

Move-in Ready Suites with Robust Lab Infrastructure.

KSP
King
Street
Properties
UN | Science | Real Estate

CUSHMAN &
WAKEFIELD



MESA LABWORKS





LAB SUITES READY *when* **YOU ARE**

Mesa Labworks' move-in ready labs enable your business to focus on what's important: exploring, sharing ideas, and solving problems. Offering a space solution with robust laboratory infrastructure, Mesa Labworks' turnkey suites range from 8K-15K SF and are located in San Diego's bustling epicenter of life science and research.



62,000 square feet
single story, creative
office to lab conversion



4 suites
accommodating
8k-15k sf tenants



turn-key spec suites
robust lab
infrastructure









completed in 2024
spec suite and
mep upgrades





MAP KEY

-  PEDESTRIAN CIRCULATION
-  HC PARKING
-  ENTRY/EXIT
-  LOADING AREA
-  ELECTRIC VEHICLE CHARGING
-  BIKE RACKS
-  SHOWERS/ LOCKERS



FLOOR PLAN

SPEC SUITES



SUITE 2

11,795 SF

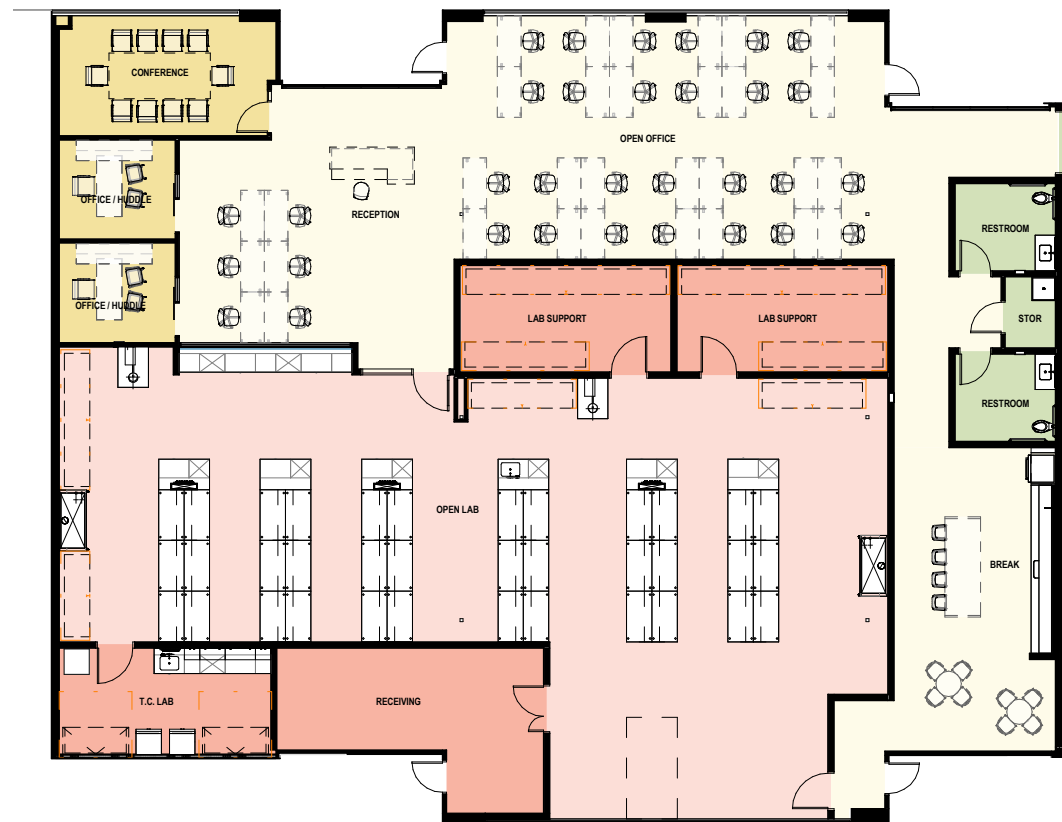
LAB

- » 8 benches (all installed day 1)
- » 1 TC room
- » 1 lab support room
- » 1 lab storage room
- » 2 6' fume hoods
- » Dedicated shipping/receiving area with direct access to loading area

