



LA JOLLA COVE RESEARCH CENTER

505 COAST BOULEVARD, LA JOLLA, CALIFORNIA 92037

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Voit

REAL ESTATE SERVICES

Rooftop Terrace with Ocean Views



Common Area Conference Center and Amphitheatre



Executive Office Wing with Private Balconies



Office Views



Lab Area





81,892 SF



1.95/1,000 SF (Free Covered)
Additional parking available



On-Site Management & Maintenance



Zoning: LJ PD-5
(Office, Medical and Lab)



Back-Up Generator



Five (5) Stories; Elevator Served



Walkable Amenities in Village of La Jolla



Autoclave / Glass Wash



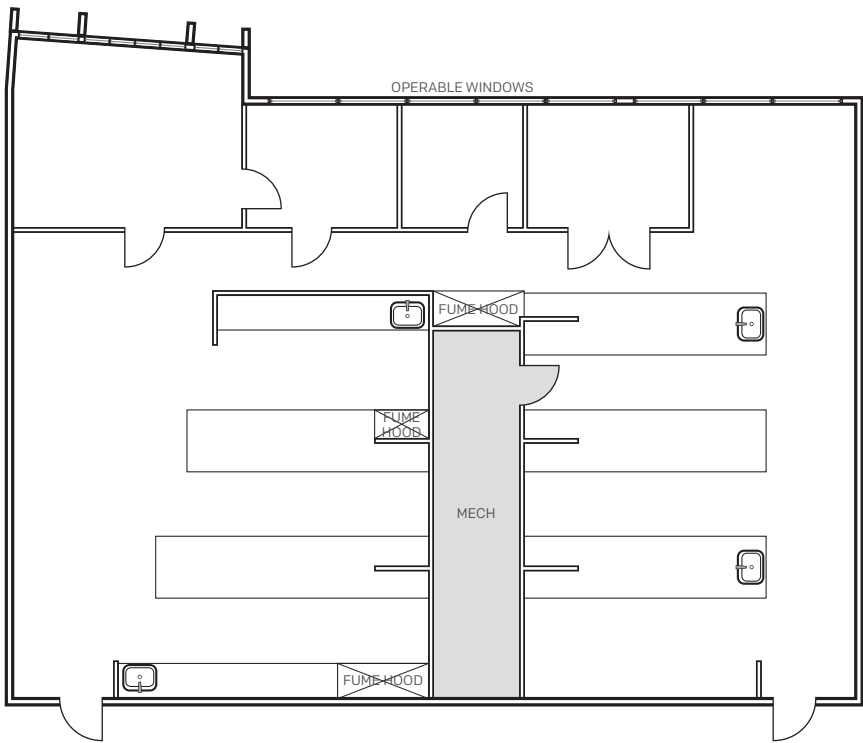
Shared Conference Center (8-10 people)
Indoor Amphitheater (110 person)



