

# SAN DIEGO SCIENCE CENTER

3030 Bunker Hill Street, San Diego, CA 92109



# SPACE FOR THE LIFE SCIENCE INDUSTRY

## PROPERTY DESCRIPTION

San Diego Science Center is San Diego's most unique life sciences facility, developed in a shared amenity philosophy SDSC provides companies an incubator occupancy solution. The facility has flexible floor plates and high-end improvements, which allow for varying sized laboratories. San Diego Science Center is located off I-5 in the Mission Bay area of San Diego, only 10 minutes from the San Diego International Airport, Downtown and the Torrey Pines area of San Diego. Some features include:

- ~ Biology & chemistry labs
- ~ Move-in ready suites available from approximately 887 SF to 8,354 SF
- ~ Vivarium with operator
- ~ 100% single pass air
- ~ DI water, compressed air, and vacuum in every suite



## AMENITIES

- ~ Video teleconferencing facilities
- ~ Gym, shower, & lockers
- ~ Shared facilities: Glass wash & autoclave, conference rooms, reception, shipping & receiving, breakroom
- ~ Reverse commute, just 7 minutes to UCSD & Torrey Pines
- ~ Walking distance to several restaurants



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San Diego, CA 92128  
858 485 9840

For more information, please contact:  
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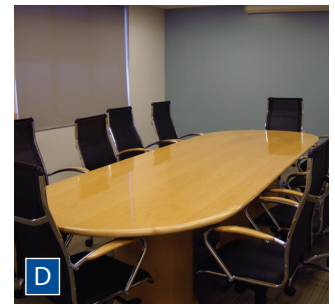
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## BUILDING AMENITIES

A: Gym

B: Glasswash/Autoclave  
Full Service Hours: 8am - 4pm

C: Lobby/Reception

D: Conference Room

E: Lunch Room

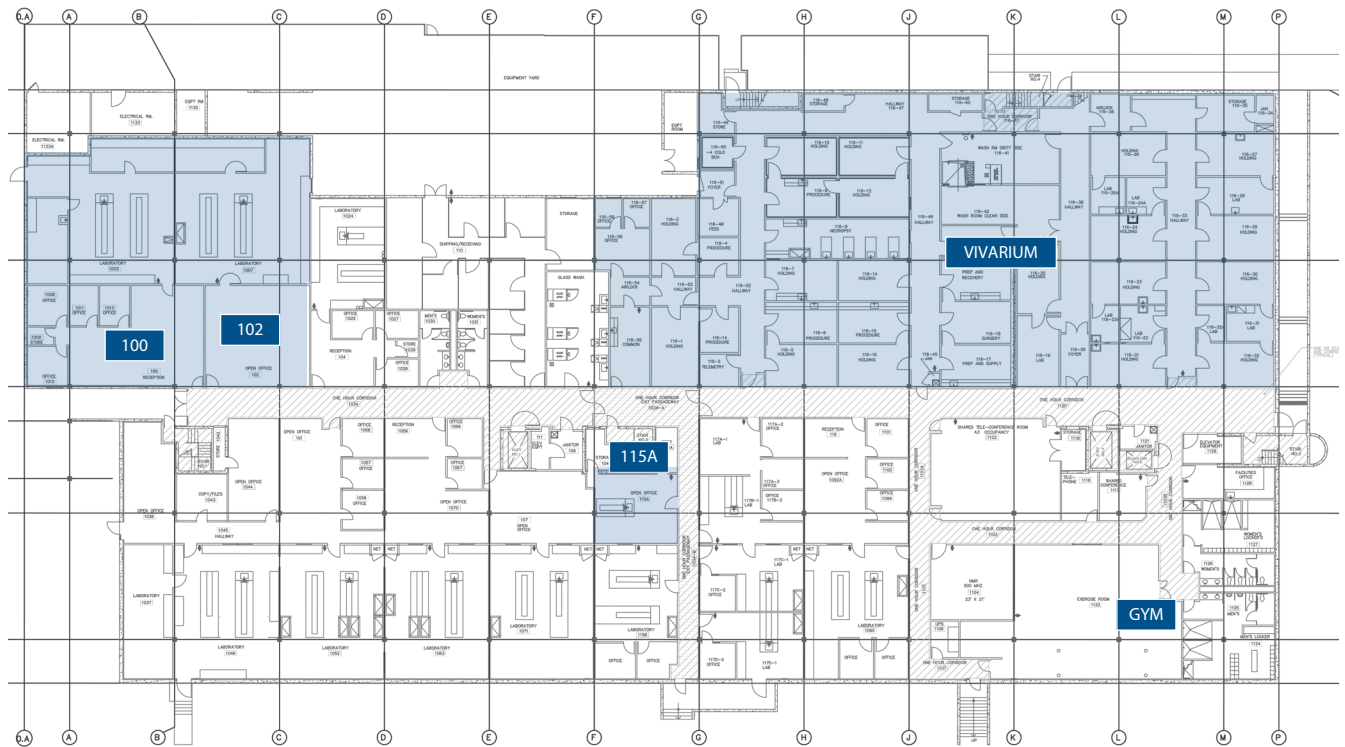
F: Video Teleconference Room  
Capacity: Approximately 50 people