OFFICE

- » Conference room (12 person)
- » 3 private office/huddle
- » Reception area with direct views into lab
- » Open office (seating up to 32 desks)
- » Dedicated kitchen/break area

- Office Area
- Lab Area
- Storage / Restrooms



SUITE 3

8,775 SF

LAB

- » 6 benches (all installed day 1)
- » 1 TC room
- » 2 lab support rooms
- » 2 6' fume hoods
- » Dedicated shipping/receiving area with roll-up door and direct access to loading area

OFFICE

- » Conference room (10 person)
- » 2 private office/huddle
- » Reception area with direct views into lab
- » Open office (seating up to 32 desks)
- » Dedicated kitchen/break area

READY FOR IMMEDIATE OCCUPANCY

PLANNED SPEC SUITES



SUITE 1

11,803 SF

LAB

- » 4 benches (expandable to 8)
- » 1 TC room
- » 1 lab support room
- » 2 lab storage rooms
- » 2 6' fume hoods
- » Dedicated shipping/receiving area with roll-up door and direct access to loading area

OFFICE

- » Conference room (12 person)
- » 3 private office/huddle
- » Wellness/phone room
- » Reception area with direct views into lab
- » Open office (seating up to 39 desks)
- » Dedicated kitchen/break area

- Office Area
- Lab Area
- Storage / Restrooms



SUITE 6

15,249 SF

LAB

- » 5 benches (expandable to 9)
- » 2 TC rooms
- » 1 lab support room
- » 4 lab storage rooms
- » 2 6' fume hoods
- » 2 dedicated shipping/receiving area with roll-up door and direct access to loading area

OFFICE

- » Conference room
- » 5 private office/huddle
- » 3 phone rooms
- » Reception area with direct views into lab
- » Open office (seating up to 46 desks)
- » Dedicated kitchen/break area

ANTICIPATED DELIVERY 2025

IDEAS FUELED *by* COMMUNITY

Part social setting, part outdoor conference room, and all about bringing together people and ideas, Mesa Labworks' courtyard is a flexible outdoor space that encourages interaction. Other onsite amenities promote sustainability, easier commuting, and wellness.

ONSITE AMENITIES



reservable
conference
rooms



shower and
locker rooms



ev charging
stations



courtyard with
outdoor work
spaces



3.2/1,000
parking ratio



TECHNICAL SPECS



- ★ Four move-in ready life science suites ranging in size from 8,775 SF to 15,249 SF.
- ★ Suites offering 55%/45% lab-to-office ratio.
- ★ Dedicated 100% Outside Air packaged DX HVAC units serving lab areas providing 10 ACH.
- ★ 1600 amp electrical service to the building providing 25W/SF of power.
- ★ Building common 300Kw/375kVA generator, providing 10 VA/SF standby power in lab spaces.
- ★ Central House compressed air and vacuum (both 145 psi) serving all lab benches.
- ★ Modular Lab bench design for flexibility.
- ★ Two 6' fume hoods per suite, with flexibility to add additional hoods.
- ★ Pre-built tissue culture room in each suite.
- ★ Central gas fired domestic water heater.
- ★ Central gas fired heating hot water boiler.
- ★ Building Management System for HVAC in all lab areas.
- ★ Dedicated building common 60' loading area.
- ★ Each suite offering dedicated loading/receiving area with roll up door.
- ★ Parking ratio of (3.2/1,000).
- ★ Lab Space with 10' drop ceilings/ office space with 16' open-to-structure ceilings

5825 Oberlin Drive

San Diego, CA 92121

Sorrento Mesa is a global hub of life science and biotech thanks to its proximity to STEM graduates and renowned research institutions such as SDSU, UCSD, Scripps Research, and Sanford Burnham Prebys' Medical Discovery Institute. When you're here, you're part of a community of some of the brightest research minds in the world.



