

FLEXIBLE LAB/OFFICE SPACE FOR SUBLEASE

# 3550 GENERAL ATOMICS COURT

SAN DIEGO, CA 92121



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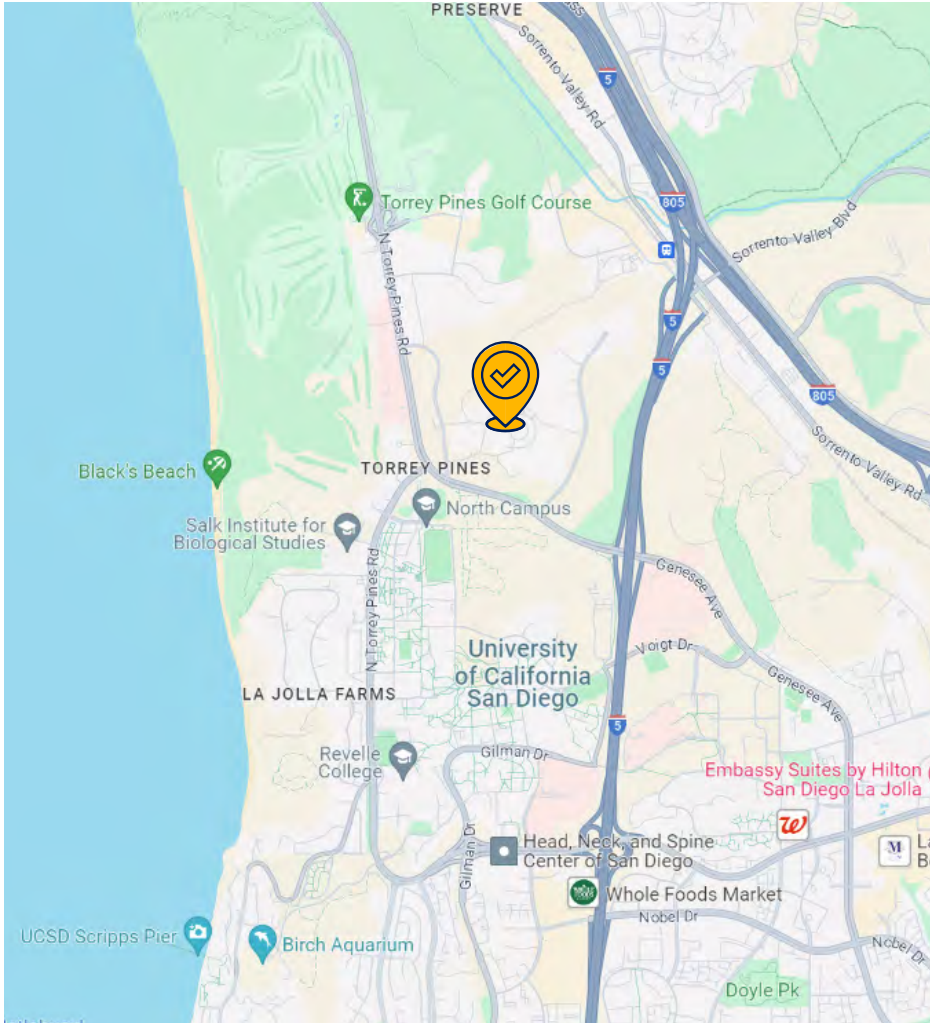
**cresa**

PROPERTY FEATURES



# 3550 GENERAL ATOMICS CT.

SAN DIEGO, CA 92121



<b>Office Premises</b>	Office suites from approximately 140 SF to 2,890 SF (~10,000 SF total office space available)
<b>Lab Premises</b>	Lab suites from approximately 330 SF to 8,500 SF (~30,479 SF total lab space available)
<b>Term</b>	Negotiable
<b>Availability</b>	Immediate
<b>Normal Rate</b>	\$4.25/SF +Electric & Cleaning
<b>Campus Specs</b>	<ul style="list-style-type: none"> <li>▪ Lab and office space with flexible terms available</li> <li>▪ 50-acre campus with abundant amenities</li> <li>▪ Up to 8,419 SF of contiguous lab and office space</li> <li>▪ 24/7 single-pass air in the lab spaces</li> <li>▪ 24/7 campus security</li> <li>▪ Conference facility with multiple training rooms</li> <li>▪ Shared conference rooms in the lab building</li> <li>▪ Cafeteria</li> <li>▪ Fitness center with lockers and showers</li> <li>▪ Sand volleyball court and basketball court</li> <li>▪ Tennis and pickleball courts</li> </ul>

