



Central

SOVA North
79,918 SF

SOVA Central
250,454 SF

SOVA Sycamore
89,919 SF

SOVA South
37,952 SF



AMENITIES



COMMITTED TO EMPLOYEE WELLBEING

- The Craft Taco
Ranked in Yelp's Top US 100 Taco Spots & Yelp's Top Places to Eat in San Diego
- New English Brewing
"One of the best breweries in San Diego!" - San Diego Magazine
- The Coffee Cart
Hand-Craft Espresso & Locally Roasted Specialty Coffee
- Conferencing & Event Spaces
- Outdoor Seating and Lawn Games
- Resort Style Fitness Center & Outdoor Exercise Yard



Revitalizing the Economy of Innovation.

SOVA Science District sits in a vibrant community that fosters innovation and collaboration. Whether you need a morning pick-me-up, are looking for a Taco Tuesday spot, or just need to unwind with a pint, local amenities are abundant. Fresh coffee, delicious tacos, and refreshing beverages all in one place.



ELEVATE

Flex a little life into your workday.

Longfellow's tenant experience and hospitality program, Elevate, cultivates greatness through curated events, programming, and services exclusively for our tenant partners. Tenants have Elevate at their finger tips through our exclusive app.

Balance

Fitness & Yoga Classes
Wellness Events & Workshops
Walking And Running Trails

Access

EV Charging Stations
Car Detailing Services
Mobile Hospitality Services

Taste

Coffee Classes
Rotating Food Trucks
Beer & Wine Tastings

Brain Power

Lunch & Learn Workshops
Biotech Conferences
Brain Health Clinics
Fully Equipped Meeting Spaces

Generosity

Donation Collections
E-Waste Recycling
Blood Drives

Connections

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

Play

Tenant Competitions & Prizes
Outdoor Gaming
Adopt a Puppy Event



11494 Sorrento Valley Rd, San Diego
SOVA Science District | Central

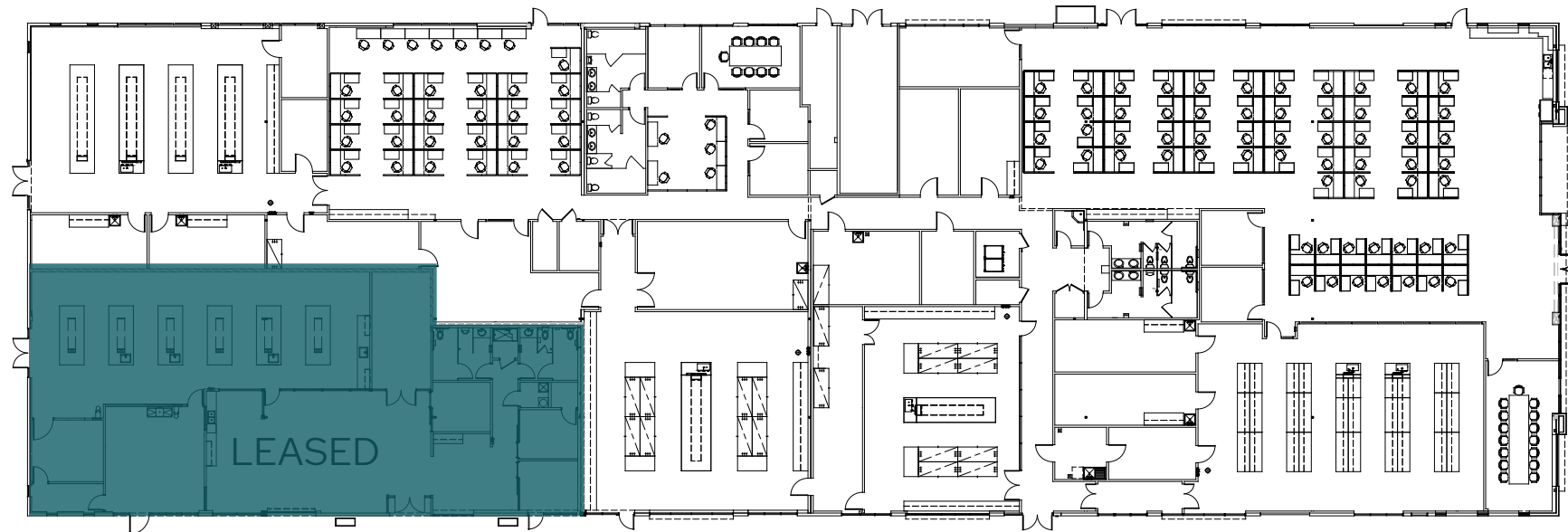


11494-A | 25,827 RSF

Turn-key fitted lab. Office premises fully furnished. 21 chemical fume hoods in lab space. Demising options priced with suite size ranging between 4,000 - 15,000 SF.

