

±1,857 - 4,795 RSF LIFE SCIENCE/BIOTECH SPACES  
AVAILABLE FOR LEASE

# 10179 HUENNEKENS STREET

SAN DIEGO, CA 92121  
SORRENTO MESA

**LIMITED TIME PROMO!**

**\$1.99/SF NNN for First 6  
Months of Lease Term\***

\* Minimum 3 Year Lease Term Required

**CHRIS DUNCAN, SIOR**

Senior Vice President

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Lic. #01324067

**Voit**

REAL ESTATE SERVICES

# PROPERTY FEATURES

- » 2-Story Lab Building
- » Elevator Served
- » Lab Space with Potential Expansion Options
- » Prime Location in Sorrento Mesa

# AVAILABILITY

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SUITE 203*		
TOTAL RSF	LEASE RATE	STATUS
±1,857 RSF on 2nd Floor	Negotiable	Available October 1, 2025

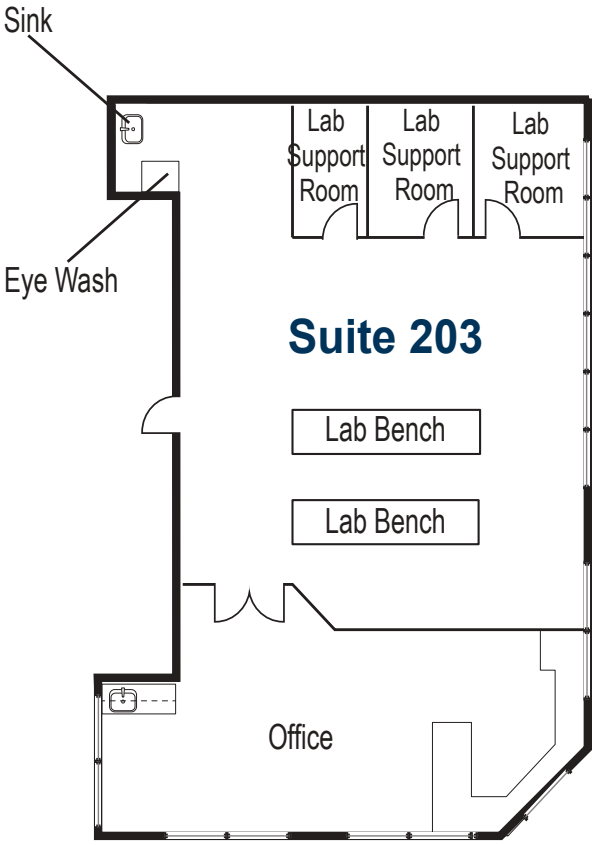
SUITE 206		
TOTAL RSF	LEASE RATE	STATUS
±2,938 RSF on 2nd Floor	Negotiable	Available Immediately

SUITE 203&206		
TOTAL RSF	LEASE RATE	STATUS
±4,795 RSF on 2nd Floor	Negotiable	Available October 1, 2025

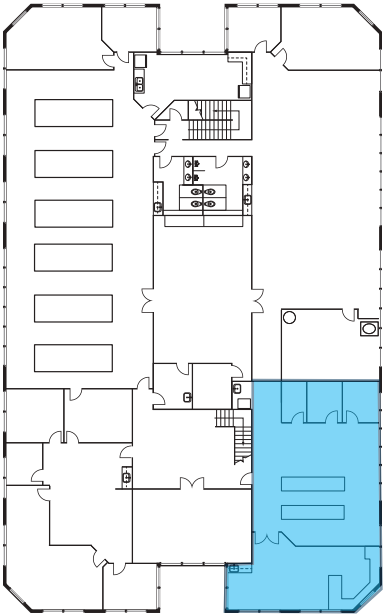


# FLOOR PLAN

SUITE 203		
TOTAL RSF ±1,857 RSF on 2nd Floor	LEASE RATE Negotiable	STATUS Available October 1, 2025
COMMENTS		
<ul style="list-style-type: none"> <li>» 10% Office / 90% Lab</li> <li>» Benches Included (Approx. 24 Linear Feet)</li> <li>» VCT Flooring in Lab Area</li> <li>» Multiple Lab Support Rooms</li> </ul>		



