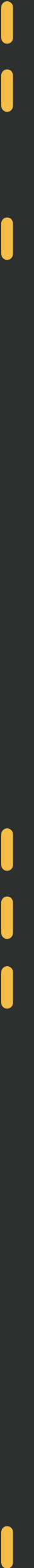




EMERGE  
HERE.  
EMERGE  
THERE.



**Central**  
Sorrento Valley Rd  
San Diego, CA



\* TABLE OF CONTENTS

# DISCOVER SOVA.

Choose your adventure! Tap a topic to go exactly where you need.



Jump to Page	Site Plan	Jump to Page	Floor Plans
Jump to Page	Availability	Jump to Page	Amenities



\* SITE PLAN



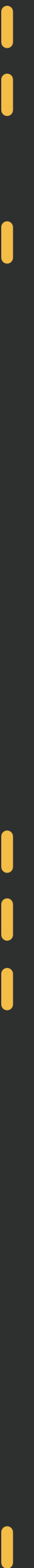
Your neighbors here are doing interesting things. Like, genuinely interesting. SOVA is a growing district of life science companies – the kind of place where a hallway conversation turns into a collaboration you didn't see coming. Introduce yourself. It tends to go well.

**SOVA North**  
79,918 SF

**SOVA Central**  
250,454 SF

**SOVA Sycamore**  
89,919 SF

**SOVA South**  
37,952 SF

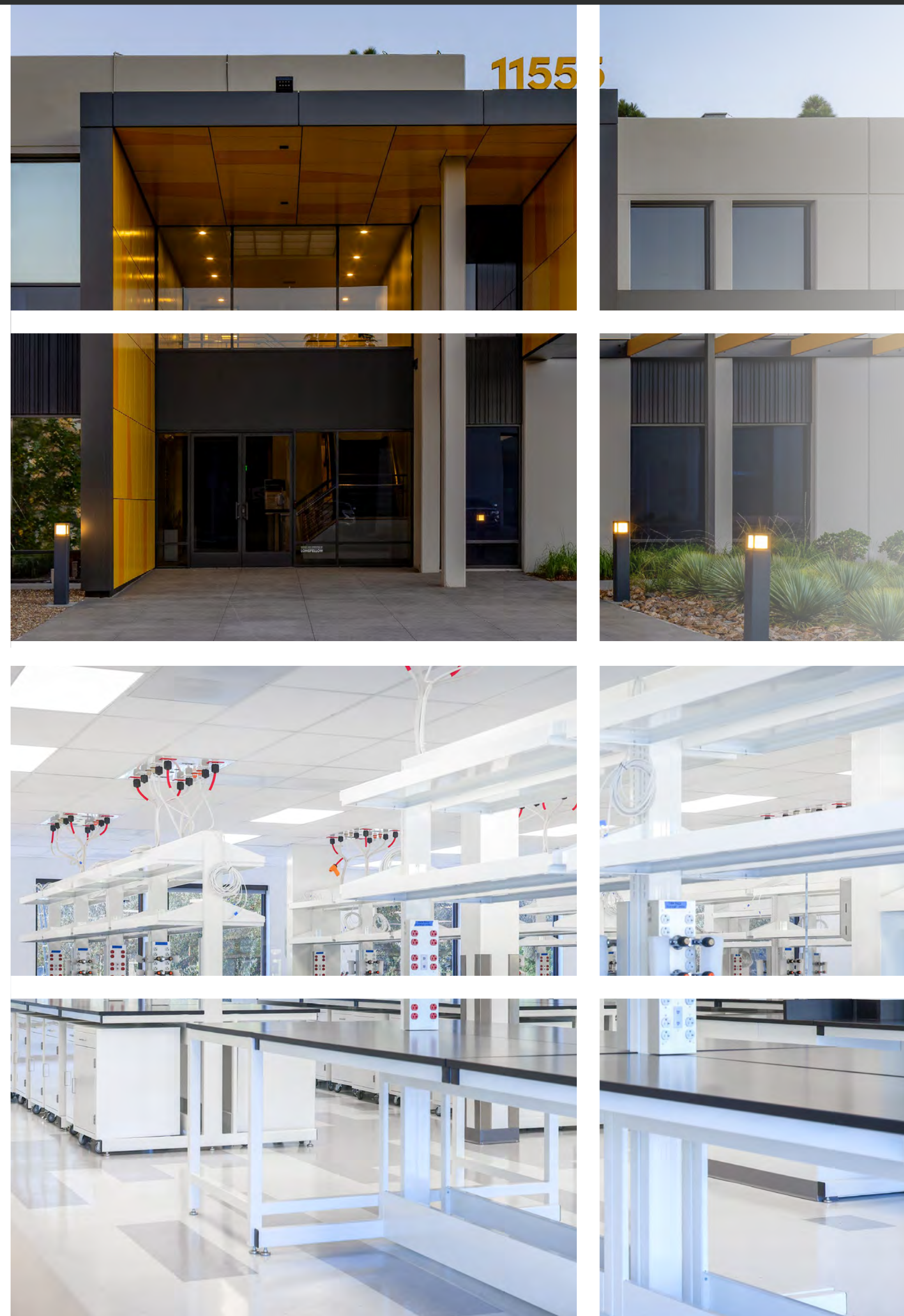


\* AVAILABILITY

# ROOM TO START. ROOM TO SCALE.

Just getting started? We've got flexible space for that. Growing fast? We've got room for that too. SOVA works for the scrappy early-stage team and the established company that's outgrown everywhere else.

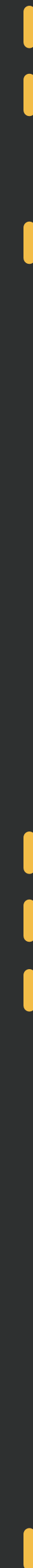
Wherever you are in the story, there's probably a space here that fits.



Click to jump to

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# AVAILABILITY

BLDG	SF	SUITE	STATUS	NOTES
11494 SVR	15,037	A	Available	Turn-key fitted lab. Office premises fully furnished.
11558 SVR	3,148	3	Available	
11558 SVR	5,274	4	Available	
11575 SVR	1,126	204	Available	
11575 SVR	1,087	205	Available	
11575 SVR	1,194	206	Available	
11575 SVR	2,490	207	Available August 2026	
11575 SVR	2,589	216	Available	
11575 SVR	1,211	218	Available August 2026	
11578 SVR	8,834	25	Available	Fitted Lab
11578 SVR	12,947	29	Available	Fitted Lab
11585 SVR	6,930	101	Available	Fitted Lab
11585 SVR	3,345	107	Available	Fitted Lab
11555 SVR	3,740	201	Available	Office



\* FLOOR PLANS

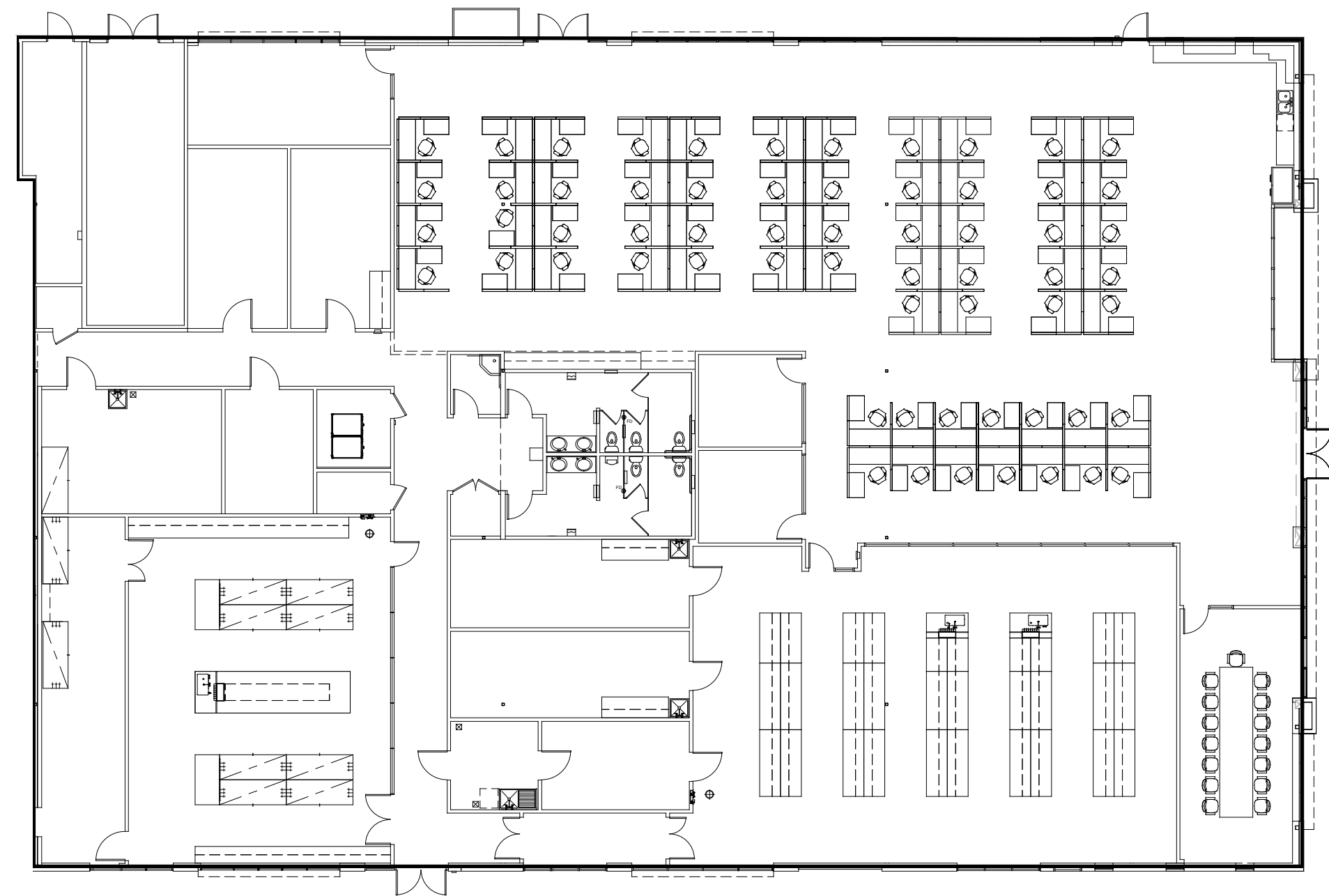
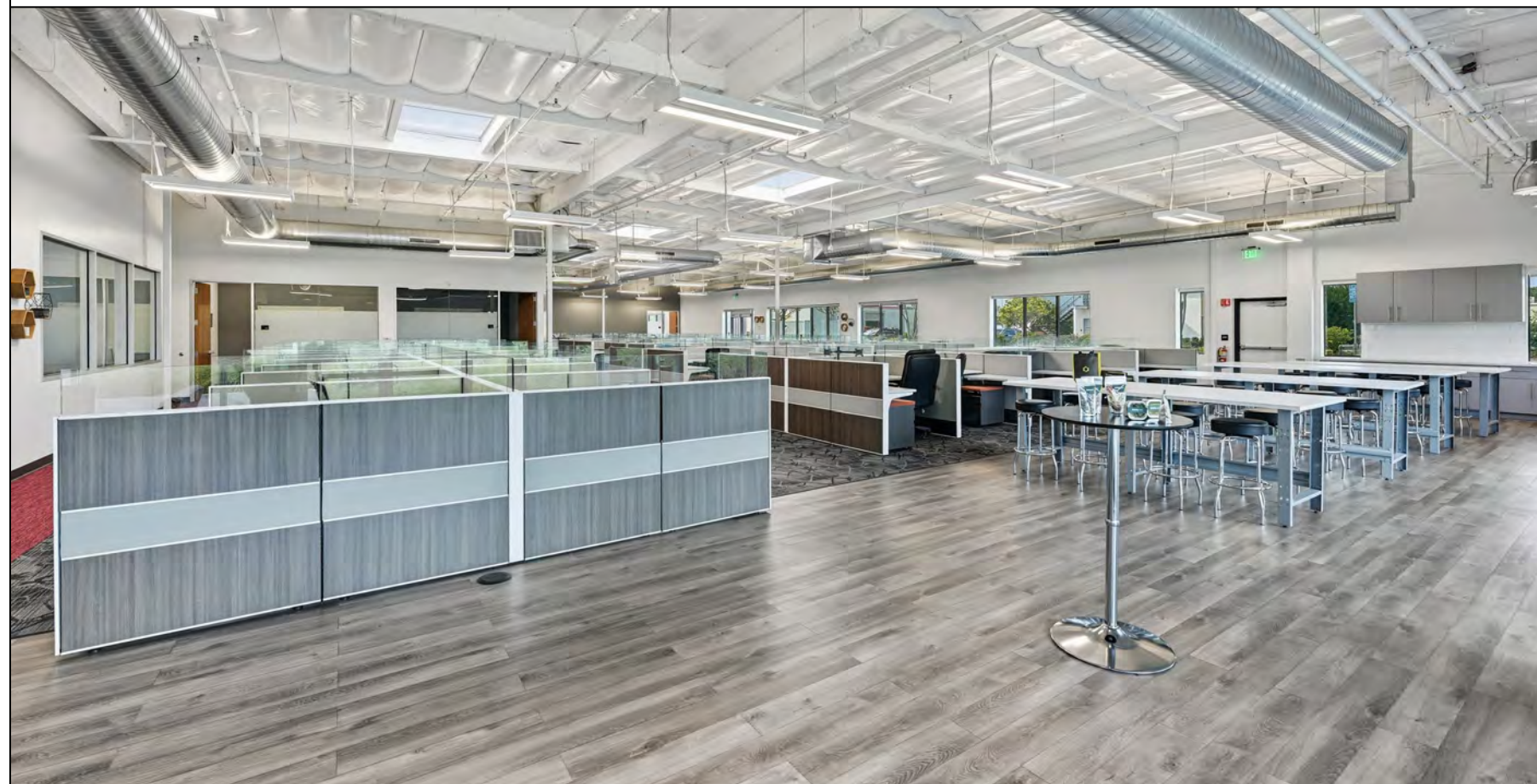
11494 Sorrento Valley Rd