[CLICK FOR VIRTUAL TOUR](#)

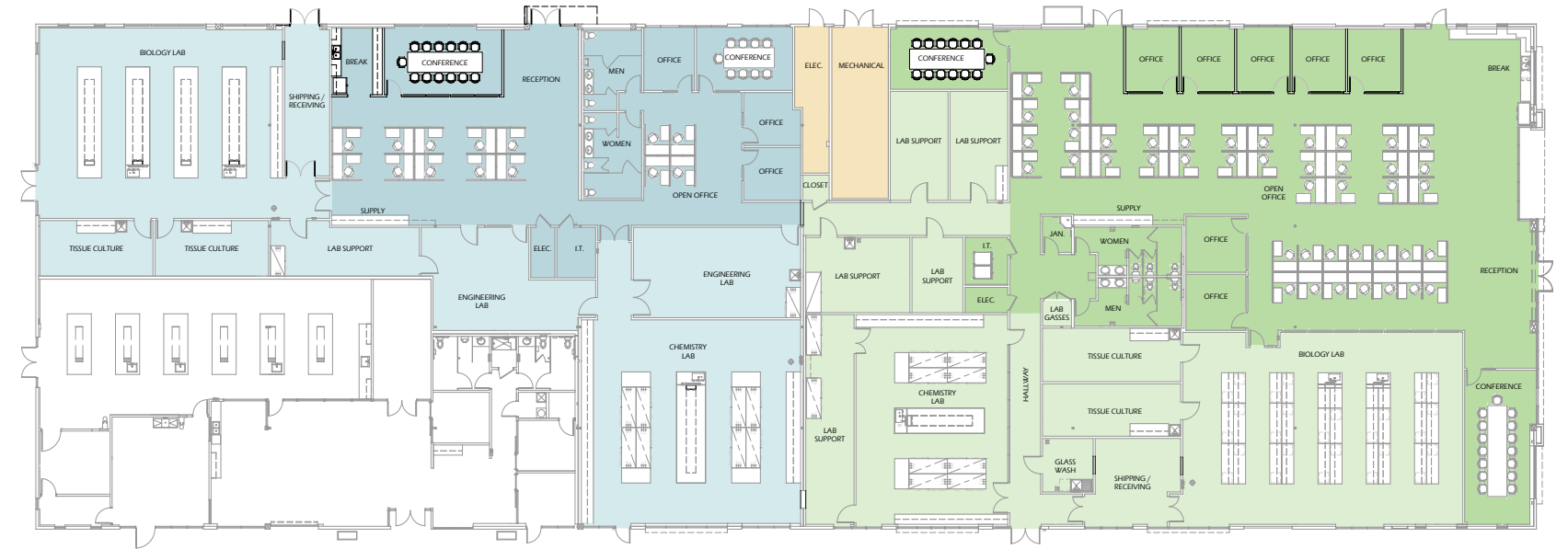
SINGLE TENANT AS-BUILT OPTION



TWO-TENANT CONCEPTUAL OPTION

Suite B | 10,743 RSF

Suite A | 15,122 RSF

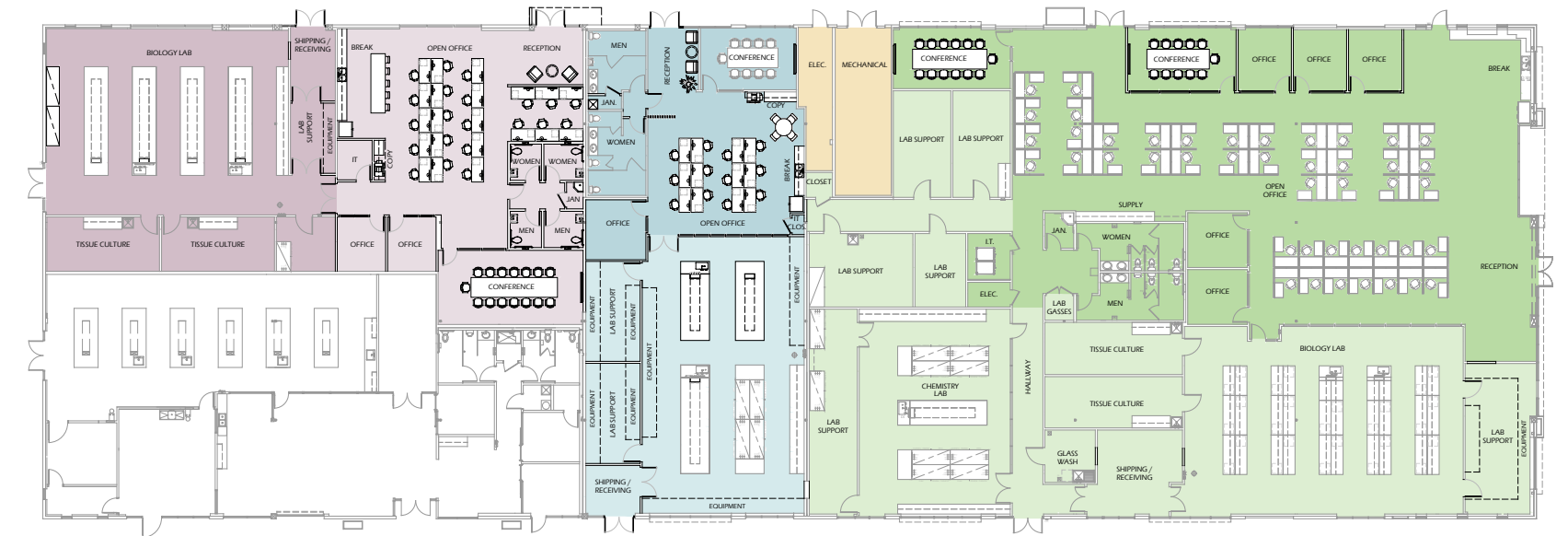


THREE-TENANT CONCEPTUAL OPTION