**\*\$100 broker touring bonus for qualified tours**

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Building Exterior



Amenity Building



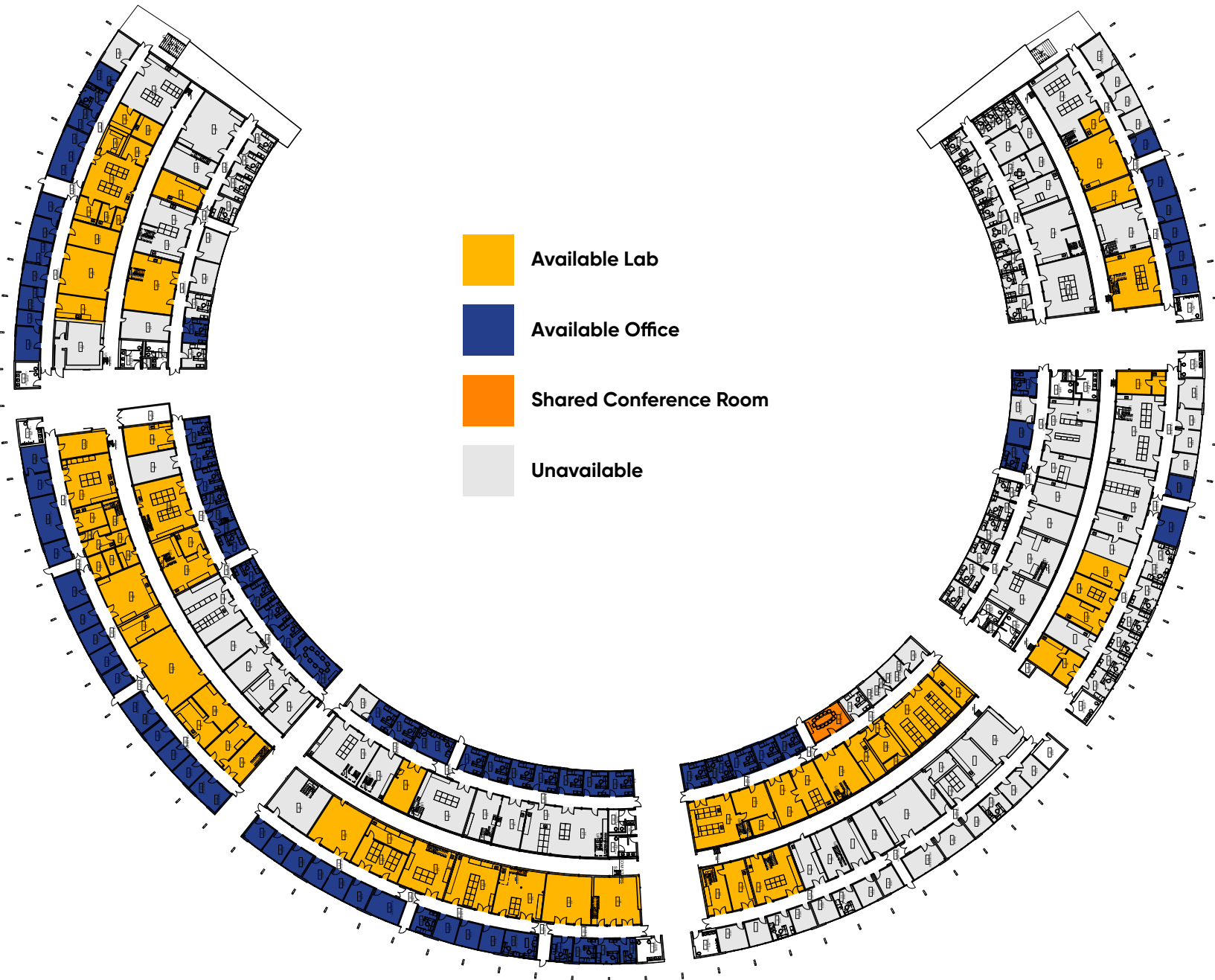
Lab Example

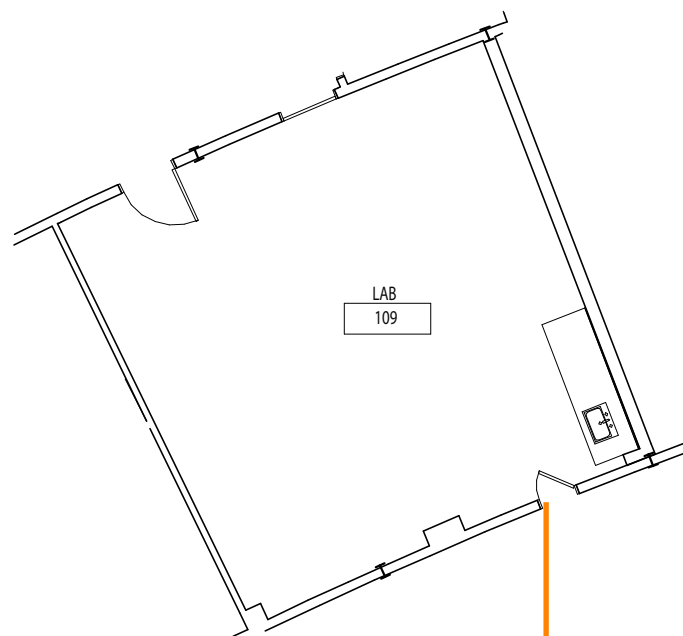


Lab Example



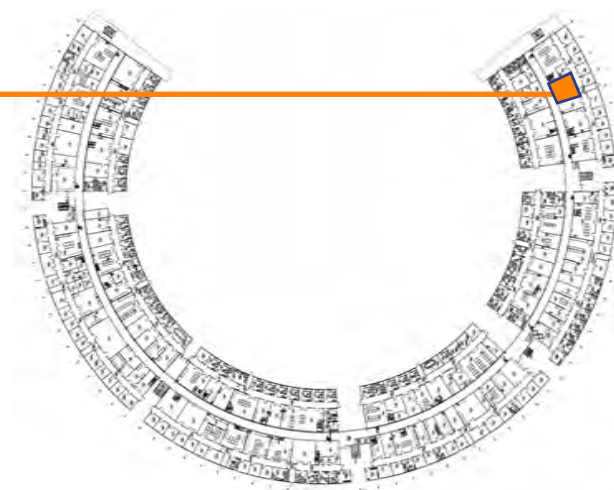
Lab Example



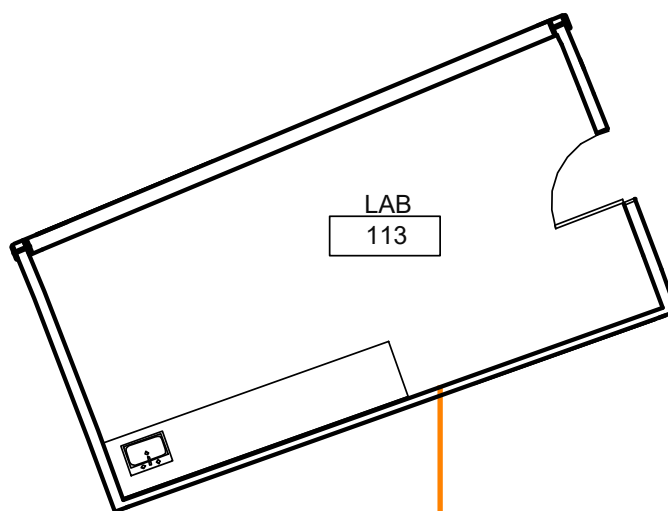


### Lab 109

- 700 rentable SF
- Existing sink and lab benching
- Existing fume hood
- Available for immediate occupancy
- Additional lab and office suites available nearby

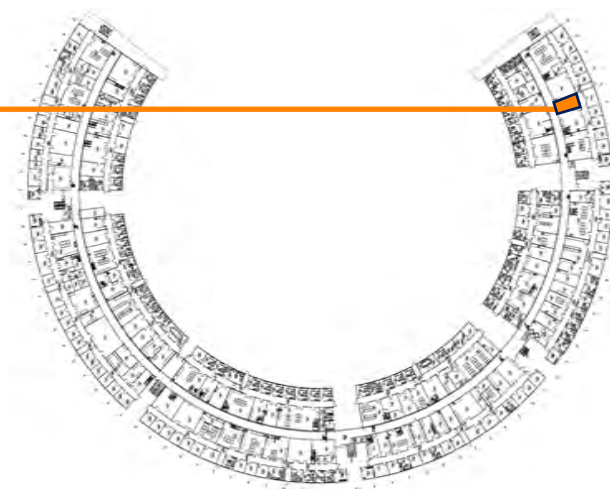


\*Space requires remeasurement - square footage and plans subject to change



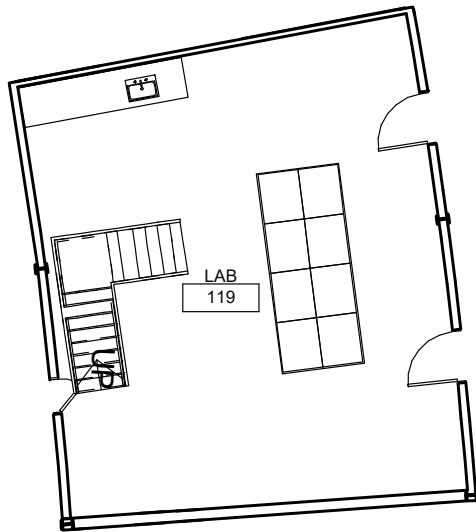
### Lab 113

- 349 rentable SF
- Existing sink and lab benching
- Available for immediate occupancy
- Additional lab suites available nearby

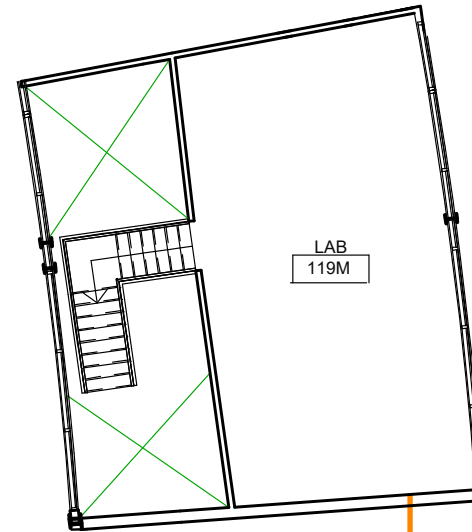


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Ground Floor



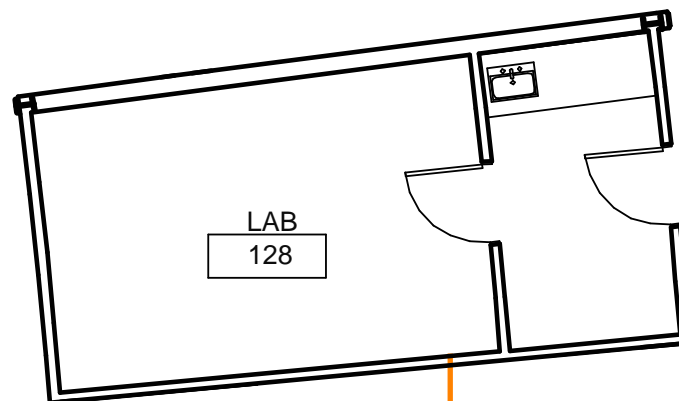
Mezzanine Level

**Lab 119**

- 1,320 rentable SF
- Mezzanine can be used for office or lab
- Existing lab benching and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

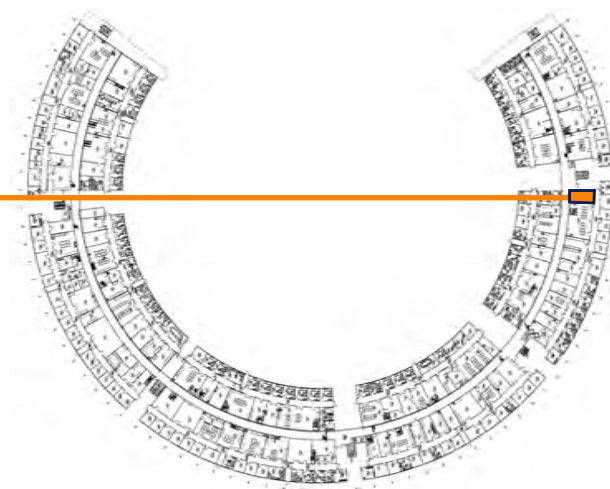


\*Space requires remeasurement - square footage and plans subject to change

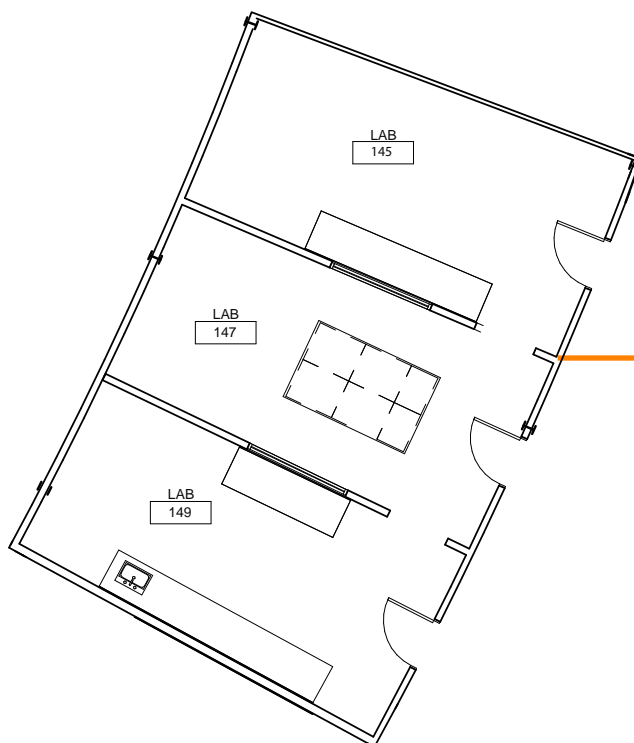


### Lab 128

- 336 rentable SF
- Existing lab benching and sink
- Can be leased with Lab 132 for 2,060 SF
- Available for immediate occupancy
- Additional lab suites available nearby



