

BELOW MARKET LAB/OFFICE SUBLEASE  
AVAILABLE IMMEDIATELY

9995  
SUMMERS  
RIDGEBROOK ROAD

+/- 23,473-70,419 SF OF LAB/OFFICE SPACE

Sublease Rate

**\$2.00**

NNN's

**\$1.04**



# About the Property



## SIZE

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**+/- 23,473 - 70,419 SF**

## FLOORS

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**3**

## USE

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**Flex (Lab & Office)**

## MASTER LEASE EXPIRATION

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**January 2033\***

**\* Plus the potential to extend for two (2) additional periods of 5-years each**

## AVAILABILITY

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**Immediately**

# Sublease Rate

**\$2.00**

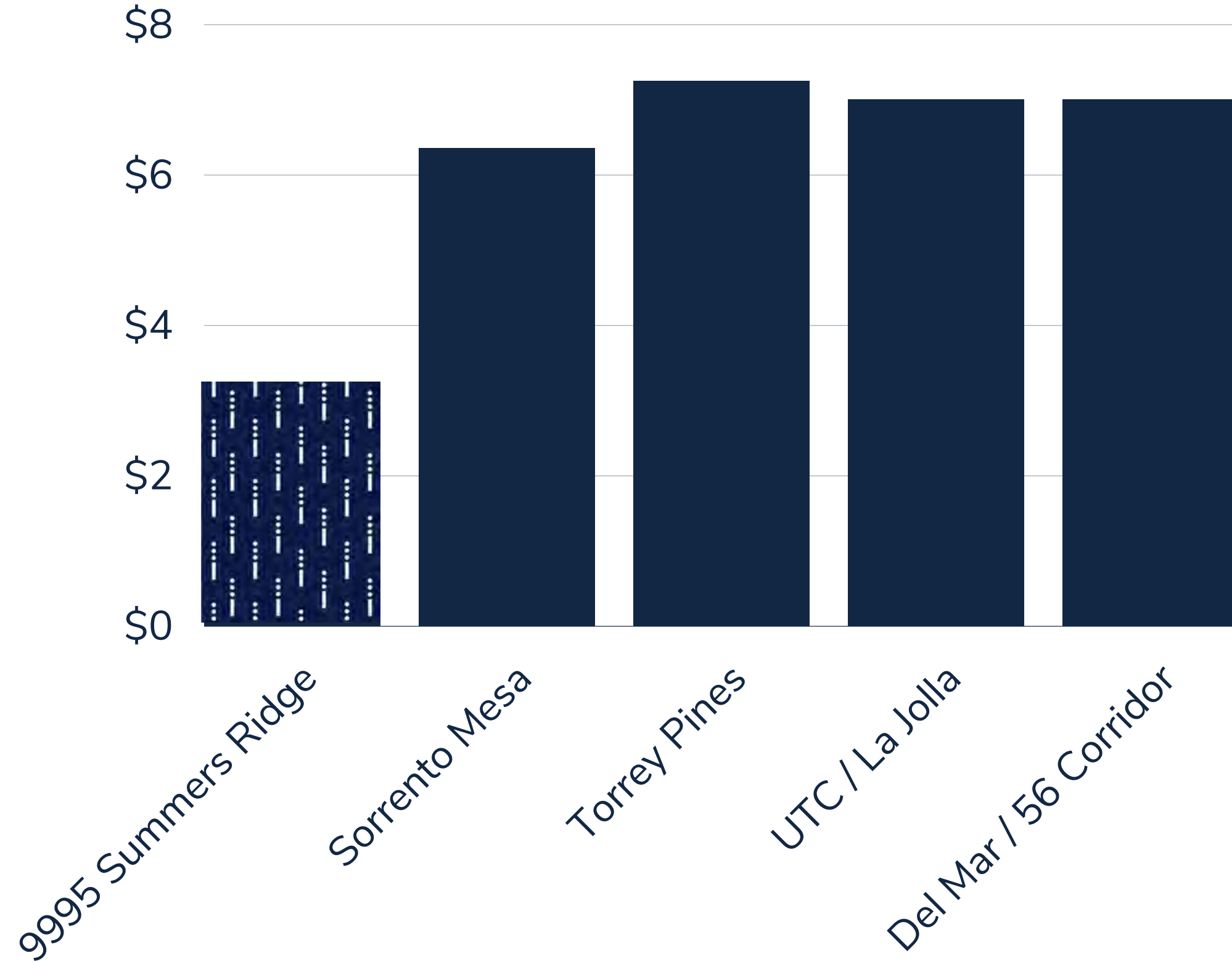
## NNN's

**\$1.04/SF**

# Tenant Improvement Allowance

**Negotiable**

## CURRENT DIRECT RENTAL RATES (NNN)



**Note: The NNN's In these submarkets range from \$1.25-\$2.00/SF**



# Property Highlights

## Building Highlights

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- Signage
- Building supplied with 3000amps of power at 480V
- Hazardous Waste Storage
- Freight Elevator
- Backup Generator
- Bench Vacuum & Compressed Air
- Multiple clean manufacturing areas & former vivarium space

## Project Amenities

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- State of the Art Fitness Center with Showers & Lockers
- 3.5/1,000 parking ratio
- Outdoor Seating & Collaboration Areas
- Cafeteria
- On-Site Coffee Cart & Outside Seating Area with Fireplace

