

# 10045 Mesa Rim Rd

San Diego, CA 92121



LAB SUBLEASE | AVAILABLE IMMEDIATELY

**21,673 RSF (divisible)**

**SCOT GINSBURG**

Executive Managing Director

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**HUGHESMARINO**

# BUILDING INFORMATION



## ADDRESS

### MESA RIM CORP CENTER

10045 Mesa Rim Road

San Diego, CA 92121

## AVAILABLE

Immediately

## ASKING RATE

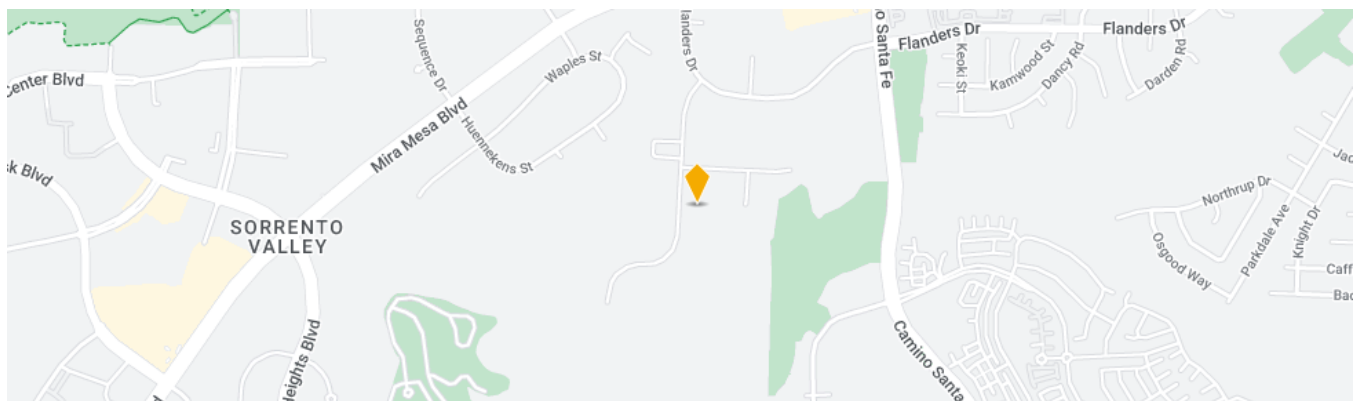
\$3.25/SF/MO NNN

## TERM

Flexible through Nov 2029

## ADDITIONAL FEATURES

- Flexible Sublease Term
- Immediate availability
- Brand new, Class “A” lab and office improvements/finishes
- Above Standard parking ratio (3.34/1,000SF)