\*Space requires remeasurement - square footage and plans subject to change

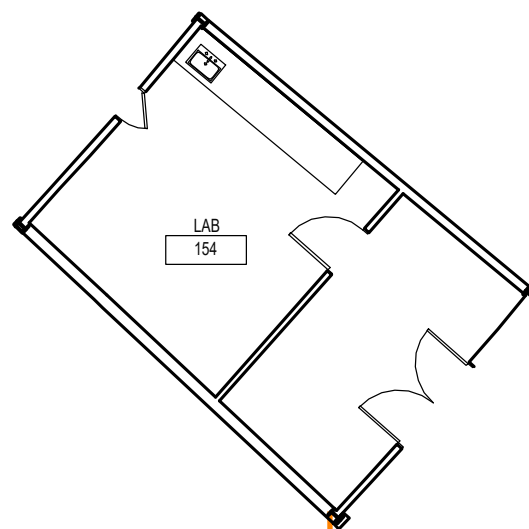


### Lab 145/147/149

- 1,054 rentable SF
- Three interconnected lab suites
- Existing lab benching and sink
- Available for immediate occupancy
- Additional lab suites available nearby

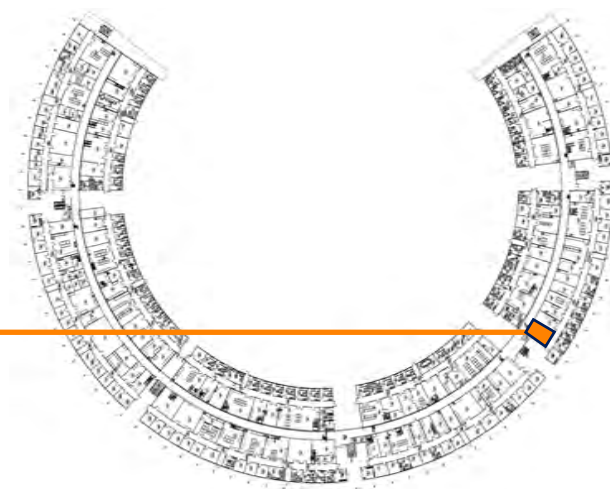


\*Space requires remeasurement - square footage and plans subject to change



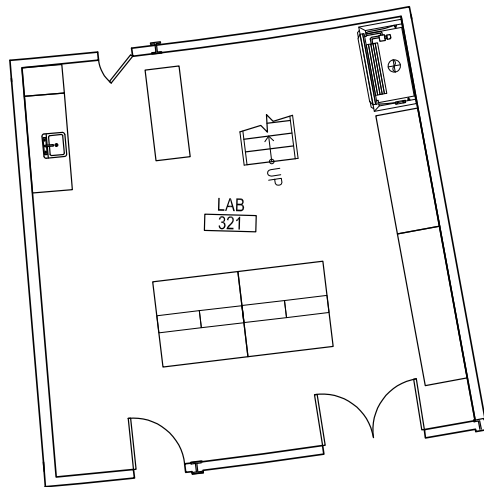
### Lab 154

- 457 rentable SF
- Existing benching with sink
- Available for immediate occupancy
- Additional lab suites available nearby

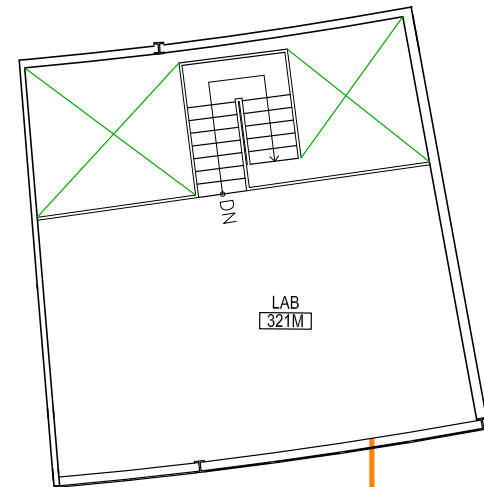


\*Space requires remeasurement - square footage and plans subject to change

## Ground Floor



## Mezzanine Level

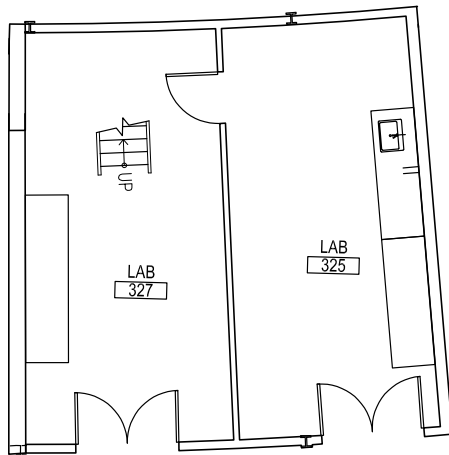
**Lab 321**

- 1,144 rentable SF
- Mezzanine lab space can be converted to office
- Existing lab benches and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

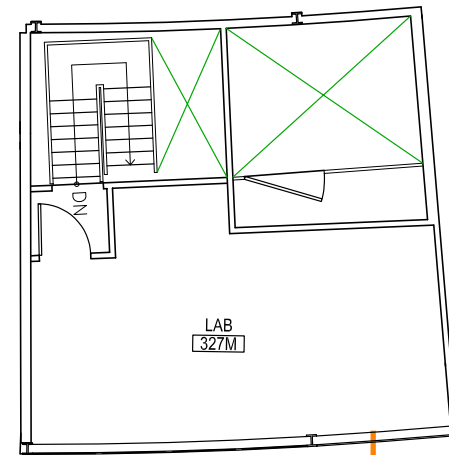


\*Space requires remeasurement - square footage and plans subject to change

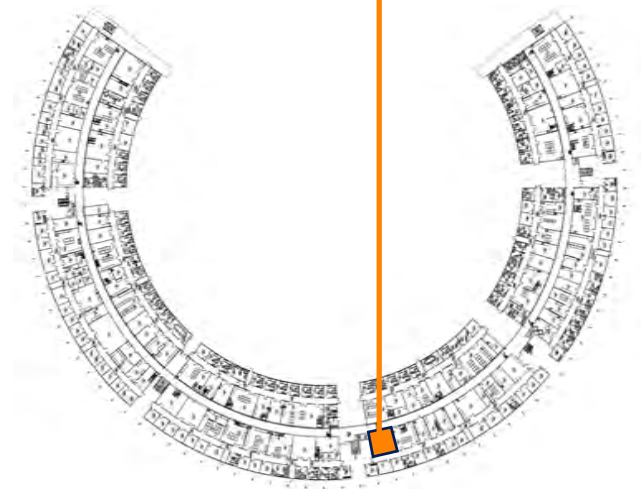
## Ground Floor



## Mezzanine Level

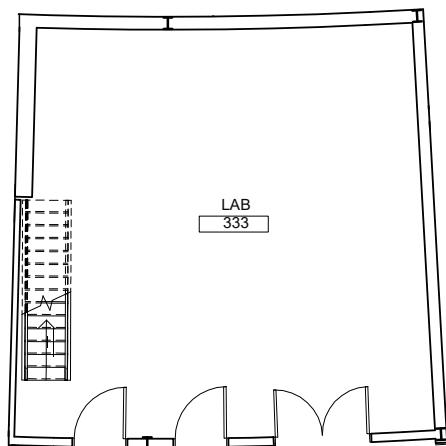
**Lab 325/327**

- 1,092 rentable SF
- Mezzanine lab space can be converted to office
- Existing lab benches and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

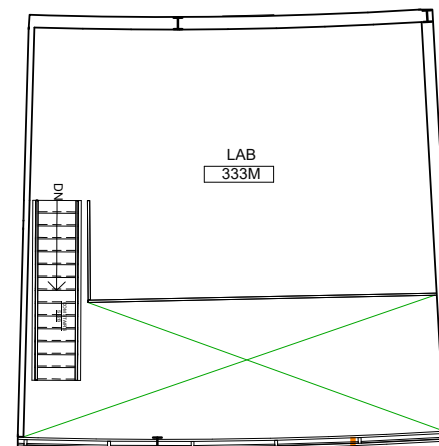


\*Space requires remeasurement - square footage and plans subject to change

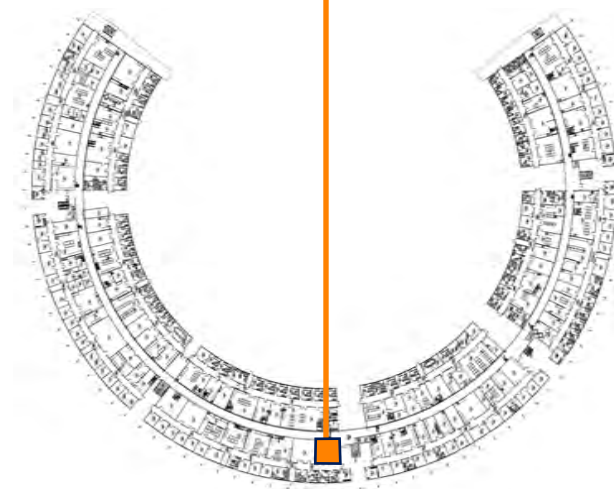
## Ground Floor



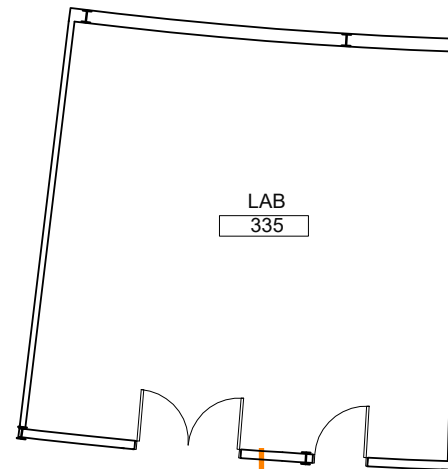
## Mezzanine Level

**Lab 333**

- 1,133 rentable SF
- Mezzanine lab space that can be converted to office
- Can be leased with Lab 335 for 1,883 SF
- Available for immediate occupancy
- Additional lab suites available nearby



