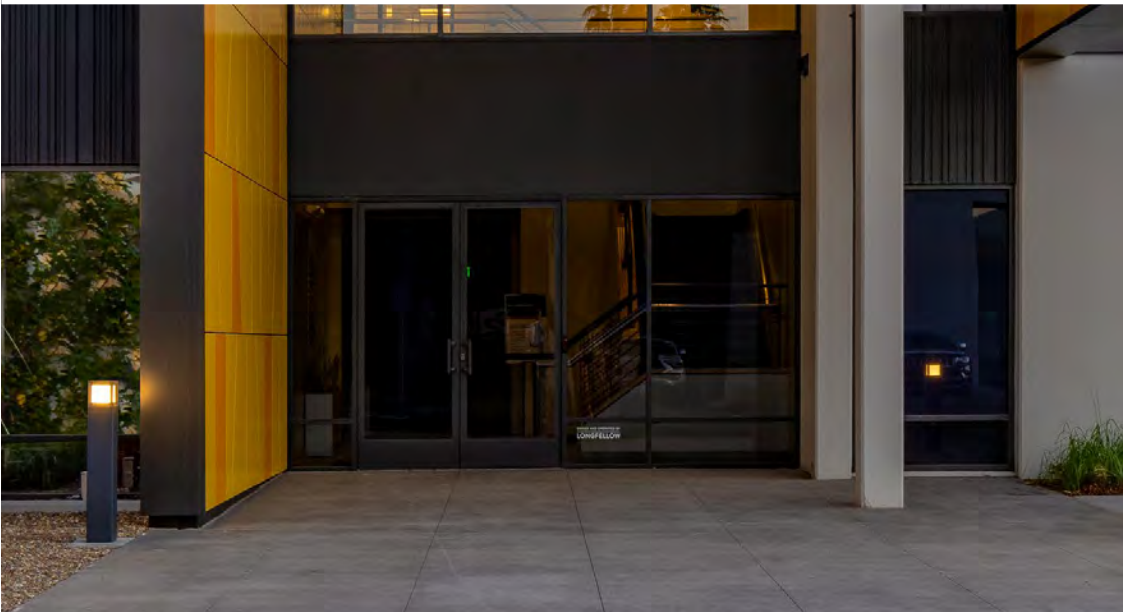


* AVAILABILITY

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
11494 SVR	15,037	A	Available	Turn-key fitted lab. Office premises fully furnished.
11558 SVR	3,148	3	Available	
11558 SVR	5,274	4	Available	
11568 SVR	10,647	8	Available December 2026	
11568 SVR	10,565	12	Available October 2026	
11575 SVR	1,126	204	Available	
11575 SVR	1,087	205	Available	
11575 SVR	1,194	206	Available	
11575 SVR	2,490	207	Available	
11575 SVR	2,589	216	Available	
11575 SVR	1,211	218	Available	
11578 SVR	8,834	25	Available	Fitted Lab
11578 SVR	12,947	29	Available	Fitted Lab
11585 SVR	6,930	101	Available	Fitted Lab
11585 SVR	3,345	107	Available	Fitted Lab
11555 SVR	3,740	201	Available	Office
11555 SVR	2,891	202	Available March 2027	Office

* FLOOR PLANS

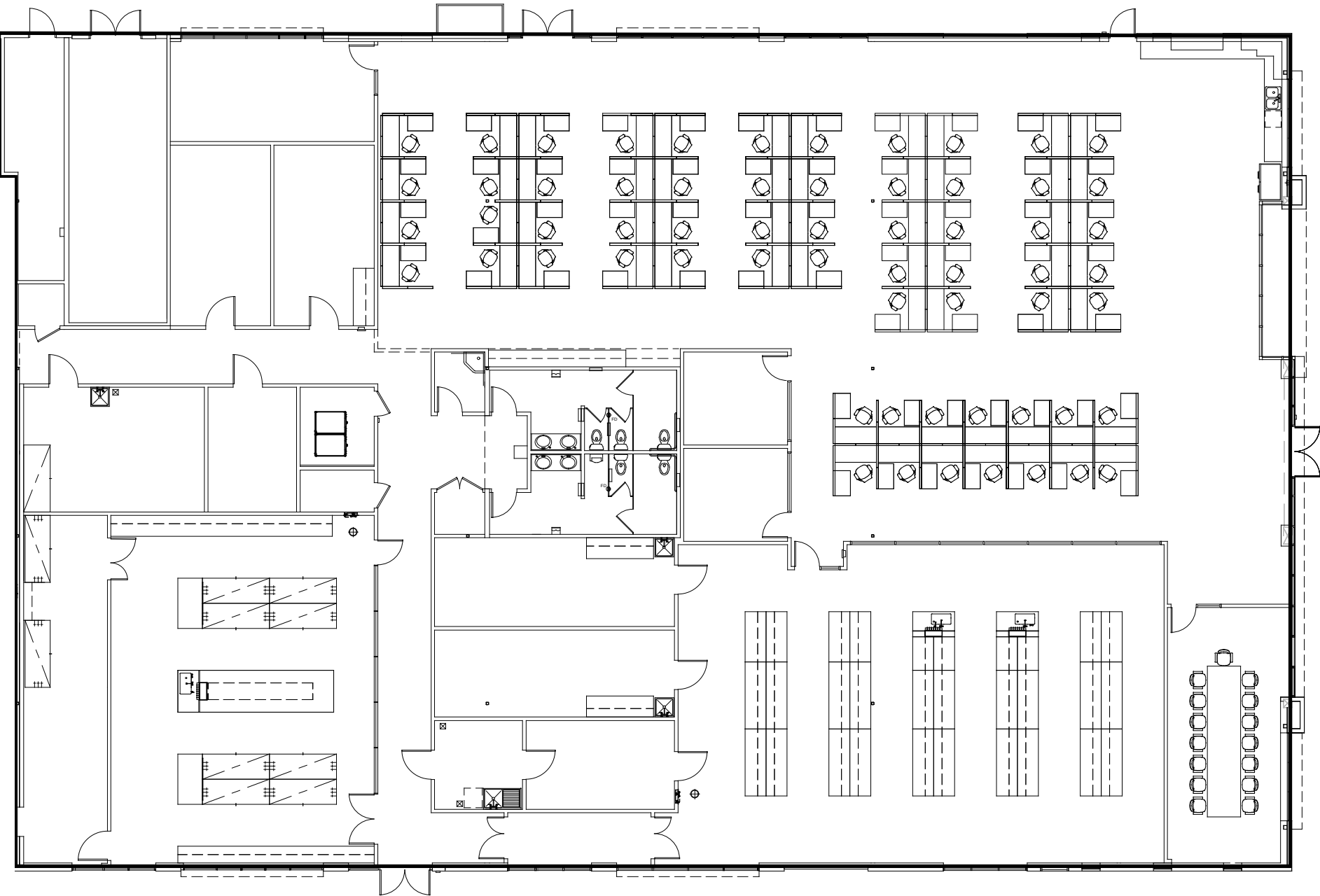
11494 Sorrento Valley Rd

San Diego, CA

Suite A | Fitted+ Lab Available Now

15,037 RSF

Turn-key fitted lab. Office premises fully furnished.



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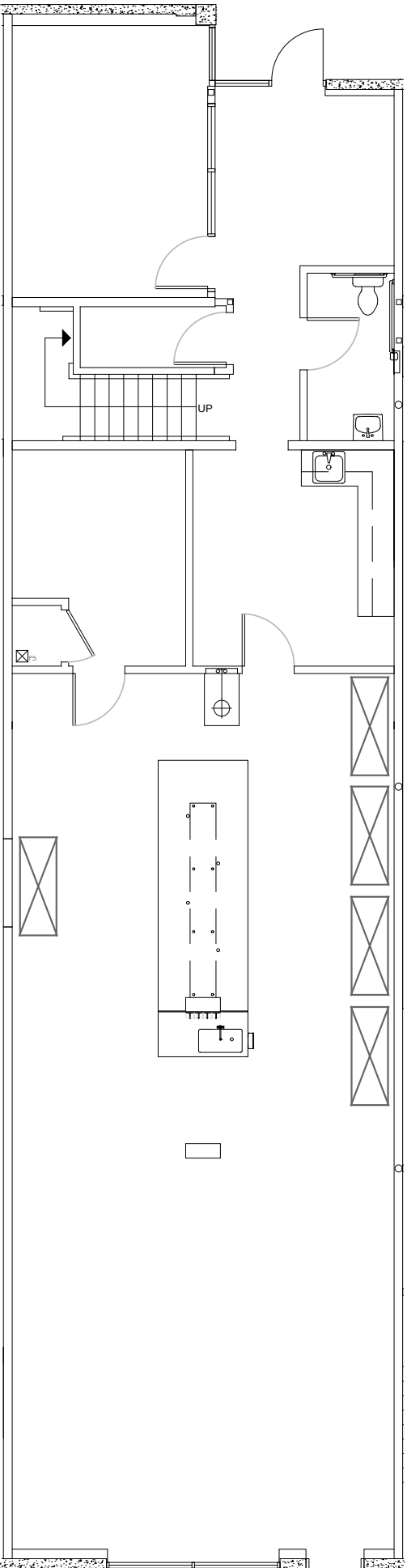
* FLOOR PLANS