San Diego, CA

Suite A | Fitted+ Lab Available Now

# 15,037 RSF

Turn-key fitted lab. Office premises fully furnished.



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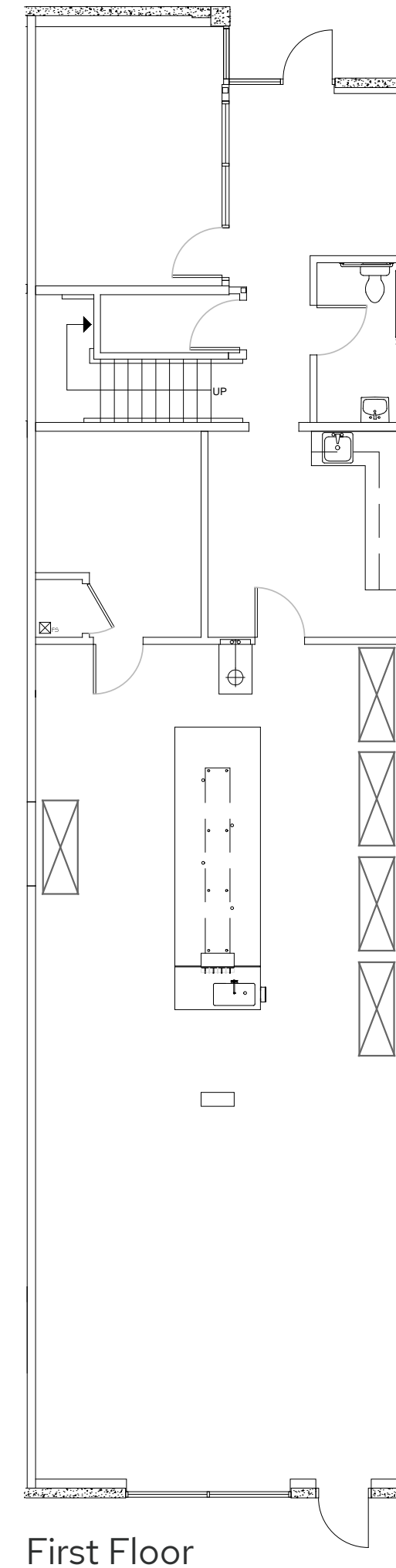
\* FLOOR PLANS

11558 Sorrento Valley Rd

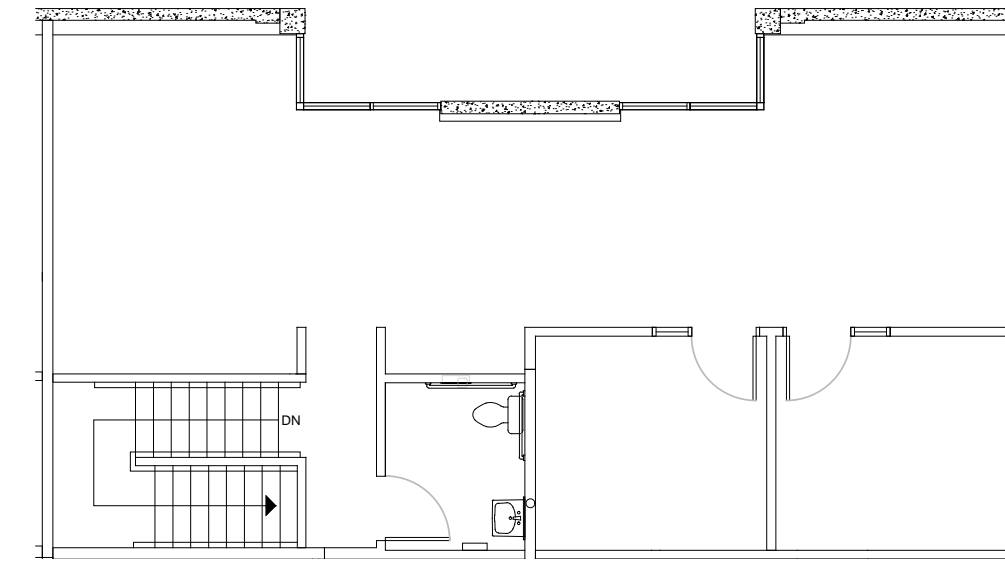
San Diego, CA

Suite 3 | Lab Available Now

3,148 RSF



First Floor



Second Floor

Click to jump to

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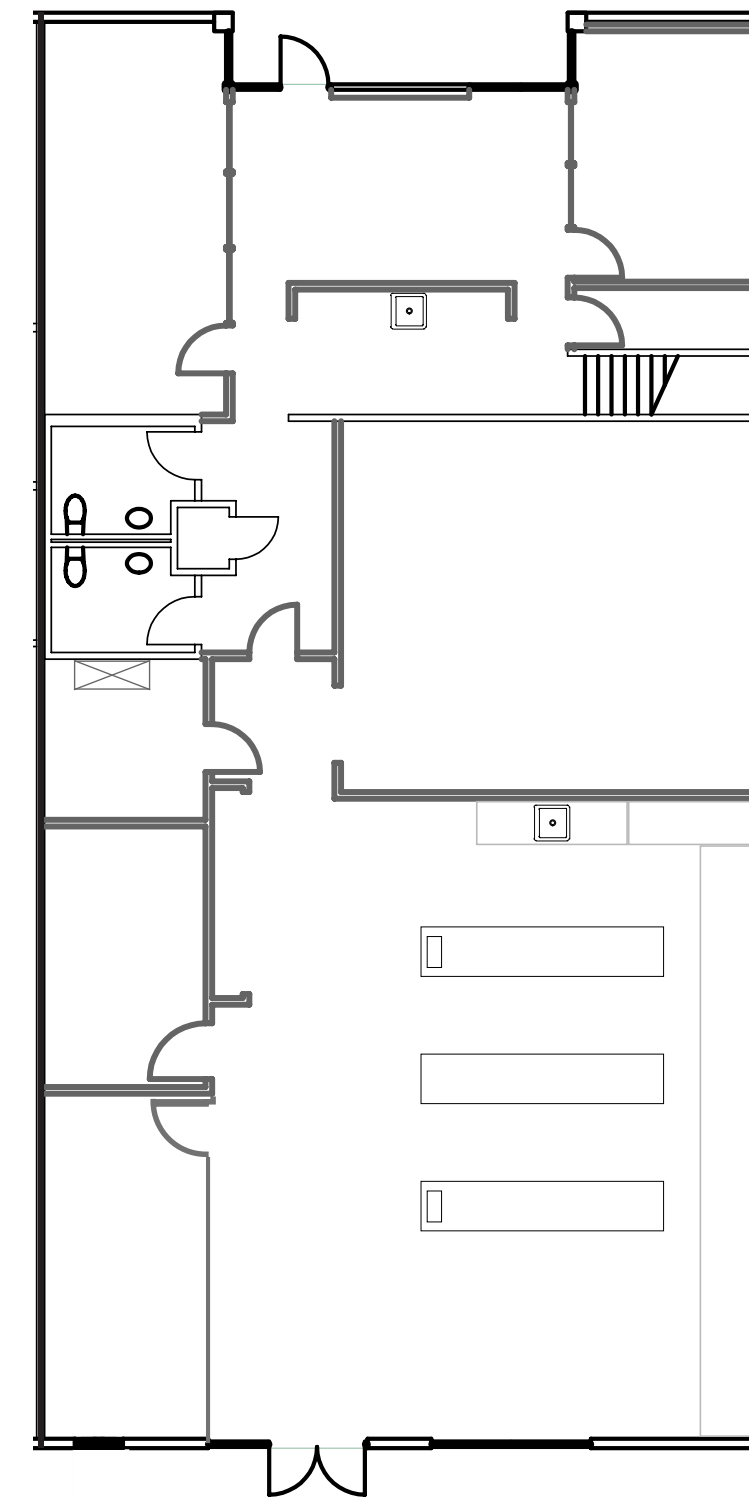
\* FLOOR PLANS