Suite C | 6,071 RSF

Suite B | 4,672 RSF

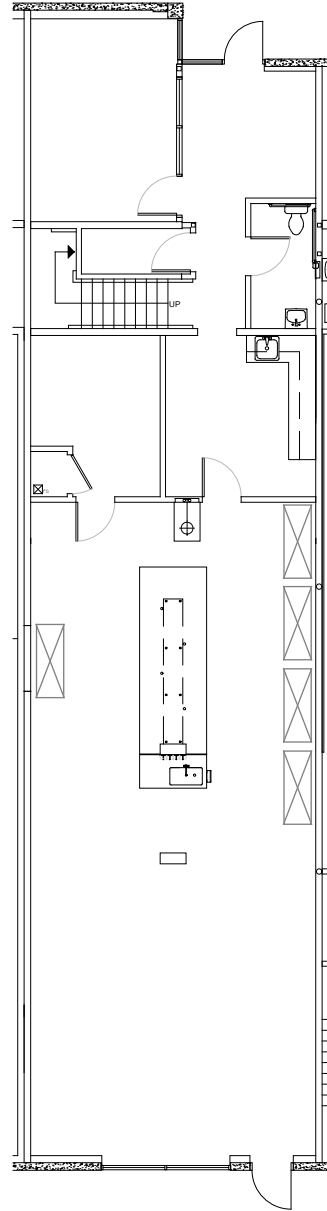
Suite A | 15,122 RSF



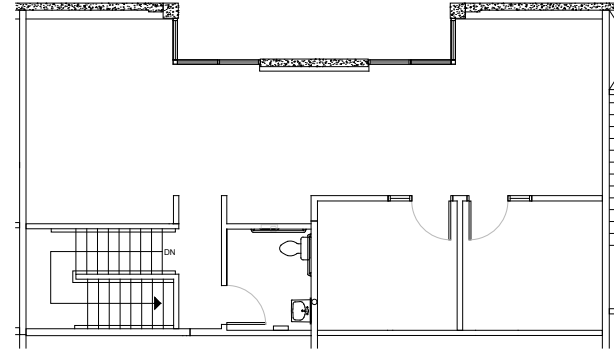
11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 3 | 3,148 RSF
Lab Available Now