# Summers Ridge Science Park Site Plan



# Put Your Business in the Heart of San Diego's Thriving Life Science Market



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1. Thermo Fisher Scientific
  2. Abbott
  3. BioAgilytix
  4. QuidelOrtho
  5. Invetech
  6. Tioga Research
  7. Arena Pharmaceuticals
  8. AvantGen
  9. Abzena
  10. Codex DNA
  11. Hologic
  12. Genopis
  13. Ajinomoto
  14. Integra
  15. Mesa Biotech
  16. Crinetics Pharmaceuticals
  17. BD
  18. Dexcom
  19. Inception Therapeutics
  20. Cidara
  21. Emergent Biosolutions
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9995 SUMMERS RIDGE ROAD - SUBLEASE OPPORTUNITY

# YOUR LOCATION MATTERS

## EASILY ACCESSIBLE

- 📍 I-5 Freeway: 5 miles
- 📍 805 Freeway: 7 miles
- 📍 I-15 Freeway: 5 miles
- 📍 Coaster Station: 5 miles
- 📍 San Diego Int'l Airport: 16 miles
- 📍 Carlsbad Airport: 23 miles

## LOCATE YOURSELF NEAR YOUR EMPLOYEES

Population:  
115,500 (10 minute radius)

Number of Households:  
40,000 (10 minute radius)

Median Age: 37

Median Household Income:  
\$112,144 (1 mile radius)

Daytime Employees:  
57,000 (10 minute radius)

## SURROUND YOURSELF BY SCIENCE

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- UCSD: 5 Miles
- Sanford Burnham Prebys Medical Discovery Institute: 7 miles
- Scripps Research: 7 miles
- Salk Institute for Biological Studies: 7 miles
- La Jolla Institute for Immunology: 5 miles
- Ludwig Institute for Cancer Research: 6 miles
- Rady Children's Institute for Genomic Medicine: 10 miles
- Torrey Pines Institute for Molecular Studies: 6 miles
- California Institute for Biomedical Research: 7 miles





