



# 5040

SHOREHAM PLACE

FOR LEASE

±26,000 SF

Life Science Conversion



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

# Break Area



# Reception Area



# Building Highlights



▶ **Address**

5040 Shoreham Place  
San Diego, CA 92122

▶ **Submarket**

Governor Park

▶ **Square Footage**

±26,000

▶ **Floor Plan**

50% Office / 50% Lab

▶ **Interior Upgrades**

Upgraded Office  
Materials and Finishes

▶ **Large Kitchen**

With New High-End Appliances

▶ **Private Patio Space**

With roll-up doors for indoor/  
outdoor entertaining

▶ **Timing**

Completion targeting Q3 2023

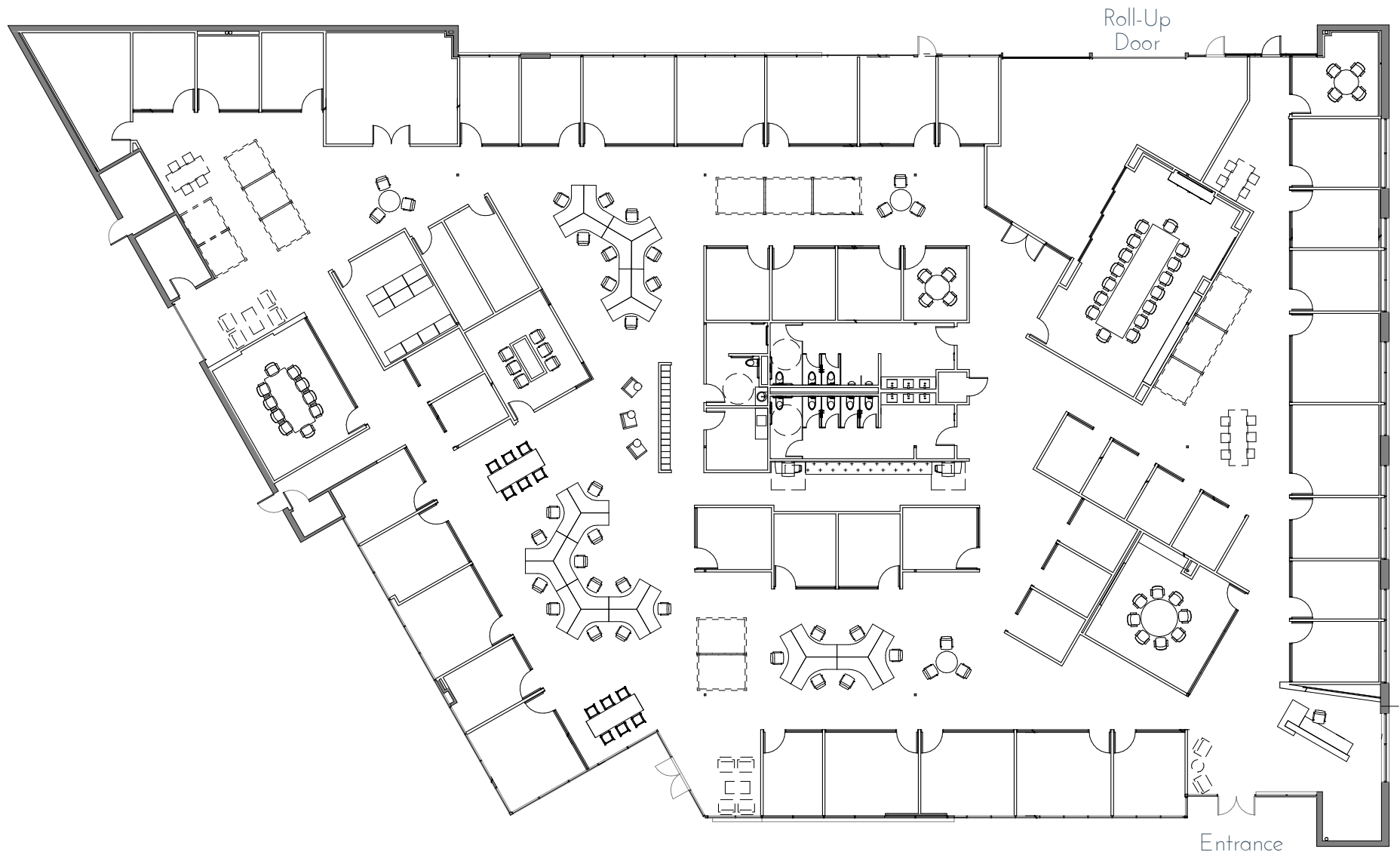
# Open Office



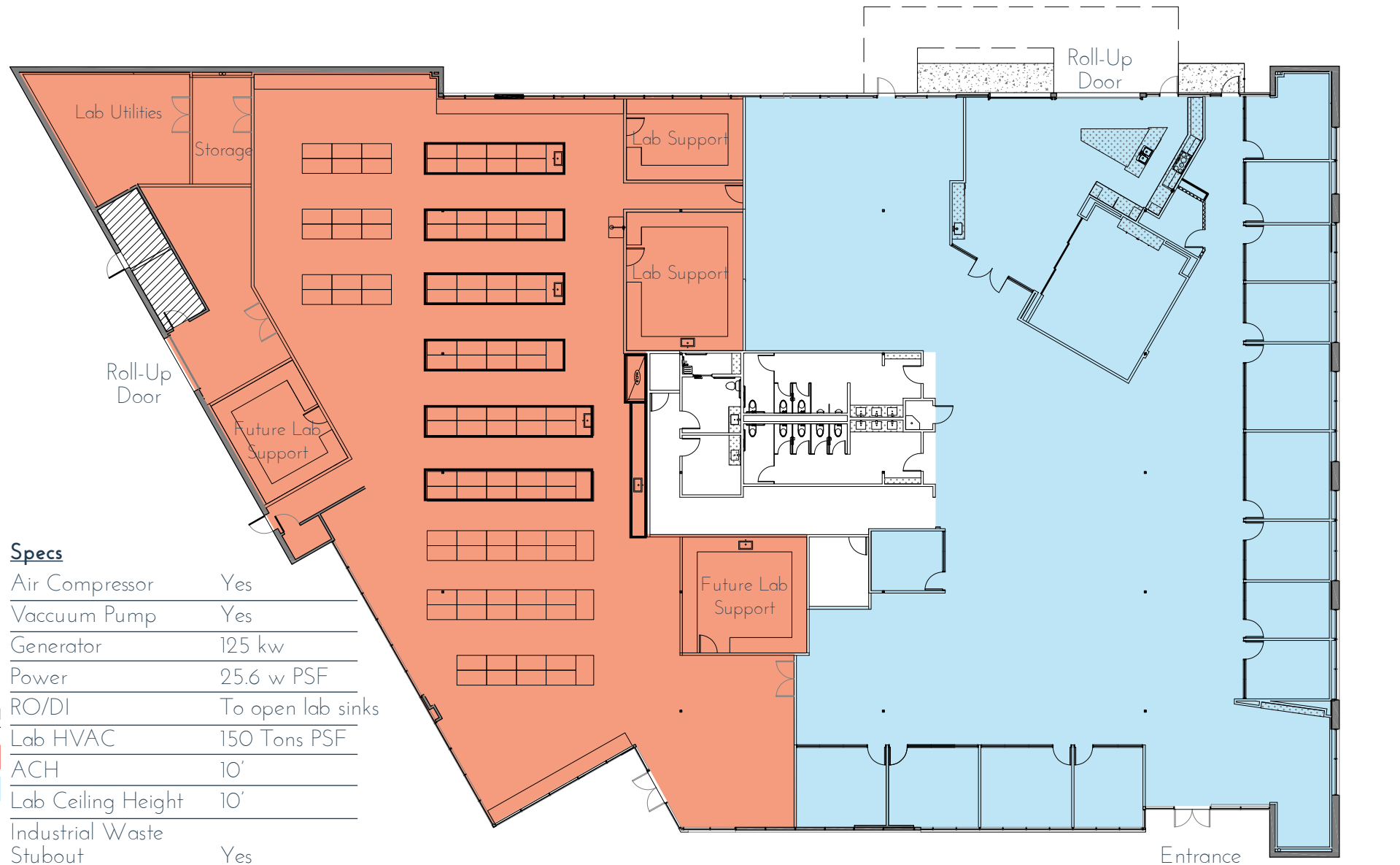
# Site Overview



# Existing Floor Plan



# Spec Lab Plan



## Specs

Air Compressor	Yes
Vaccuum Pump	Yes
Generator	125 kw
Power	25.6 w PSF
RO/DI	To open lab sinks
Lab HVAC	150 Tons PSF
ACH	10'
Lab Ceiling Height	10'