11558 Sorrento Valley Rd

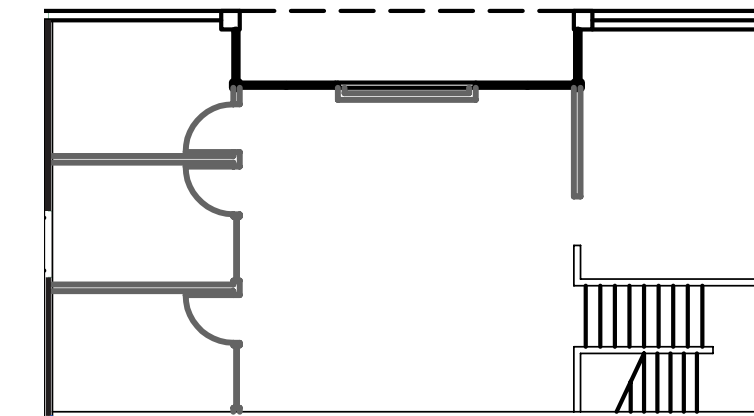
San Diego, CA

Suite 4 | Lab Available Now

5,274 RSF



First Floor



Second Floor

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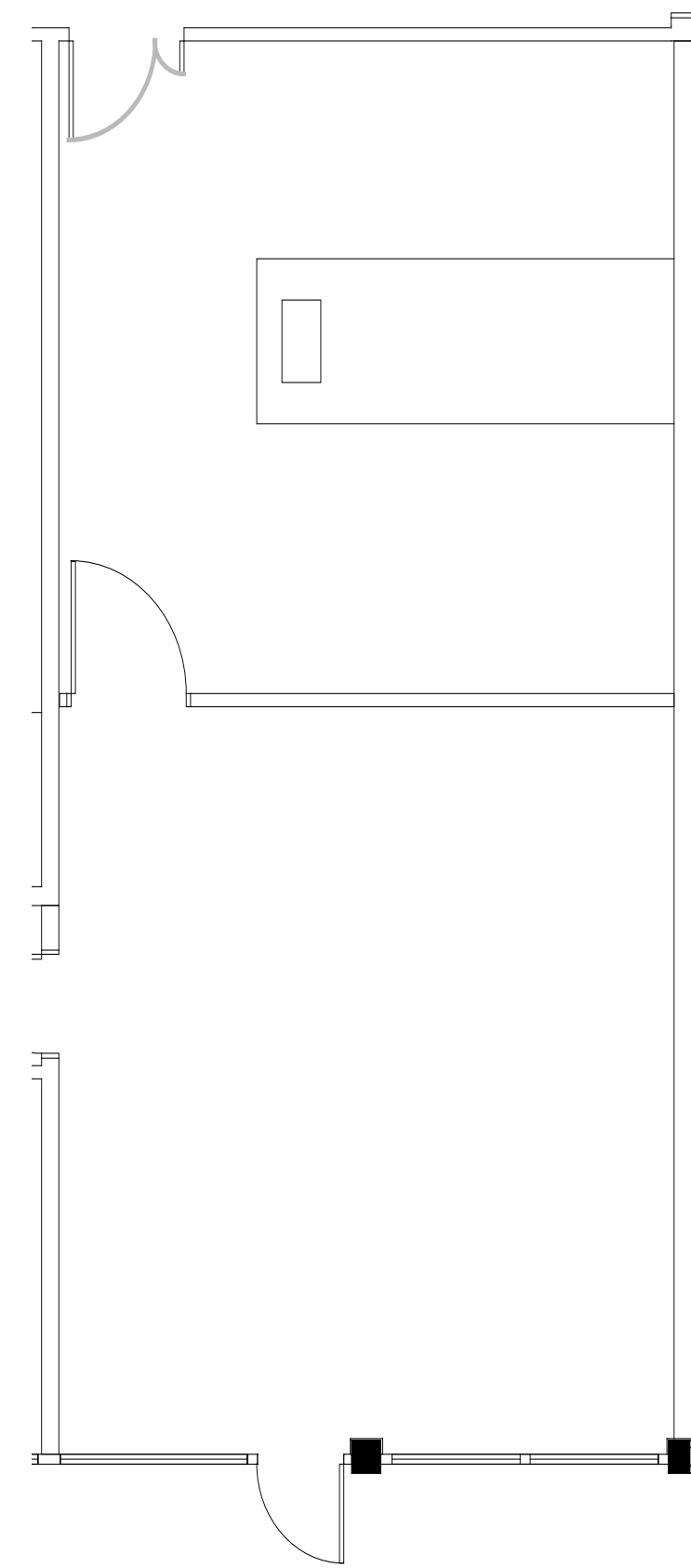
\* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 204 | Lab Available Now

1,126 RSF



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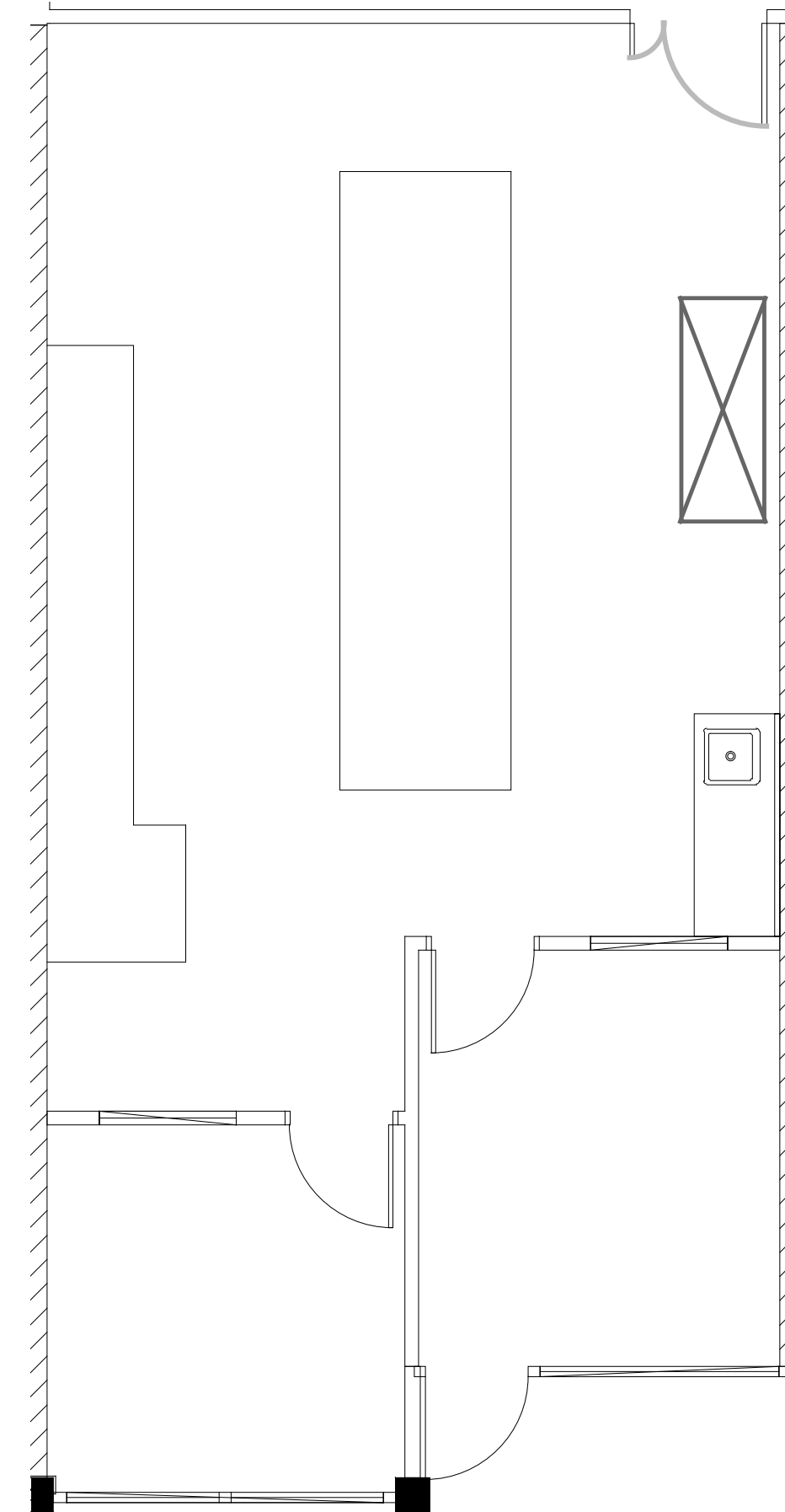
\* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 205 | Lab Available Now

1,087 RSF



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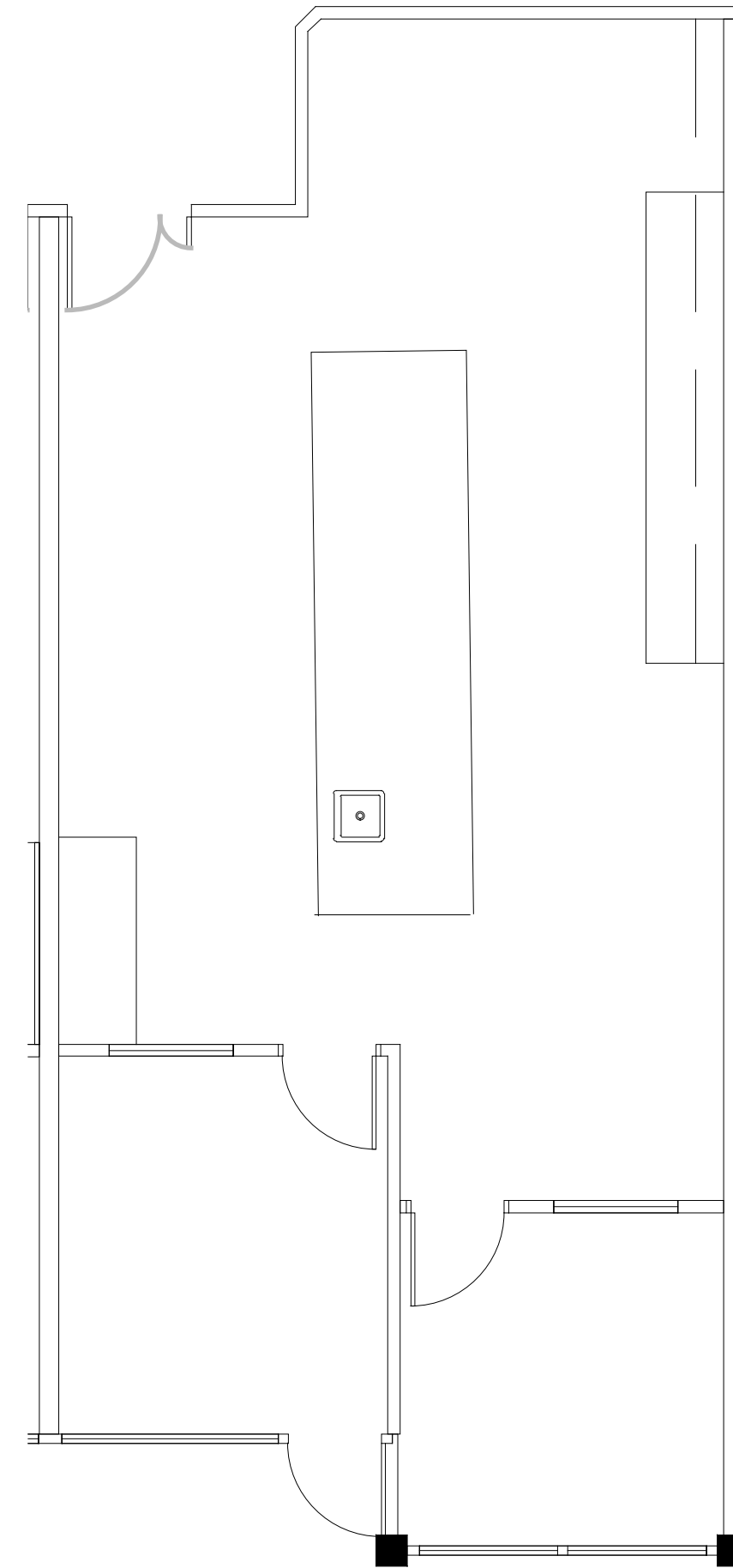
\* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 206 | Lab Available Now