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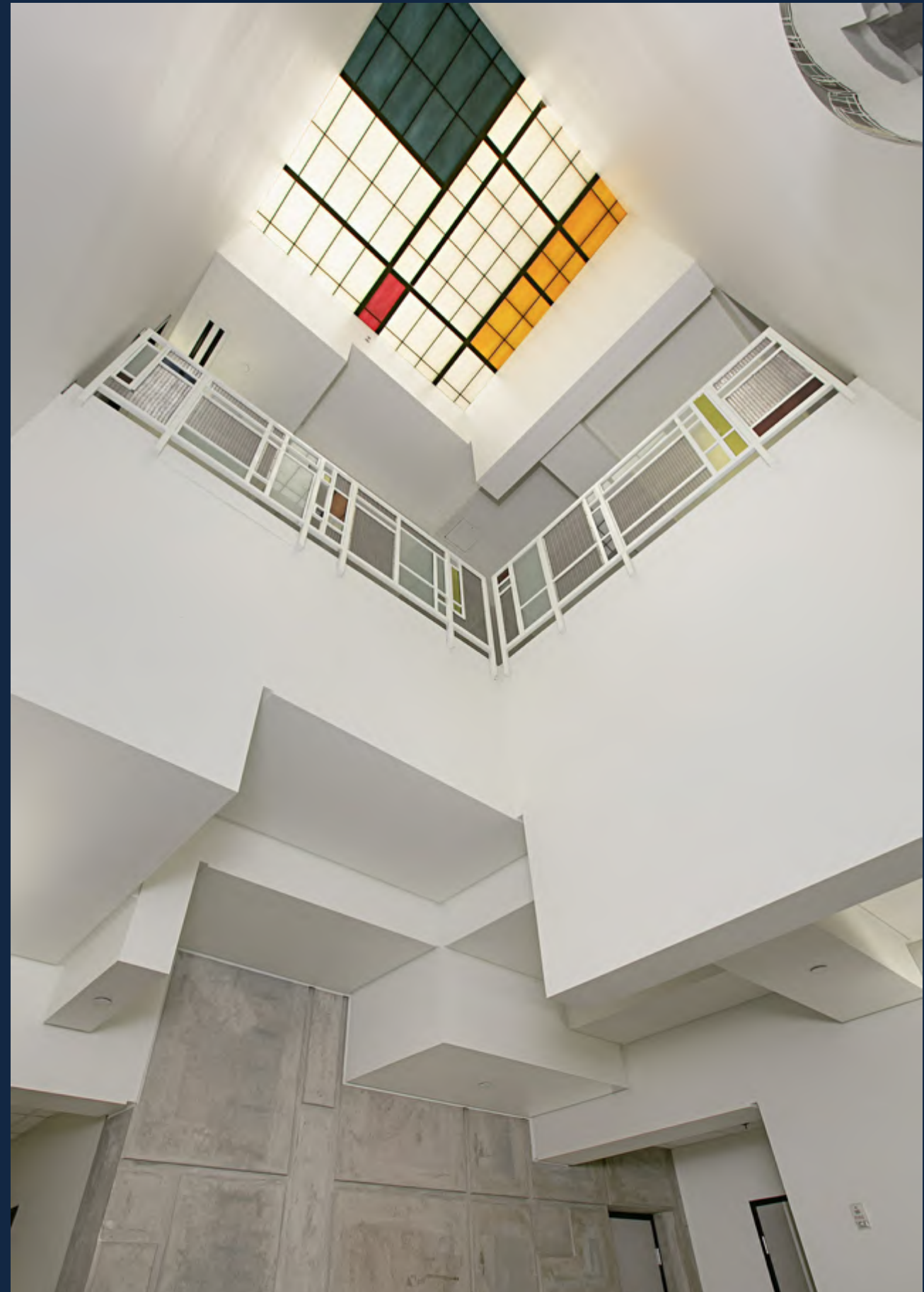
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