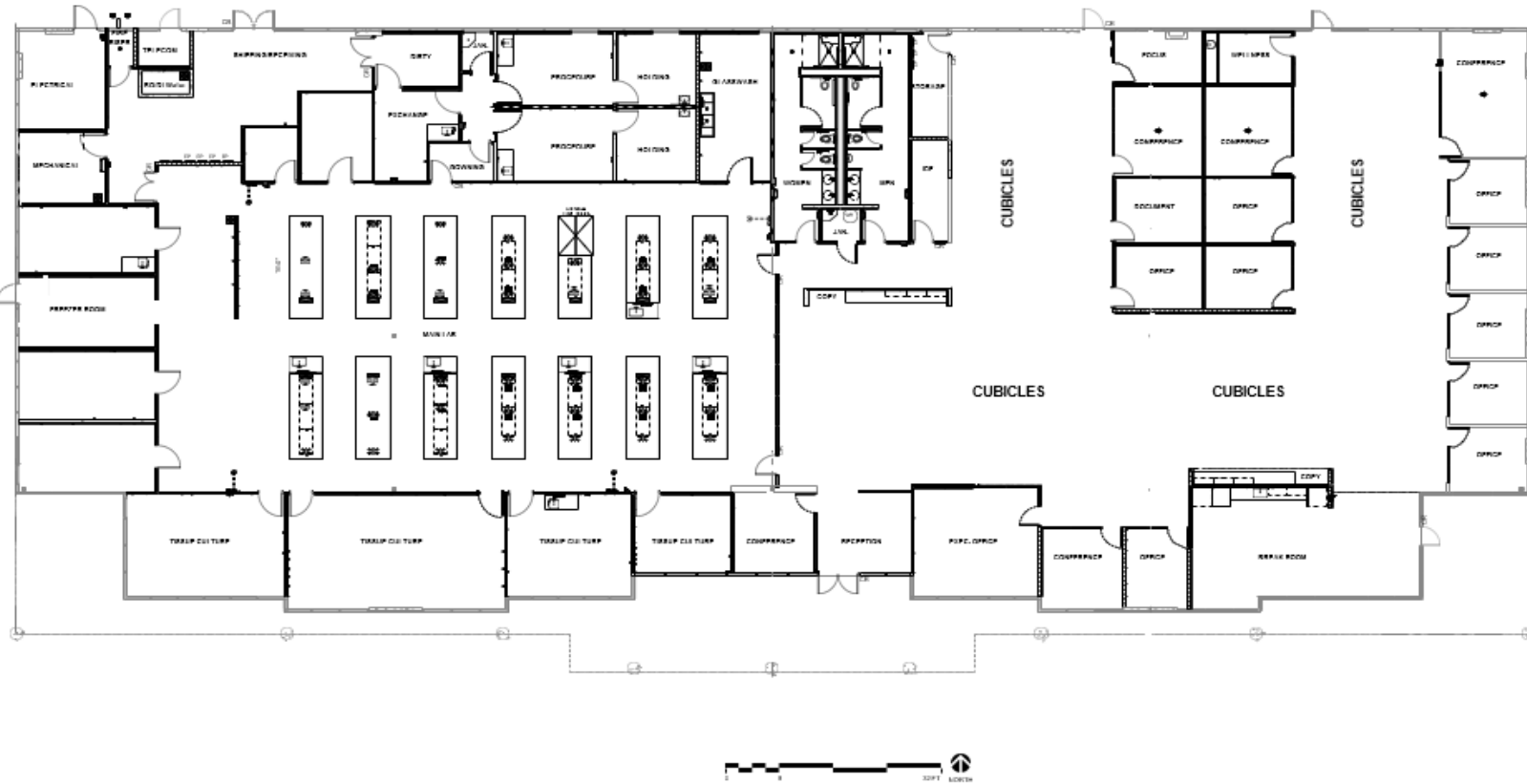


# BUILDING INFORMATION

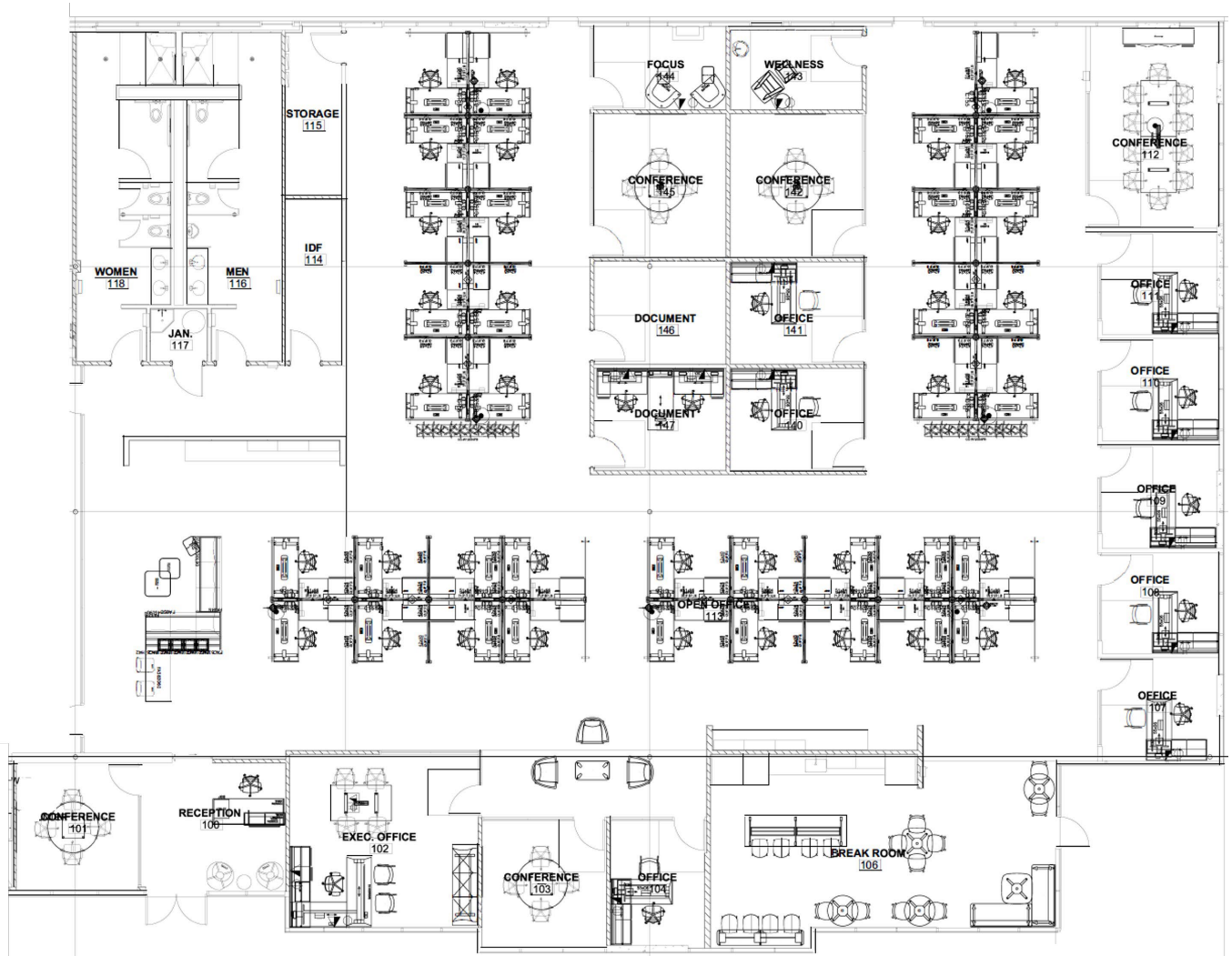
## ADDITIONAL BUILDING FEATURES

- Excellent Vivarium Building Infrastructure in Place
  - RO/DI water system
  - New gas supply
  - Upgraded electrical to building
  - New sewer
  - New fire sprinkler system
  - Air compressor
  - Structured cabling is complete
  - Access control and security system