Vivarium Spaces

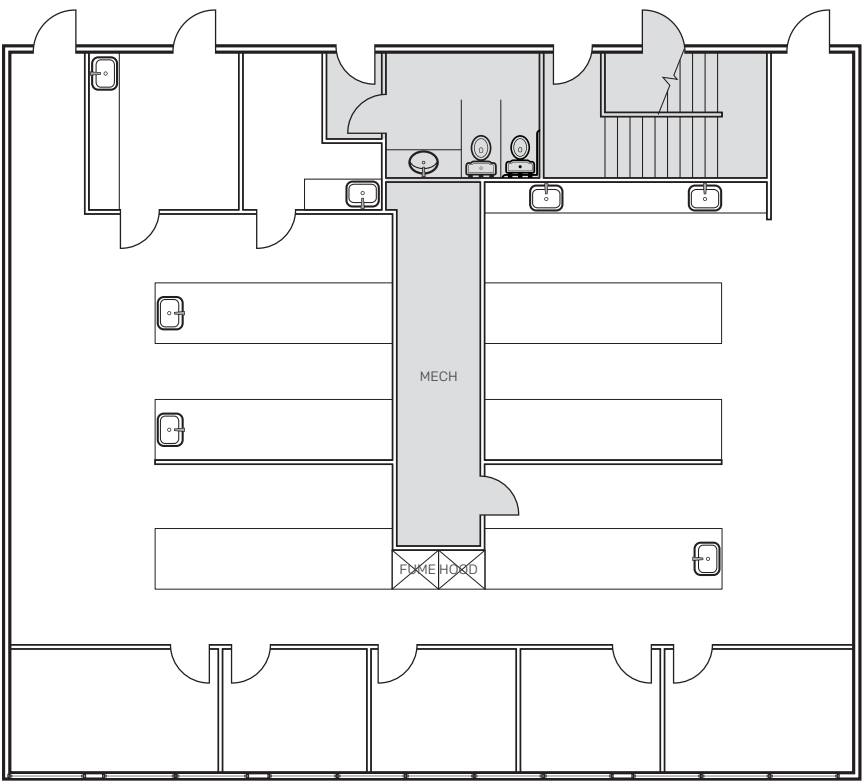
FLOOR PLANS

FIRST FLOOR



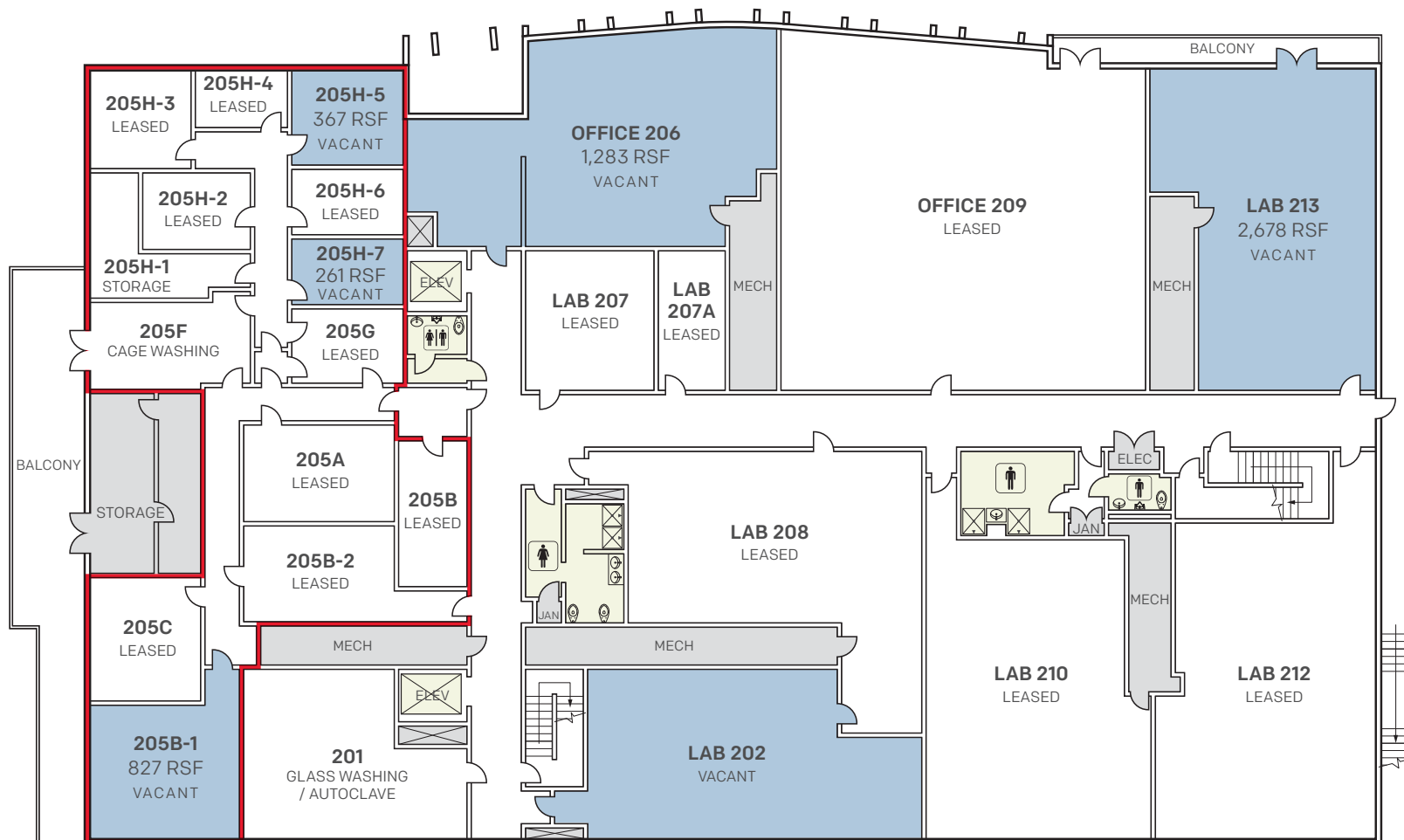
SUITE 106/108

RSF	MO. RATE PSF	AVAILABLE
3,313 SF	\$3.50/SF NNN	Now
• Operable Windows • (1) Conference Room • (3) Offices • (3) Fume Hoods • (4) Sinks		



SUITE 111/115

RSF	MO. RATE PSF	AVAILABLE
3,612 SF	\$3.25/SF NNN	Now
• Operable Windows • Break Area • (5) Offices • (2) Fume Hoods • (7) Sinks		



FLOOR PLANS

SECOND FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES

VIVARIUM SPACE

CURRENT AVAILABILITIES

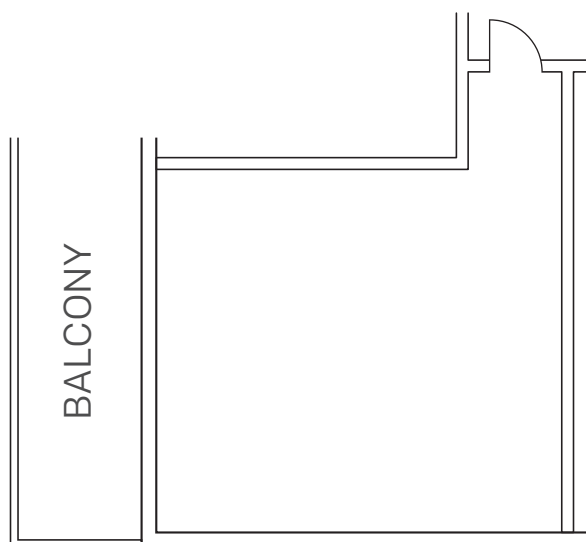
SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 205 B-1	827 SF	\$3.50/SF NNN	Now
Lab 205 H-5	367 SF	\$3.15/SF NNN	30-Days
Lab 205 H-7	261 SF	\$3.15/SF NNN	Now
Lab 202	1,652 SF	\$3.25/SF NNN	Now

SUITE	RSF	MO. RATE PSF	AVAILABLE
Office 206	1,283 SF	\$5.00/SF FSG	Now
Lab 213	2,678 SF	\$3.75/SF NNN	Now

NNN = \$1.05/SF

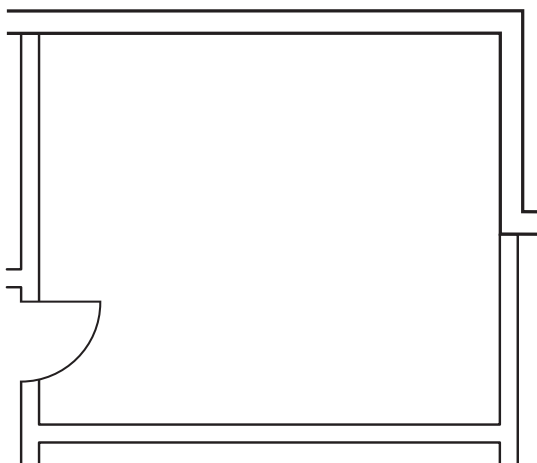
FLOOR PLANS

SECOND FLOOR



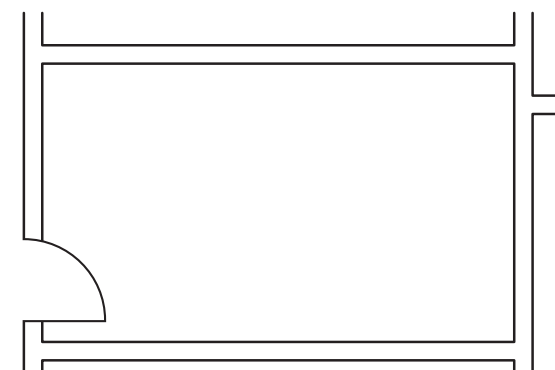
SUITE 205/B-1

RSF	MO. RATE PSF	AVAILABLE
827 SF	\$3.50/SF NNN	Now
• Open Area • Vivarium Space		



SUITE 205/H-5

RSF	MO. RATE PSF	AVAILABLE
367 SF	\$3.15/SF NNN	30-Days
• Open Area • Vivarium Space		