\*Space requires remeasurement - square footage and plans subject to change



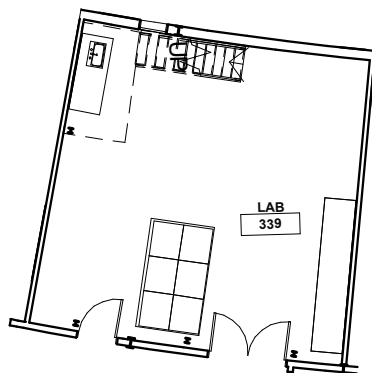
### Lab 335

- 750 rentable SF
- Can be leased with Lab 333 for 1,883 SF
- Available for immediate occupancy
- Additional lab suites available nearby

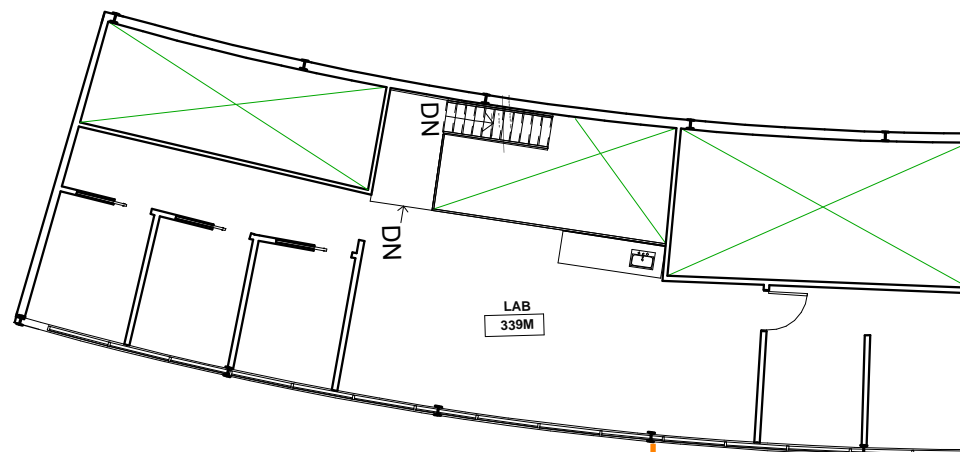


\*Space requires remeasurement - square footage and plans subject to change

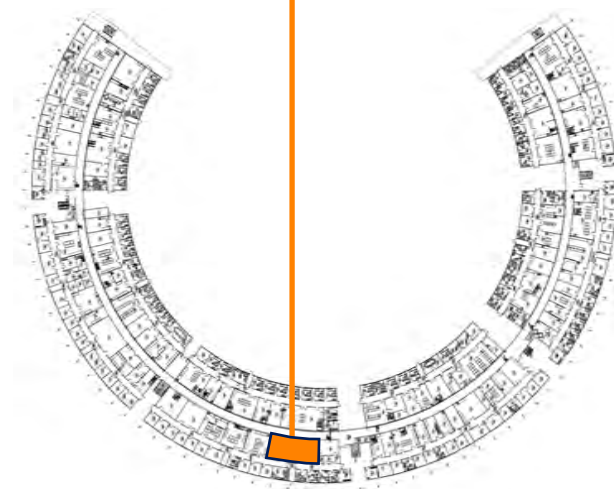
## Ground Floor



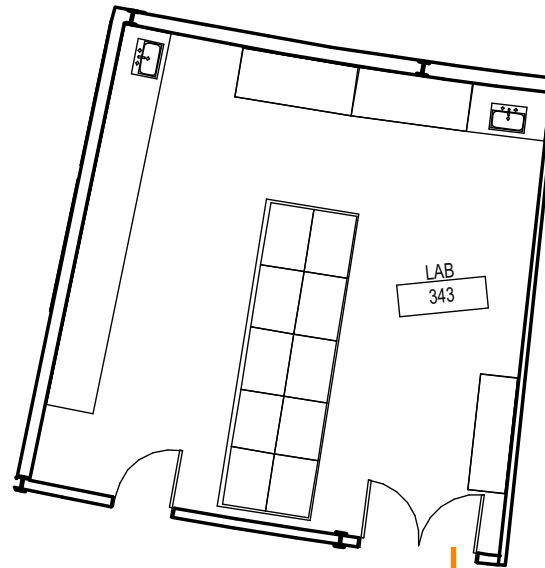
## Mezzanine Level

**Lab 339**

- 2,012 rentable SF
- Mezzanine can be used for lab and/or office
- Existing lab benching and sinks
- Available for immediate occupancy
- Additional lab suites available nearby



\*Space requires remeasurement - square footage and plans subject to change



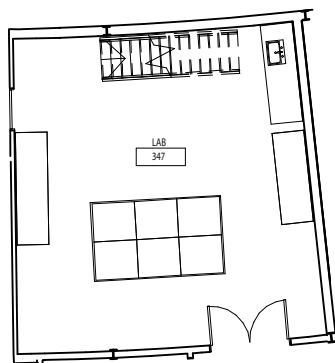
### Lab 343

- 708 rentable SF
- Available for immediate occupancy
- Existing benching and sinks
- Additional lab and office suites available nearby

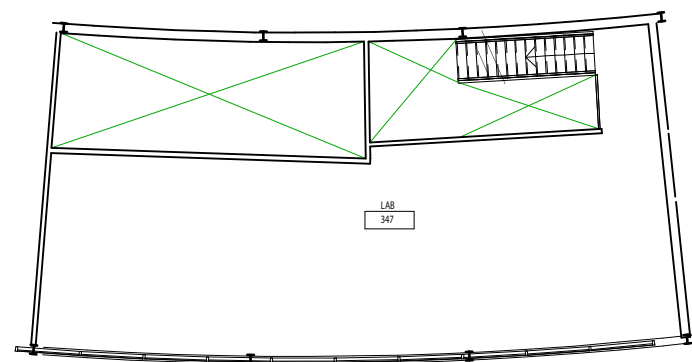


\*Space requires remeasurement - square footage and plans subject to change

## Ground Floor



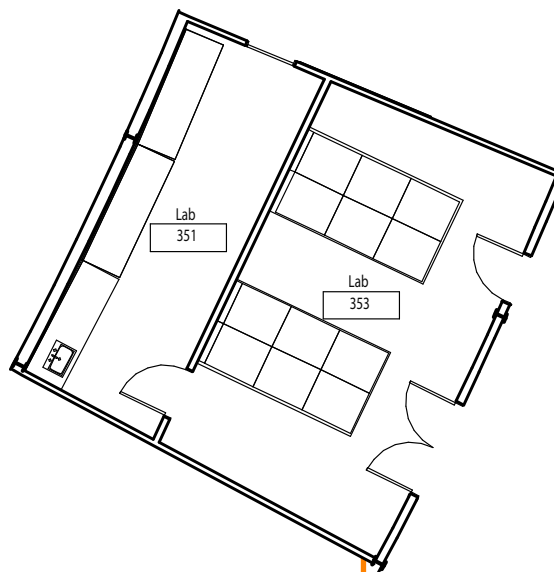
## Mezzanine Level

**Lab 347**

- 683 rentable SF
- Available for immediate occupancy
- Existing benching and sinks
- Additional lab and office suites available nearby



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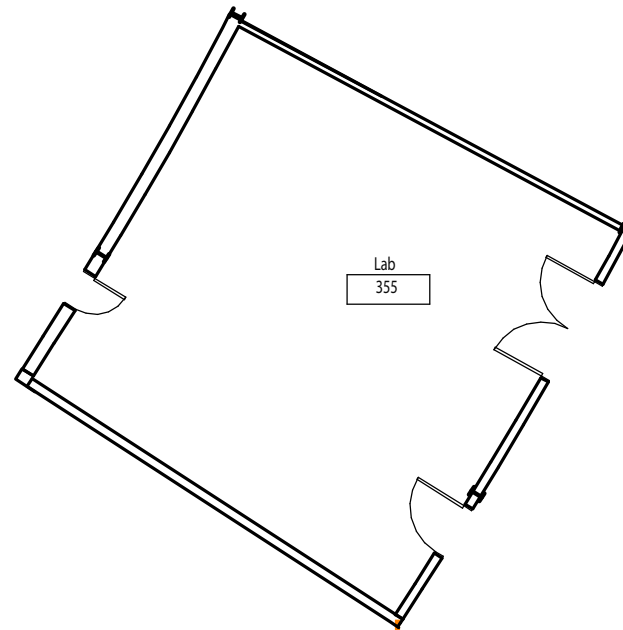