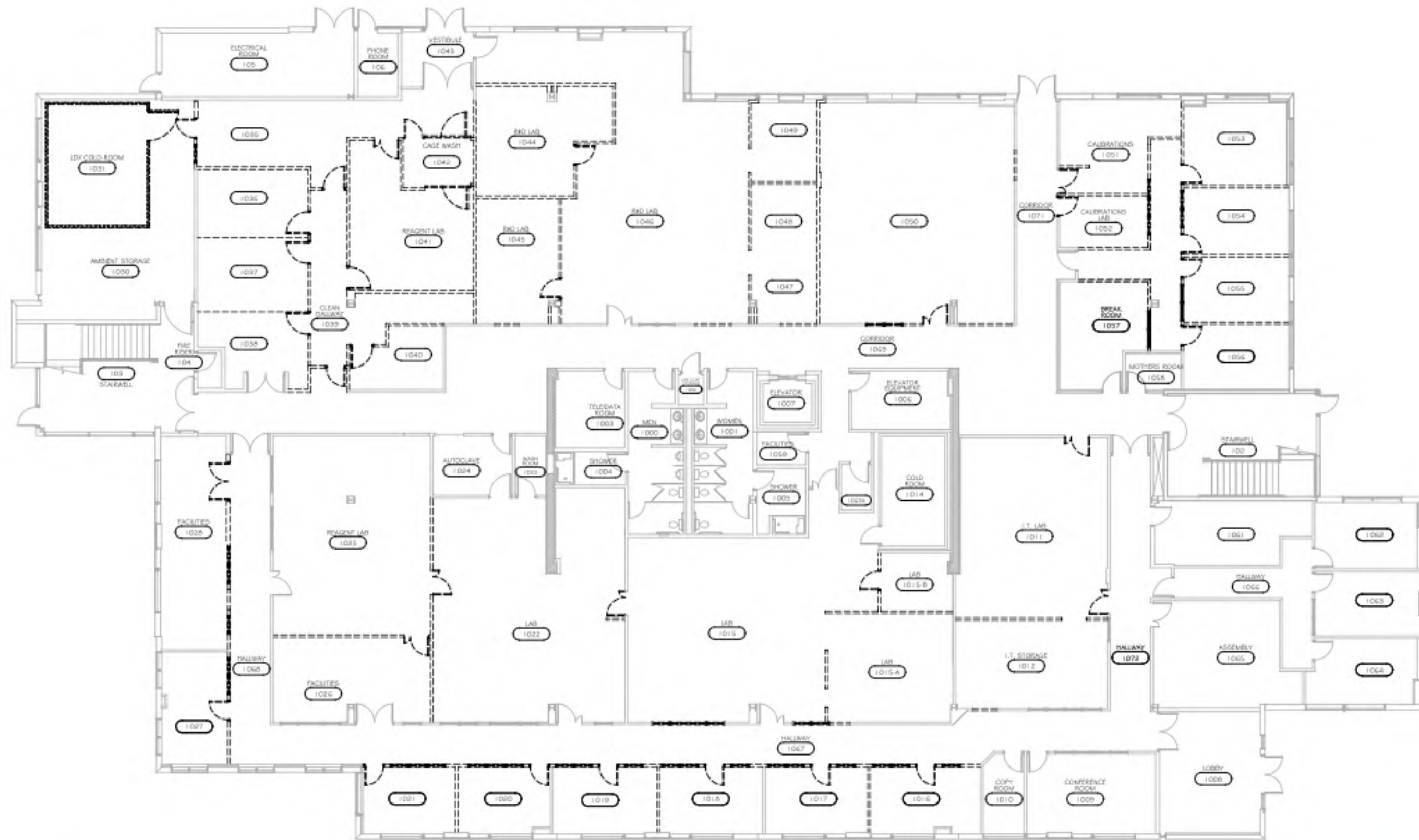
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WELCOME TO  
**YOUR NEW  
HOME FOR  
SCIENCE  
AND  
INNOVATION**