SORRENTO MESA'S VIBRANT LANDSCAPE

within a 15 min drive:

2,000+

Life sciences companies

10+

Research institutes

5+

Hiking trails

16

Breweries

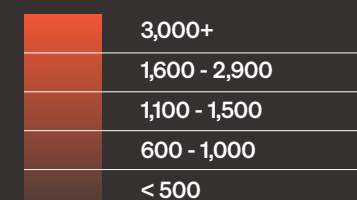
11+

Hotels

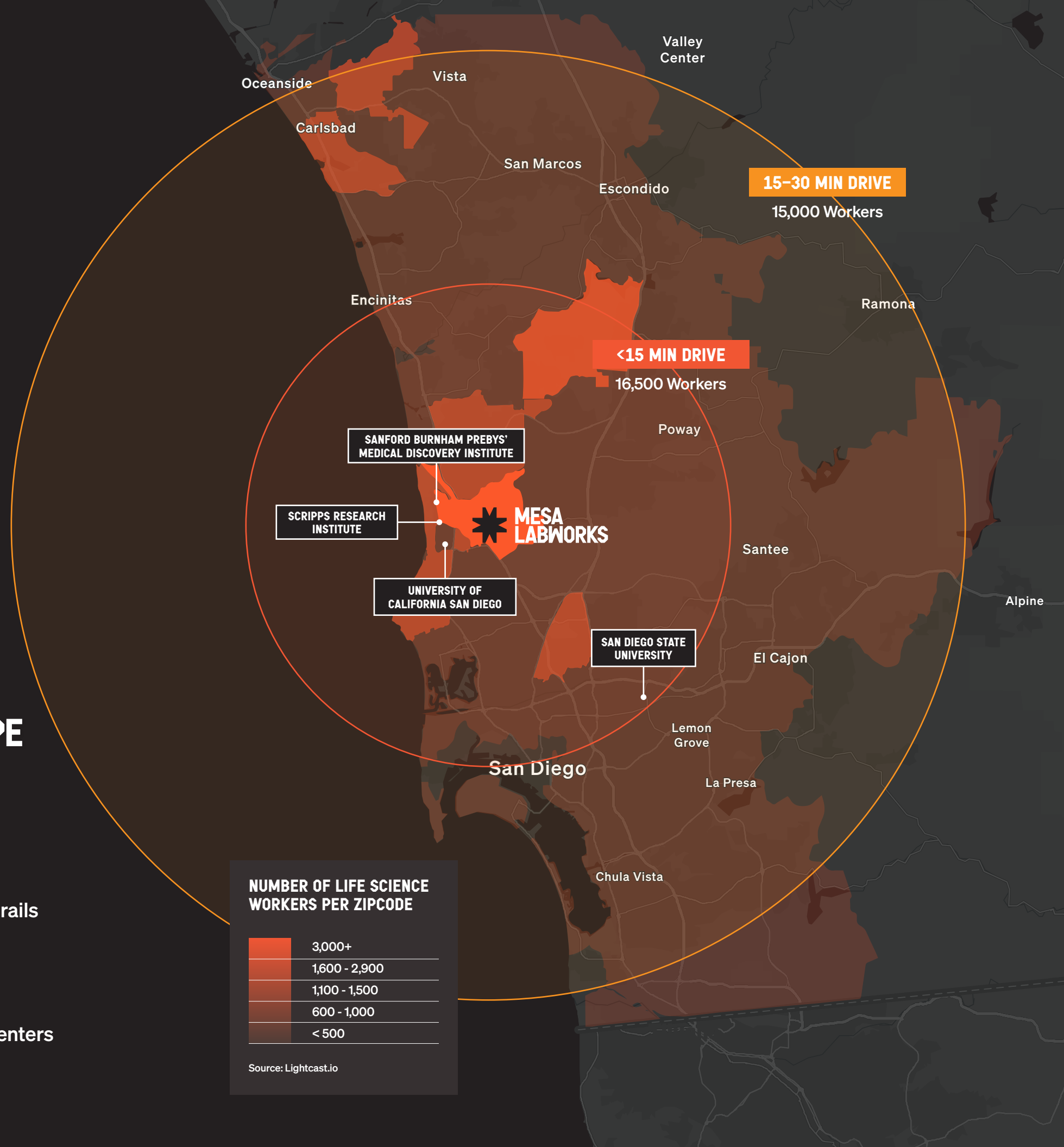
12+

Retail centers

NUMBER OF LIFE SCIENCE WORKERS PER ZIPCODE



Source: Lightcast.io



NEIGHBORHOOD

LIFE SCIENCES COMPANIES

- | | |
|----------------------------------|------------------------------|
| 1. Abbvie | 28. Illumina |
| 2. Abzena | 29. Inception Therapeutics |
| 3. Agilent | 30. INOVIO Pharmaceuticals |
| 4. ACON Laboratories | 31. Insulet |
| 5. Ajinomoto Bio-Pharma Services | 32. Integra LifeSciences |
| 6. AnaptysBio | 33. Invivoscribe |
| 7. Pfizer | 34. ADARx |
| 8. ArthroSi Therapeutics | 35. Mapp Biopharmaceutical |
| 9. BD Biosciences | 36. Maravai LifeSciences |
| 10. BioAgilytix | 37. ThermoFischer |
| 11. Biocept | 38. Mirati Therapeutics |
| 12. PerkinsElmer | 39. Nanome |
