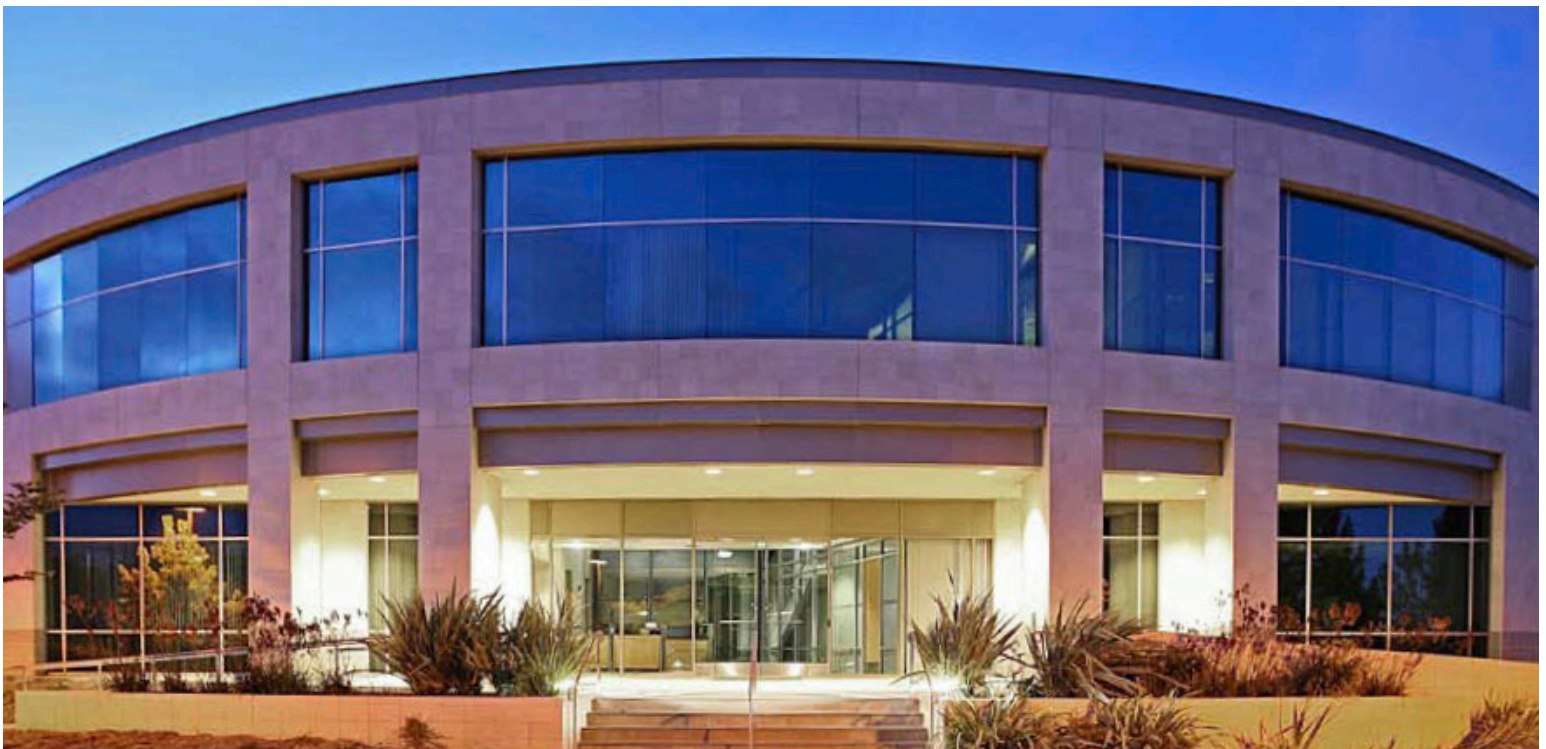




10240 Science Center Drive

10240 Science Center Drive, San Diego, CA 92121

Full floor opportunity - ± 18k rsf available for Lease



Space for the Life Science Industry

Located in the heart of the Torrey Pines life science submarket, 10240 Science Center Drive is surrounded by prestigious research institutions, government agencies and biotech companies. Totalling 49,347 square

feet, the building is situated on the west side of Science Center Drive just north of Genesse Boulevard and 1/4 mile west of I-5. The asset is the gateway to the Torrey Pines submarket and is in close proximity to UCSD,

The Scripps Research Institute, Salk Institute for Biological Sciences, Sanford Burnham, Prebys Medical Discovery Institute and The Genomics Institute of the Novartis Research Foundation.