1,126 RSF



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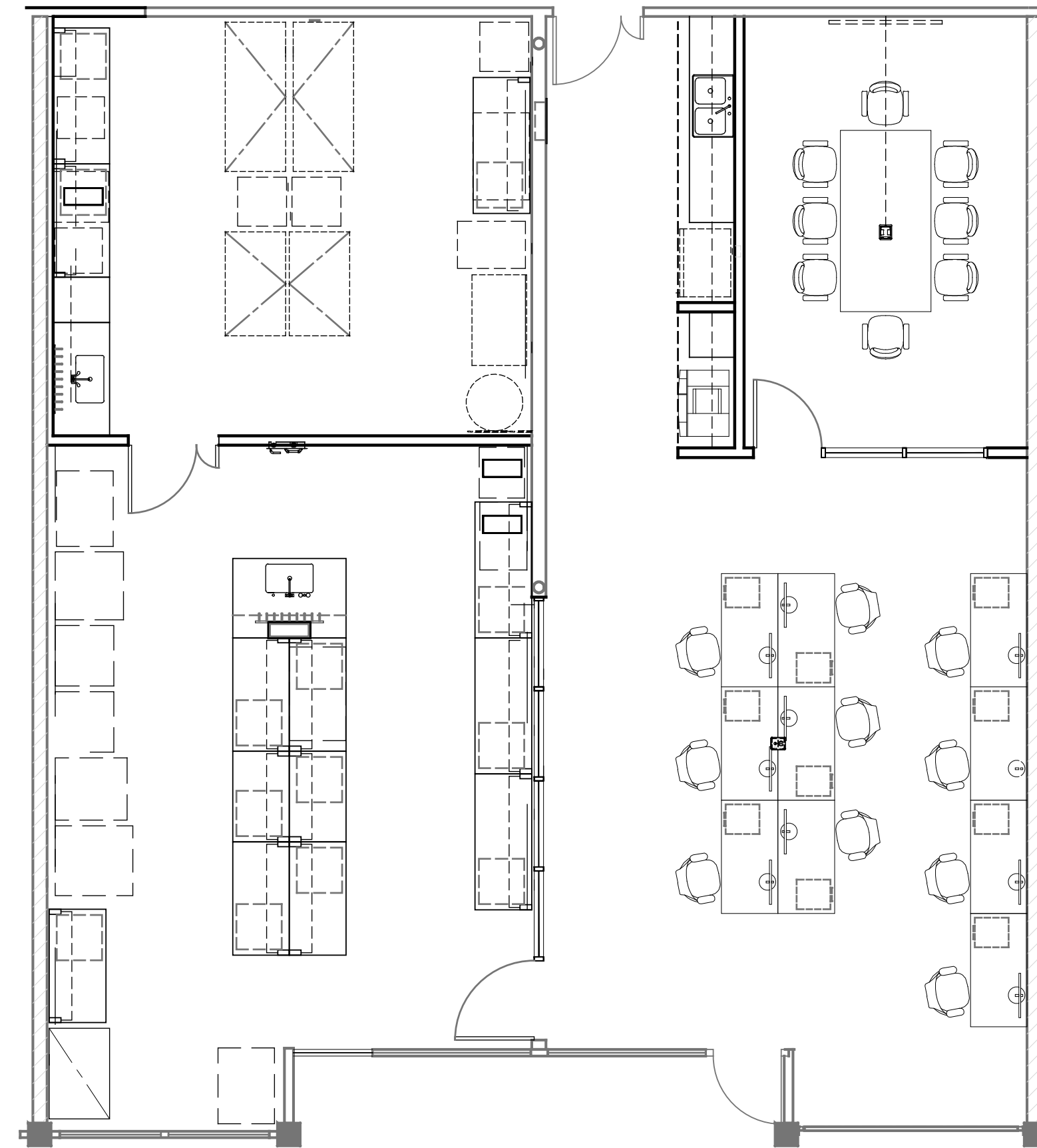
\* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 207 | Lab Available August 2026

2,490 RSF



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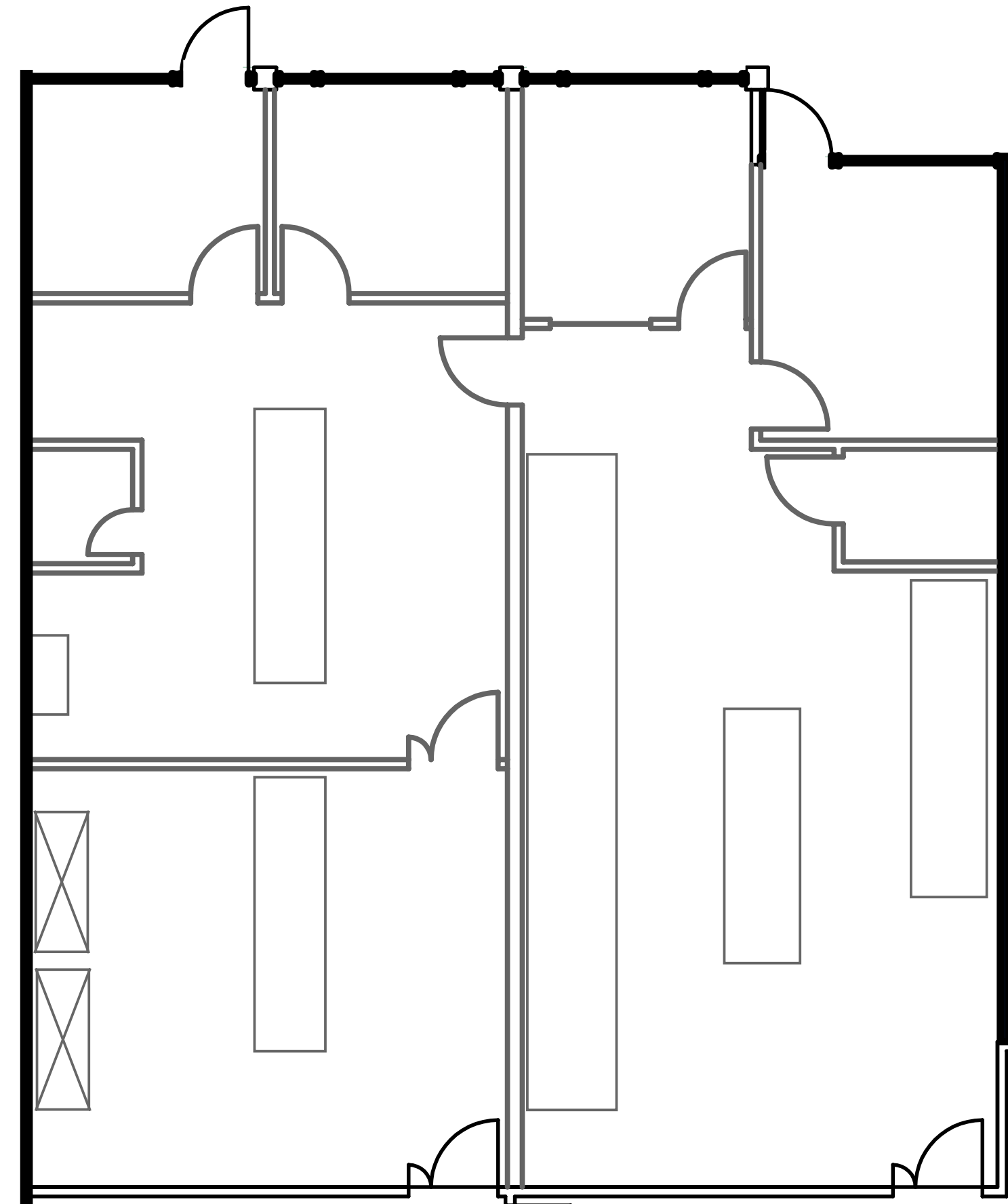
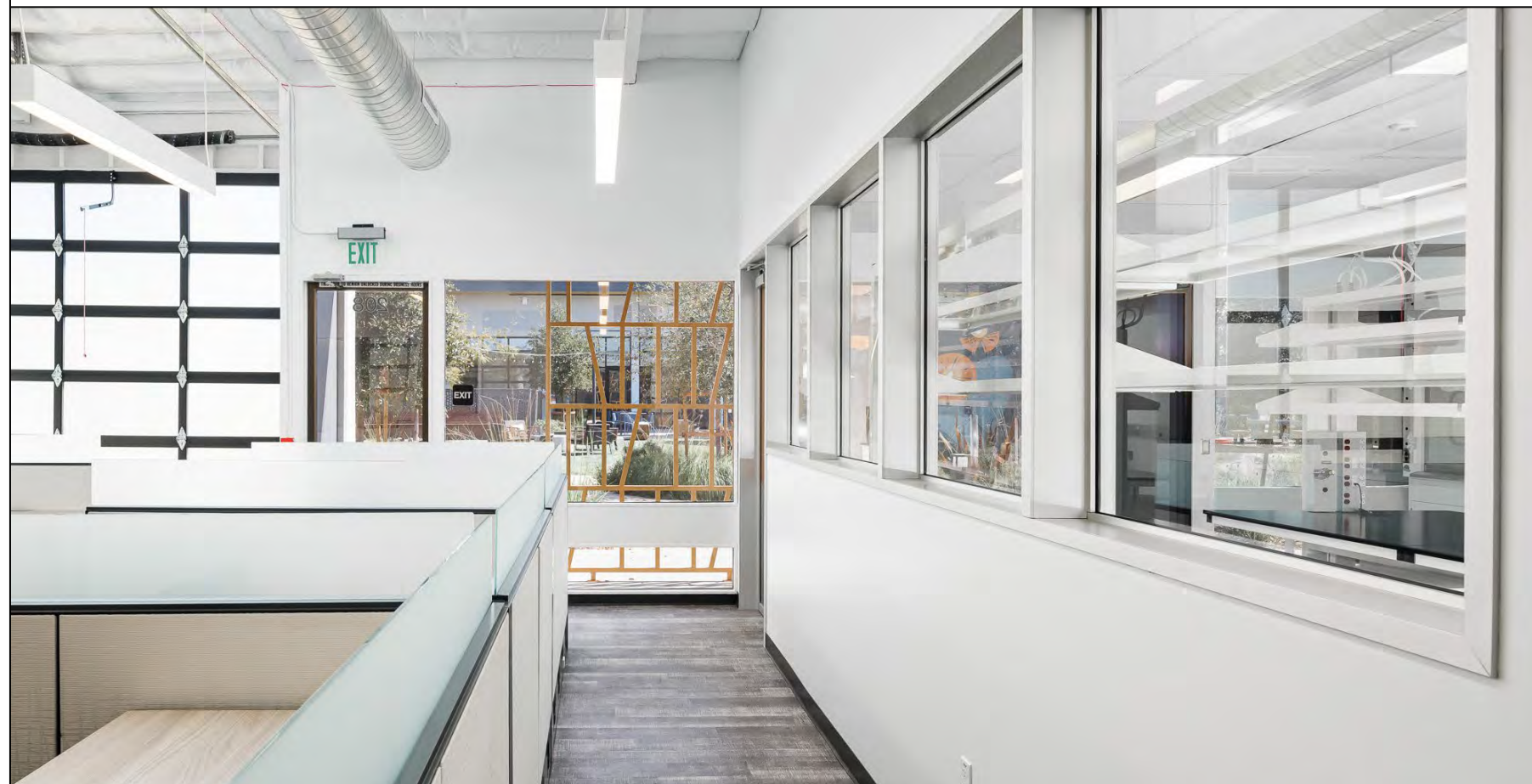
\* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 216 | Lab Available Now