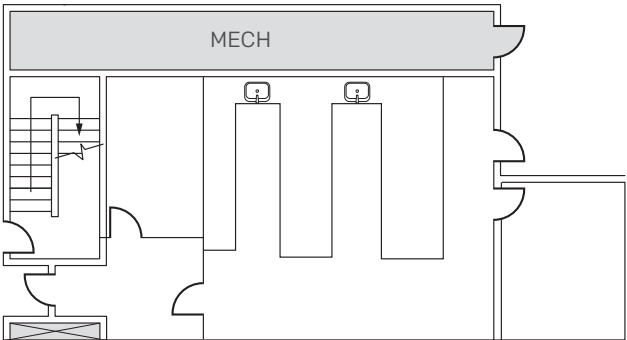


SUITE 205/H-5

RSF	MO. RATE PSF	AVAILABLE
261 SF	\$3.15/SF NNN	Now
• Open Area • Vivarium Space		

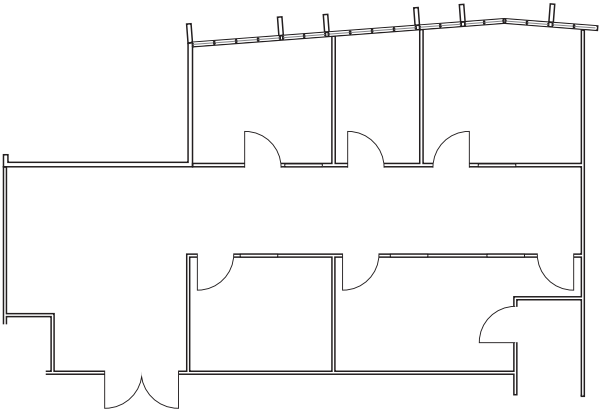
FLOOR PLANS

SECOND FLOOR



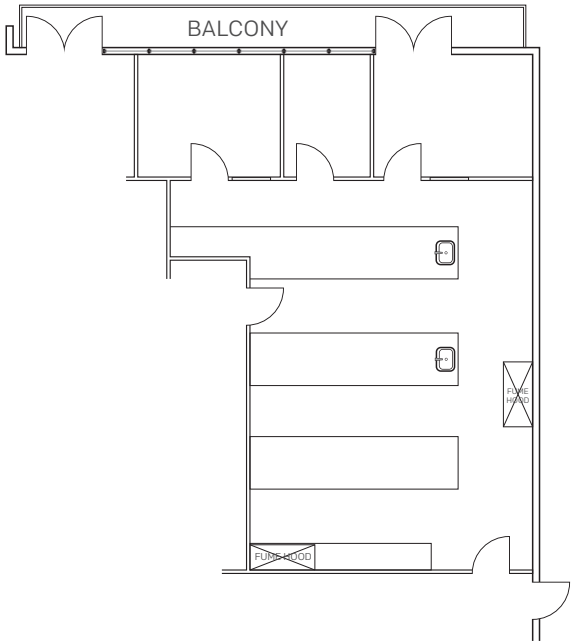
SUITE 202

RSF	MO. RATE PSF	AVAILABLE
1,652 SF	\$3.25 NNN	Now
• (2) Offices • (2) Sinks		• (1) Lab Support Room



SUITE 206

RSF	MO. RATE PSF	AVAILABLE
1,283 SF	\$5.00/SF FSG	Now
• Open Area • (1) Conference Room		• Reception • (4) Offices



SUITE 213

RSF	MO. RATE PSF	AVAILABLE
2,678 SF	\$3.75/SF NNN	Now
• Open Lab Space • (3) Offices • Balcony Access		• (2) Fume Hoods • (2) Sinks

FLOOR PLANS

THIRD FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES



CURRENT AVAILABILITIES

SUITE	RSF	MO. RATE PSF	AVAILABLE
Office 300-01	144 SF	\$3.15/SF FSG	Now
Office 307	2,538 SF	Negotiable	Now
04	223 SF	Negotiable	Now
05	284 SF	Negotiable	Now

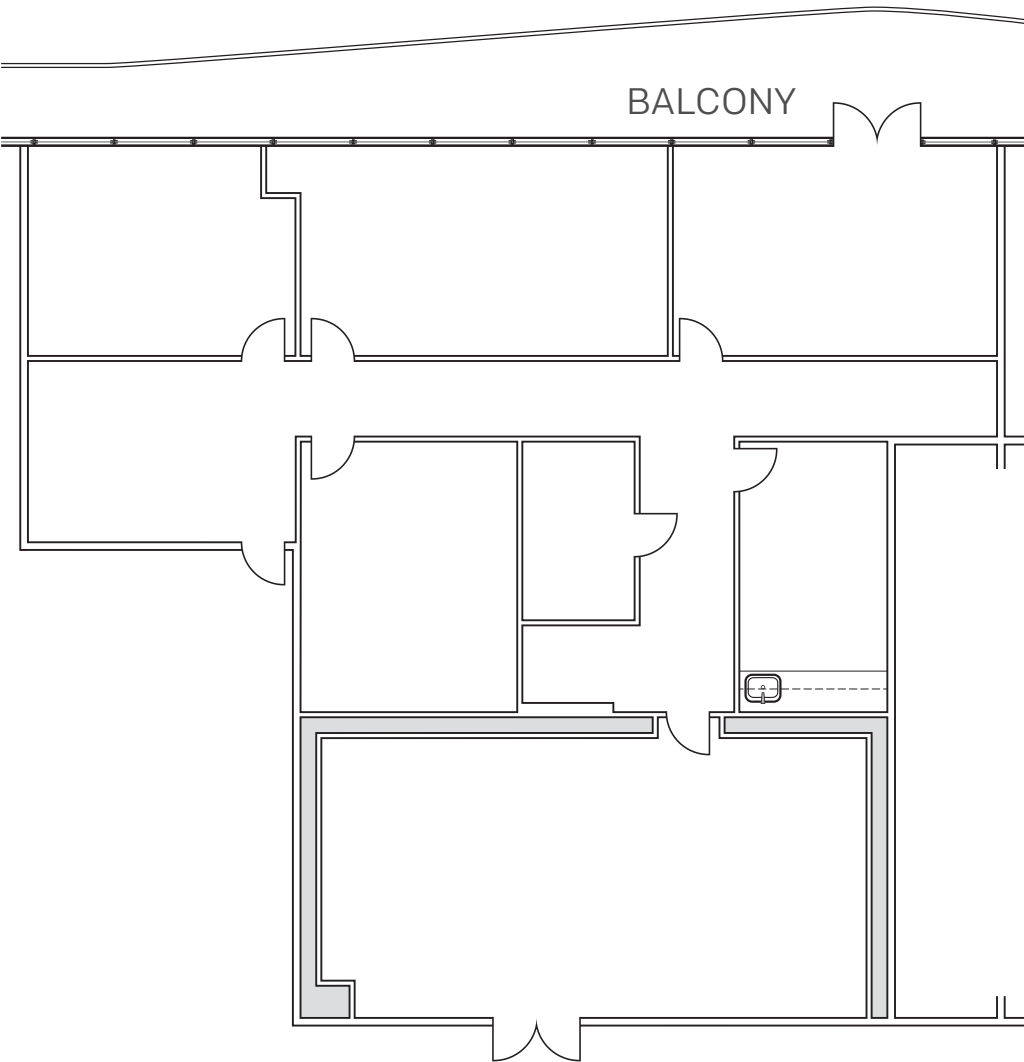
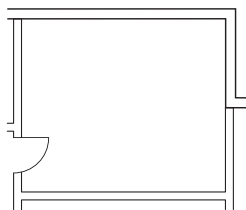
SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 302	1,607 SF	\$3.50/SF NNN	Now
Lab 306B	496 SF	\$3.50/SF NNN	Now
CR-2	265 SF	Negotiable	Now
CR-3	121 SF	Negotiable	Now