| 13. Bristol Meyers Squibb | 40. NexusDX |
| 14. Catalent | 41. NuVasive |
| 15. Lilly Biotechnology Center | 42. BioTheryx |
| 16. Crinetics | 43. Quidel |
| 17. Dermala | 44. Sekisui Diagnostics |
| 18. Dexcom | 45. Hologic |
| 19. EAG Laboratories | 46. STA Pharmaceutical |
| 20. Element Biosciences | 47. Takeda California |
| 21. Encodia | 48. Tandem Diabetes Care |
| 22. Eurofins | 49. Tanvex BioPharma USA |
| 23. Exact Sciences | 50. Thermo Fisher Scientific |
| 24. Genalyte | 51. Tioga Research |
| 25. Wacker | 52. Vitrolife |
| 26. Helix | 53. Bayer |
| 27. Human Longevity | 54. Werfen |

RESEARCH INSTITUTES

1. Calibr at Scripps Research
2. J. Craig Venter Institute
3. La Jolla Institute for Immunology
4. Ludwig Cancer Research
5. Salk Institute for Biological Studies
6. San Diego Biomedical Research Institute
7. Sanford Burnham Prebys
8. Sanford Consortium for Regenerative Medicine
9. Scripps Research
10. US San Diego Skaggs School of Pharmacy and Pharmaceutical Sciences