2,589 RSF



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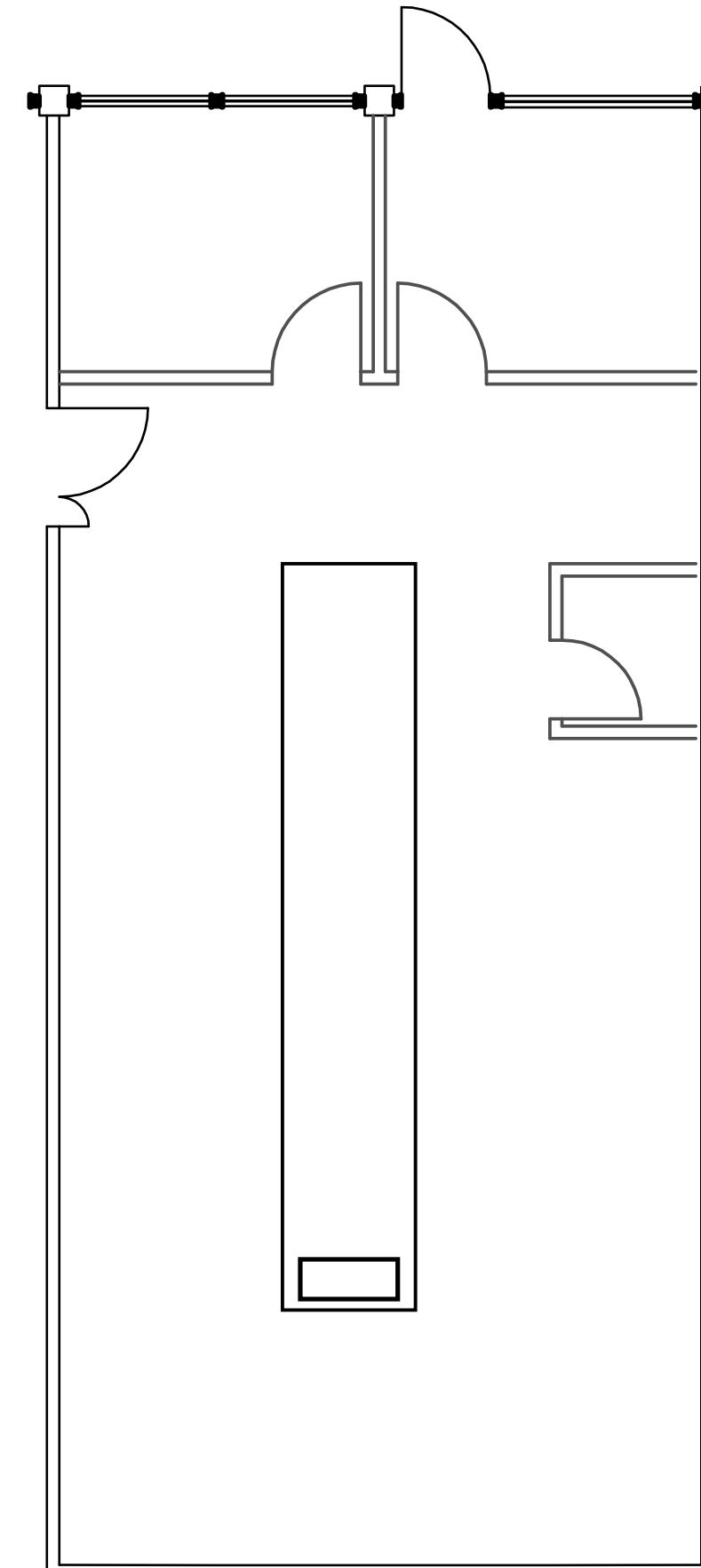
\* FLOOR PLANS