FIRST FLOOR



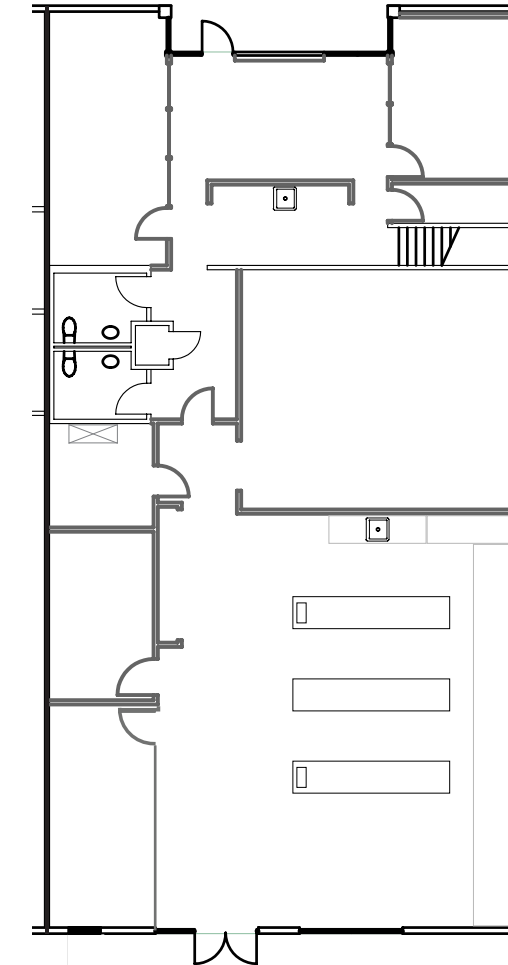
SECOND FLOOR



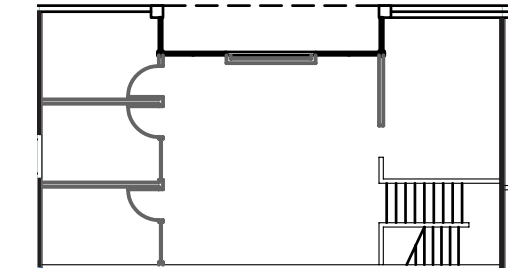
11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 4 | 5,274 RSF
Lab Available Now