11558 Sorrento Valley Rd

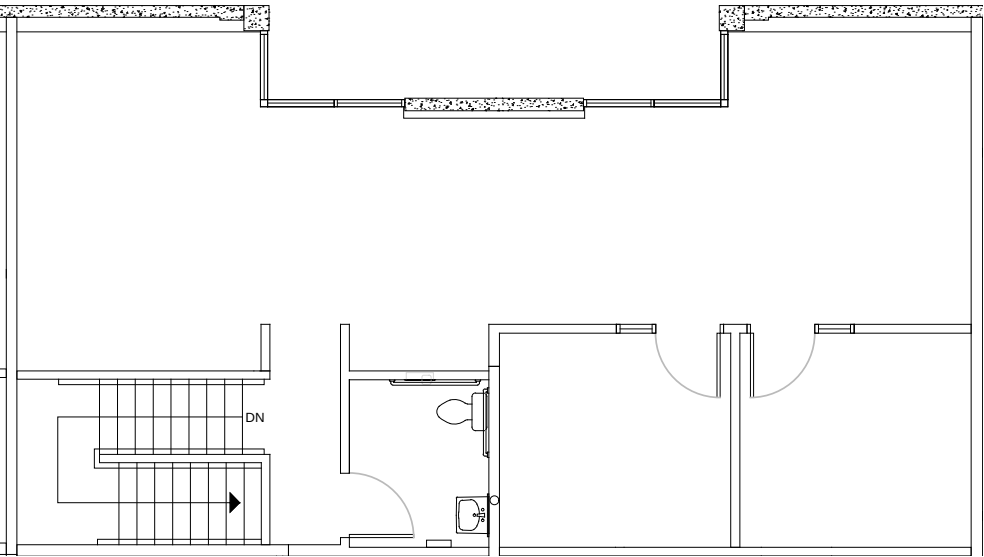
San Diego, CA

Suite 3 | Lab Available Now

3,148 RSF



First Floor



Second Floor

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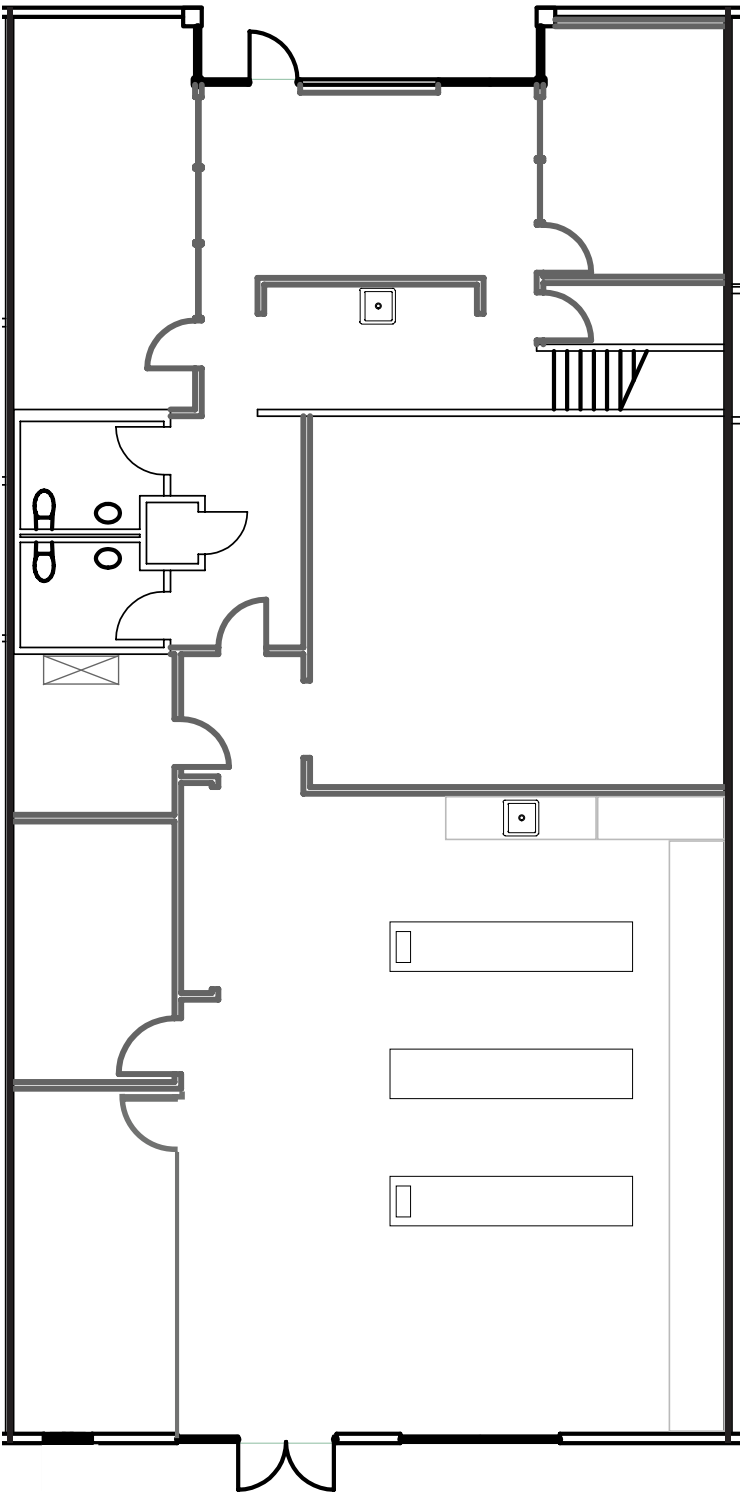
* FLOOR PLANS