BREWERIES

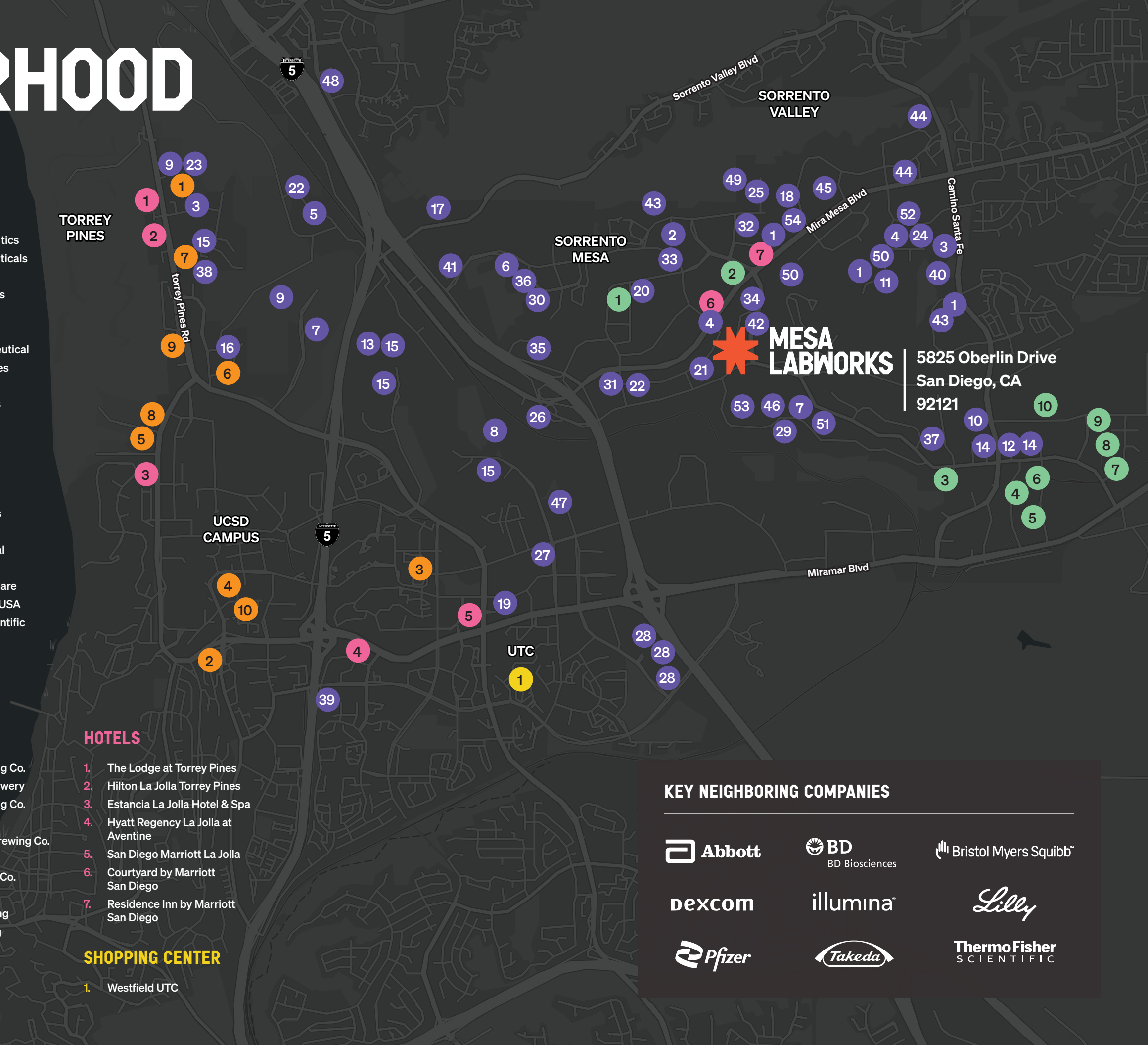
1. Karl Strauss Brewing Co.
2. Gravity Heights Brewery
3. Rough Draft Brewing Co.
4. Embolden Beer Co.
5. Kings & Convicts Brewing Co.
6. Cutwater Spirits
7. Duck Foot Brewing Co.
8. Pure Project
9. Ballast Point Brewing
10. Division 23 Brewing

HOTELS

1. The Lodge at Torrey Pines
2. Hilton La Jolla Torrey Pines
3. Estancia La Jolla Hotel & Spa
4. Hyatt Regency La Jolla at Aventine
5. San Diego Marriott La Jolla
6. Courtyard by Marriott San Diego
7. Residence Inn by Marriott San Diego

