

berlinCourt

ADVANCING DISCOVERY IN SORRENTO MESA

5677 OBERLIN DR, SAN DIEGO, CA 92121

A Unique Lab Development



 Intersection

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 CUSHMAN & WAKEFIELD

A COMMUNITY OF EXPLORERS

The bustling life science hub of Sorrento Mesa is home to Oberlin Court, a brand-new lab and R&D development offering unmatched value and the latest in research facility design. Enjoy market-leading amenities, convenient commuting, and access to the talent you need to fuel the next big breakthrough – all at Oberlin Court.



Highlights

-  Brand-new class A construction, steel-framed with glass facade
-  Spec lab delivery: Q1 2025
-  19,481 - 40,524 RSF available
-  Full building or two-tenant
-  Immediate access to I-805 & I-5
-  Abundant natural light
-  Prominent building and monument signage available



DESIGNED FOR DISCOVERY

Oberlin Court's efficient design and floor plates support startups and established companies alike – make the most of your space with our cutting-edge design while taking advantage of significantly lower operating expenses compared to a larger campus.

- Floor to floor heights on 1st and 2nd floors: 15'
- 2nd Floor Live Load: 125 lbs/SF
- Lab Air Changes/Hr: 12ACH = 2cfm/SF
- Generator Size: 250kW/312kVA
- On grade area for specialized gas
- Dedicated meter with 45w/SF including 20w/SF for backup power
- Parking: 69 spaces (1.85/1000) onsite
- Ample street parking





FRESH AIR = BRAINPOWER

Our spectacular rooftop deck offers an inviting place to draw inspiration from nature, and is the perfect spot for events, casual meetings, relaxing, and brainstorming.

Amenity Highlights



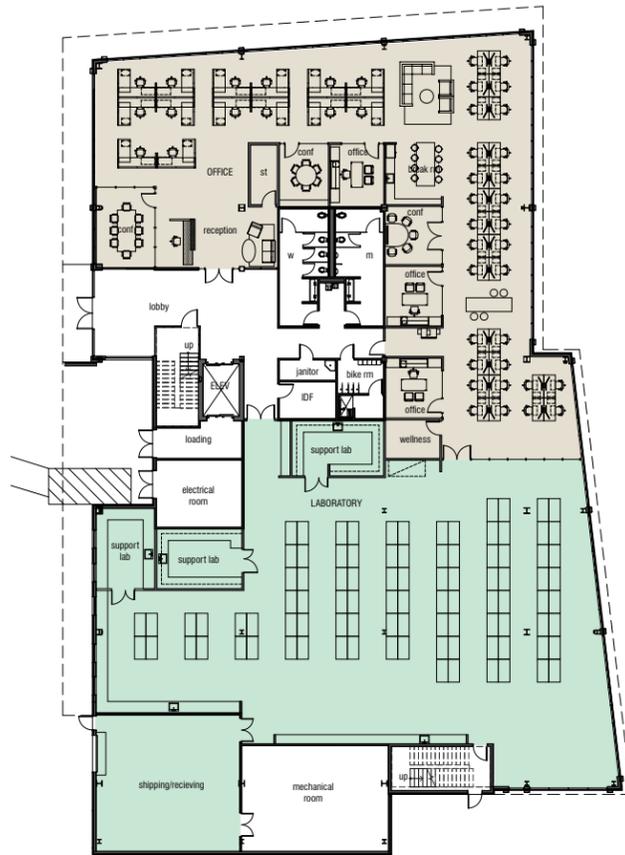
Exclusive 3,500 RSF rooftop deck with lounge & conference space