### Lab 351/353

- 731 rentable SF
- Available for immediate occupancy
- Existing benching and sink
- Additional lab and office suites available nearby



\*Space requires remeasurement - square footage and plans subject to change



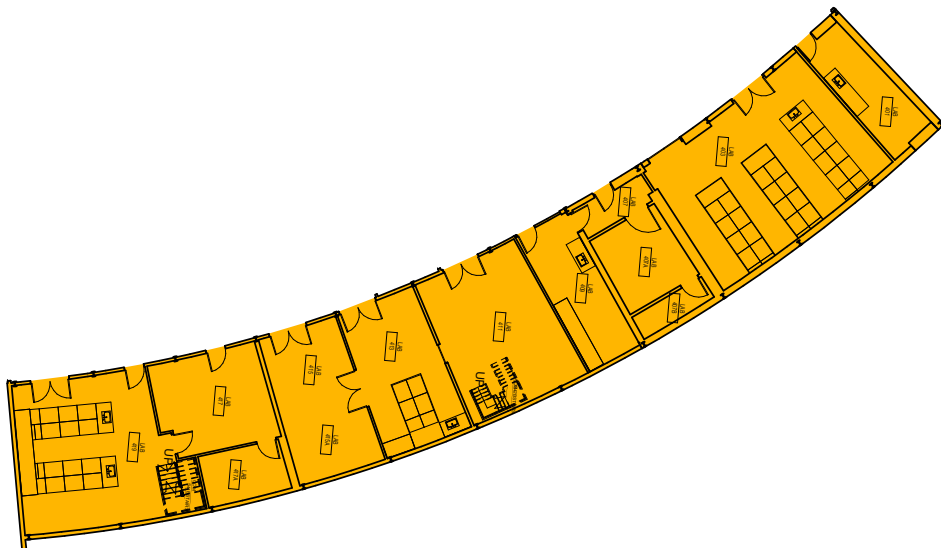
### Lab 355

- 713 rentable SF
- Available for immediate occupancy
- Existing benching and sink
- Additional lab and office suites available nearby

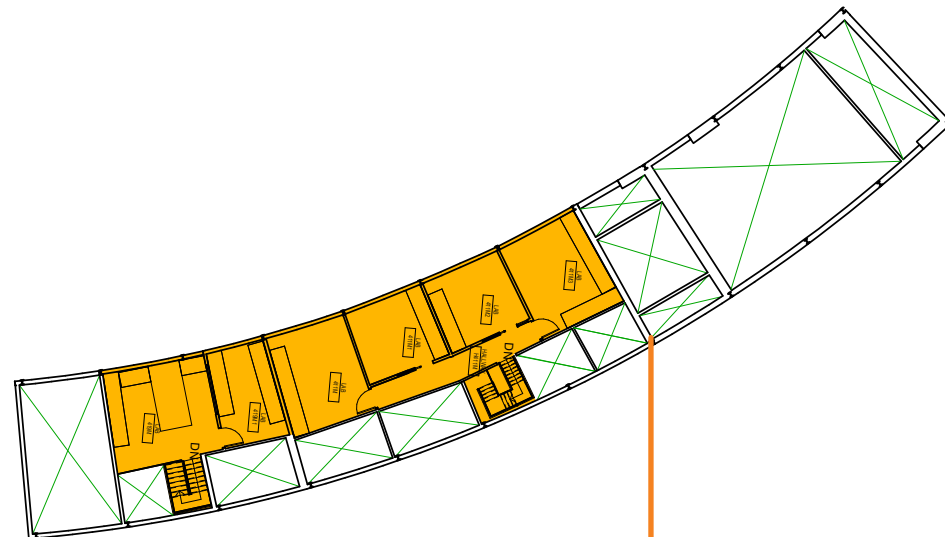


\*Space requires remeasurement - square footage and plans subject to change

Ground Floor



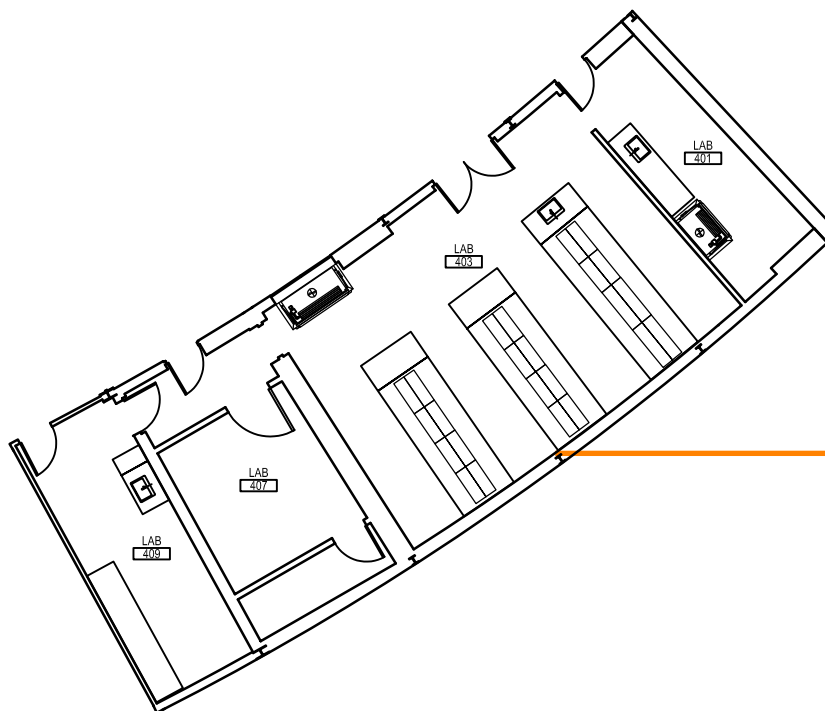
Mezzanine Level

**Suite 400 (divisible)**

- 5,955 rentable SF
- Ability to lease a contiguous block of lab space
- Existing sinks and benching
- Mezzanine spaces can be used for lab or office

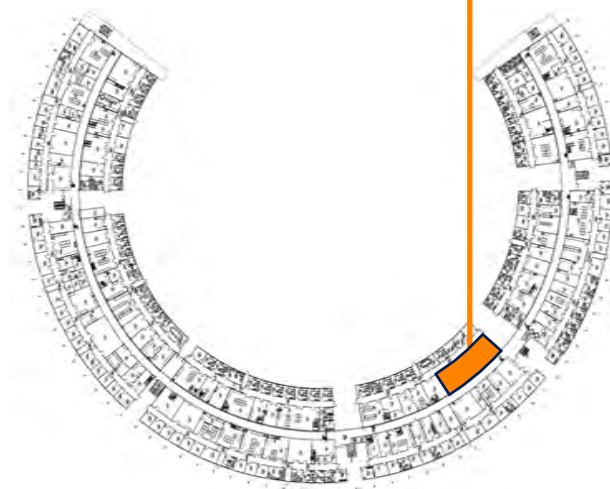


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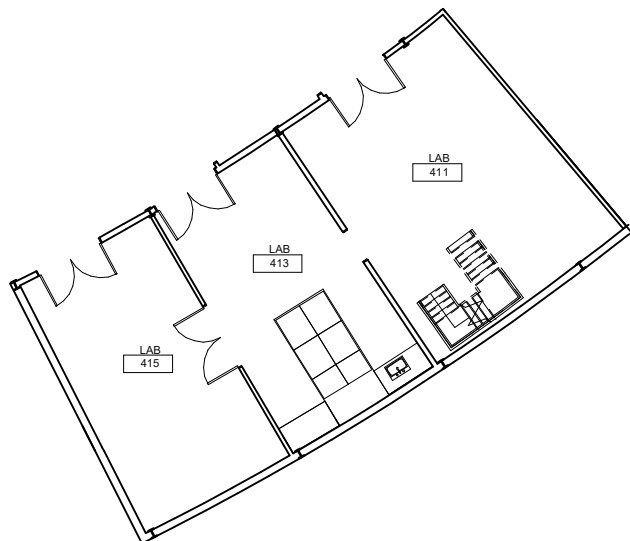
### Lab 401/403/407/409 (divisible)

- 1,802 rentable SF
- Divisible to 659 rentable SF (Lab 407/409)
- Existing lab benching and sinks
- Available for immediate occupancy
- Additional lab suites available nearby