NNN = \$1.05/SF

NNN = \$1.05/SF

FLOOR PLANS

THIRD FLOOR



SUITE 300-O1

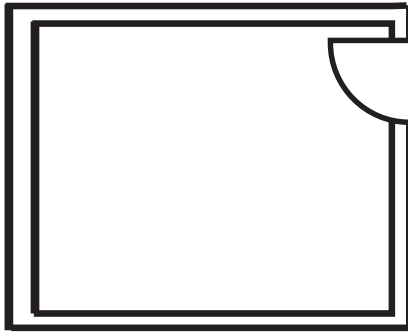
RSF	MO. RATE PSF	AVAILABLE
367 SF	\$3.15/SF FSG	Now
• Open Office Area		

SUITE 307

RSF	MO. RATE PSF	AVAILABLE
2,538 SF	Negotiable	Now
• Reception / Lobby • (4) Offices • Balcony Access • Break Room • Storage		

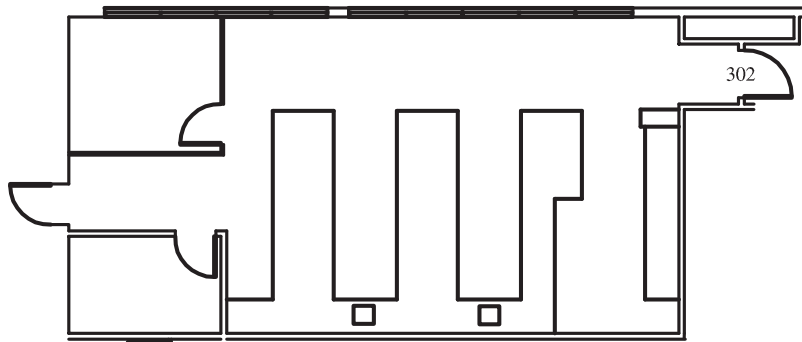
FLOOR PLANS

THIRD FLOOR



SUITE 04

RSF	MO. RATE PSF	AVAILABLE
223 SF	Negotiable	Now
• Open Office Area		



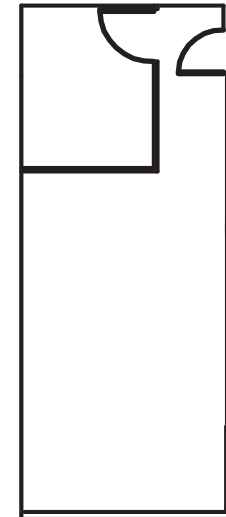
LAB 302

RSF	MO. RATE PSF	AVAILABLE
1,607 SF	\$3.50 psf/mo NNN	8/1/26
• Two (2) sinks, • Two (2) lab support rooms/ offices		



SUITE 05

RSF	MO. RATE PSF	AVAILABLE
284 SF	Negotiable	Now
• Open Office Area		

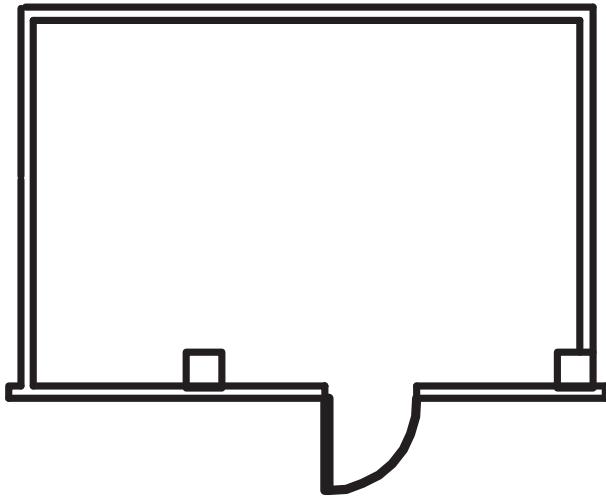


LAB 306B

RSF	MO. RATE PSF	AVAILABLE
496 SF	\$3.50 psf/mo NNN	8/1/26
• One (1) Lab support room/office		