Showers and lockers onsite



Indoor/outdoor work spaces



< Level 1 Test Fit

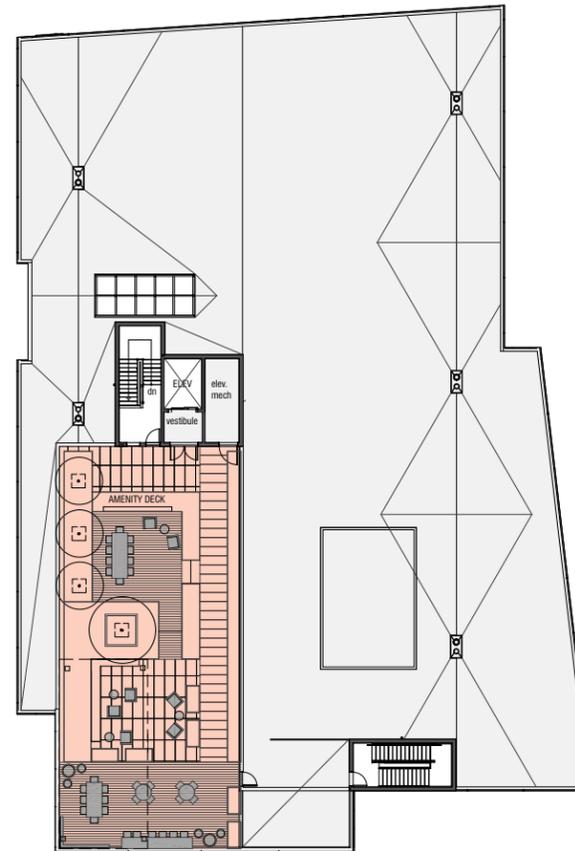
19,481 RSF | 60:40 Lab to Office Ratio

LAB 7,784 SF 57%

104 Benches
3 Support Lab

OFFICE 5,954 SF 43%

44 Work Stations
3 Private Office
3 Conference Rooms
1 Wellness Room



< Floor Plan - Roof

ROOF 200 RSF

ROOF DECK 3,500 RSF

Site enclosure - 400 RSF

Level 2 Test Fit >

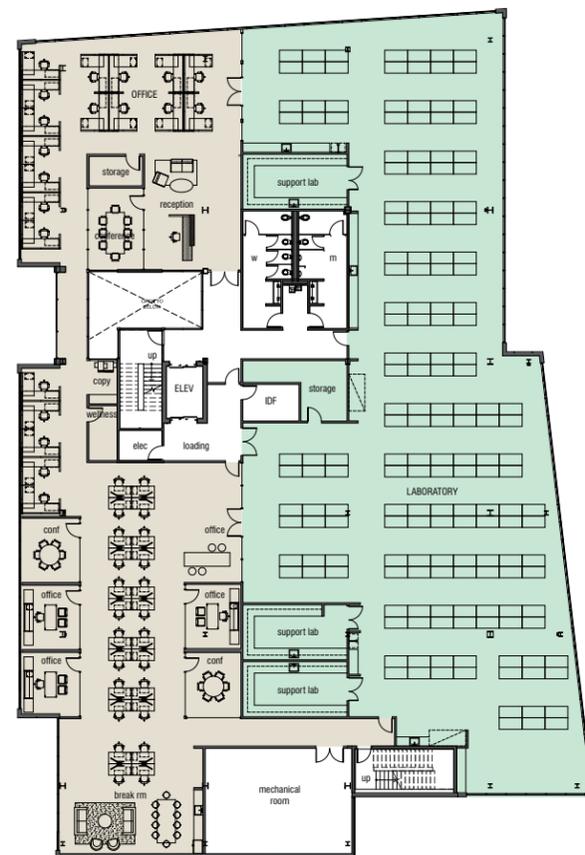
21,043 RSF | 60:40 Lab to Office Ratio