# SITE PLAN



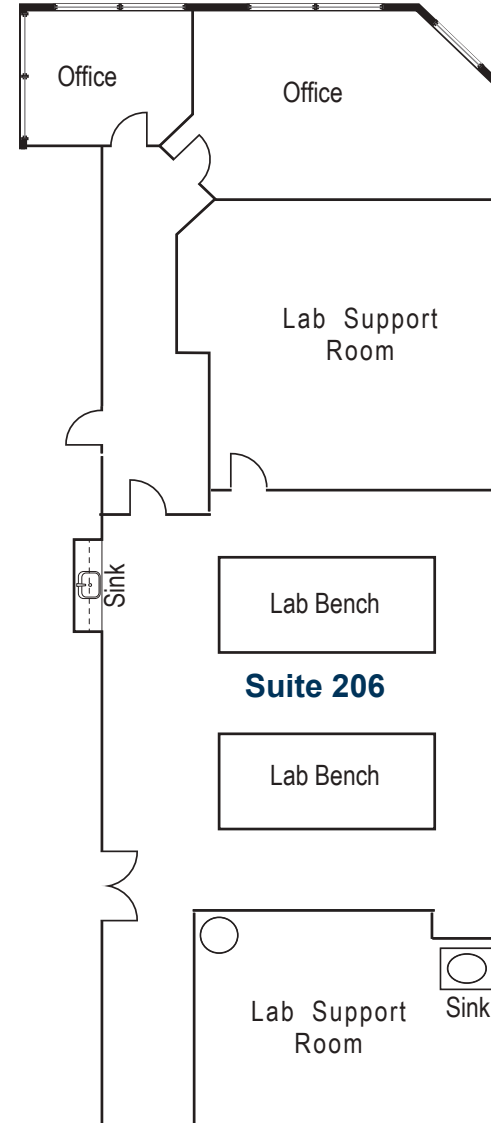
**LIMITED TIME PROMO!**

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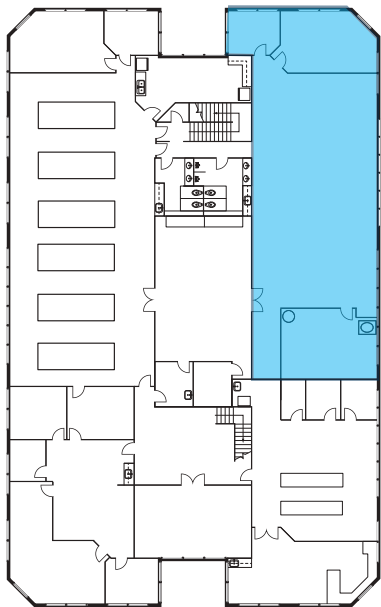
\* Minimum 3 Year Lease Term Required

# FLOOR PLAN

SUITE 206		
TOTAL RSF ±2,938 RSF on 2nd Floor	LEASE RATE Negotiable	STATUS Available Immediately
COMMENTS		
<ul style="list-style-type: none"> <li>» 10% Office / 90% Lab</li> <li>» Lab Benching Included</li> <li>» VCT Flooring in Lab Area</li> <li>» Sink and Eyewash Station</li> <li>» Lab Support Rooms</li> </ul>		



