

Move-in Ready Suites with Robust Lab Infrastructure.



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

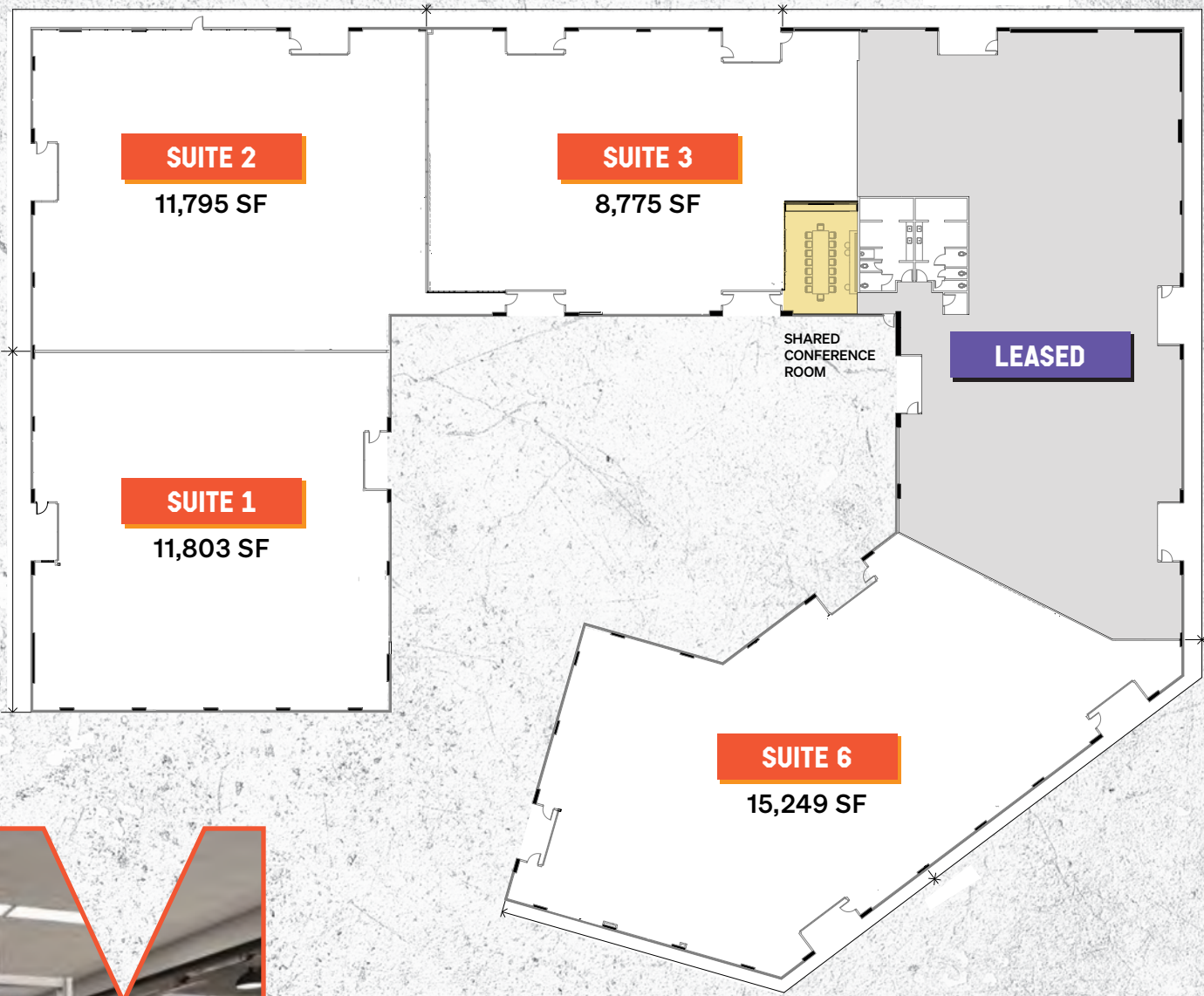


turn-key spec suites
robust lab
infrastructure



delivering 2024
spec suite and
mep upgrades





FLOOR PLAN



PLANNED SPEC SUITES



SUITE 2

11,795 SF

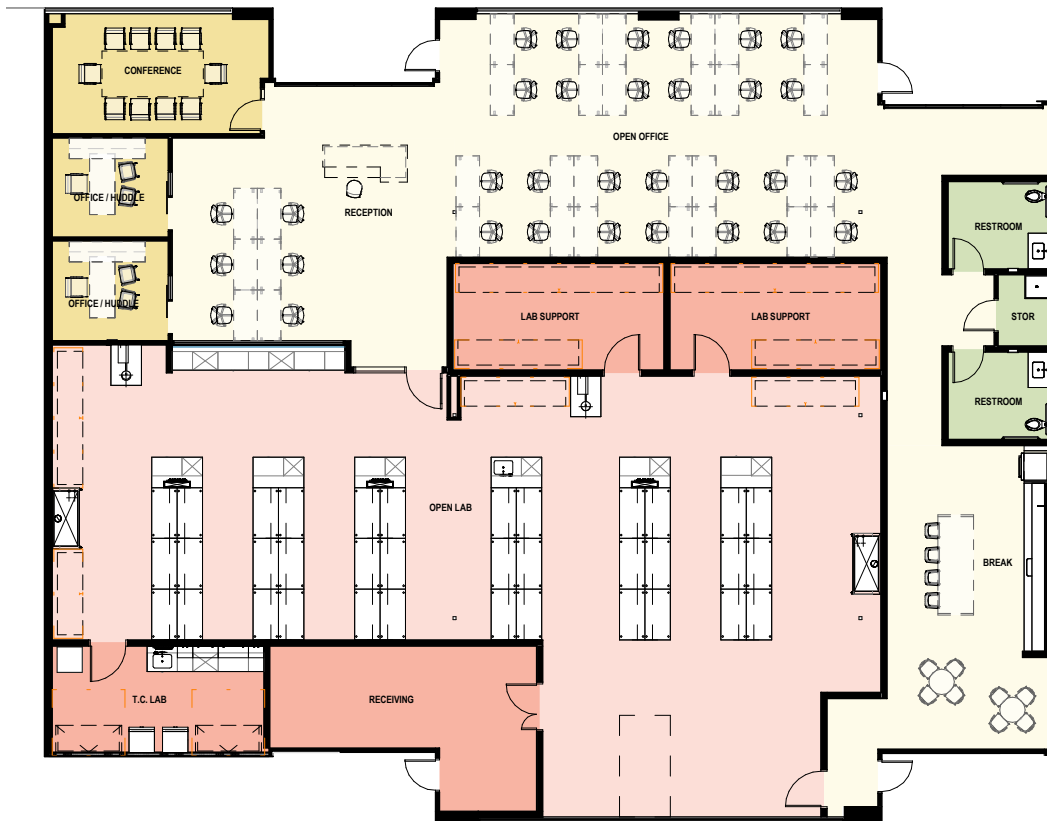
LAB

- » 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

DELIVERING IN Q3 2024