LAB 9,555 SF 57%

172 Benches
3 Support Lab

OFFICE 7,153 SF 43%

44 Work Stations
3 Private Office
3 Conference Rooms
1 Wellness Room



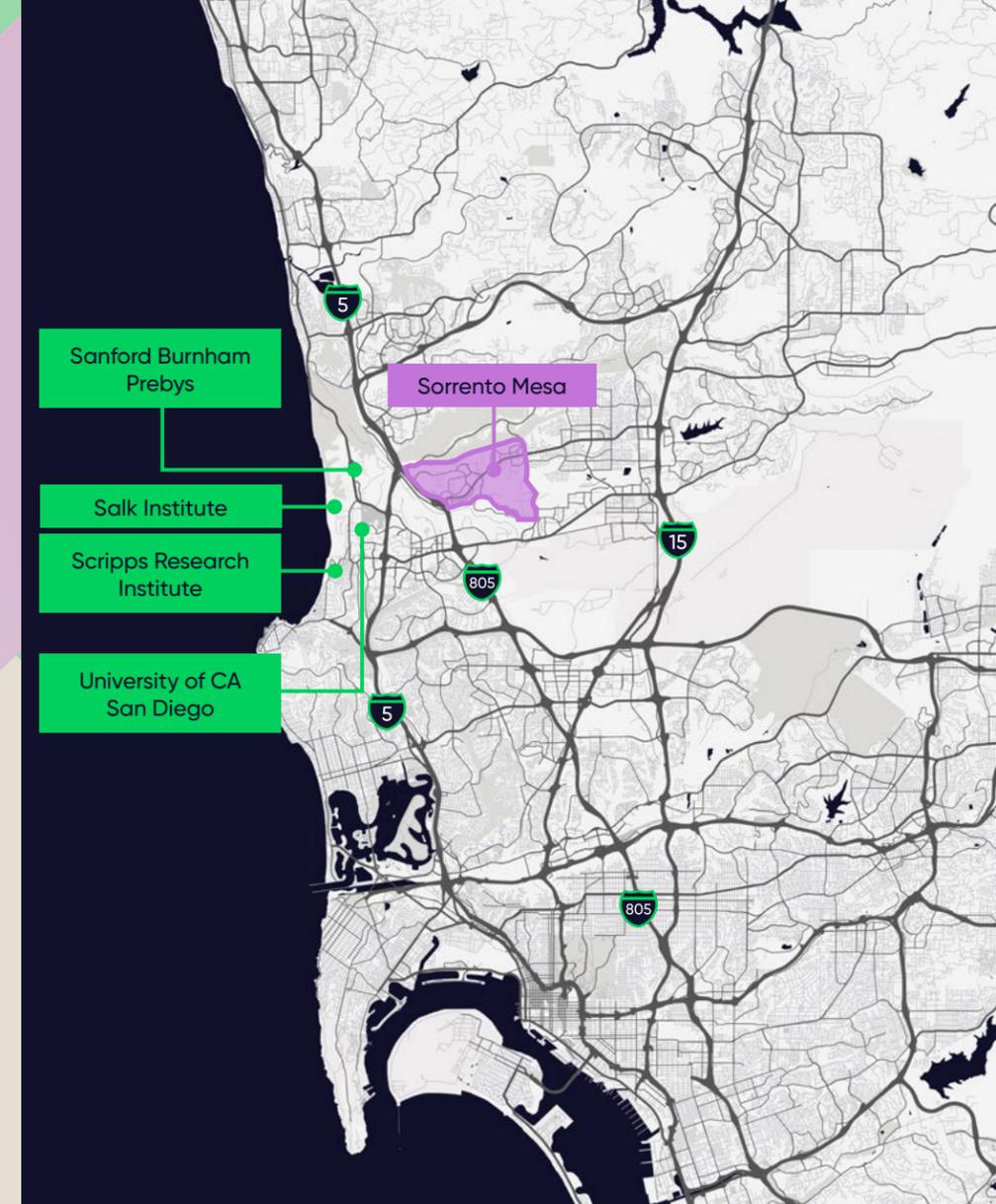
Site Plan >



Overall Building: 40,524 RSF

PROGRESS HAPPENS HERE

Sorrento Mesa has emerged as a global center for life sciences, due to its proximity to multiple globally recognized research institutions (UCSD, Scripps Research, Sanford Burnham Prebys' Medical Discovery Institute, and Salk).