FIRST FLOOR

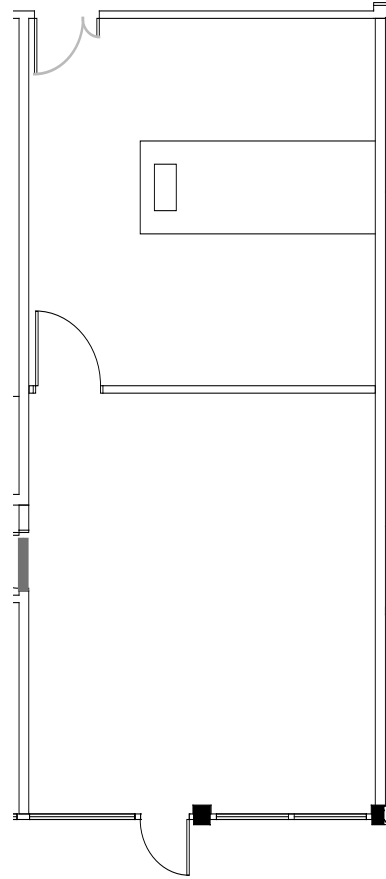


SECOND FLOOR



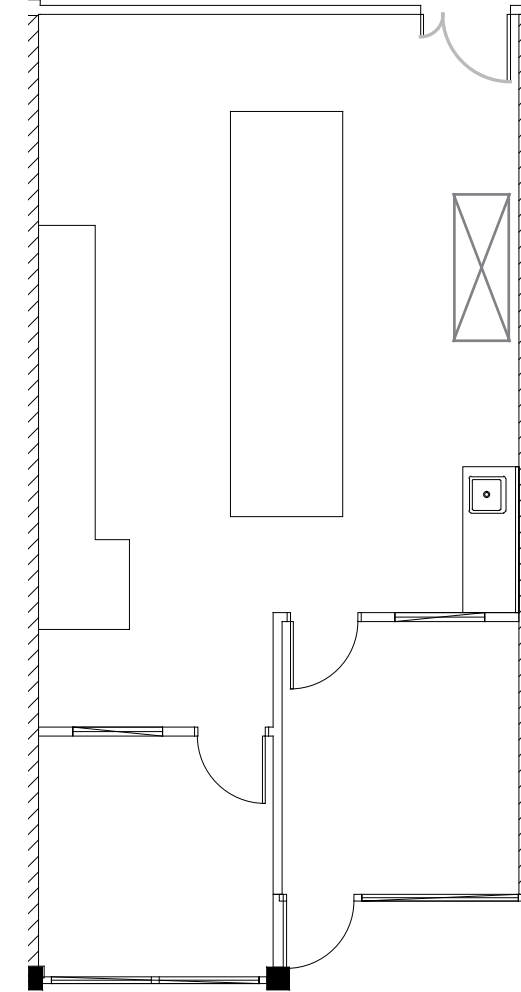
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 204 | 1,126 RSF
Lab Available Now



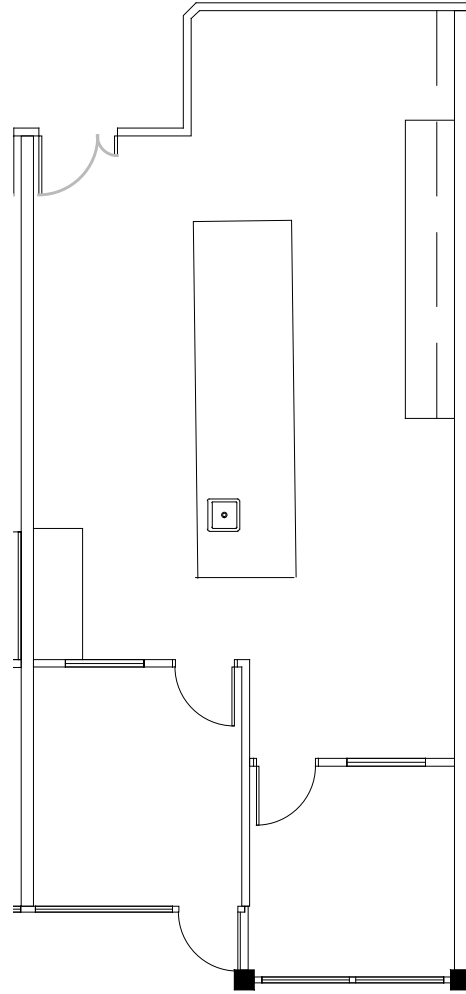
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 205 | 1,087 RSF
Lab Available Now



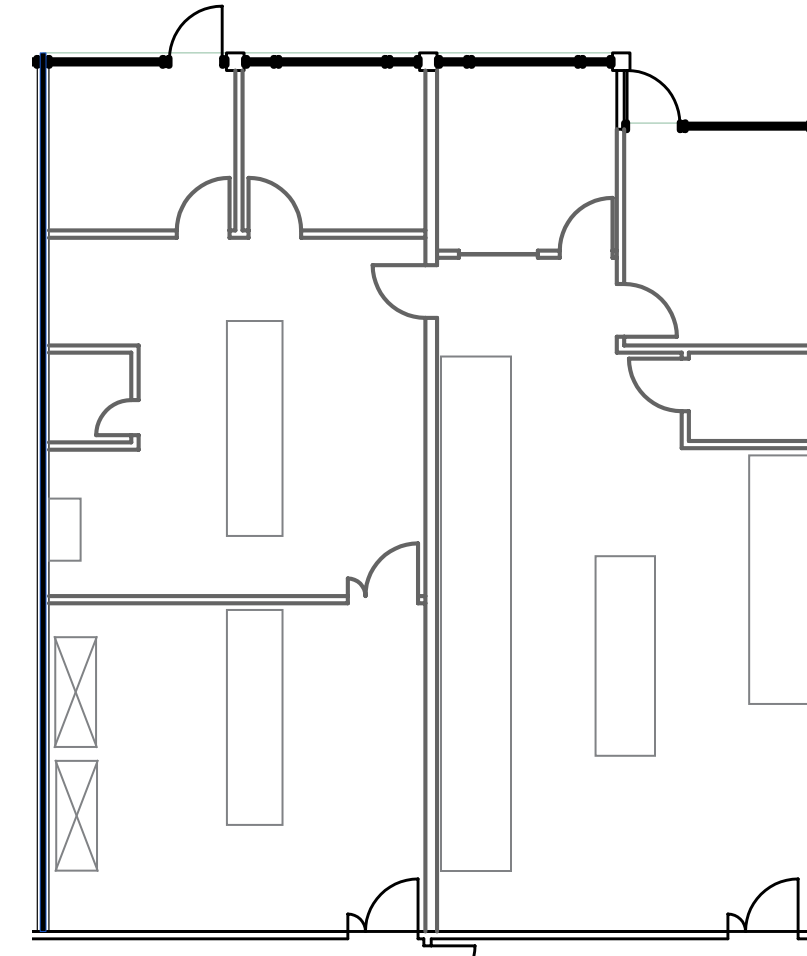
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 206 | 1,194 RSF
Lab Available Now