11558 Sorrento Valley Rd

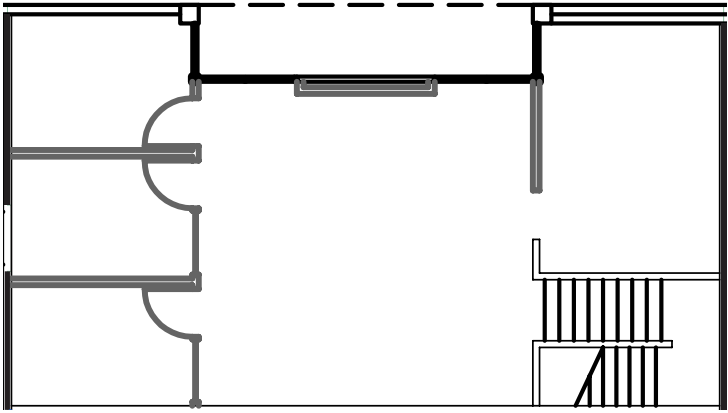
San Diego, CA

Suite 4 | Lab Available Now

5,274 RSF



First Floor



Second Floor

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* FLOOR PLANS

11568 Sorrento Valley Rd

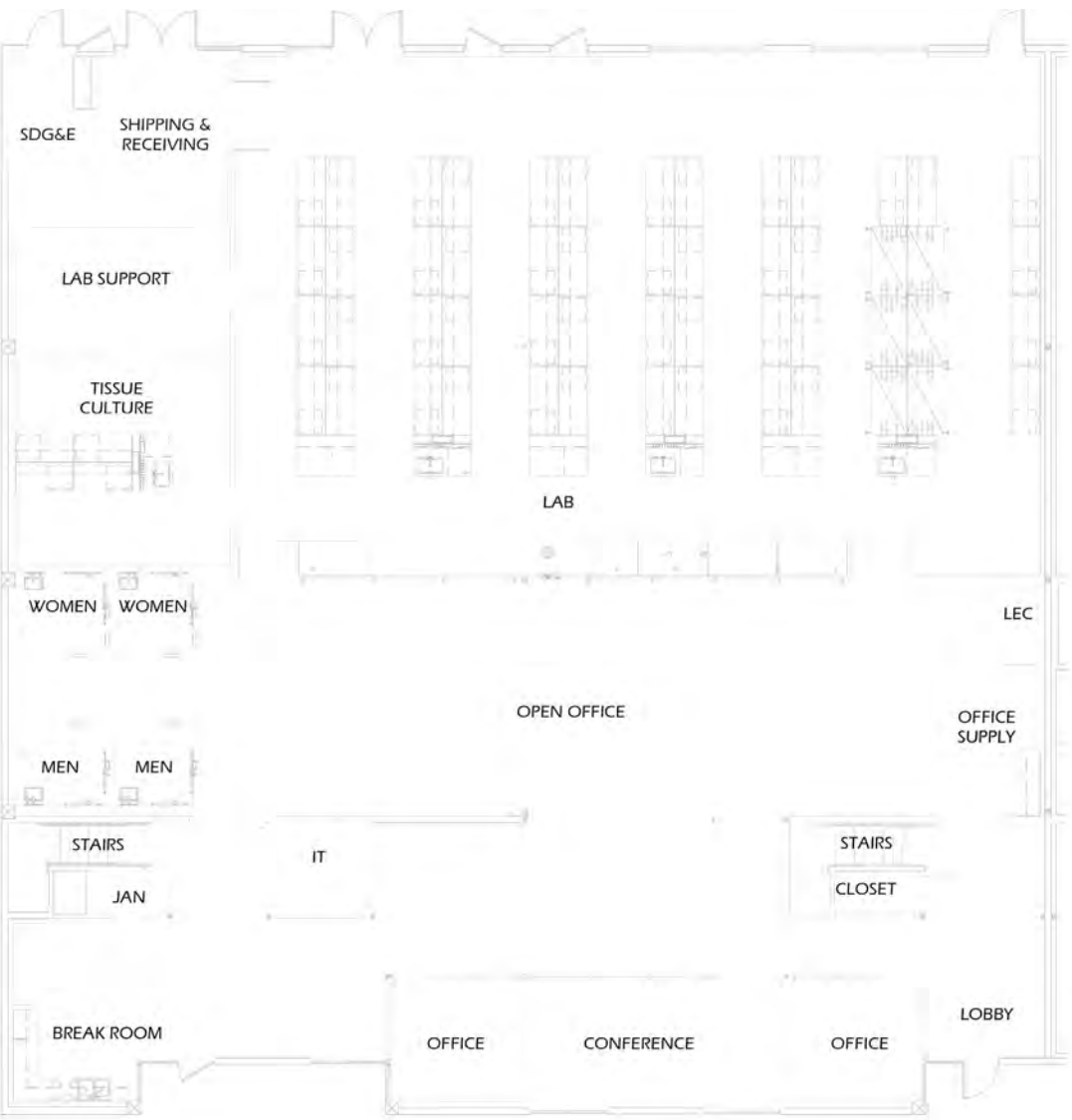
San Diego, CA

Suite 8 | Lab Available December 2026

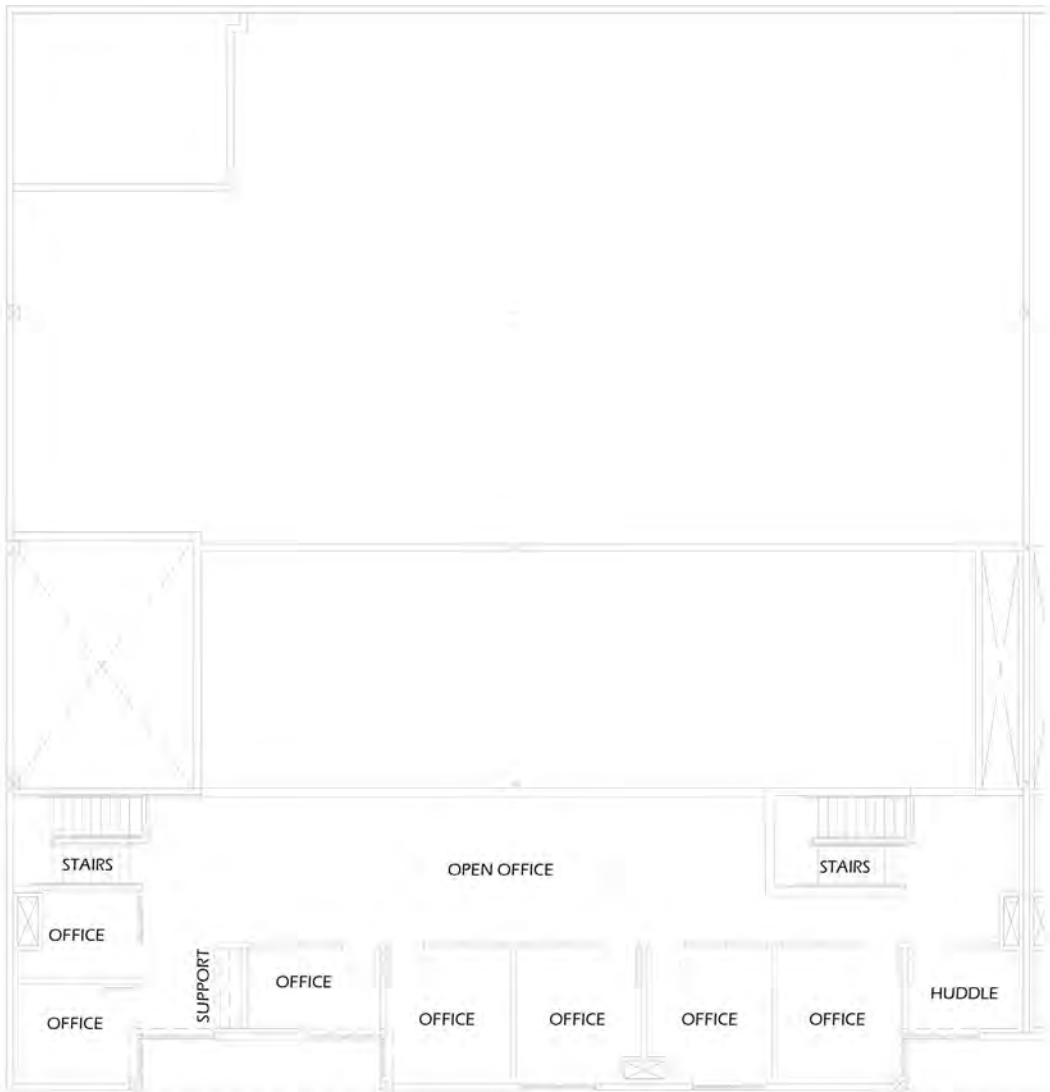
10,647 RSF



First Floor



Second Floor



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* FLOOR PLANS

11568 Sorrento Valley Rd

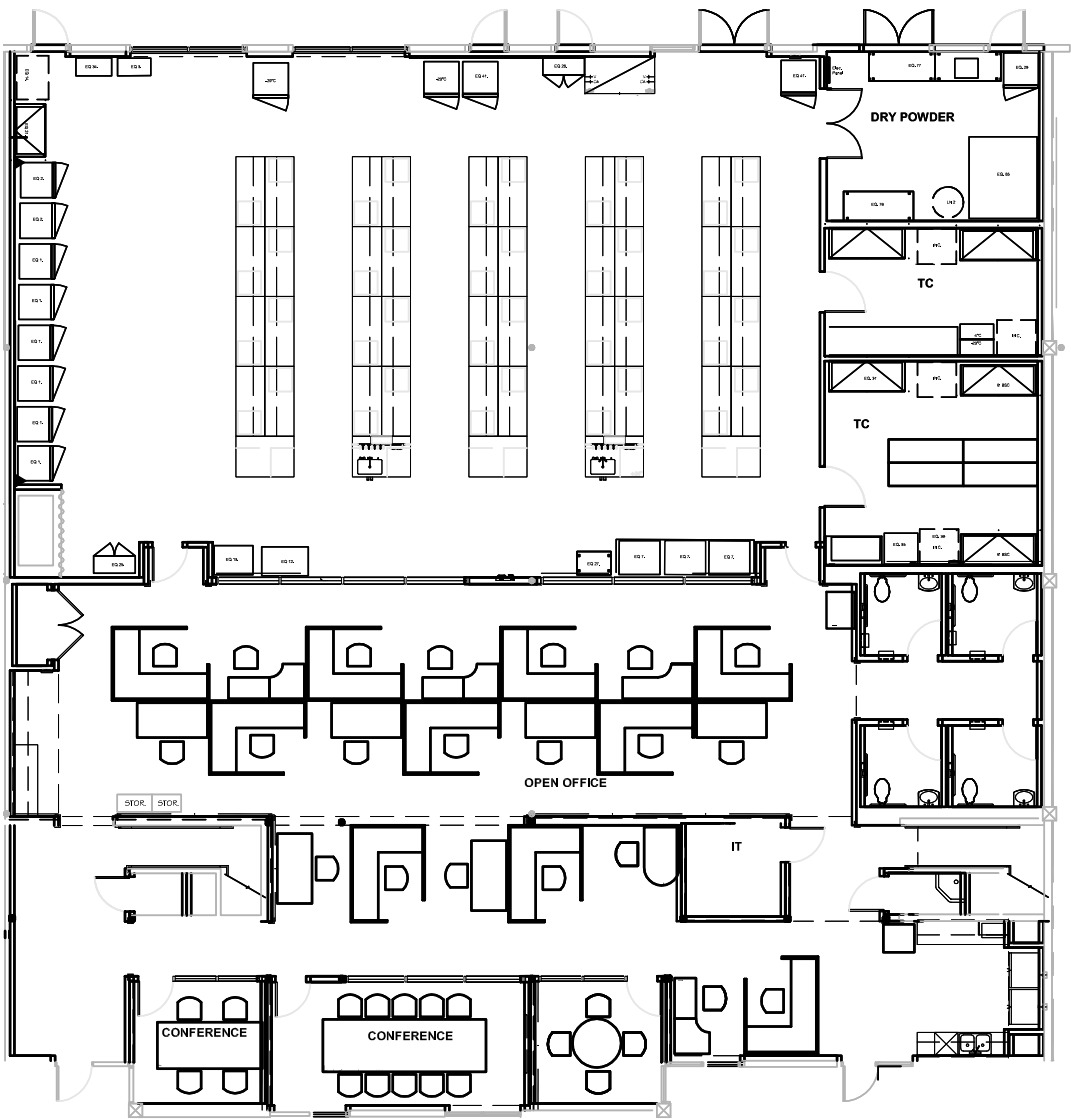
San Diego, CA

Suite 12 | Lab Available October 2026