11575 Sorrento Valley Rd

San Diego, CA

Suite 218 | Lab Available August 2026

1,211 RSF



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\* FLOOR PLANS

11578 Sorrento Valley Rd

San Diego, CA

Suite 25 | Fitted Lab Available Now

MATTERPORT TOUR

8,834 RSF

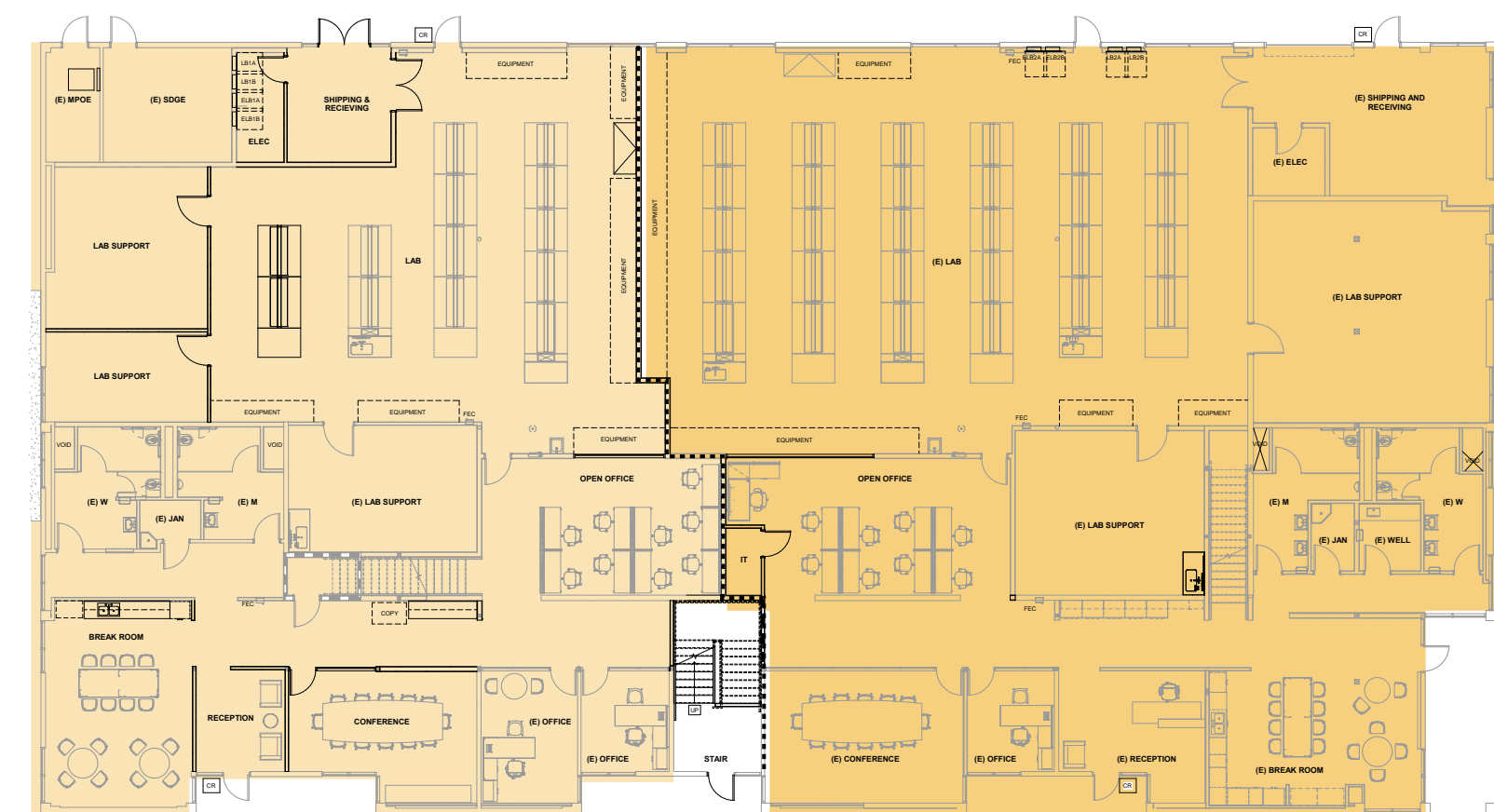
Suite 29 | Fitted Lab Available Now

MATTERPORT TOUR

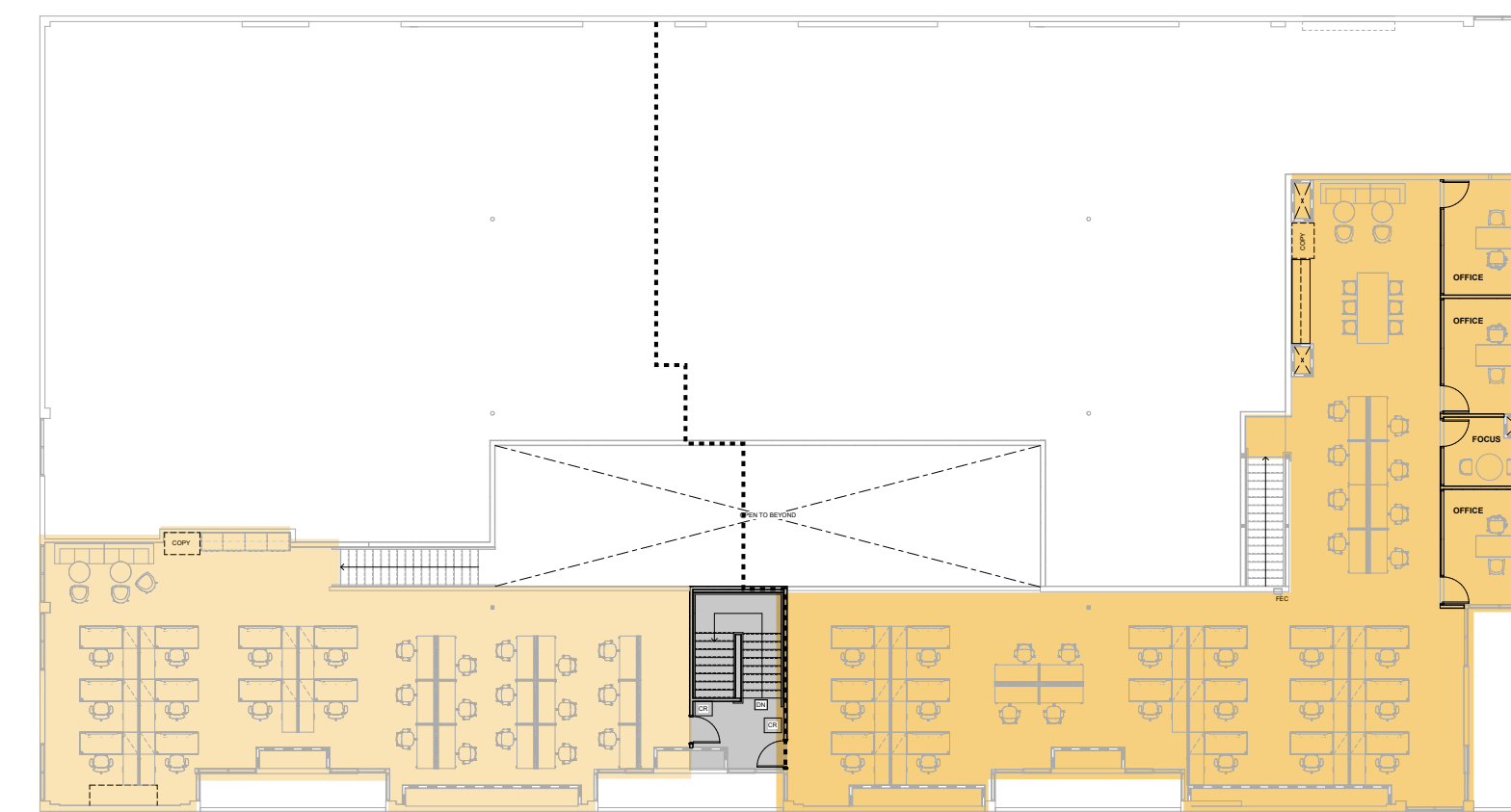
12,947 RSF



First Floor



Second Floor



Suite 25

Suite 29

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\* FLOOR PLANS

11585 Sorrento Valley Rd

San Diego, CA

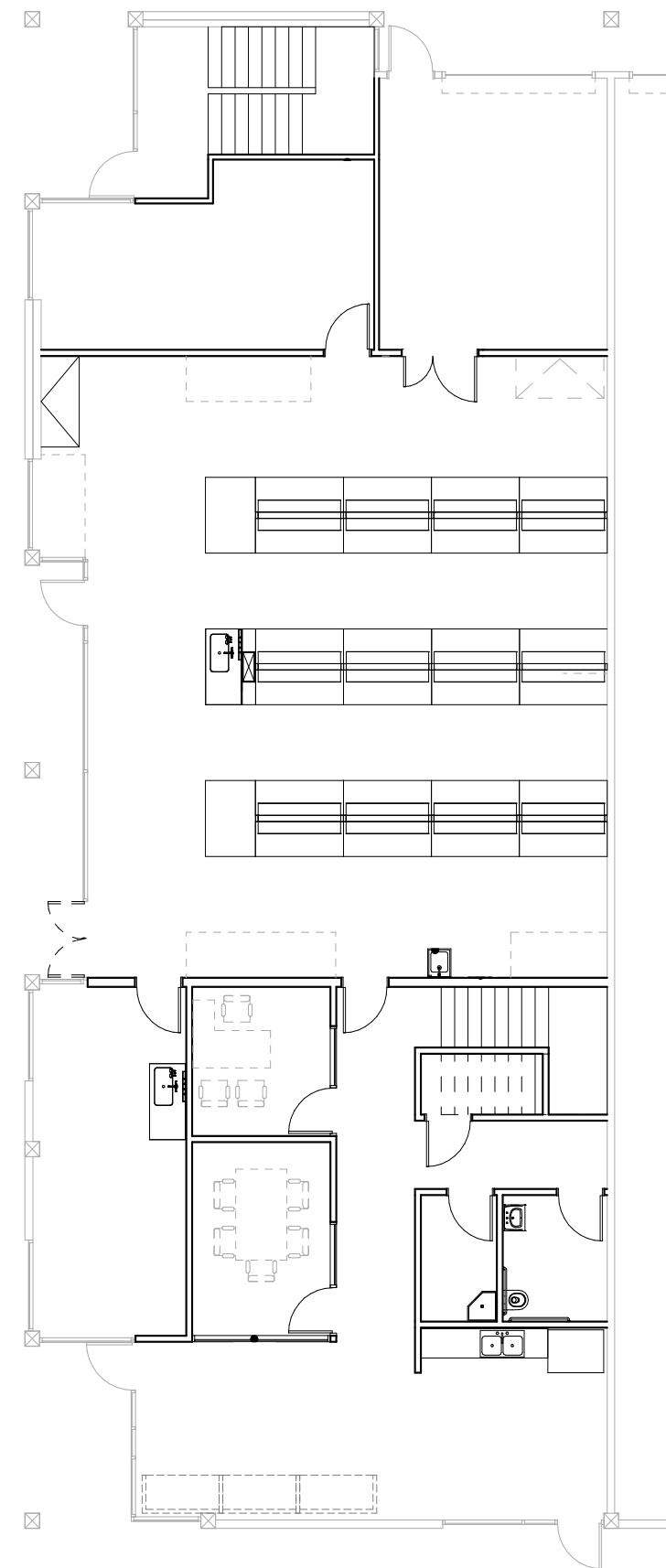
Suite 101 | Fitted Lab Available Now

MATTERPORT TOUR

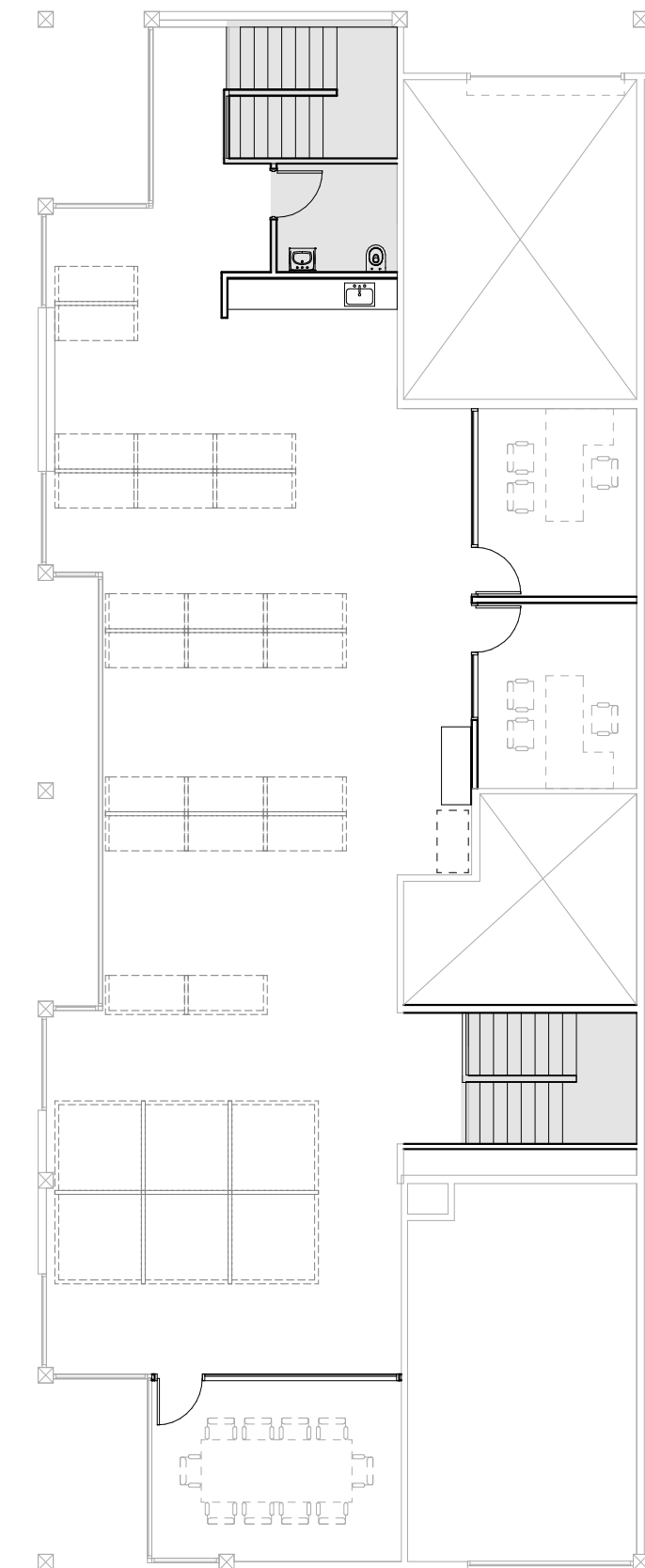
6,930 RSF



First Floor



Mezzanine



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\* FLOOR PLANS