11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 216 | 2,589 RSF
Lab Available Now



11578 Sorrento Valley Rd, San Diego
SOVA Science District | Central

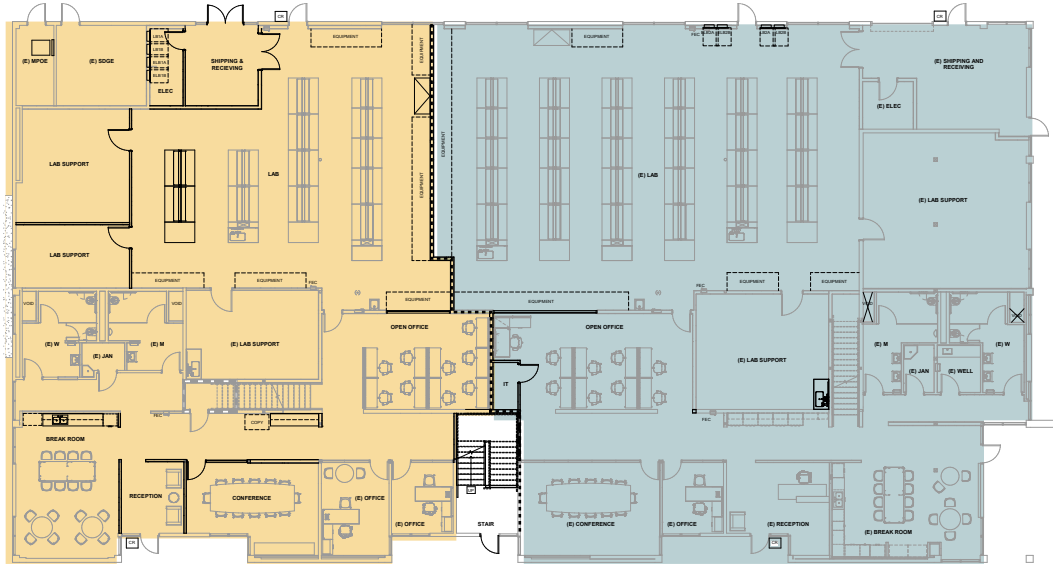


11578 Suite 25 | 8,834 RSF

Fitted Lab Available Now

*FFE shown as conceptual

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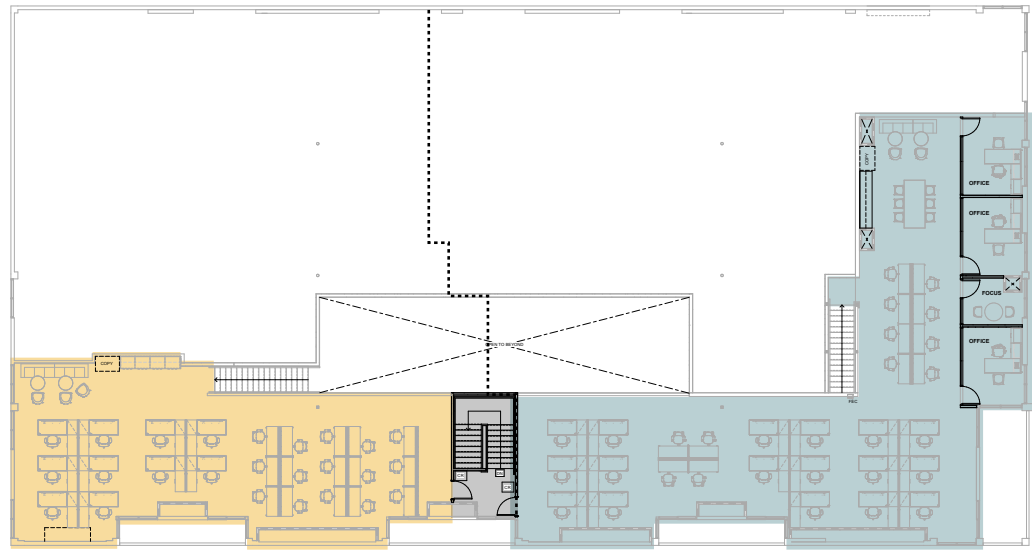