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## FIRST FLOOR AVAILABILITY

### Suite 100:

4,035 SF - 60:40 lab-to-office ratio with open office area, 4 private offices, 2 lab support rooms, 2 benches and 1 fume hood.  
(Available Now)

### Suite 102:

3,579 SF - 60:40 lab-to-office ratio with open office area, 1 private office, lab support room, 2 benches and 1 fume hood.  
(Available Now)

### Suite 115A:

887 SF - 1 open lab with 2 lab support rooms and 1 bench.  
(Available Now)

### Vivarium:

Explora BioLabs - For more information, please contact Richard Lin @ (858) 273-6574 or email [info@explorabiolabs.com](mailto:info@explorabiolabs.com)



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## SECOND FLOOR AVAILABILITY

### Suite 205:

2,183 SF - 60:40 lab-to-office ratio with open office area, 3 private offices, 3 benches and 1 fume hood.

(Available Now)

### Suite 218:

2,242 SF - 60:40 lab-to-office ratio with separate office area, lab has 1 lab support room and 2 benches.

(Available Now)

### Suite 216:

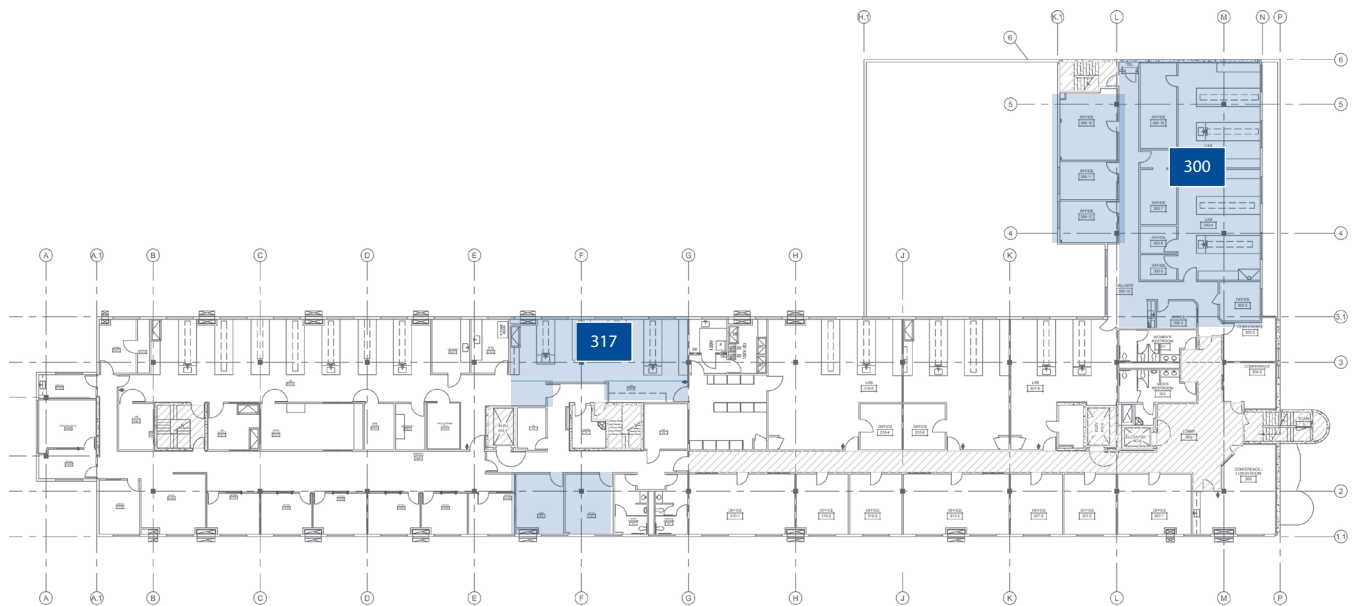
1,979 SF - 60:40 lab-to-office ratio with separate office area, lab has 1 lab support room, 1 bench and 1 fume hood.

(Available Now)

### Suite 230:

Varying suites from 1,324 SF to 8,354 SF

(Available Now)



### THIRD FLOOR AVAILABILITY

#### Suite 300:

5,323 SF - 60:40 lab-to-office ratio with 2 lab support rooms, 4 benches, 2 fume hoods, 7 private offices and kitchen area.

(Available Now)

#### Suite 317:

2,882 SF - 70:30 lab-to-office ratio with separate open office, 4 benches and 1 fume hood.

(Available Now)