11585 Sorrento Valley Rd

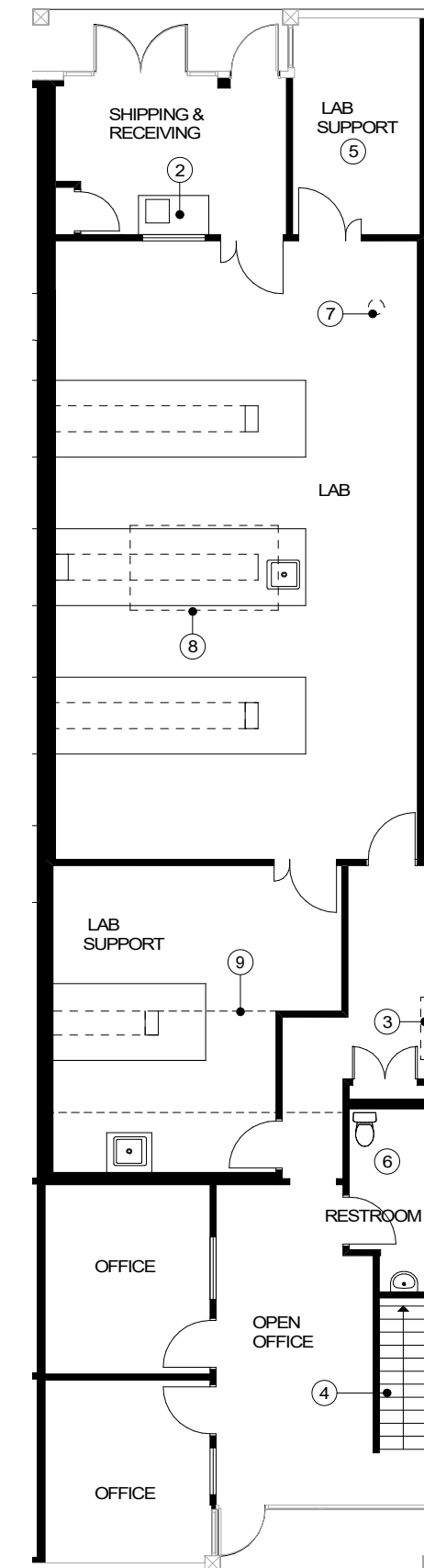
San Diego, CA

Suite 107 | Fitted Lab Available Now

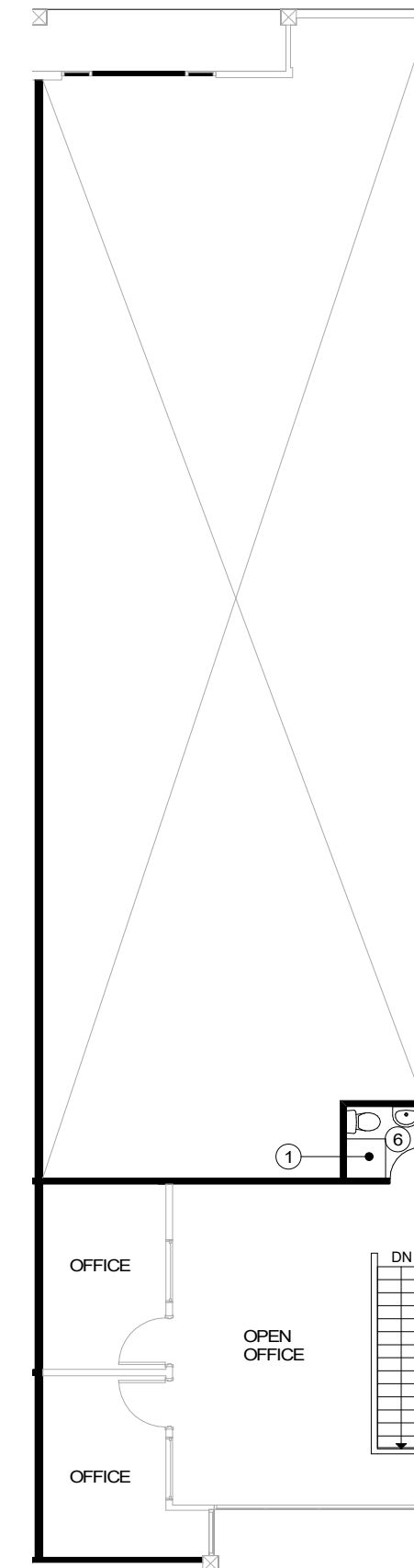
3,345 RSF



First Floor



Mezzanine



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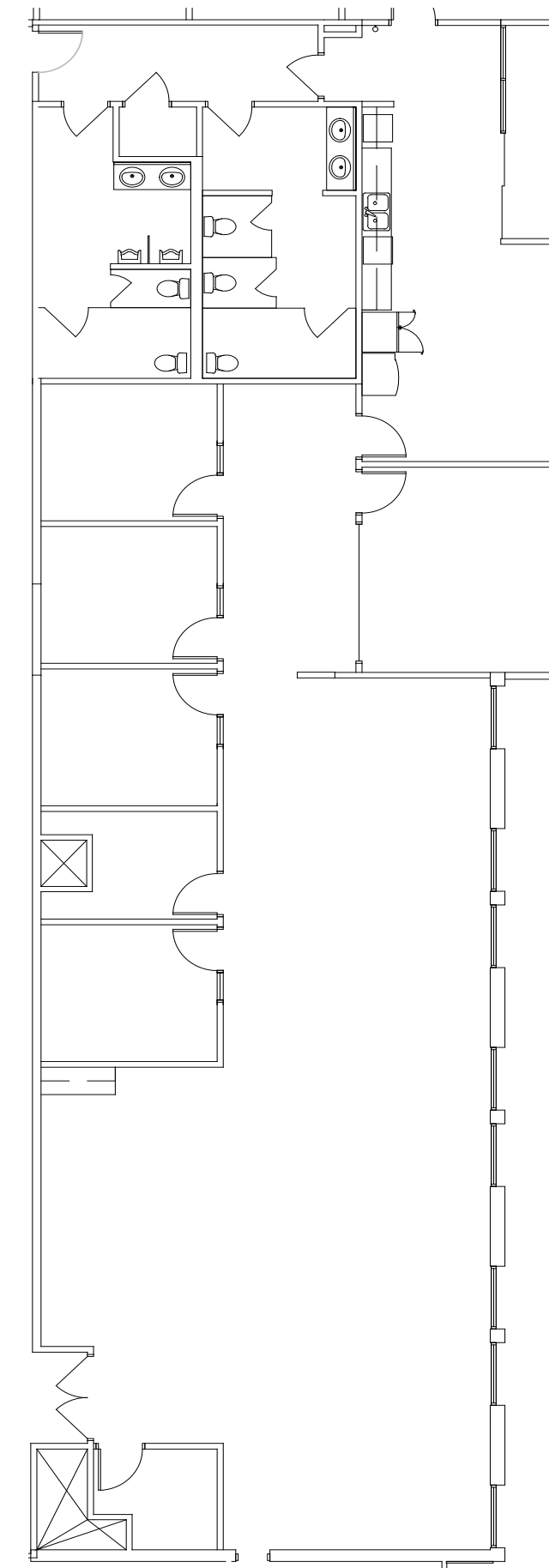
\* FLOOR PLANS

11555 Sorrento Valley Rd

San Diego, CA

Suite 201 | Office Available Now

3,740 RSF



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\* AMENITIES

# THE PATIO. THE PULSE.

Everything at SOVA orbits The Patio.  
Coffee to start the day. A gym to reset it.  
Tacos when you've earned them. A brewery  
when you really have.

It's outdoors, it's central, and it's surrounded  
by the kind of amenities that make people  
actually want to come in.

All of this is on campus. Yes, seriously.