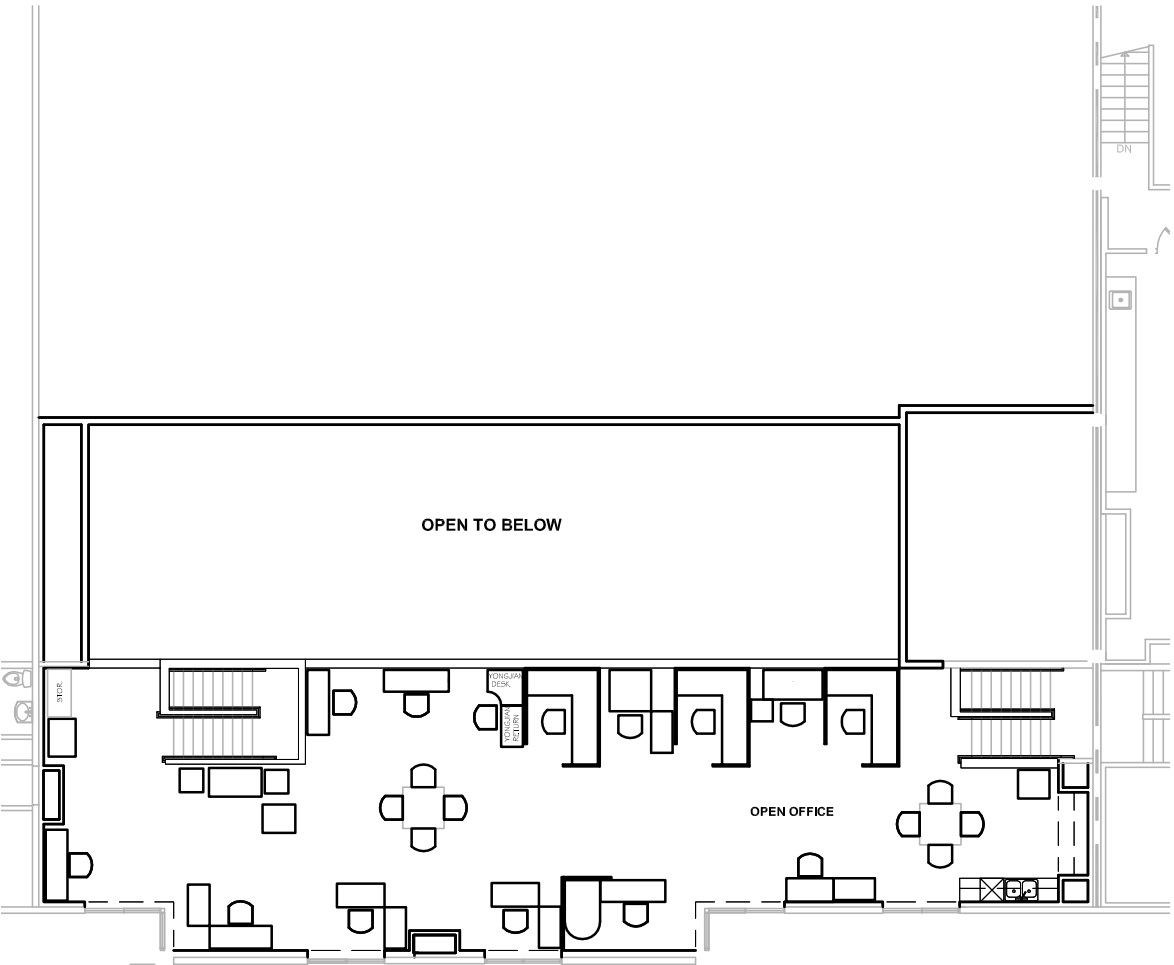
10,565 RSF



First Floor



Second Floor



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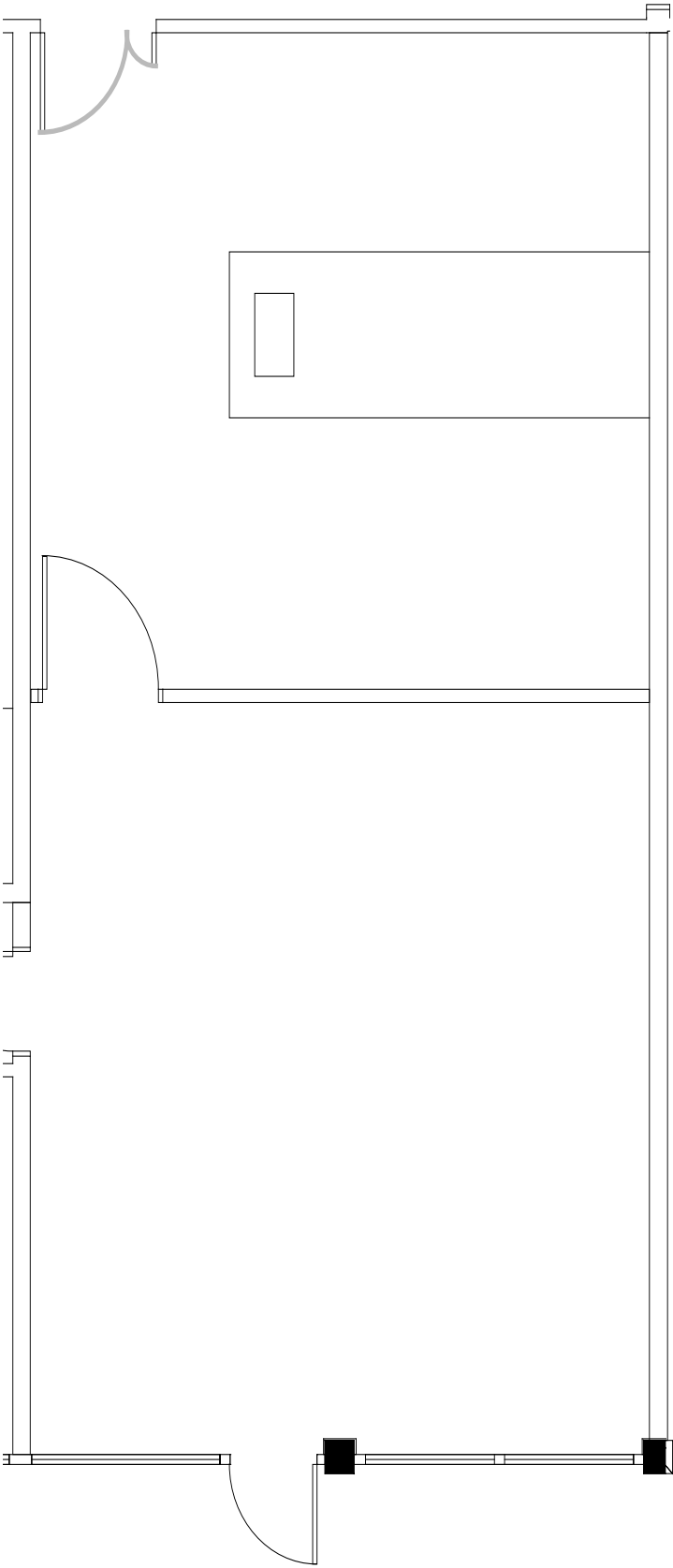
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 204 | Lab Available Now

1,126 RSF



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* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 205 | Lab Available Now

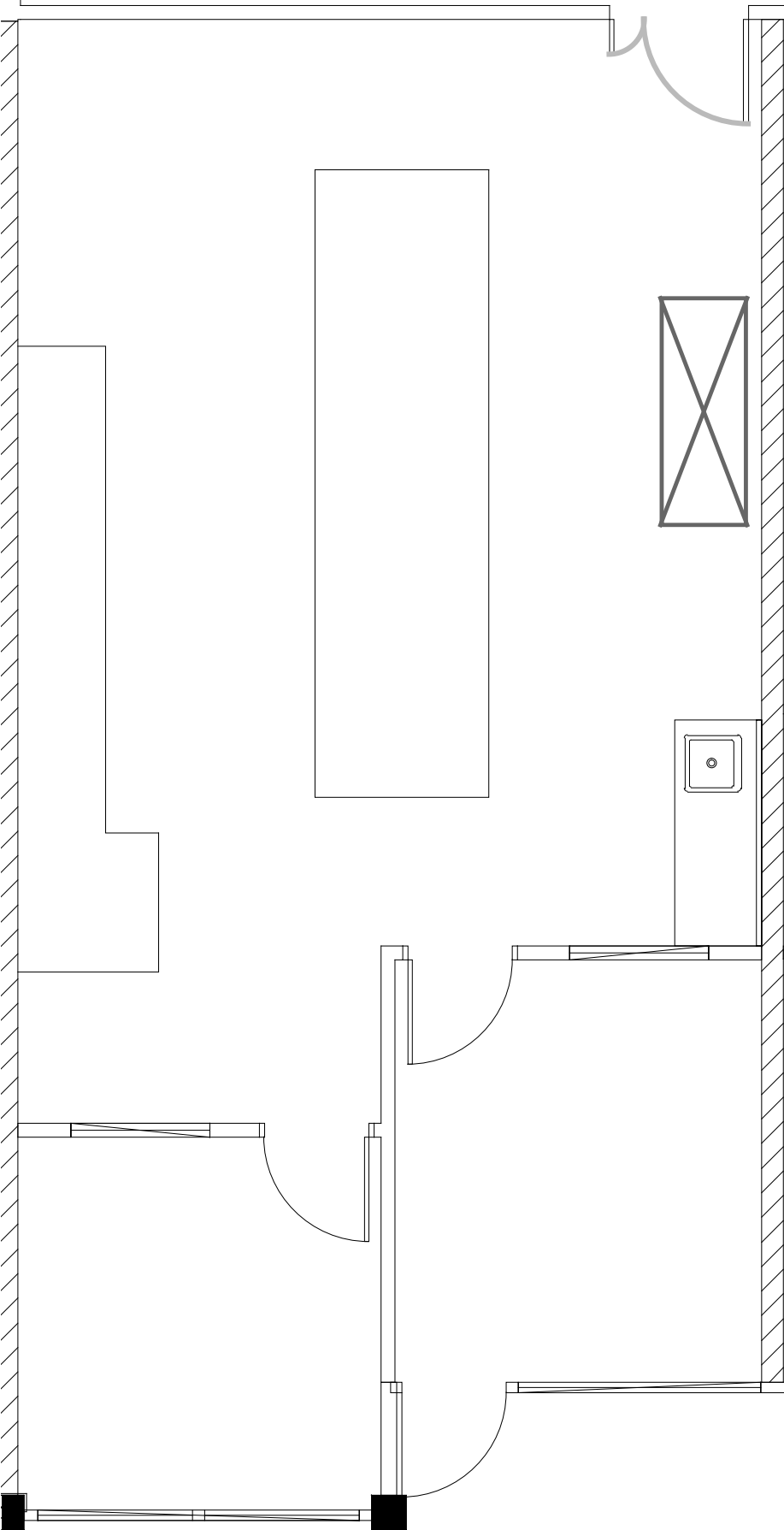
1,087 RSF

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* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 206 | Lab Available Now