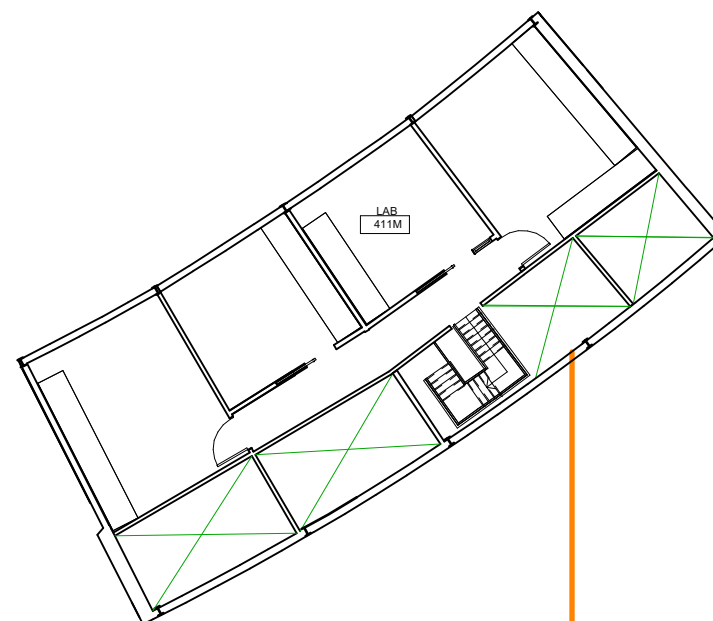


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## Ground Floor



## Mezzanine Level

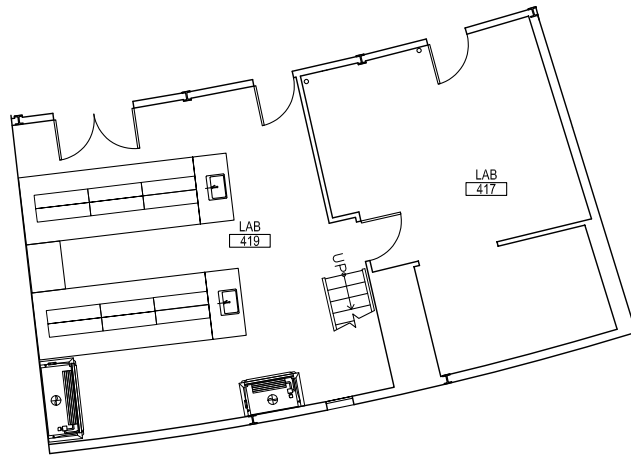
**Lab 411/413/415 (divisible)**

- 2,421 rentable SF
- Existing lab benching, sinks, and fume hood
- Adjacent suites that can be leased together
- Divisible to 933 rentable SF (Lab 413/415)
- Available for immediate occupancy
- Additional lab suites available nearby

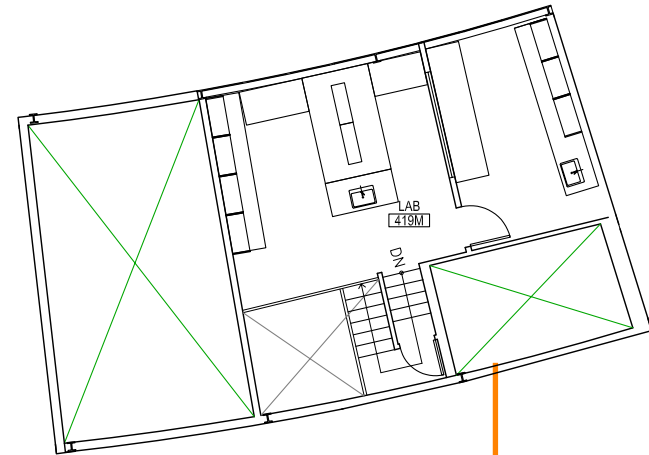


\*Space requires remeasurement - square footage and plans subject to change

## Ground Floor



## Mezzanine Level

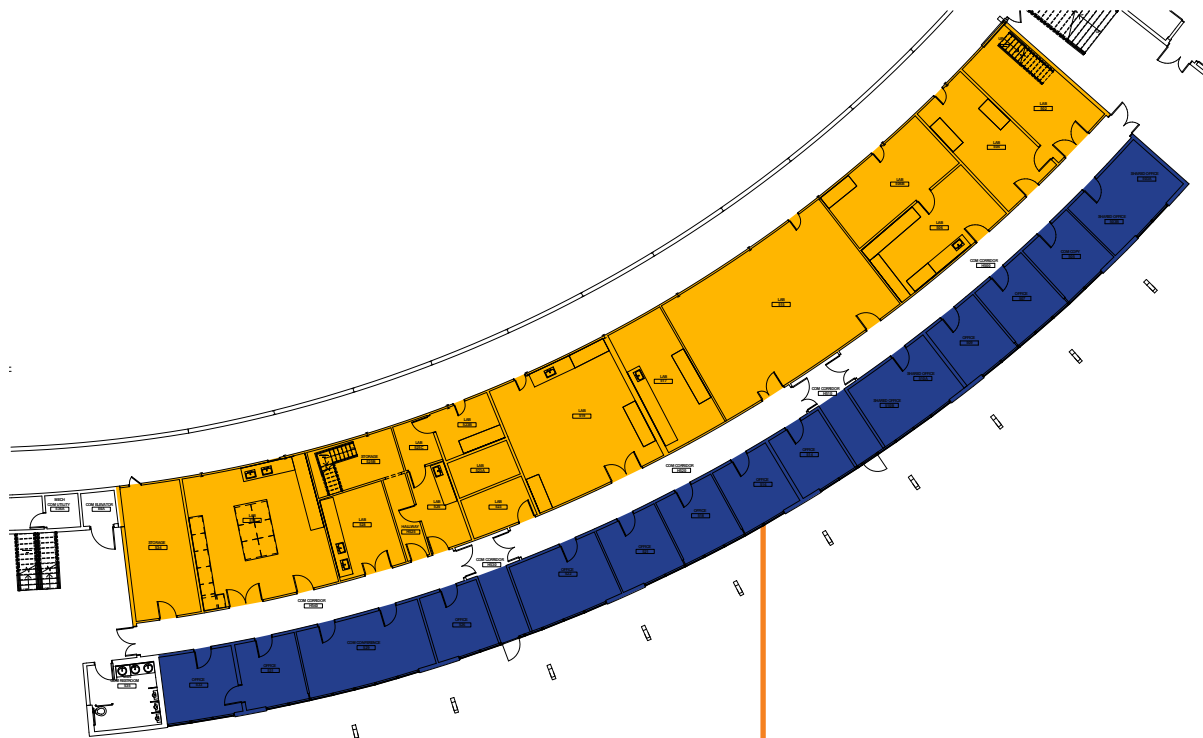
**Lab 417/419**

- 1,732 rentable SF
- Existing lab benching and sinks
- Existing fume hood
- Includes mezzanine lab space
- Available for immediate occupancy
- Additional lab suites available nearby



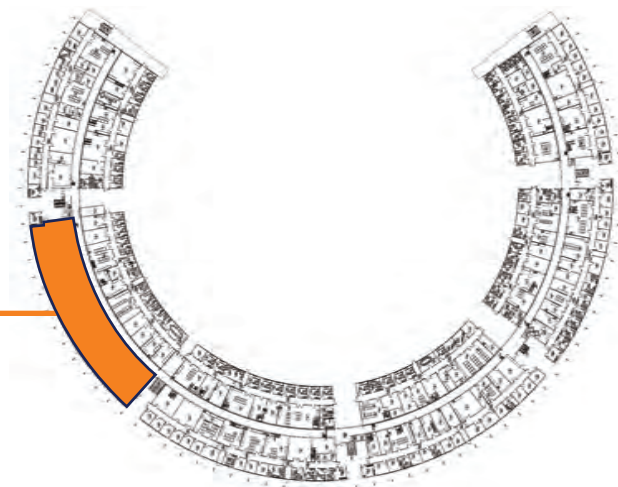
\*Space requires remeasurement - square footage and plans subject to change

- Available Lab
- Available Office

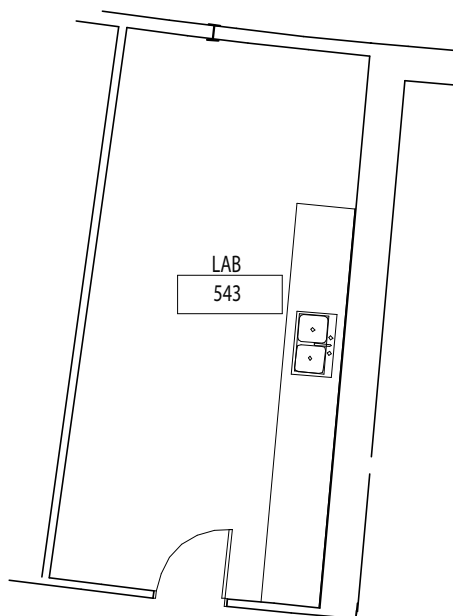


### Suite 500 (divisible)

- 8,419 rentable SF
- 5,529 rentable SF of lab
- 2,890 rentable SF of office
- Ability to add card access for the hallway
- Space is divisible
- Available for immediate occupancy

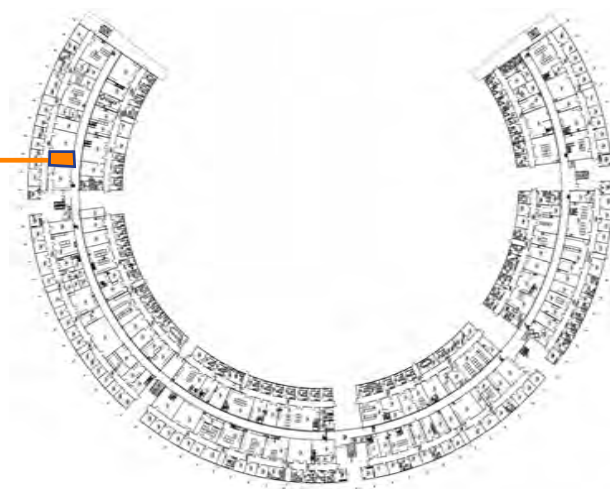


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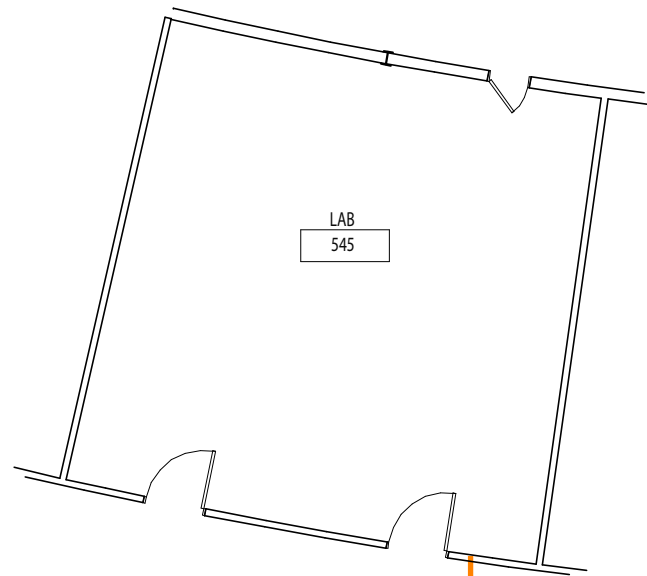