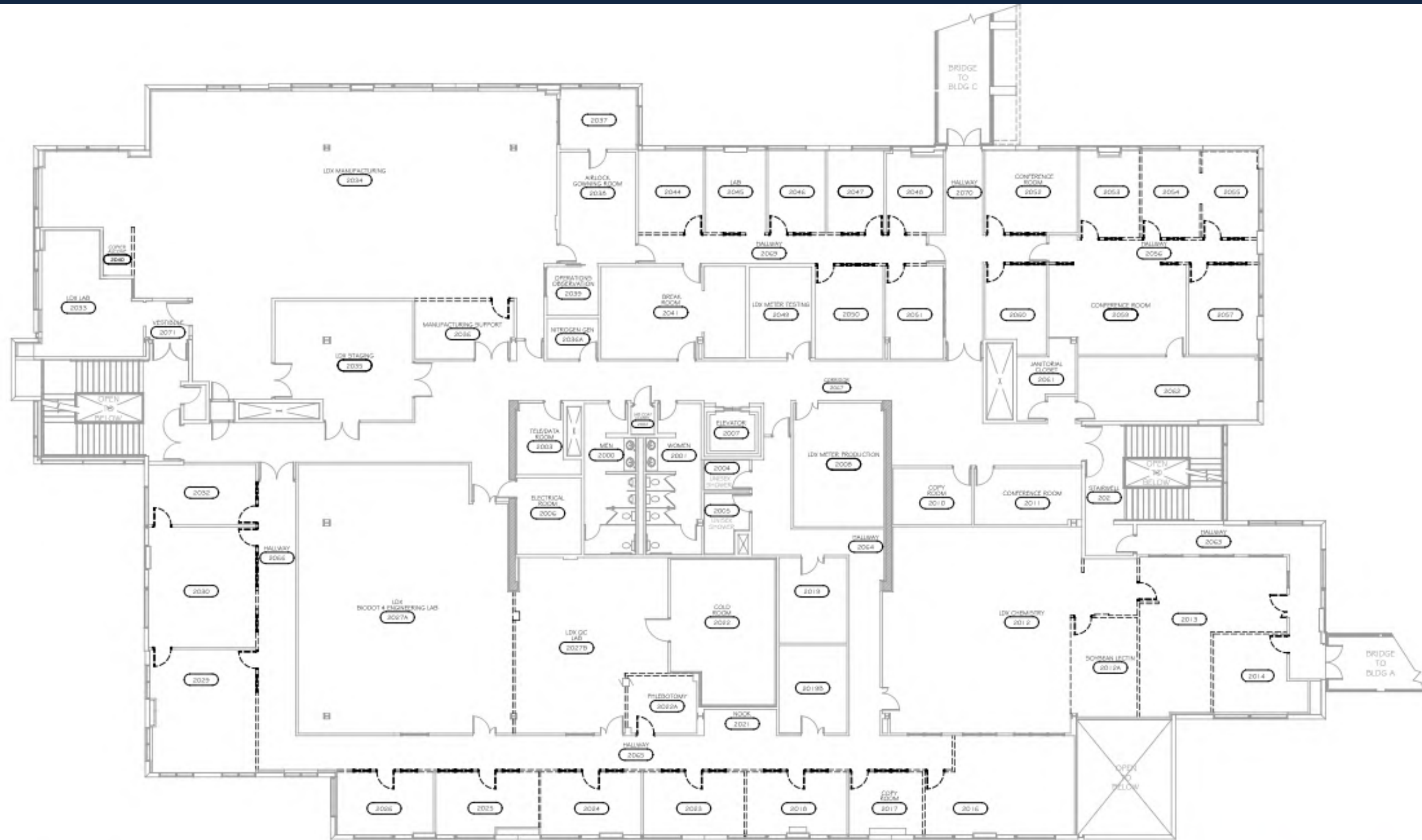
**BUILDING B**  
**9995 SUMMERS RIDGE ROAD - FIRST LEVEL DEMOLITION PLAN**

1/16" = 1'-0"