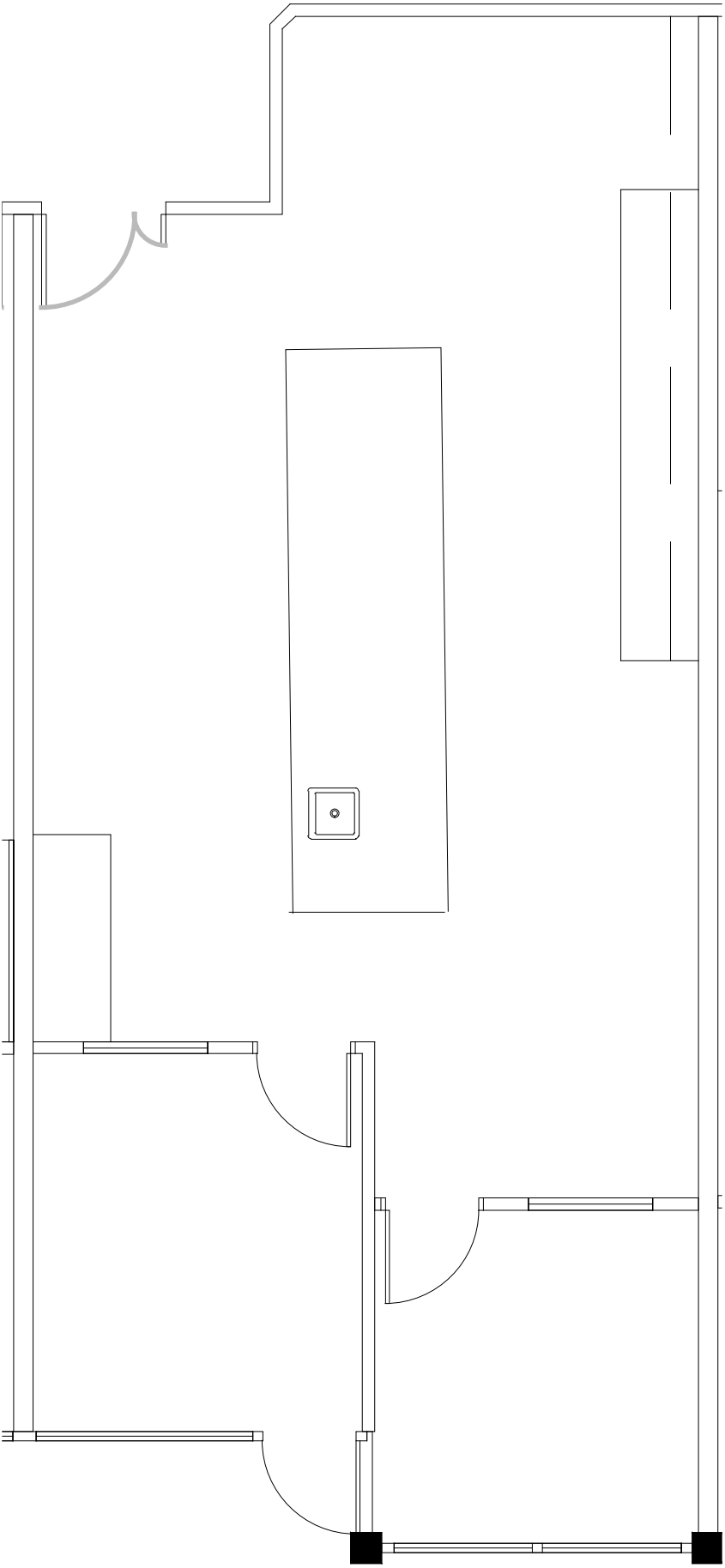
1,126 RSF

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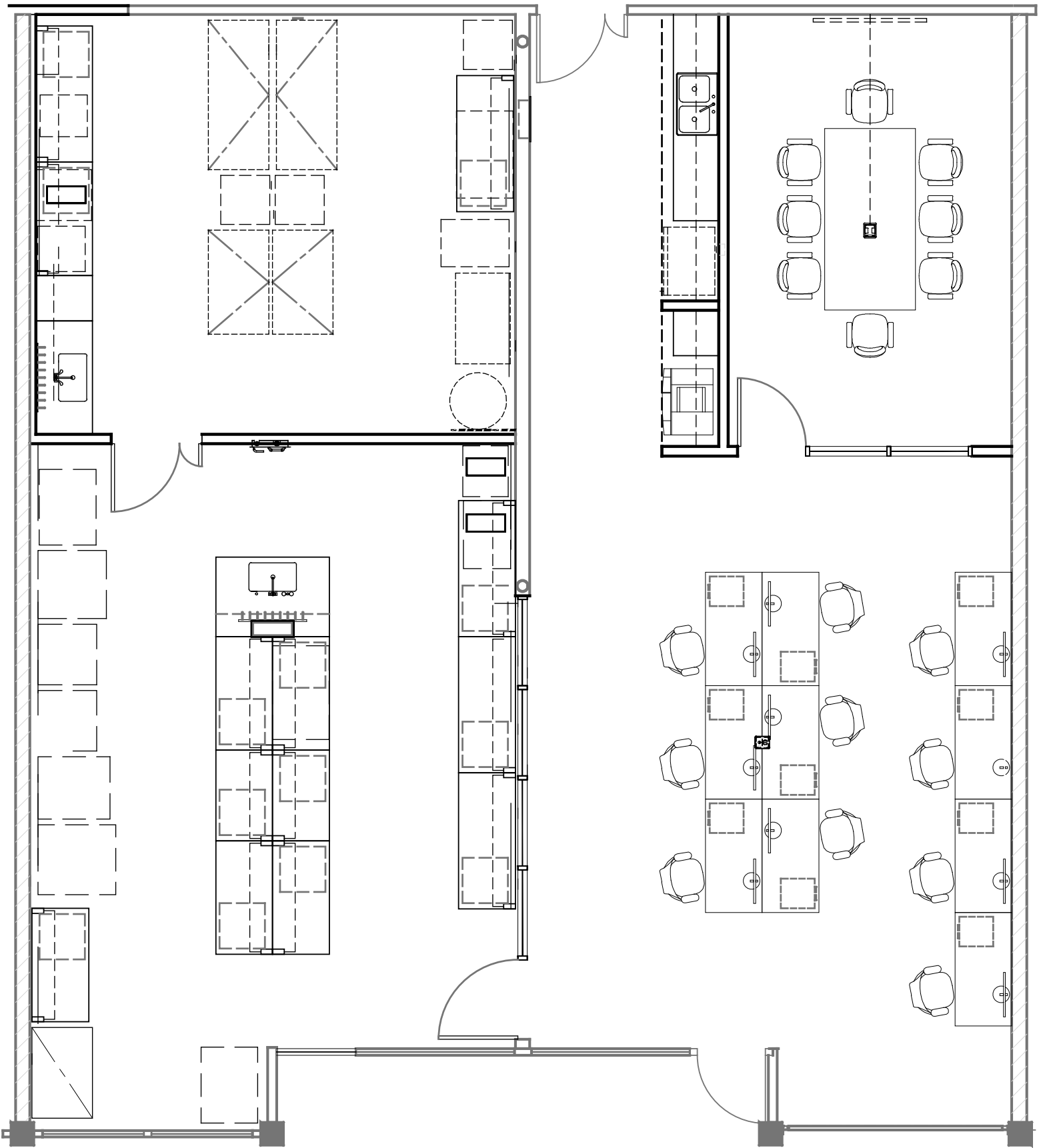
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 207 | Lab Available Now

2,490 RSF



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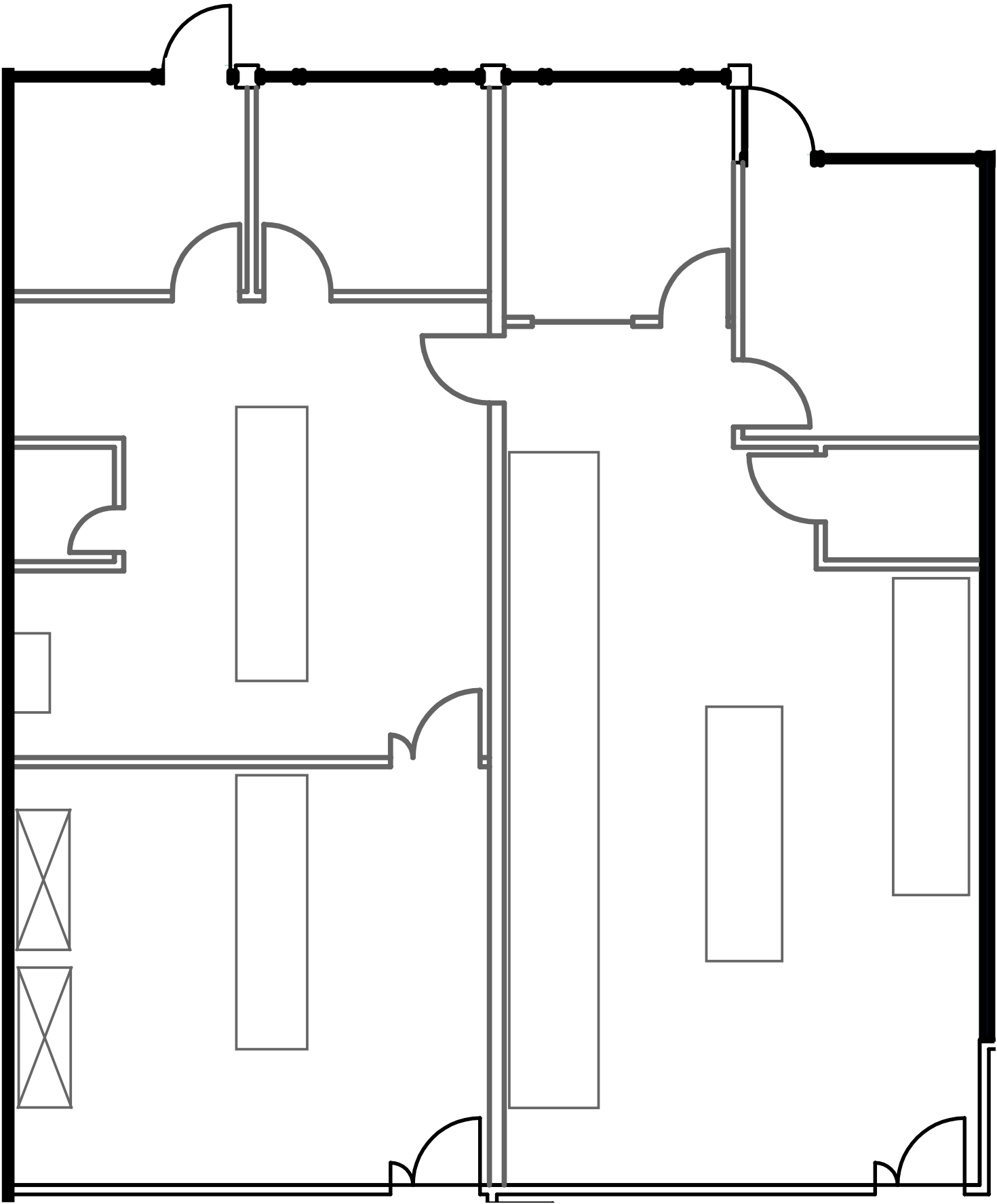
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 216 | Lab Available Now

2,589 RSF



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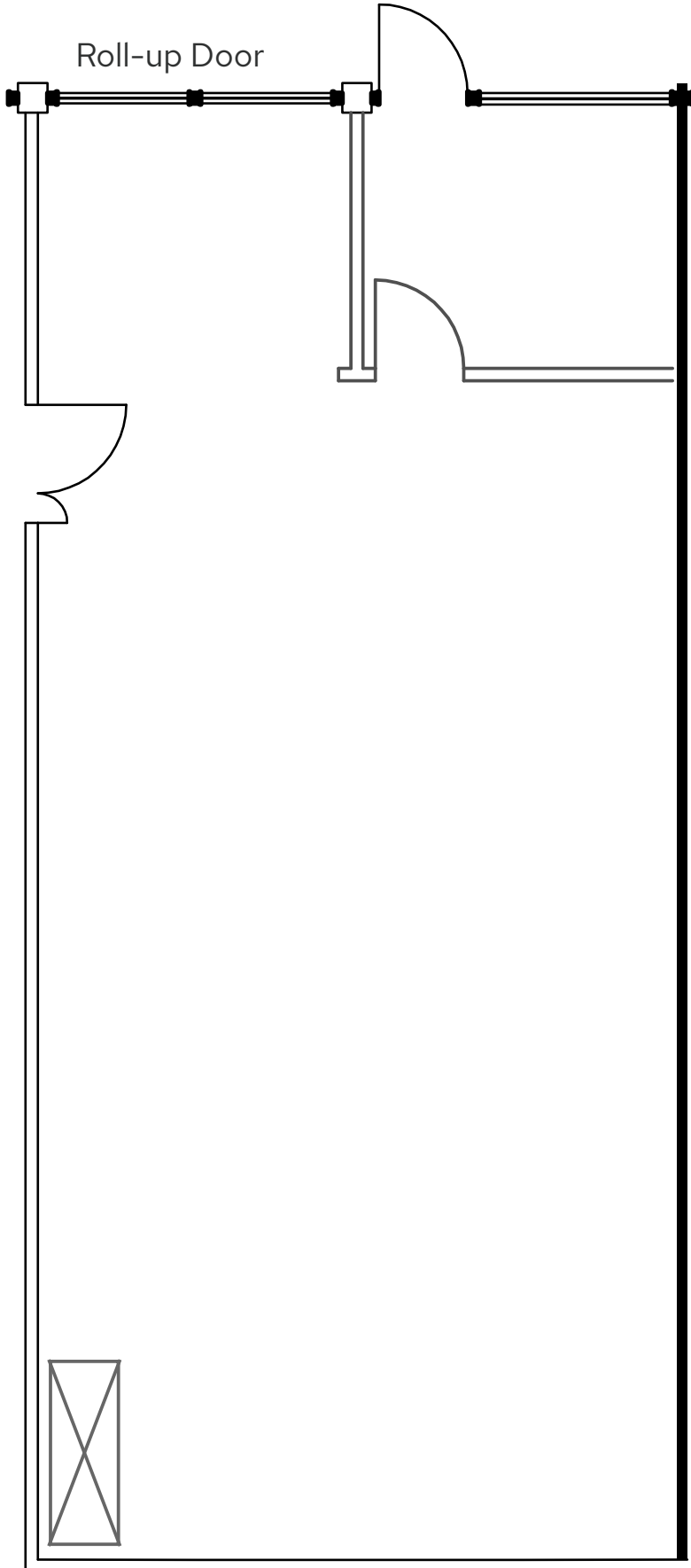
* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 218 | Lab Available Now