### 01 THE CRAFT TACO

Ranked in Yelp's Top US 100 Taco Spots  
& Yelp's Top Places to Eat in San Diego

### 02 NEW ENGLISH BREWING

"One of the best breweries in San  
Diego!" - San Diego Magazine

### 03 THE COFFEE CART

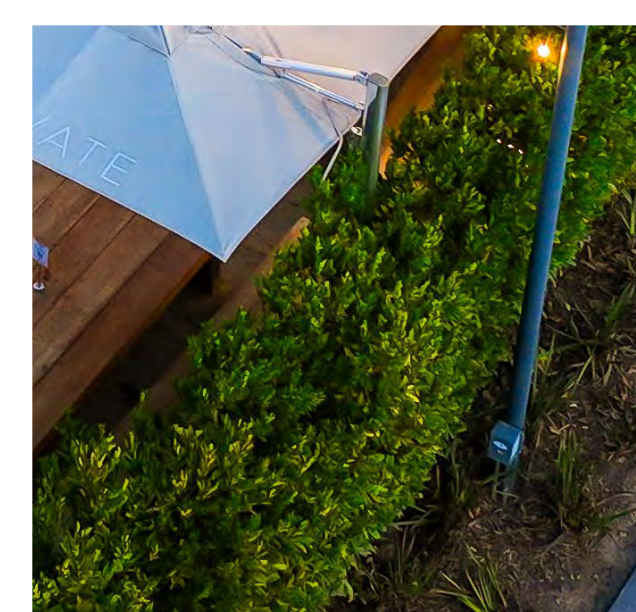
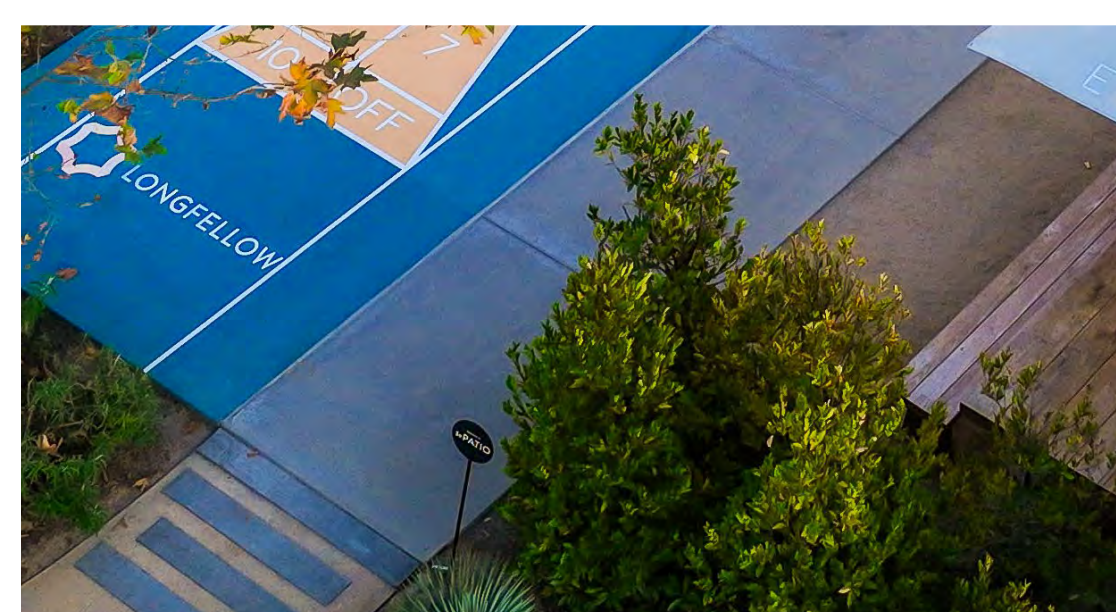
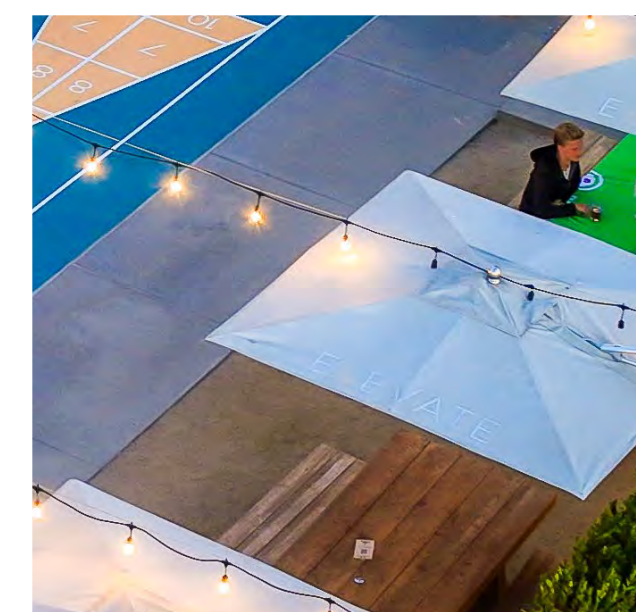
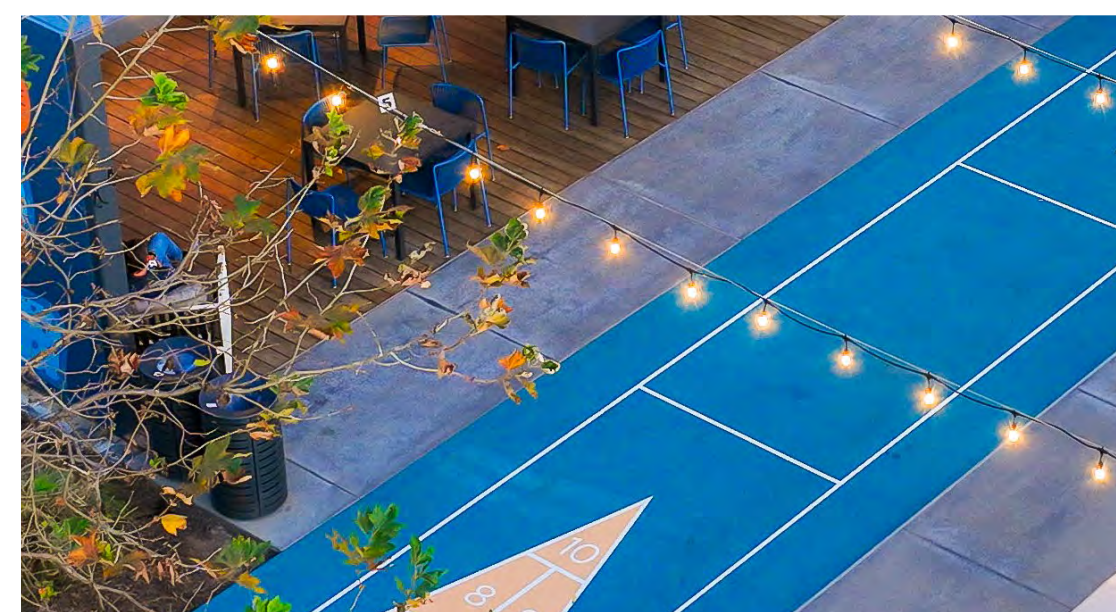
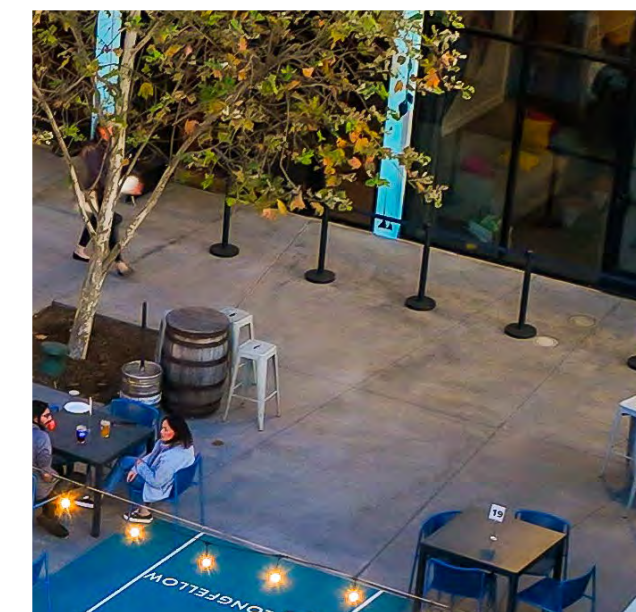
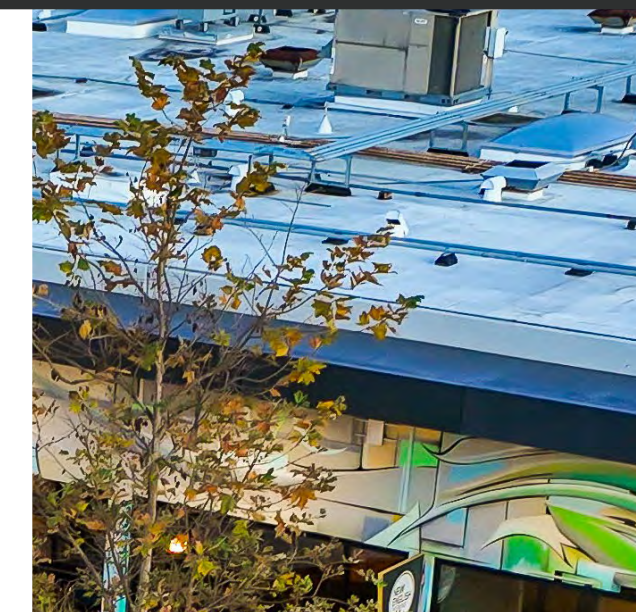
Hand-Craft Espresso & Locally  
Roasted Specialty Coffee

### 04 FITNESS CENTER

Outdoor Resort Style Fitness  
Center & Outdoor Exercise Yard

### 05 EVENT + OUTDOOR SPACES

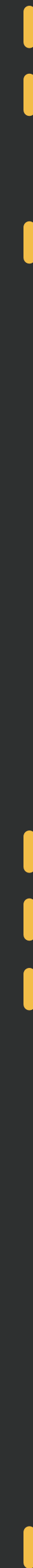
Seating and Lawn Games



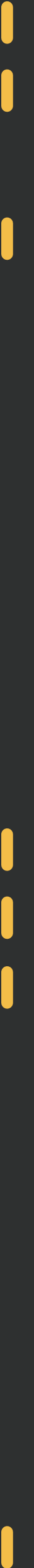
Click to  
jump to

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\* AMENITIES



\* AMENITIES

# ELEVATE

## 01 BALANCE

Wellness Events  
Spa Services  
Programmed Exercise Classes

## 02 ACCESS

Car Wash + Detail  
EV Charging  
Dry Cleaning

## 03 TASTE

Coffee Classes  
Beer, Wine + Food Tastings  
Cooking Classes

## 04 BRAIN POWER

Lunch + Learns  
Speaker Series  
Industry Trainings

## 05 GENEROSITY

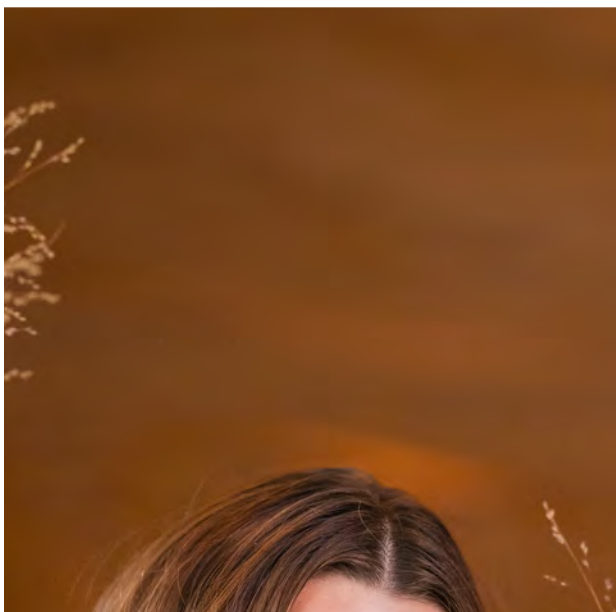
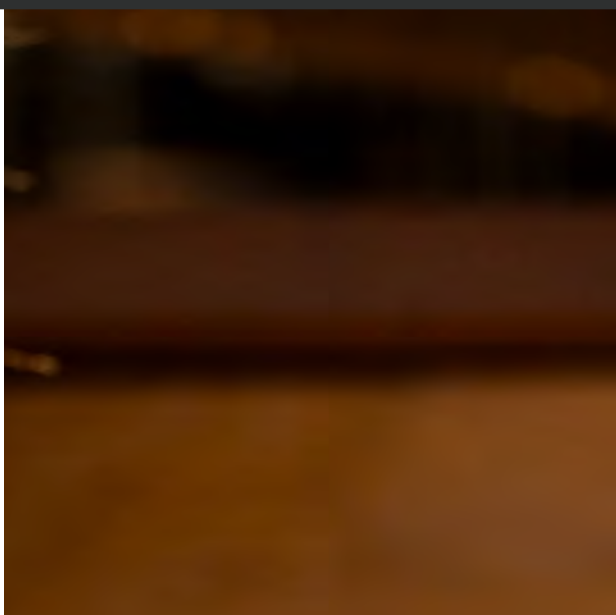
Puppy Adoption Events  
E-Waste Recycling  
Blood Drives

## 06 CONNECTIONS

Industry Events  
Community Rooms  
Contests + Giveaways

## 07 PLAY

Tenant Competitions + Prizes  
Outdoor Gaming  
Dedicated Green Space



# SOMEONE'S ALWAYS THINKING AHEAD.

We've got a tenant experience program – which sounds corporate, but isn't. Think curated events, useful perks, and a team that's quietly making sure your time at SOVA is worth more than your square footage.

Meet Shelly, your onsite Elevate Concierge. Shelly is passionate about delivering white glove hospitality and creating meaningful connections and special moments. Her favorite event at SOVA is the Buzz Bash in celebration of Earth Day. We partner with a local artisan to explore the benefits of bees and honey, and to create custom beeswax salves.

There's usually something good on the calendar. Check it out before you make other plans.

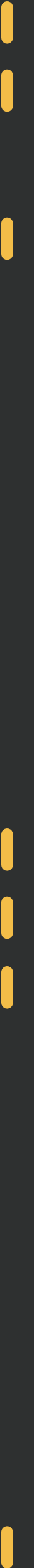
Click to jump to

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\* AMENITIES



\* CONTACT

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Vice President  
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conor.evans@colliers.com  
CA RE Lic. #01963596

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