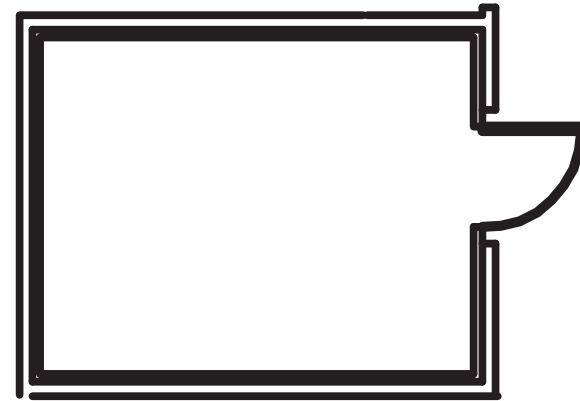
FLOOR PLANS

THIRD FLOOR



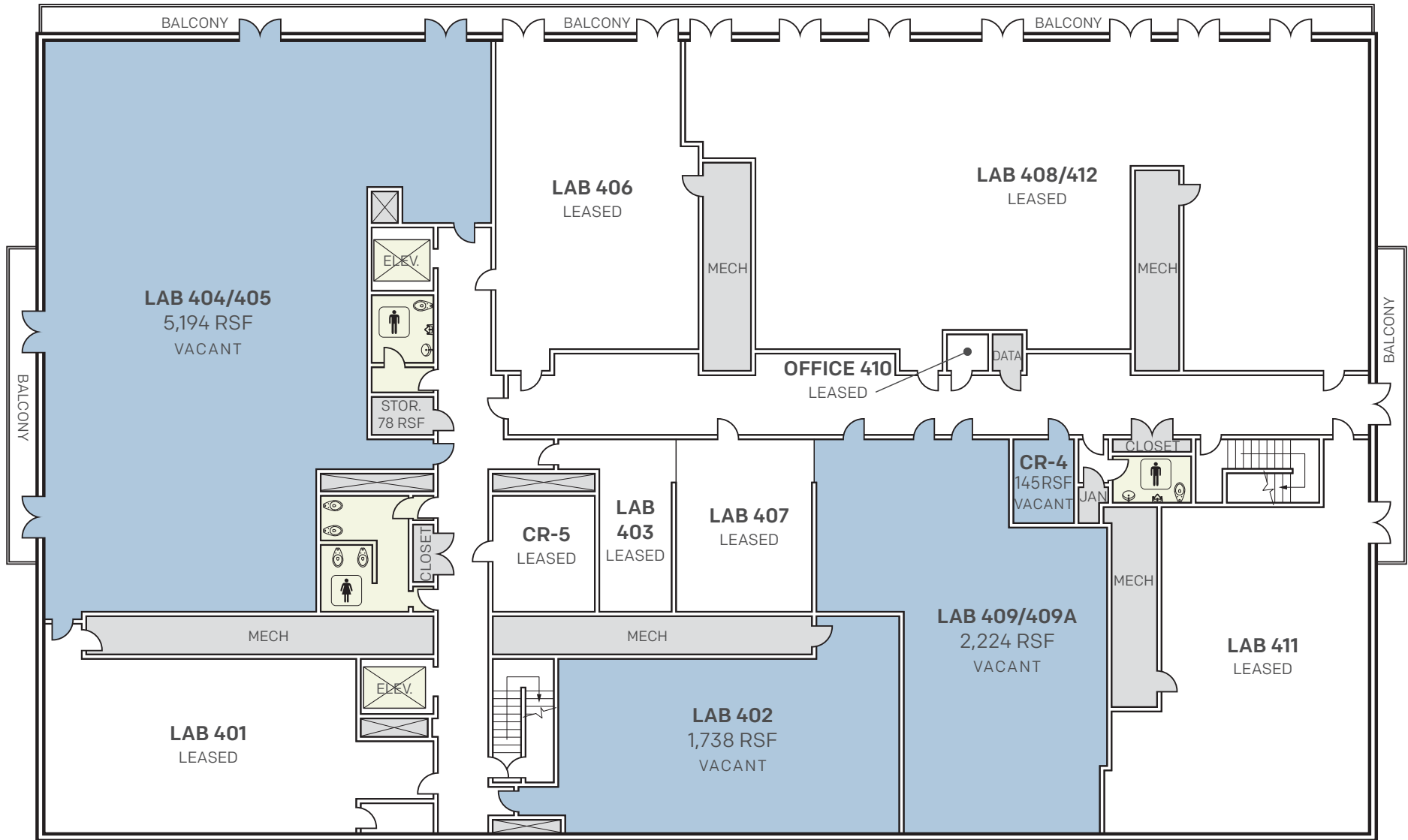
CR-2

RSF	MO. RATE PSF	AVAILABLE
265 SF	Negotiable	8/1/26
• Open Office Area		



CR-3

RSF	MO. RATE PSF	AVAILABLE
121 SF	Negotiable	8/1/26
• Open Office Area		



FLOOR PLANS

FOURTH FLOOR

- VACANT SPACE
- BUILDING SERVICES
- BUILDING AMENITIES

CURRENT AVAILABILITIES

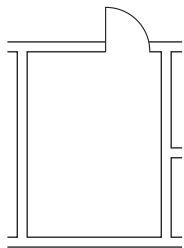
SUITE	RSF	MO. RATE PSF	AVAILABLE
CR-4	145 SF	\$3.15/SF NNN	Now
Lab 402	1,738 SF	\$3.80/SF NNN	Now

SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 404/405	5,194 SF	\$4.75/SF NNN	30-Days
Lab 409/409A	2,244 SF	\$4.25/SF NNN	Now