1,211 RSF



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* FLOOR PLANS

11578 Sorrento Valley Rd

San Diego, CA

Suite 25 | Fitted Lab Available Now

MATTERPORT TOUR

8,834 RSF

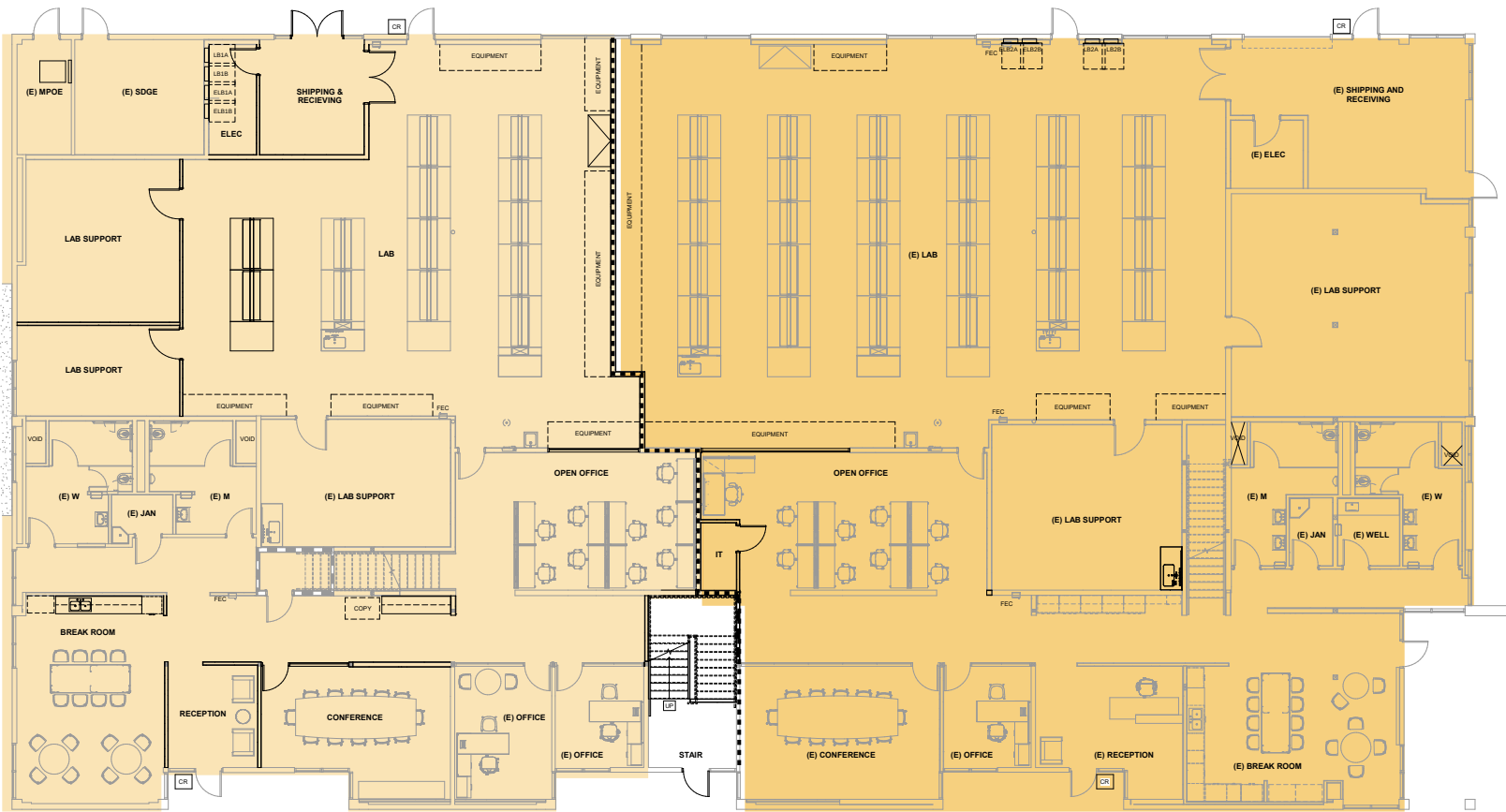
Suite 29 | Fitted Lab Available Now

MATTERPORT TOUR

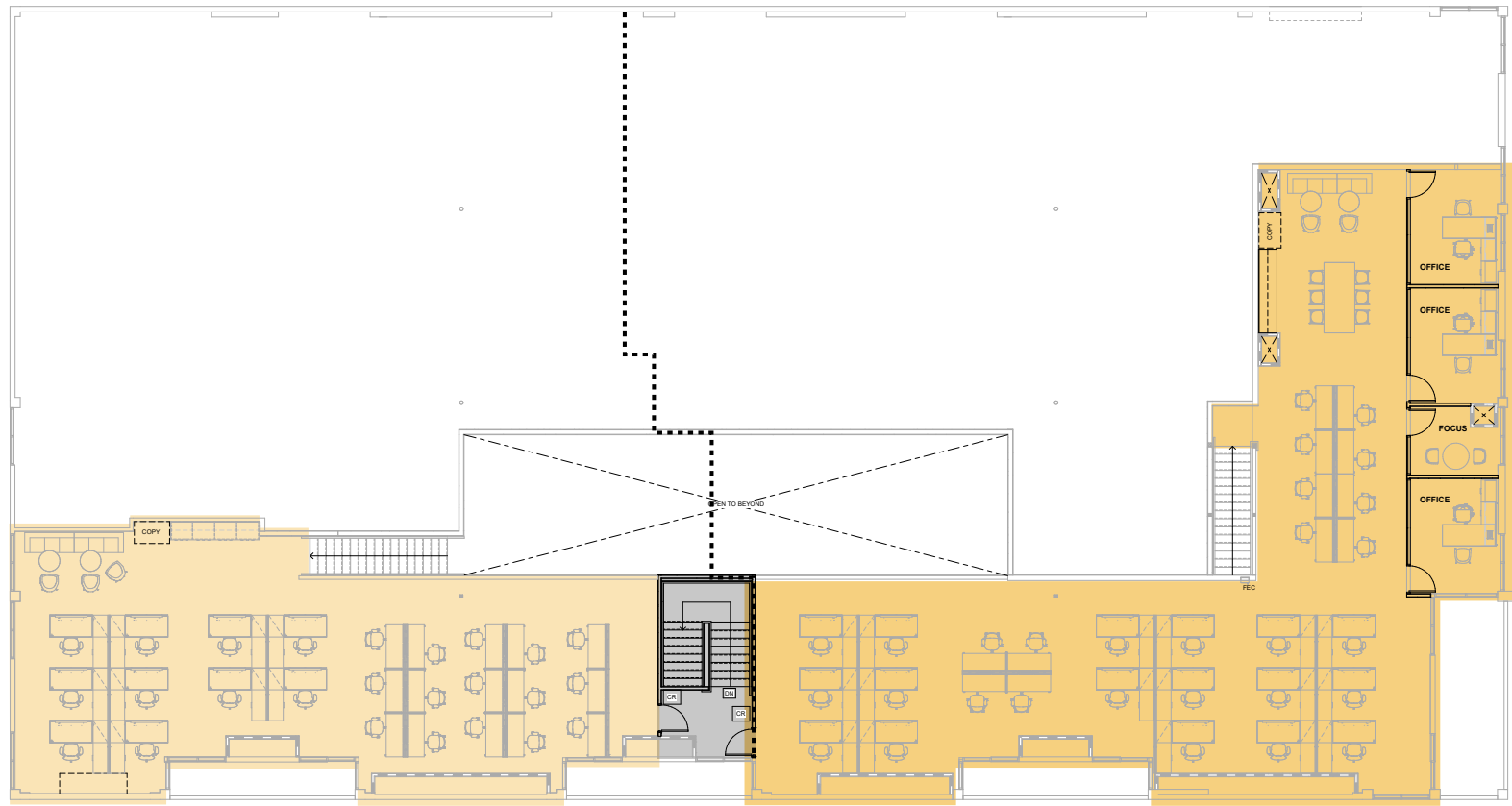
12,947 RSF



First Floor



Second Floor



Suite 25

Suite 29

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* FLOOR PLANS

11585 Sorrento Valley Rd

San Diego, CA

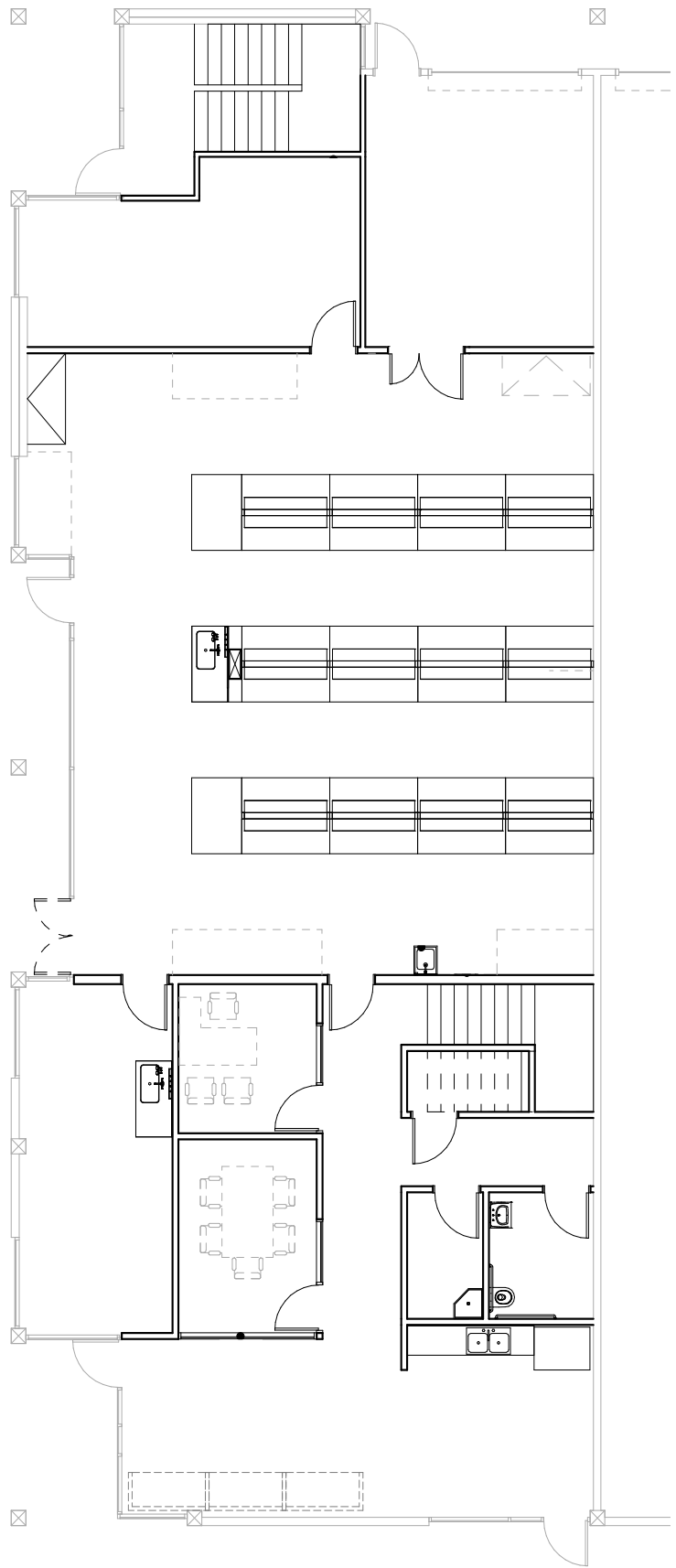
Suite 101 | Fitted Lab Available Now

MATTERPORT TOUR

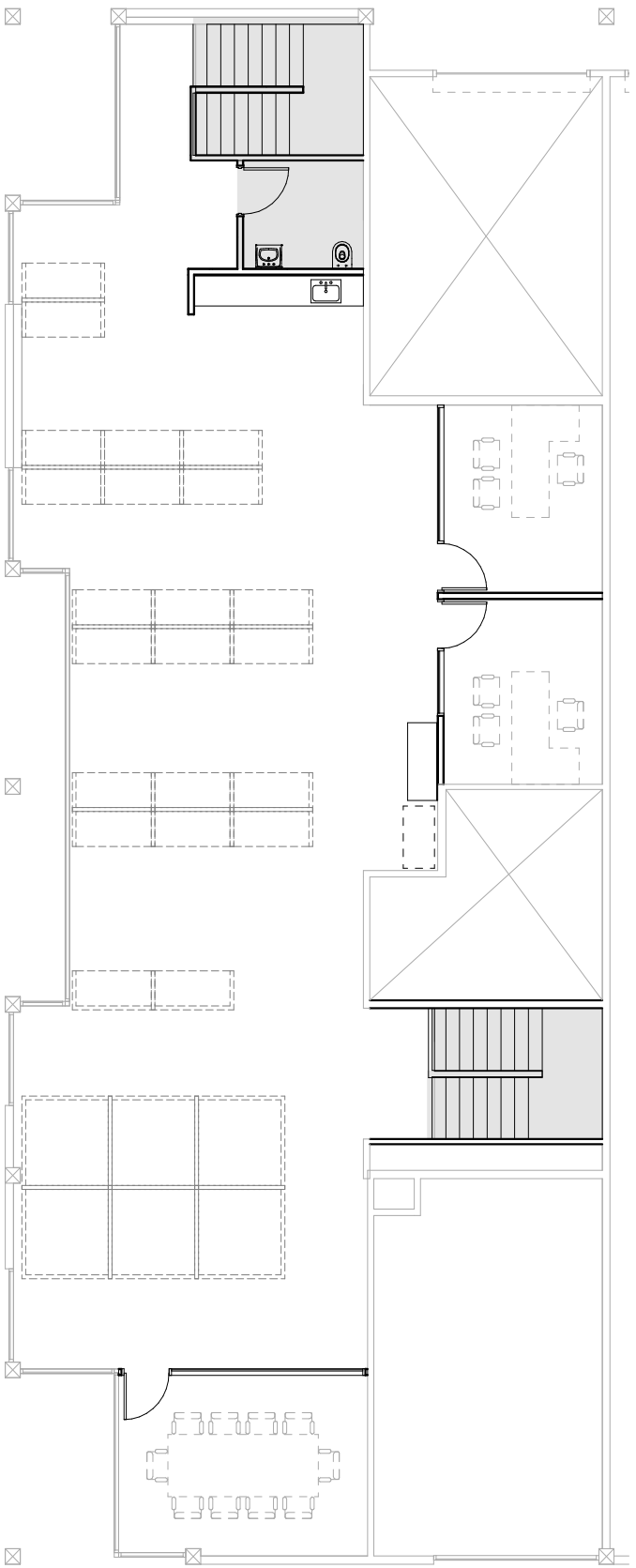
6,930 RSF



First Floor



Mezzanine



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* FLOOR PLANS

11585 Sorrento Valley Rd