11578 Suite 29 | 12,947 RSF

Fitted Lab Available Now

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FIRST FLOOR



SECOND FLOOR

11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central



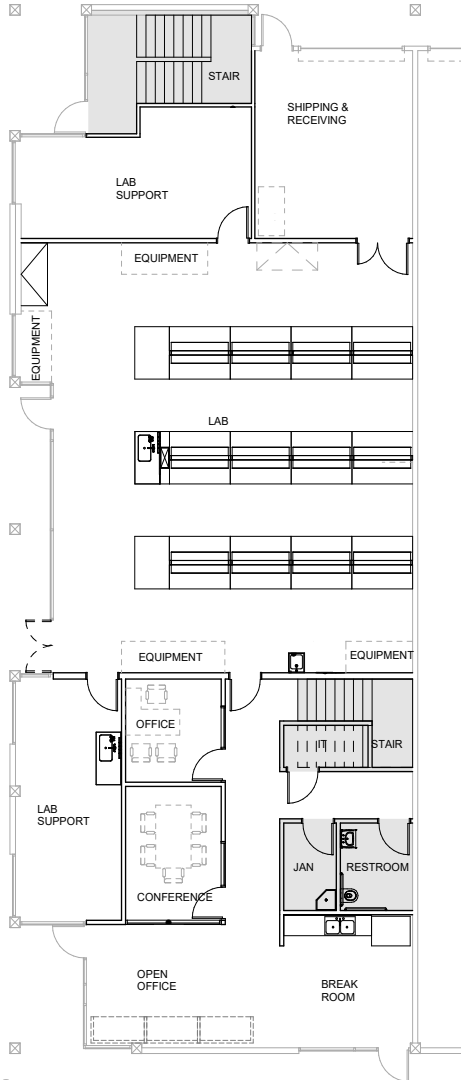
Suite 101 | 6,930 RSF

Fitted Lab Available Now

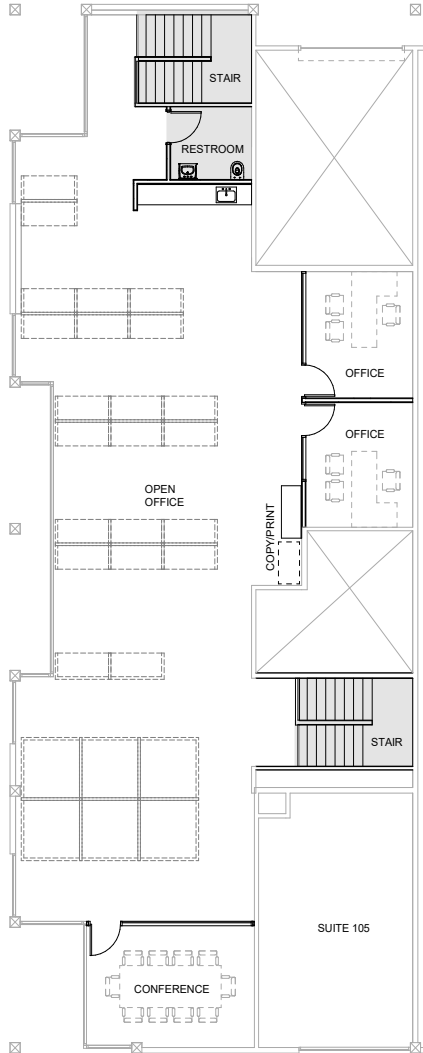
*FFE shown as conceptual

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FIRST FLOOR