  - 125 kW emergency generator
- Total of 14 benches, 2 fume hoods, 10 private lab rooms, 5 conference rooms, 37 cubicles, and reception
- Access control and security with CCTV
- Limited laboratory and office equipment included for immediate move-in

# FLOOR PLAN



# OFFICE FURNITURE PLAN

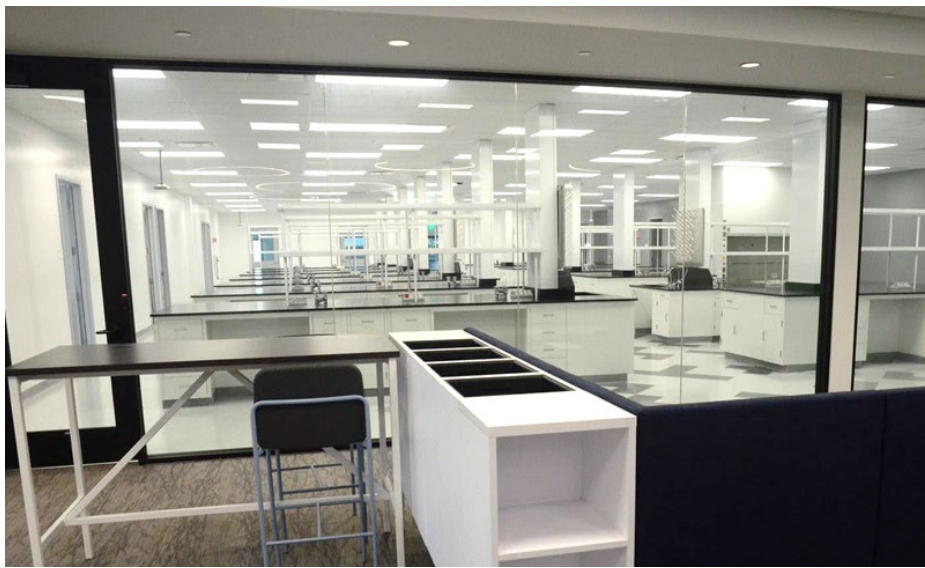




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