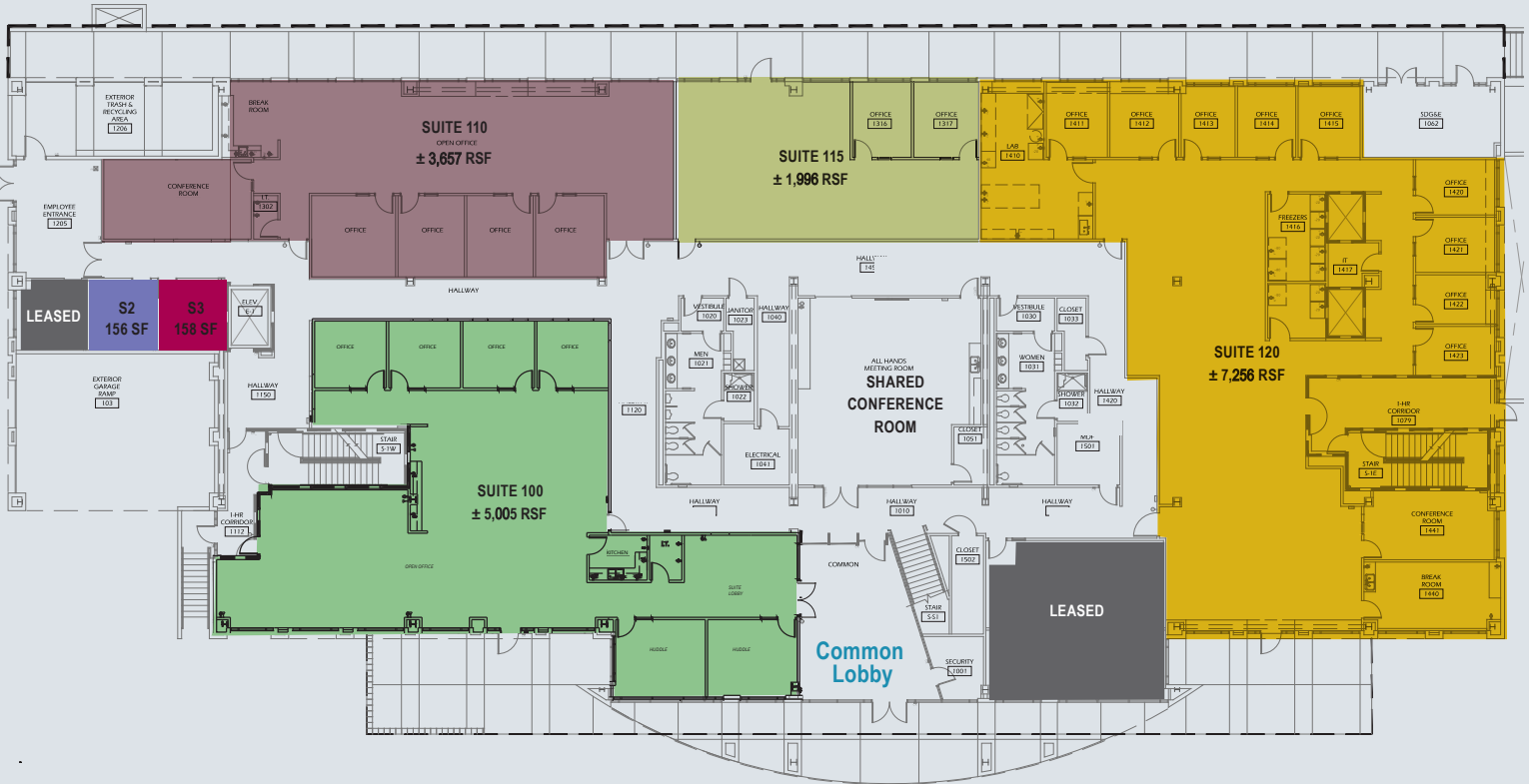
10240 Science Center Drive - Floor Plan | suites can be combined for full floor occupancy - ± 18k rsf

Suite 100 - ± 5,005 rsf

Suite 110 - ± 3,657 rsf

Suite 115 - ± 1,996 rsf

Suite 120 - ± 7,256 rsf



Property Highlights

- Storage units available for \$1 psf per month
- Subterranean & surface parking
- Close proximity to I-5 & San Diego International Airport
- Walking distance to jogging trails
- Convenient access to numerous restaurants, hotel accommodations, coastal residential communities and coaster rail line

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