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5/12/2021





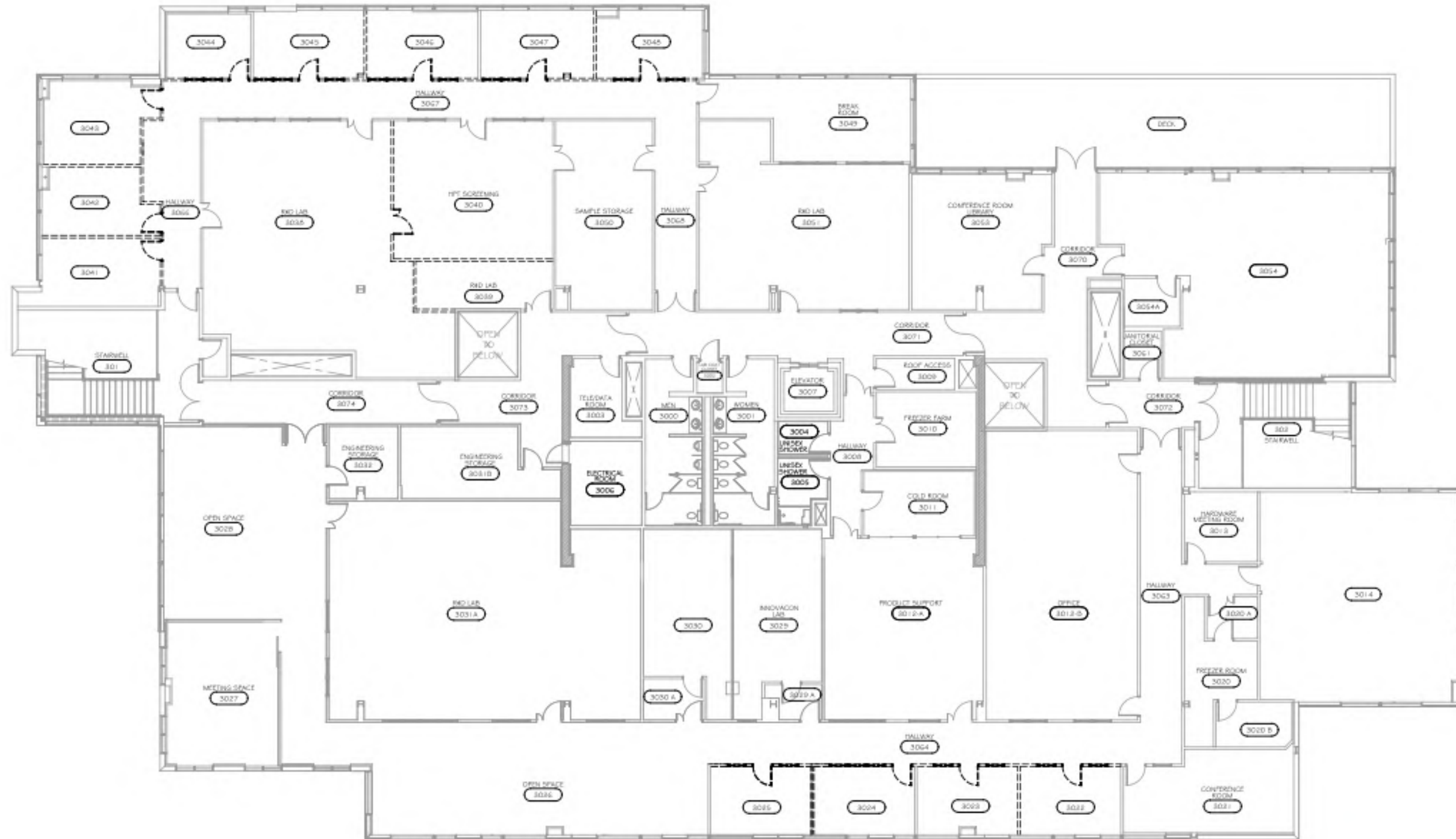
**BUILDING B**  
**9995 SUMMERS RIDGE ROAD - SECOND LEVEL DEMOLITION PLAN**

1/16" = 1'-0"

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**BUILDING B**  
**9995 SUMMERS RIDGE ROAD - THIRD LEVEL DEMOLITION PLAN**

1/16" = 1'-0"

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# Re: Tenant Align Strategies

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