# SITE PLAN

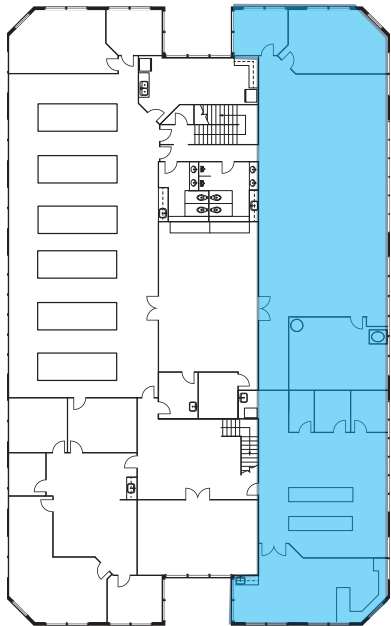


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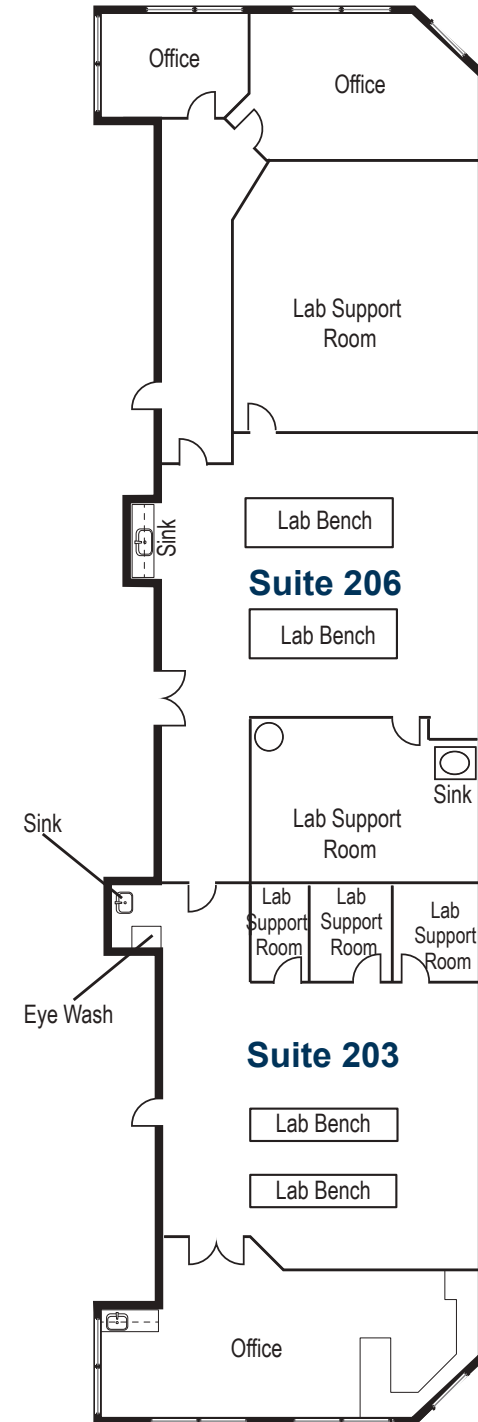
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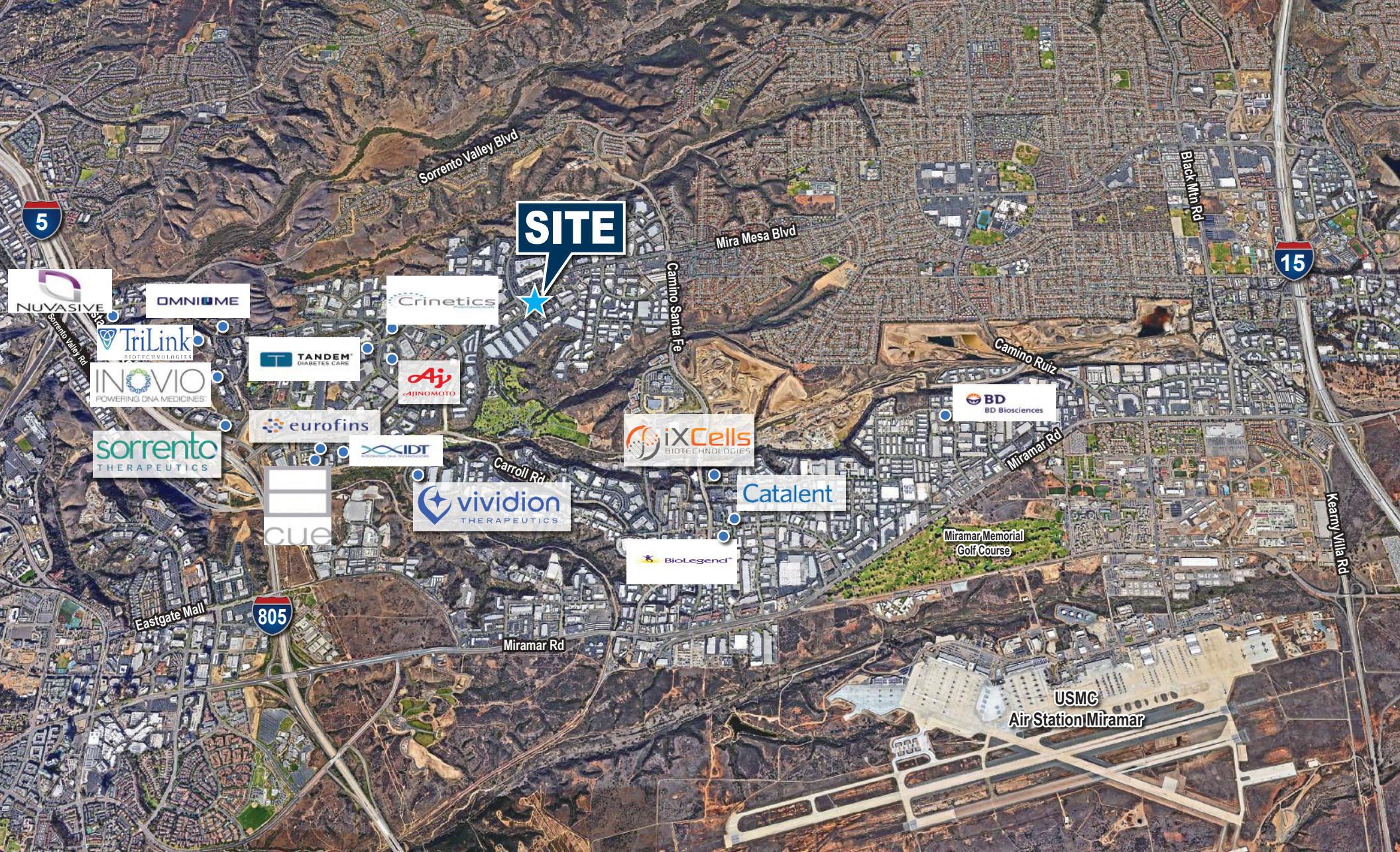
SUITE 203-206		
<b>TOTAL RSF</b> ±4,795 RSF on 2nd Floor	<b>LEASE RATE</b> Negotiable	<b>STATUS</b> Available October 1, 2025
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>» 10% Office / 90% Lab</li> <li>» Lab Benching Included</li> <li>» VCT Flooring in Lab Area</li> <li>» Sink and Eyewash Station</li> <li>» Lab Support Rooms</li> </ul>		

# SITE PLAN



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