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



MAP

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

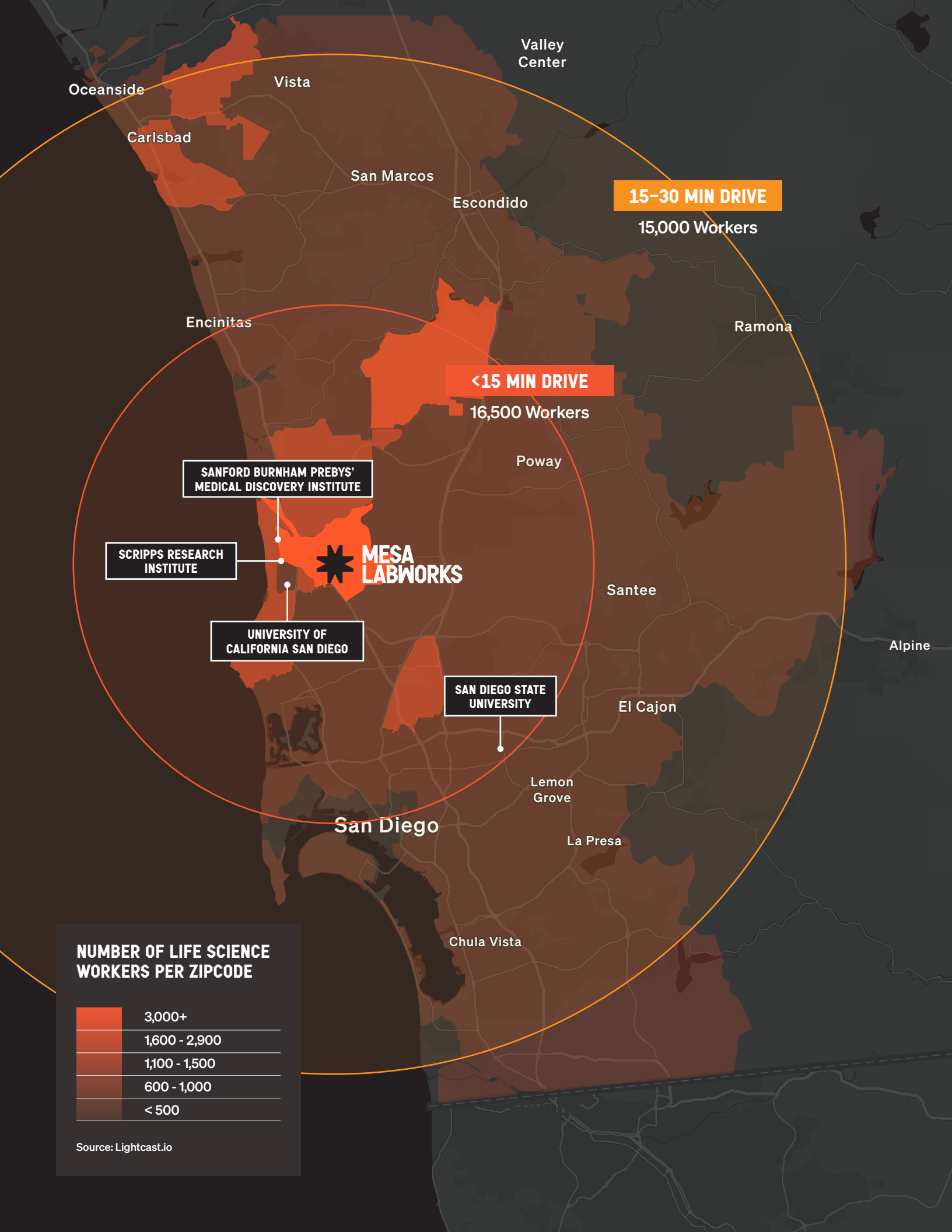
Breweries

11+

Hotels

12+

Retail centers



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



TORREY PINES

torrey pines rd

UCSD
CAMPUS

INTERSTATE
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INTERSTATE
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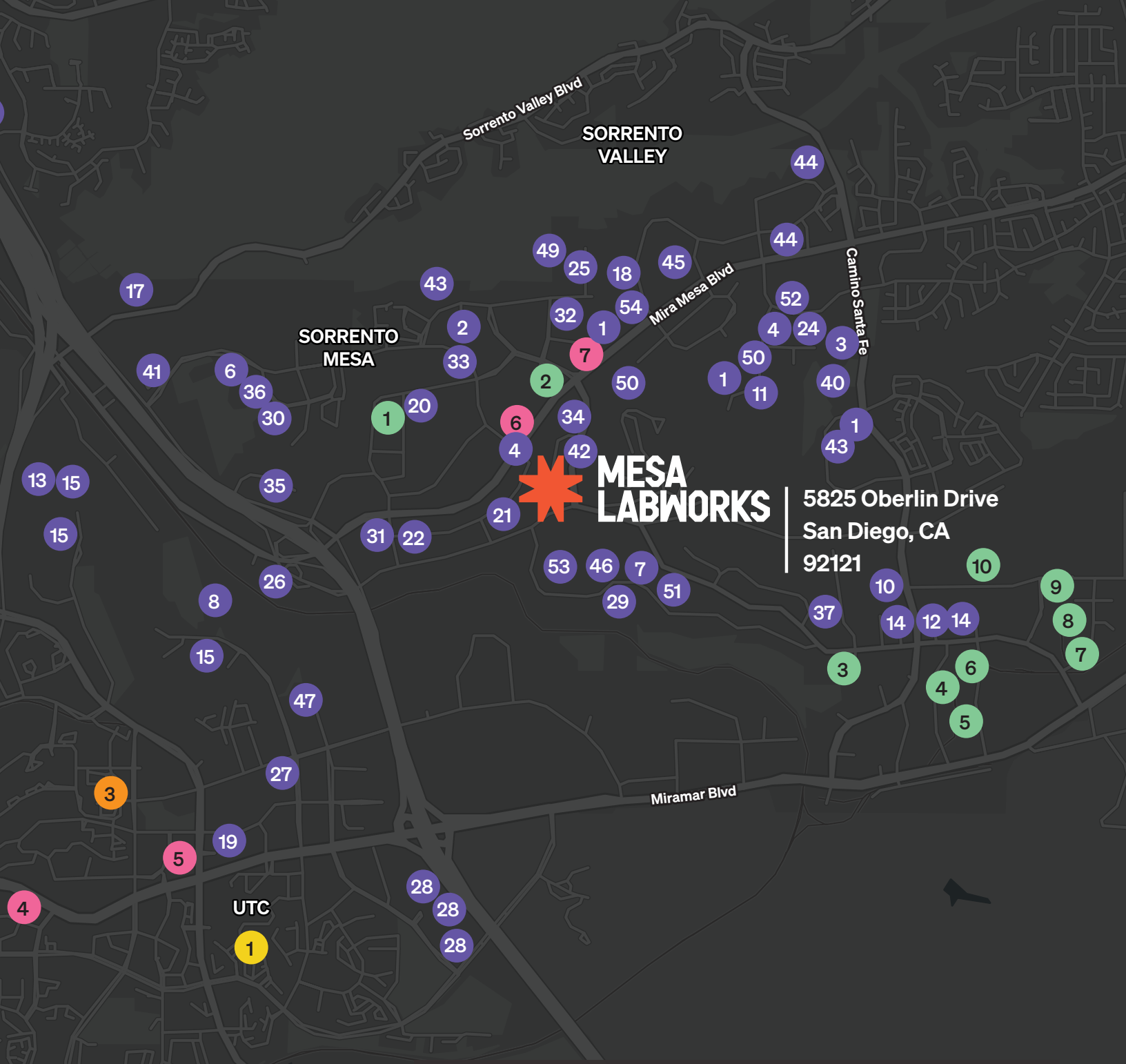
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KEY NEIGHBORING COMPANIES



Pathway Triangle Morrisville, NC



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



The Landing
Burlingame, CA



101 Cambridge Park Drive
Cambridge, MA



20+ Years

of experience providing real estate solutions to science-based companies

Owns and operates


3 million SF

of life science real estate

Over

4.5 million SF

in development



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

MIKE NOVKOV

(858) 546-5412

mike.novkov@cushwake.com

CA Lic. 01890388

BILL CAVANAGH

(858) 546-5460

bill.cavanagh@cushwake.com

CA Lic. 00905262

BRETT WARD

(858) 546-5470

brett.ward@cushwake.com

CA Lic. 01426040

**MESA
LABWORKS**



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



King
Street
Properties
Place-making for science



**CUSHMAN &
WAKEFIELD**