NNN = \$1.05/SF

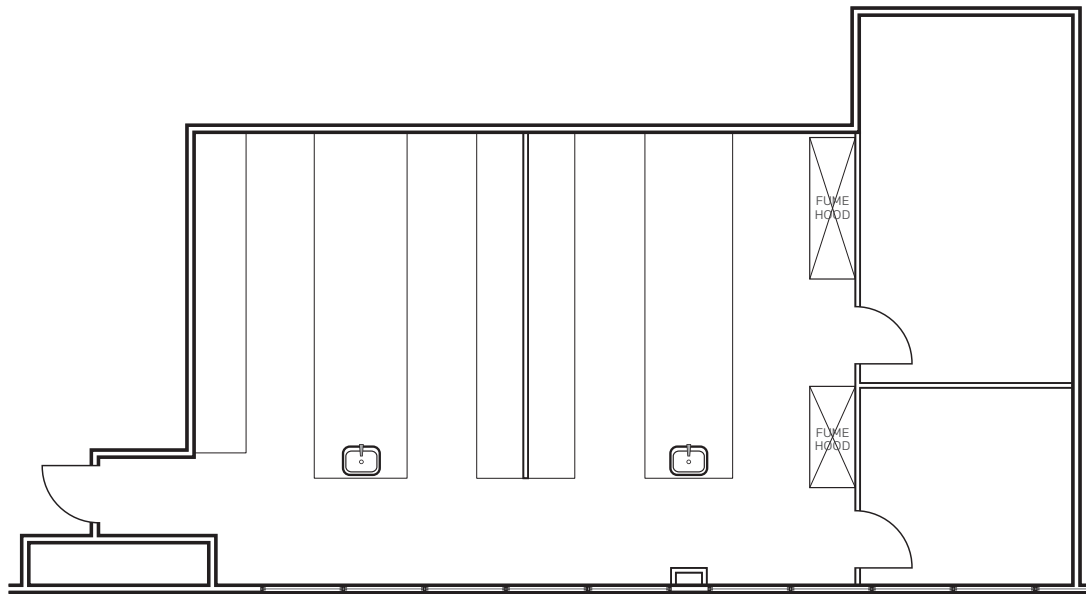
FLOOR PLANS

FOURTH FLOOR



SUITE CR-4

RSF	MO. RATE PSF	AVAILABLE
145 SF	\$3.15/SF NNN	Now
• Open Cold Room / Storage		

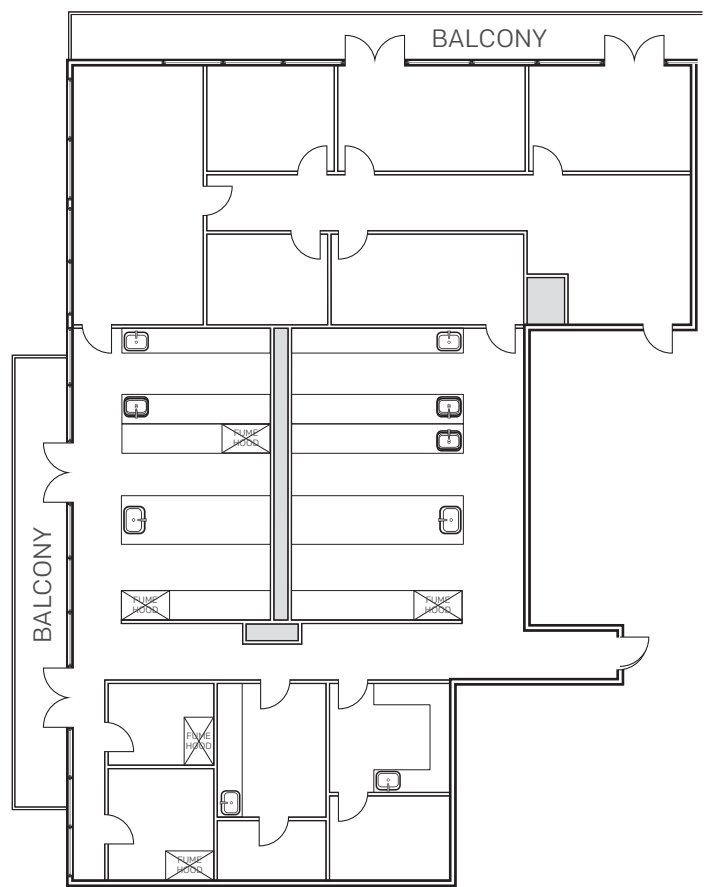


SUITE 402

RSF	MO. RATE PSF	AVAILABLE
1,738 SF	\$3.80/SF NNN	Now
• Open Lab Space • (2) Fume Hoods • (2) Offices • (2) Sinks		