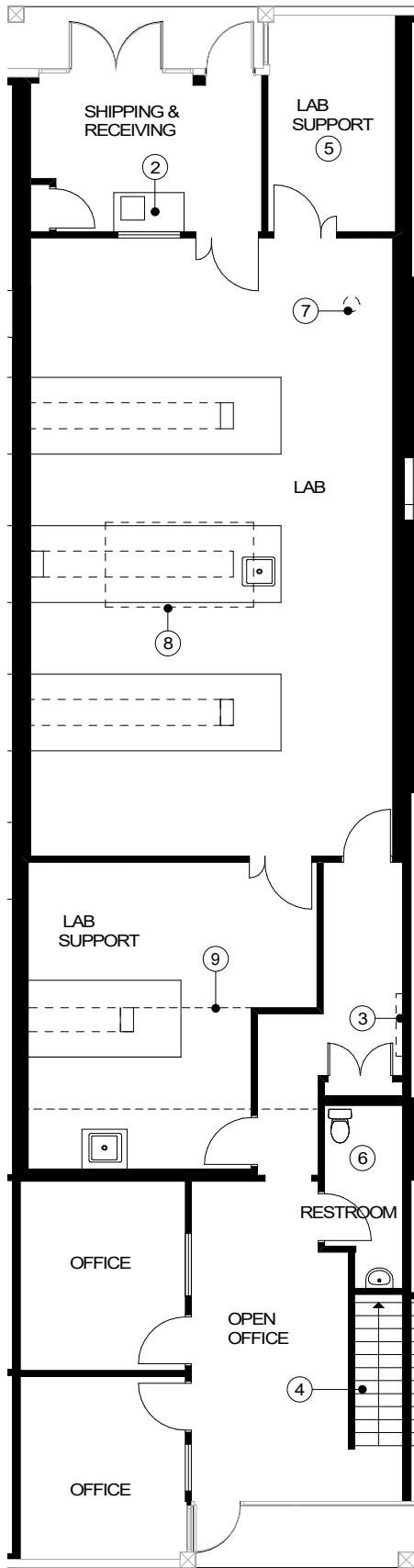
San Diego, CA

Suite 107 | Fitted Lab Available Now

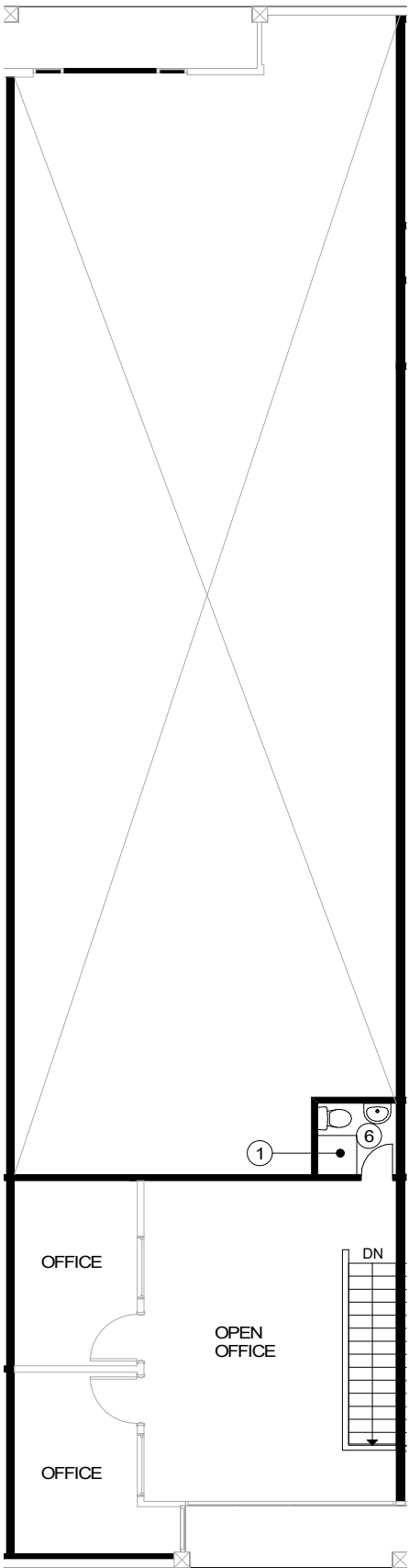
3,345 RSF



First Floor



Mezzanine



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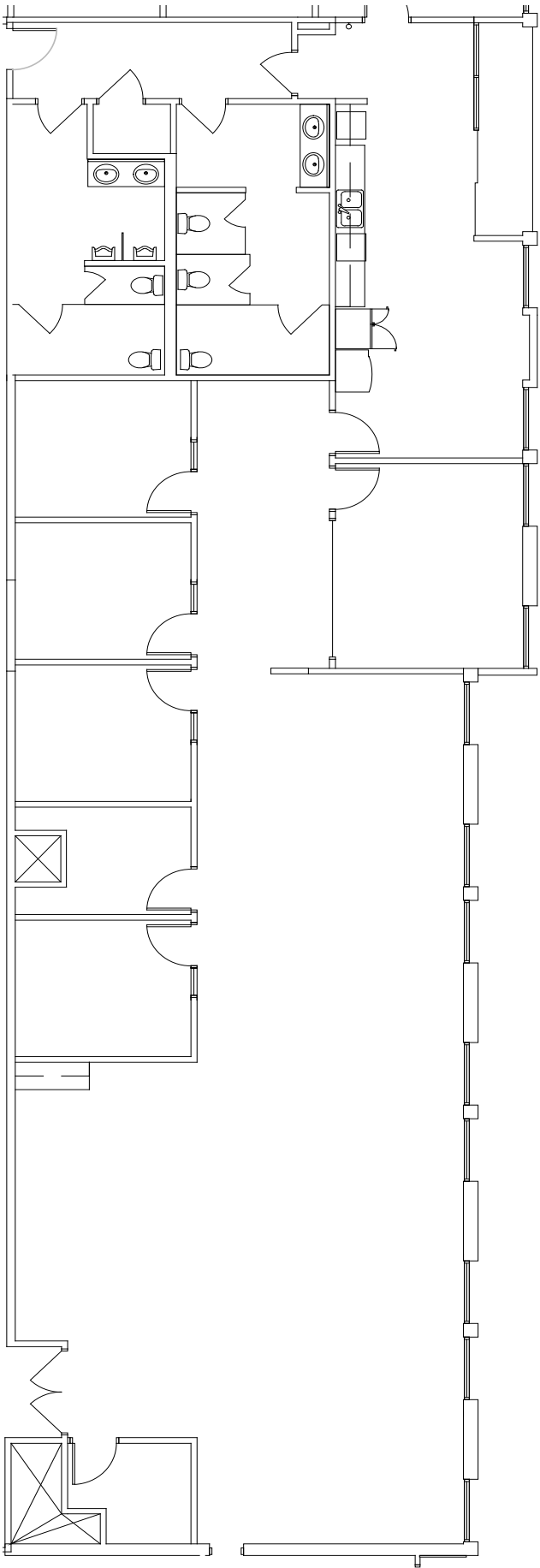
* FLOOR PLANS

11555 Sorrento Valley Rd

San Diego, CA

Suite 201 | Office Available Now

3,740 RSF



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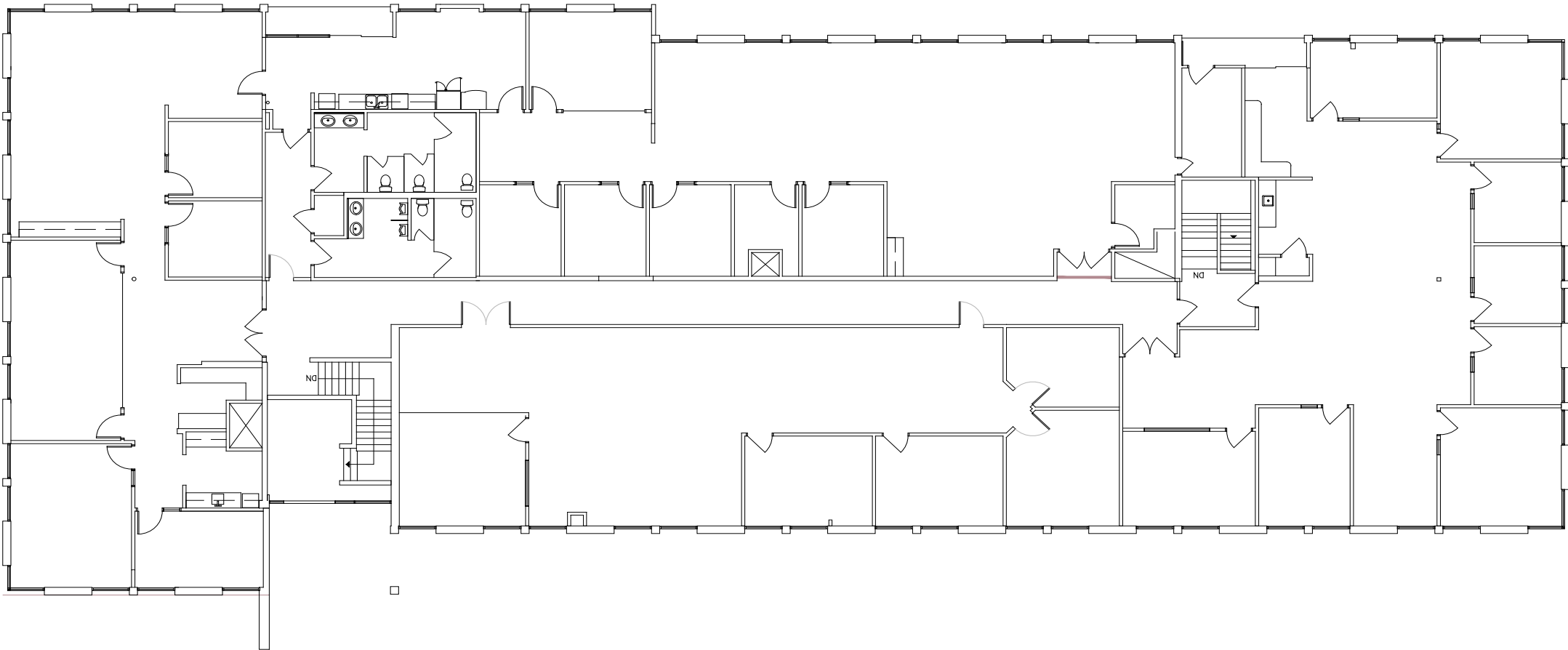
* FLOOR PLANS

11555 Sorrento Valley Rd

San Diego, CA

Suite 202 | Office Available March 2027

2,892 RSF



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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

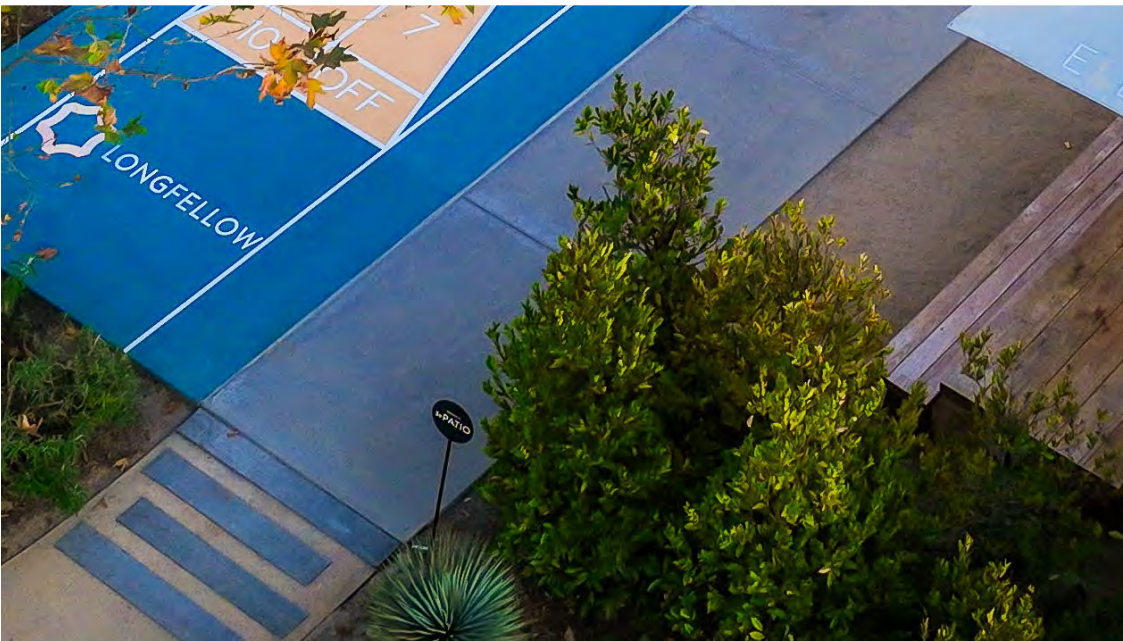
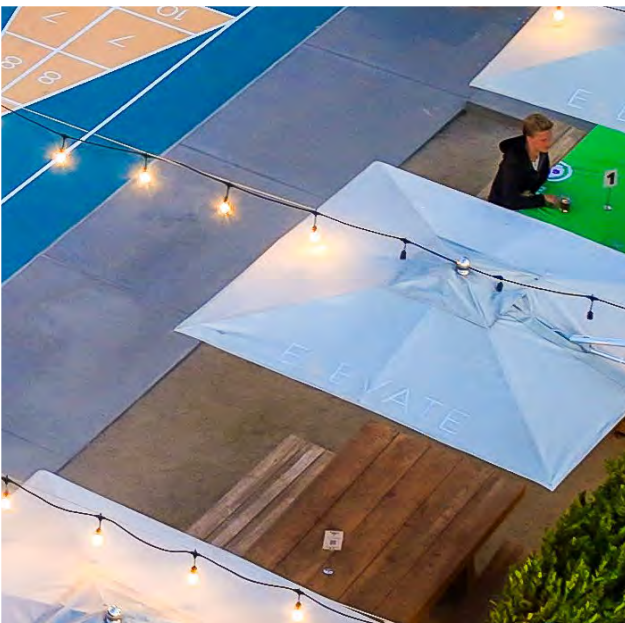