### Lab 543

- 360 rentable SF
- Available for immediate occupancy
- Existing benching and sink
- Additional lab and office suites available nearby

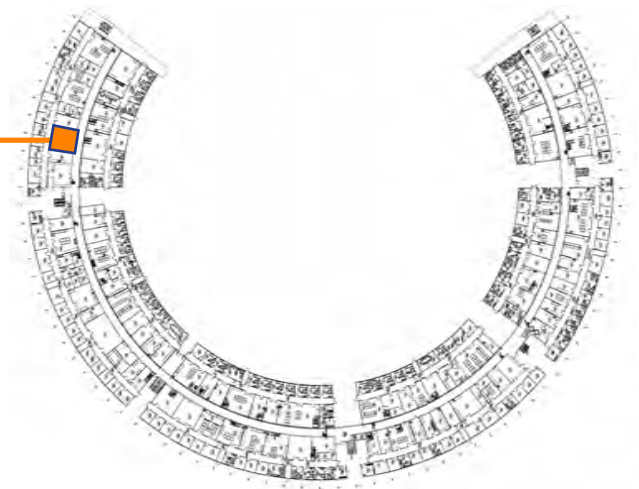


\*Space requires remeasurement - square footage and plans subject to change

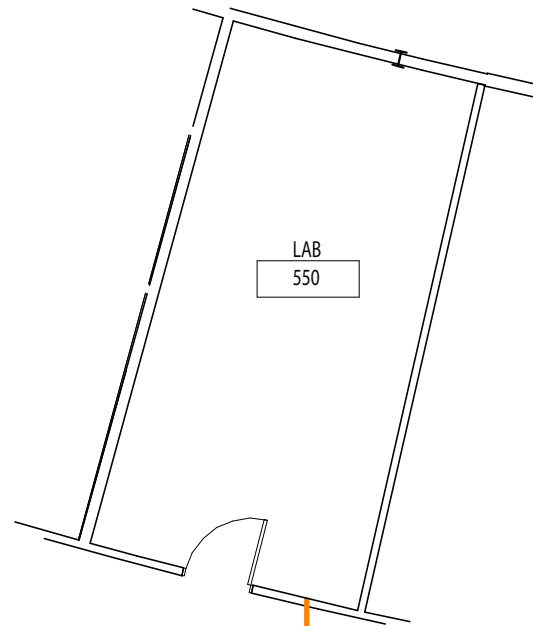


### Lab 545

- 704 rentable SF
- Available for immediate occupancy
- Additional lab and office suites available nearby



\*Space requires remeasurement - square footage and plans subject to change

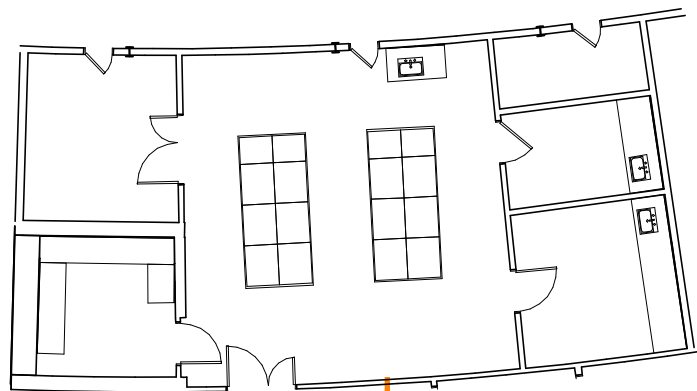


### Lab 550

- 364 rentable SF
- Available for immediate occupancy
- Additional lab and office suites available nearby

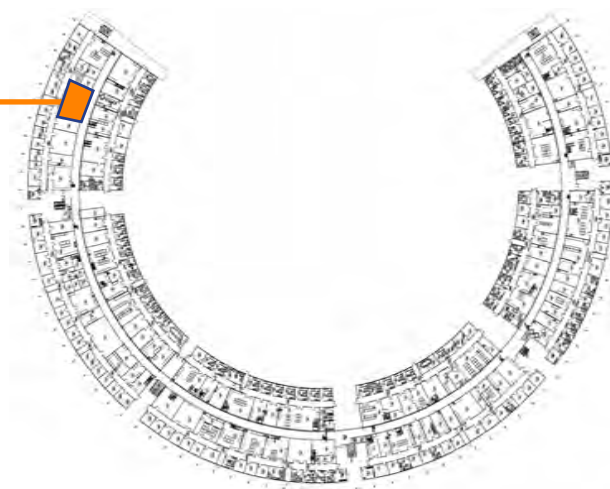


\*Space requires remeasurement - square footage and plans subject to change



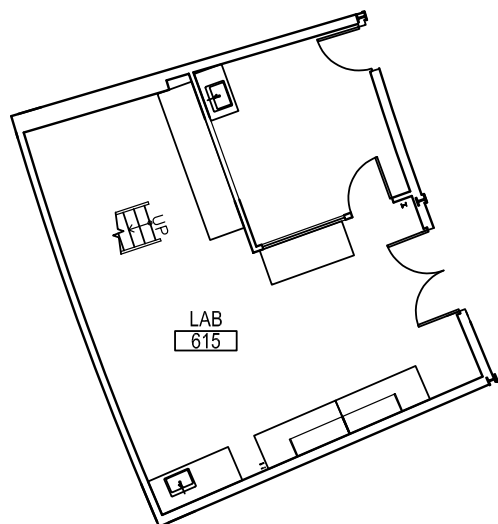
### Lab 556

- 1,360 rentable SF
- Multiple lab support rooms
- Available for immediate occupancy
- Additional lab and office suites available nearby

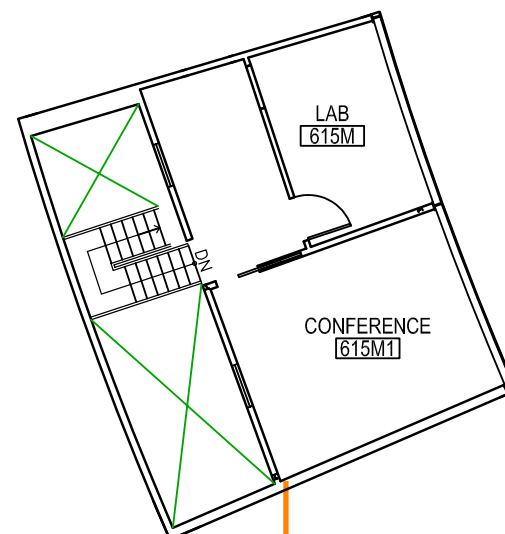


\*Space requires remeasurement - square footage and plans subject to change

## Ground Floor



## Mezzanine Level

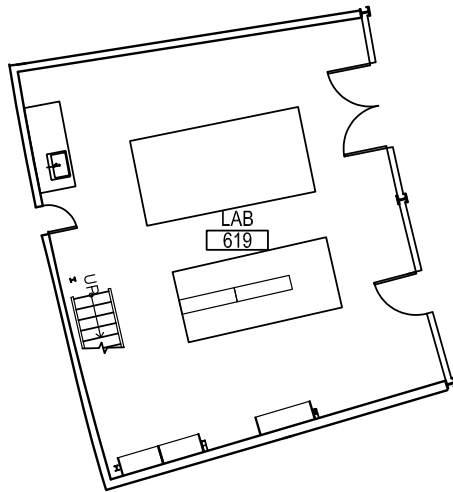
**Lab 615**

- 1,231 rentable SF
- Existing lab benching and sinks
- Mezzanine lab and office space
- Can be combined with Lab 619 for 2,372 SF
- Available for immediate occupancy
- Additional lab suites available nearby