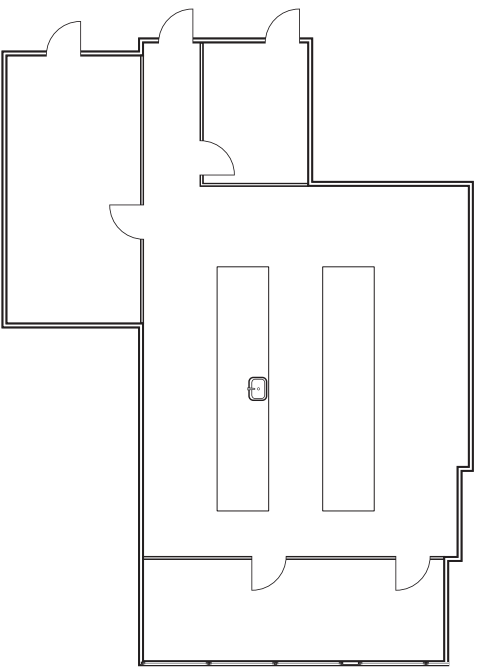
FLOOR PLANS

FOURTH FLOOR



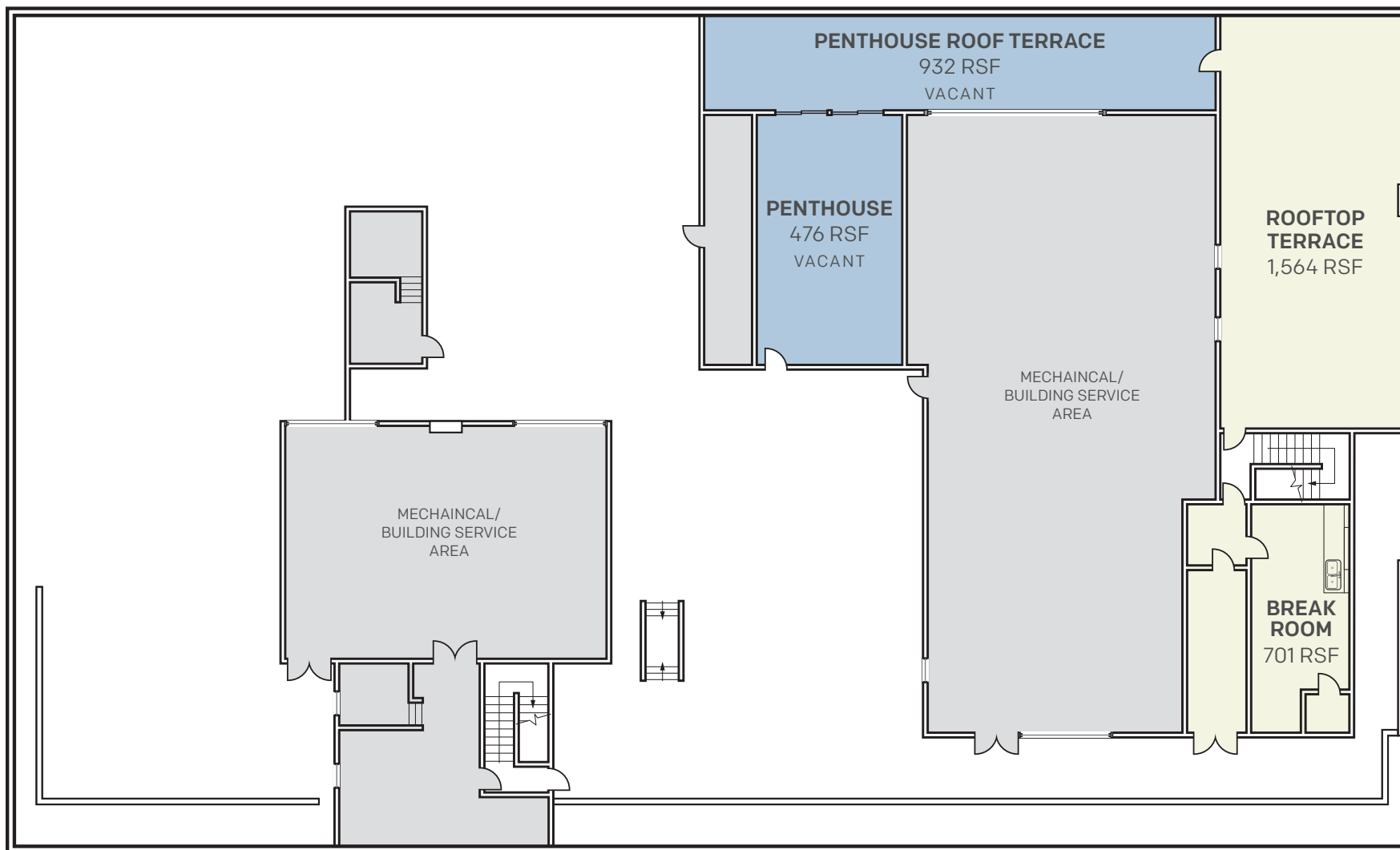
SUITE 404/405

RSF	MO. RATE PSF	AVAILABLE
5,194 SF	\$4.75/SF NNN	Now
• Open Lab Area • (1) Conference Room • Break Area • Balcony Access • Storage • (9) Offices • (5) Fume Hoods • (9) Sinks		



SUITE 409/409A

RSF	MO. RATE PSF	AVAILABLE
2,244 SF	\$4.25/SF NNN	Now
• Open Lab Space • (3) Offices • (1) Sink		