Top San Diego NIH-Funded Institutions (2018-2022)

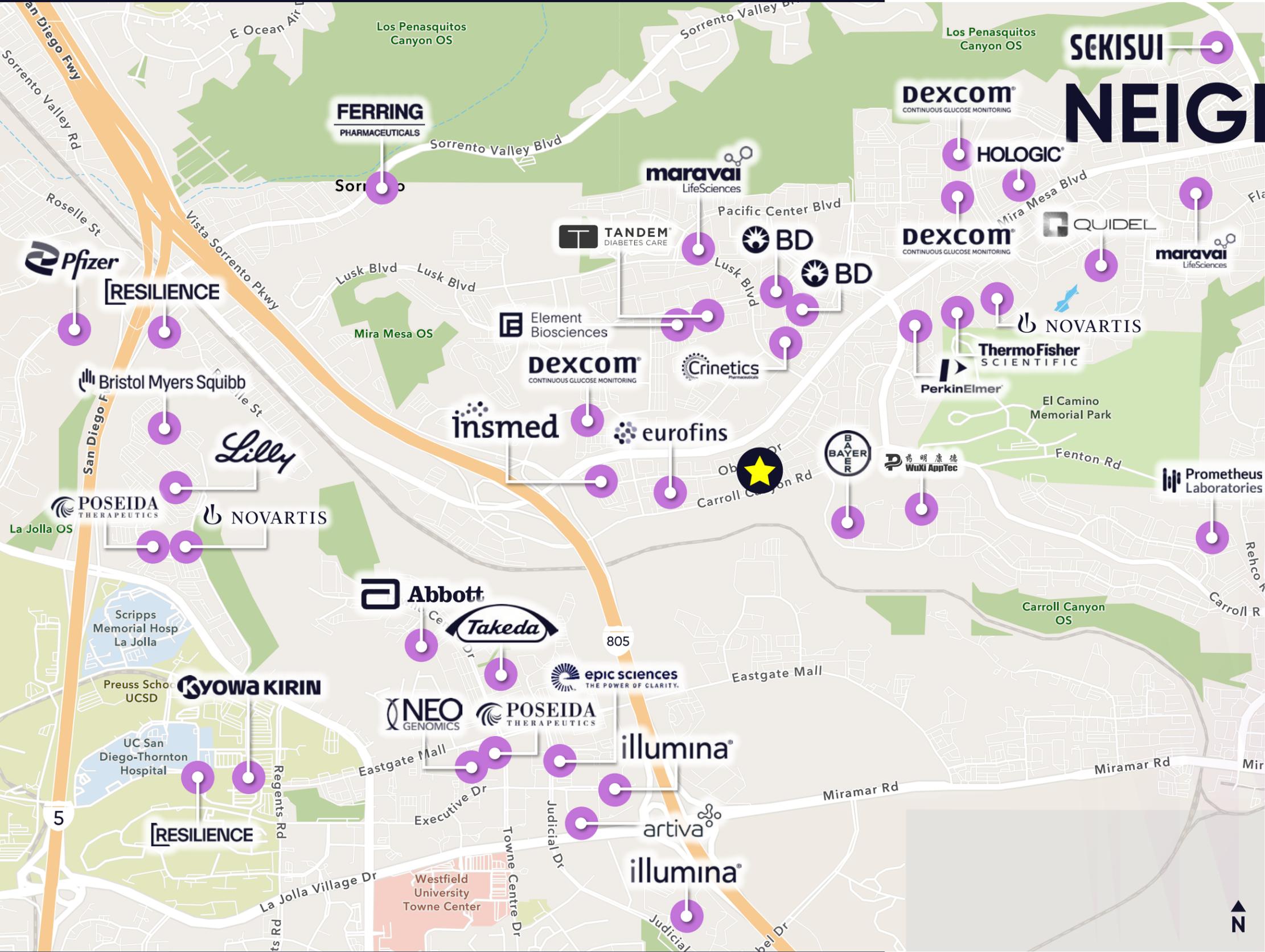
#9 UC San Diego: \$2.6B

Top Interdependent Biomedical/ Research Institution Ranking (2021)