SHOPPING CENTER

1. Westfield UTC



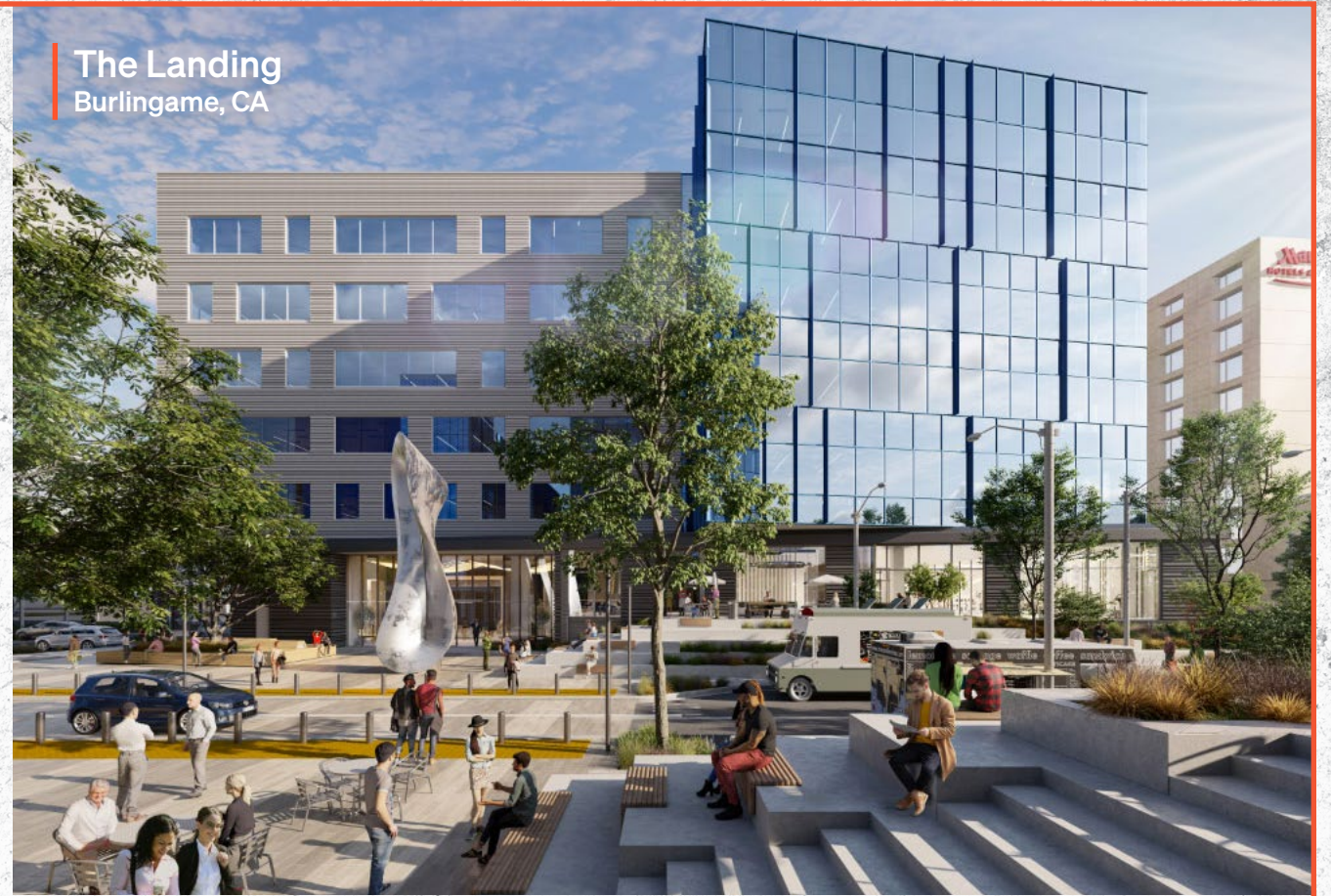
KEY NEIGHBORING COMPANIES



Pathway Triangle
Morrisville, NC



The Landing
Burlingame, CA



KING STREET PROPERTIES: EXPERTISE *to* SUPPORT *your* MISSION

Mesa Labworks is developed and operated by King Street Properties, a vertically integrated firm focused exclusively on the real estate needs of science-based companies and institutions.

Known as one of the country's preeminent life science developers, King Street currently owns and operates facilities in prominent life science hubs including Boston, the Bay Area, the Research Triangle, and New York. Unmatched technical expertise, access to capital, and a people-centered approach make King Street your ideal partner for advanced space solutions.



Innolabs
Long Island City, NY

101 Cambridge Park Drive
Cambridge, MA



20+ Years
of experience providing real
estate solutions to science-based
companies

Owns and operates
3.5 million SF
of life science real estate

Over
3 million SF
in development



a **SPACE** *for your* **NEXT BIG SPARK**

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**MESA
LABWORKS**



Move-In Ready Lab Suites with Bay Doors and Community Space.



**King
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Life | Science | Real Estate



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WAKEFIELD**