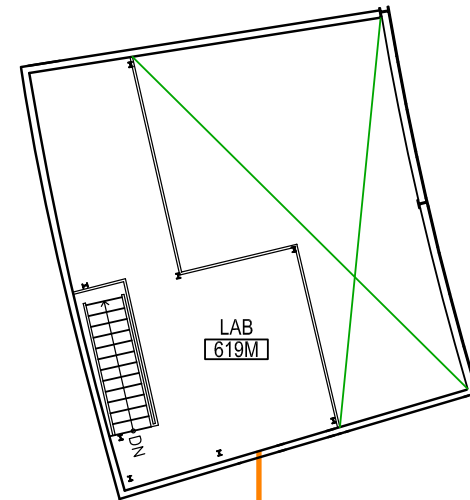


\*Space requires remeasurement - square footage and plans subject to change

## Ground Floor



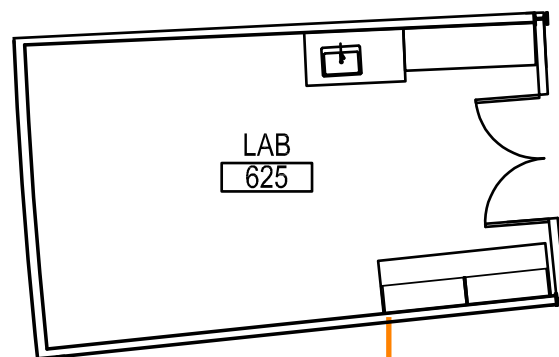
## Mezzanine Level

**Lab 619**

- 1,141 rentable SF
- Existing lab benching and sinks
- Mezzanine can be used for lab or office
- Can be combined with Lab 615 for 2,372 SF
- Available for immediate occupancy
- Additional lab suites available nearby

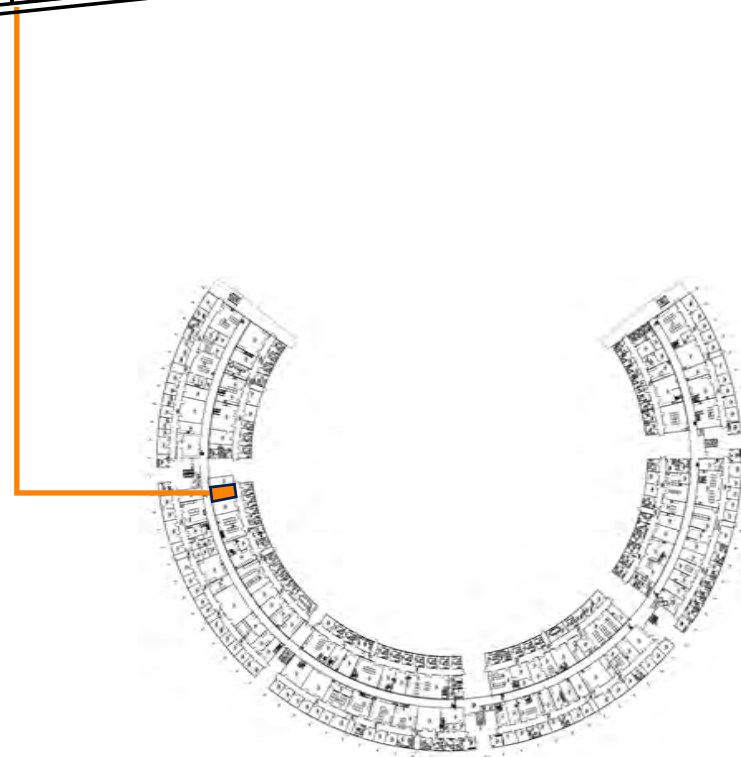


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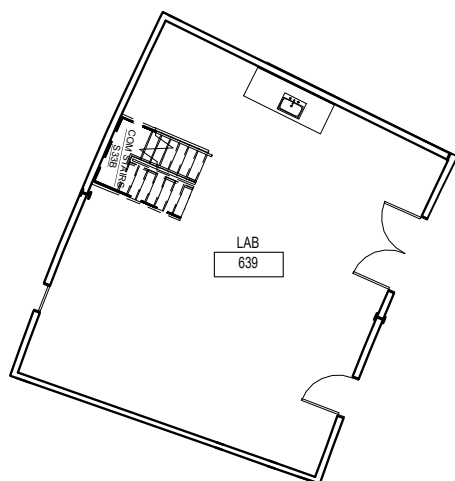
### Lab 625

- 400 rentable SF
- Existing lab benching and sink
- Can be combined with Lab 623 for 803 SF
- Available for immediate occupancy
- Additional lab suites available nearby

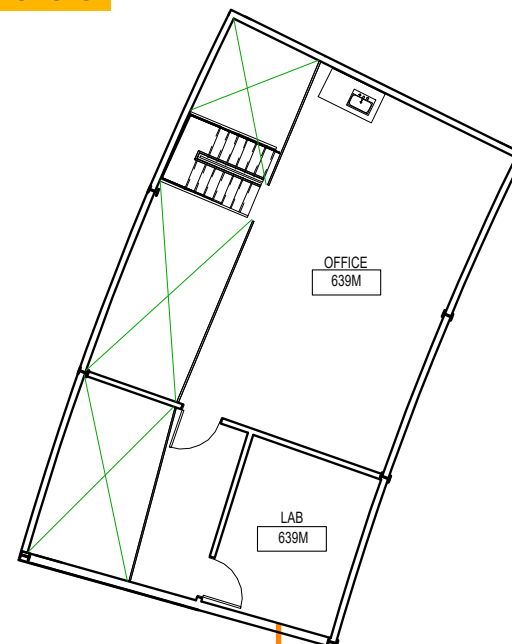


\*Space requires remeasurement - square footage and plans subject to change

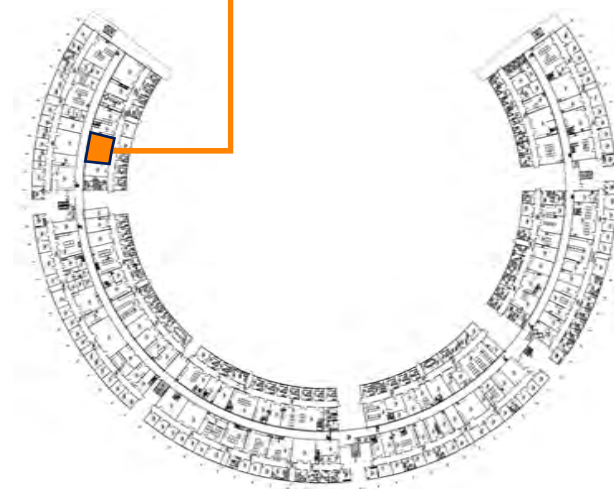
## Ground Floor



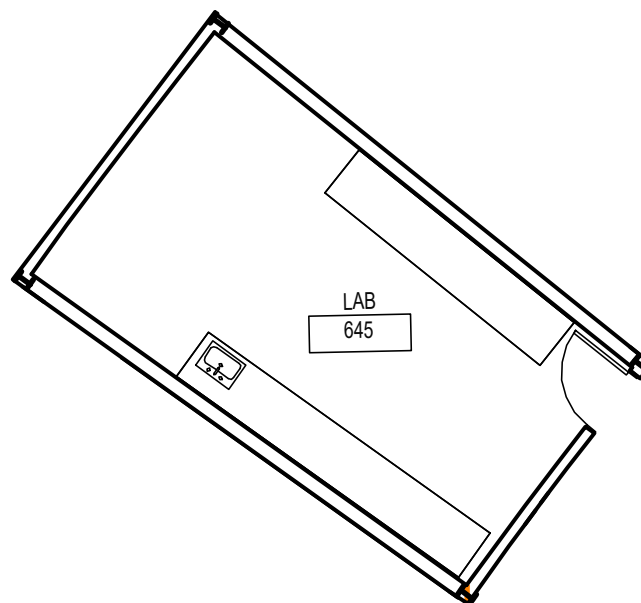
## Mezzanine Level

**Lab 639**

- 1,580 rentable SF
- Mezzanine can be used for lab and/or office
- Existing sinks
- Available for immediate occupancy
- Additional lab suites available nearby

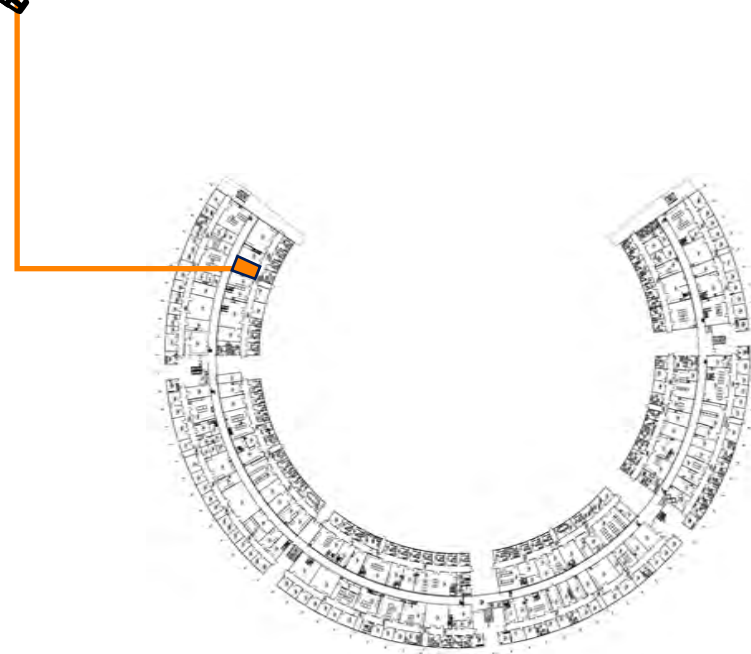


\*Space requires remeasurement - square footage and plans subject to change



### Lab 645

- 386 rentable SF
- Open lab suite
- Existing sink and benching
- Available for immediate occupancy
- Additional lab suites available nearby



\*Space requires remeasurement - square footage and plans subject to change