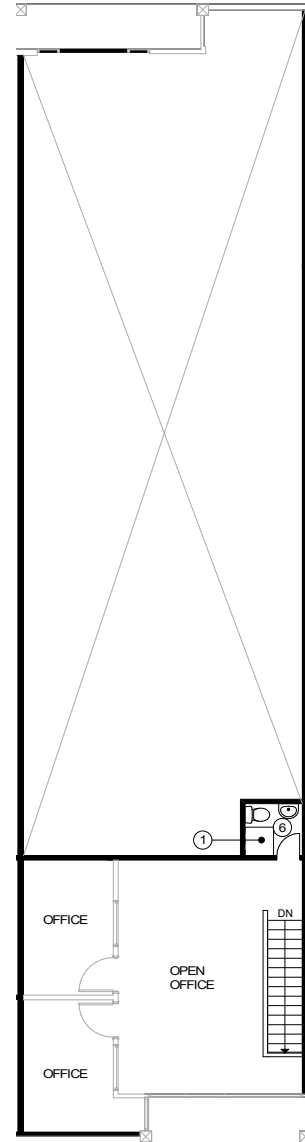
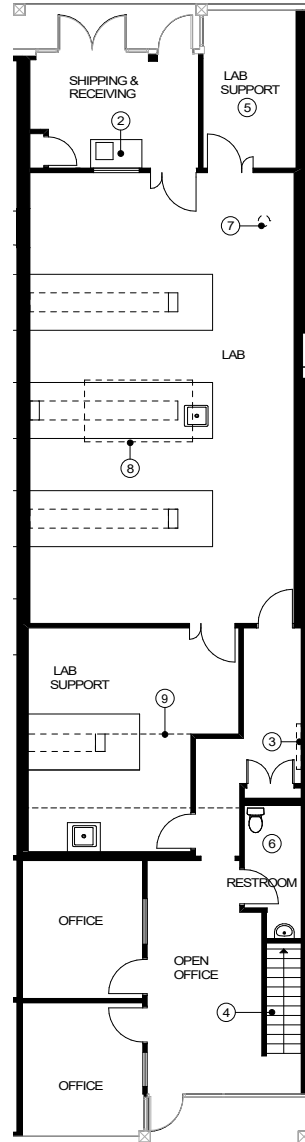
MEZZANINE



11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 107 | 3,345 RSF
Lab Available Now

FIRST FLOOR

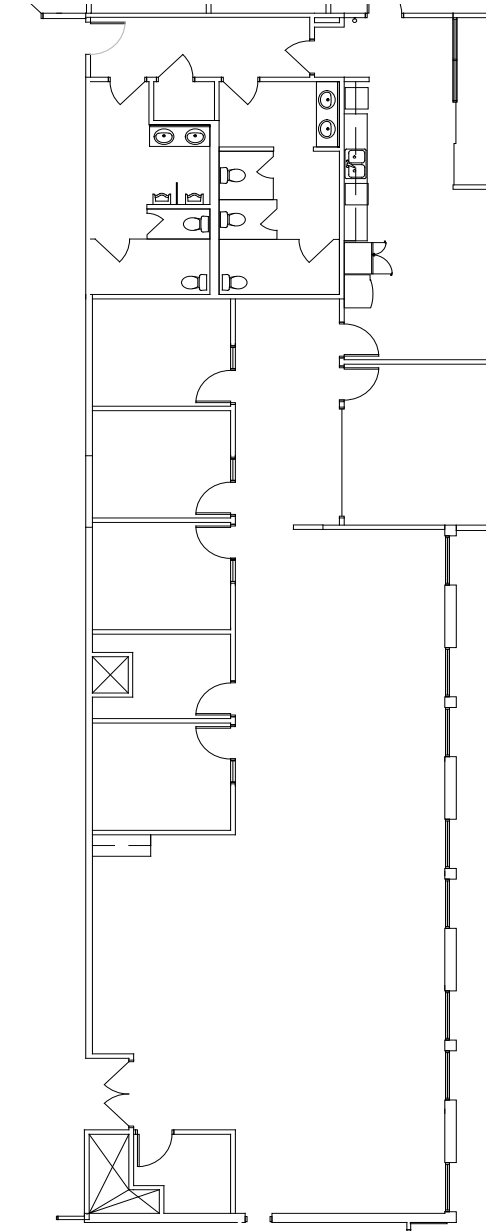


MEZZANINE



11555 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 201 | 3,740 RSF
Available Office Space



FITTED LAB





SCIENCE DISTRICT™

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