FLOOR PLANS

FIFTH FLOOR

VACANT SPACE

BUILDING SERVICES

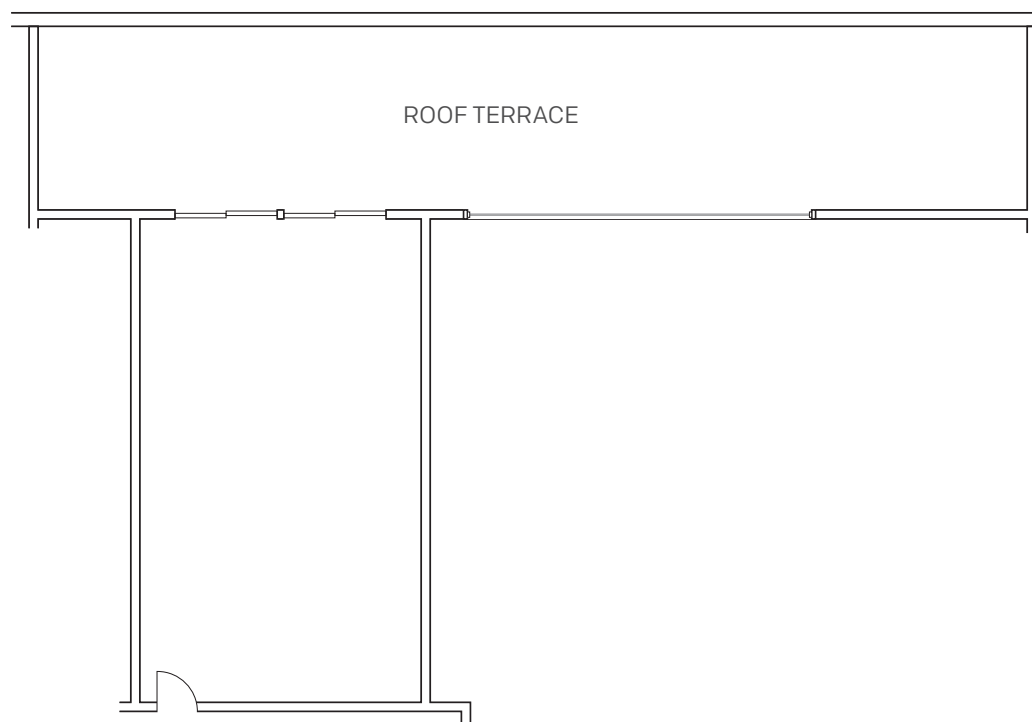
BUILDING AMENITIES

CURRENT AVAILABILITIES

SUITE	RSF	MO. RATE PSF	AVAILABLE
Penthouse	1,408 SF	Negotiable	90-Days

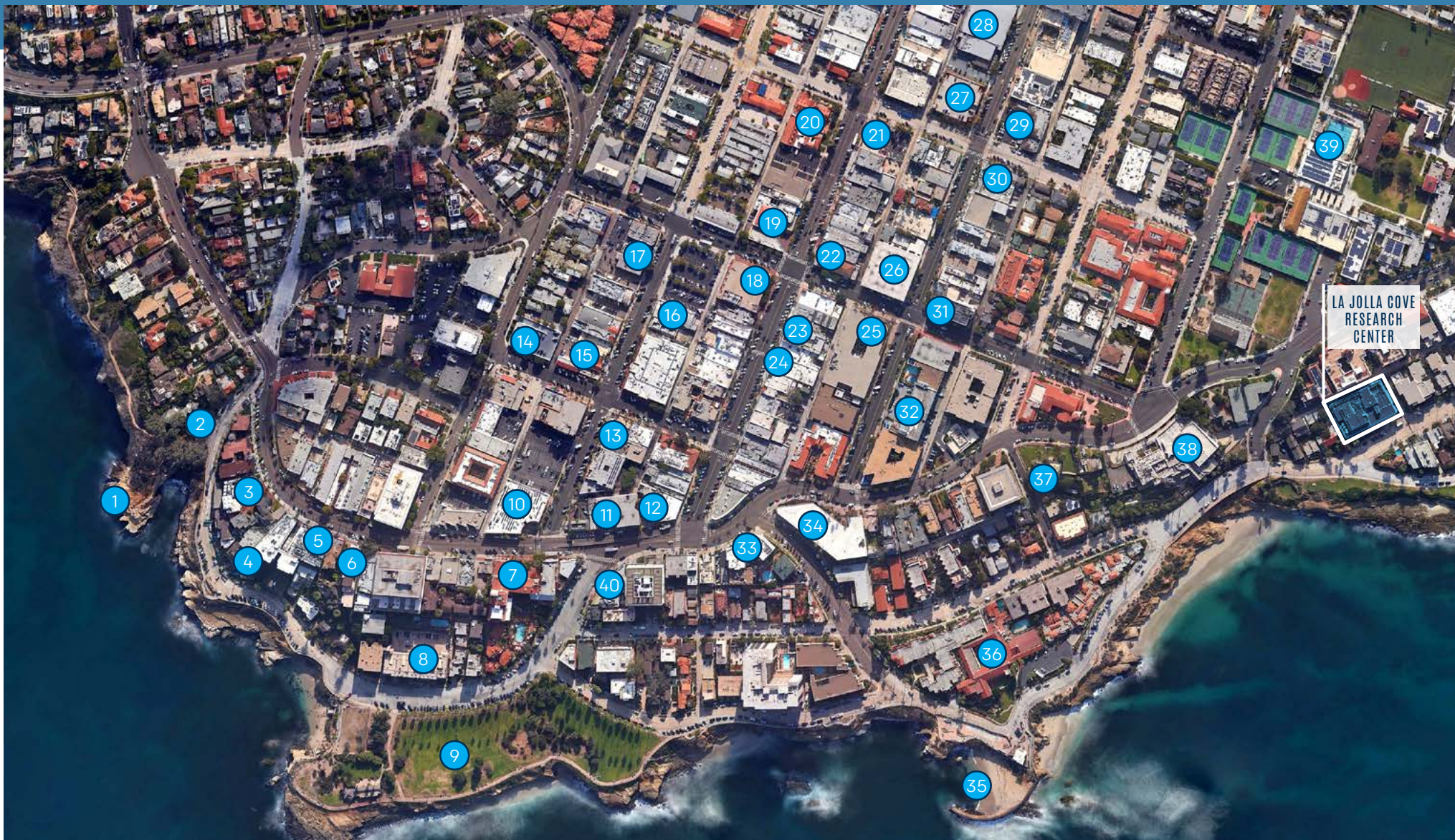
FLOOR PLANS

FIFTH FLOOR



SUITE 404/405

RSF	MO. RATE PSF	AVAILABLE
5,194 SF	\$4.75/SF FSG	Now
• Open Office Area • Shell Condition		• Roof Terrace



1. LA JOLLA UNDERWATER PARK
2. SUNNY JIM'S SEA CAVE
3. EDDIE V'S
4. BROCKTON VILLA
5. GEORGE'S AT THE COVE
6. DUKE'S LA JOLLA
7. LA VALENCIA HOTEL
8. LA JOLLA COVE HOTEL & SUITES
9. LA JOLLA COVE
10. MORGAN STANLEY

11. CODY'S LA JOLLA
12. THE SPOT
13. PUESTO LA JOLLA
14. SUSHI NEKOSAN
15. BURGER LOUNGE
16. CUCINA MIGRANTE
17. HENNESSEY'S TAVERN
18. UNION BANK
19. CHASE BANK
20. MARY STAR OF THE SEA

21. WELLS FARGO BANK
22. ADELAIDE'S LA JOLLA
23. WARWICK'S
24. RALPH LAUREN
25. PROSPECT HOME FINANCE
26. CHARLES SCHWAB
27. BANK OF AMERICA
28. THE LOT LA JOLLA
29. SUGAR & SCRIBE BAKERY
30. THE COTTAGE LA JOLLA

31. THE EMPRESS HOTEL
32. INN BY THE SEA LA JOLLA
33. GRANDE COLONIAL HOTEL
34. WELL'S FARGO ADVISORS
35. CHILDREN'S POOL LA JOLLA
36. CASA DE MAÑANA RETIREMENT
37. LA JOLLA HISTORICAL SOCIETY
38. MUSEUM OF CONTEMPORARY ART
39. THE BISHOP'S SCHOOL
40. CRAB CITY



La Jolla ranked **NO. 196 CITY** in **CALIFORNIA** of 1,762
with a livability ranking of **7** within **SAN DIEGO**.

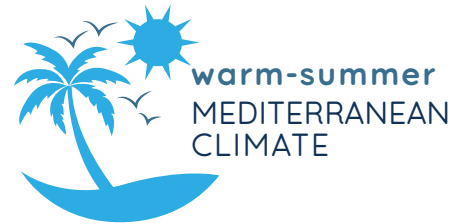


LA JOLLA FOUNDED
1887

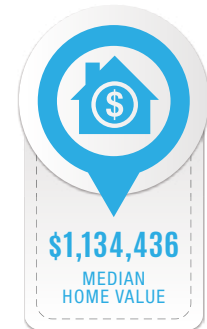
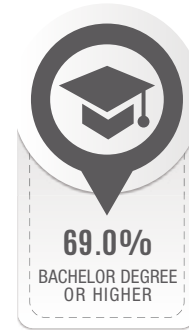
COUNTY OF
SAN DIEGO

COASTAL
REGION

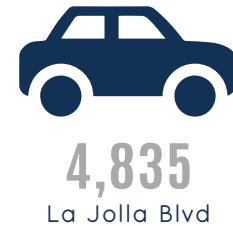
#1 EMPLOYER
AMERICAN
SYSTEMS



THE LARGEST INSTITUTION
IN LA JOLLA IS **UC SAN DIEGO**,
WITH **11,300 GRADUATES**



LA JOLLA'S daily
average traffic count for a
2 MILE RADIUS



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