#2 Scripps Research: \$1.1B

#6 Salk: \$338M

#13 Sanford Burnham Prebys: \$275M



A THRIVING NEIGHBORHOOD





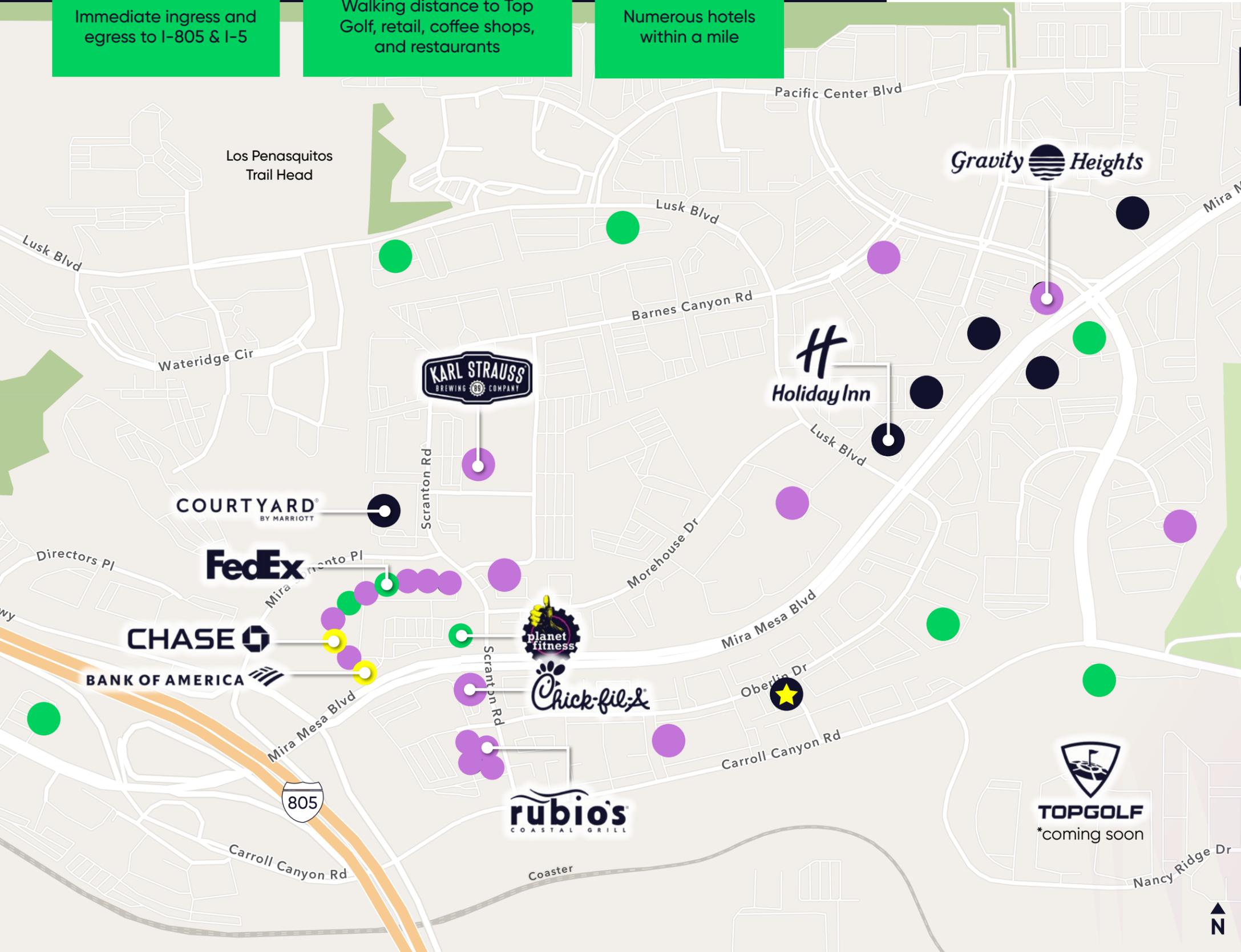
Immediate ingress and egress to I-805 & I-5



Walking distance to Top Golf, retail, coffee shops, and restaurants



Numerous hotels within a mile



LOCATION HIGHLIGHTS

- BANKS
- RETAIL
- RESTAURANTS
- HOTELS





EXPERIENCE MATTERS

DEVELOPED BY

DESIGNED BY

BUILT BY



LEASED BY



Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit www.cushmanwakefield.com.

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