Industrial Waste Stubout	Yes
Outside Air	100%
Merv 8 and 14 Filters for Lab	Yes
Lab Exhasut Fans with VFDs	Yes

● LAB  
● OFFICE

# Construction Timeline



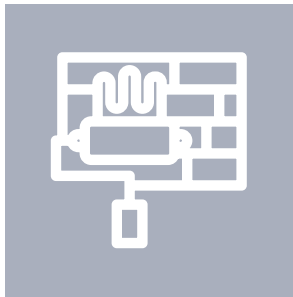
**June 2022**  
Core & Shell  
Design



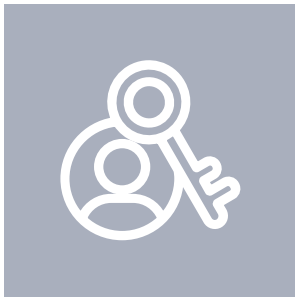
**June 2022**  
Plans submitted  
to City



**October 2022**  
Permits



**October 2022**  
Spec Construction  
Begins



**August 2023**  
Estimated Occupancy  
for Tenant

# Location

Located in the Golden Triangle, this building offers accessibility and convenience. Access to the 5, 805 and 52 freeways is nearby, as well as retail amenities situated in the Westfield UTC.

## Drive times

Westfield Mall	7 minutes
San Diego Airport	18 minutes
La Jolla Beaches	15 minutes
Downtown San Diego	18 minutes
UTC Transit Center	8 minutes



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The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.