Hand-Craft Espresso & Locally
Roasted Specialty Coffee

04 FITNESS CENTER

Outdoor Resort Style Fitness
Center & Outdoor Exercise Yard

05 EVENT + OUTDOOR SPACES

Seating and Lawn Games



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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

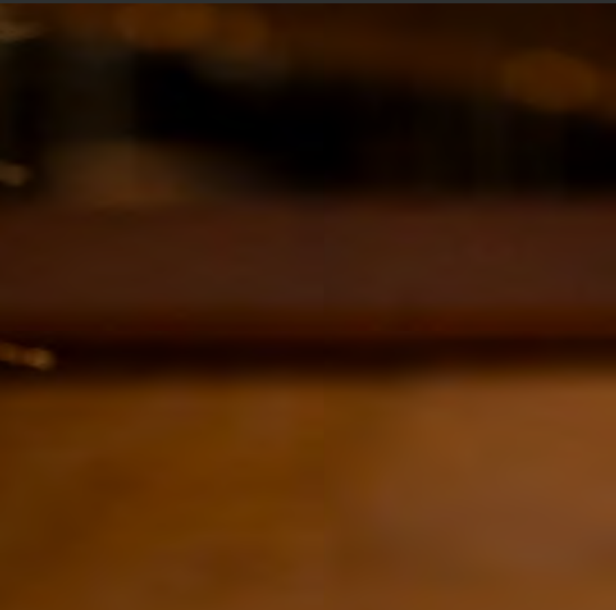
Puppy Adoption Events
E-Waste Recycling
Blood Drives

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.

Click to
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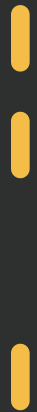


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* AMENITIES



* CONTACT

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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.

