



# 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



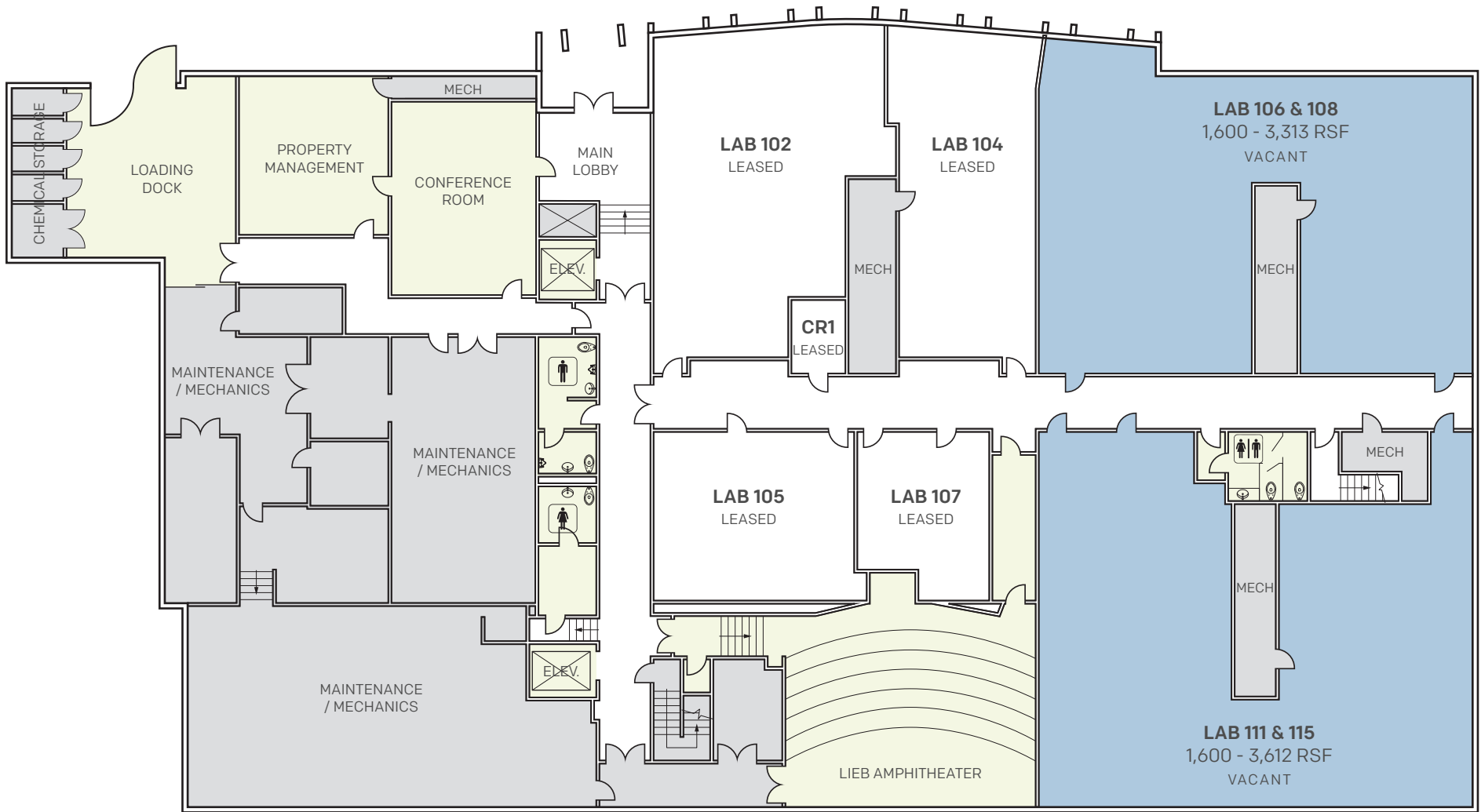
Autoclave / Glass Wash



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



Vivarium Spaces



## FLOOR PLANS

### FIRST FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES

## CURRENT AVAILABILITIES

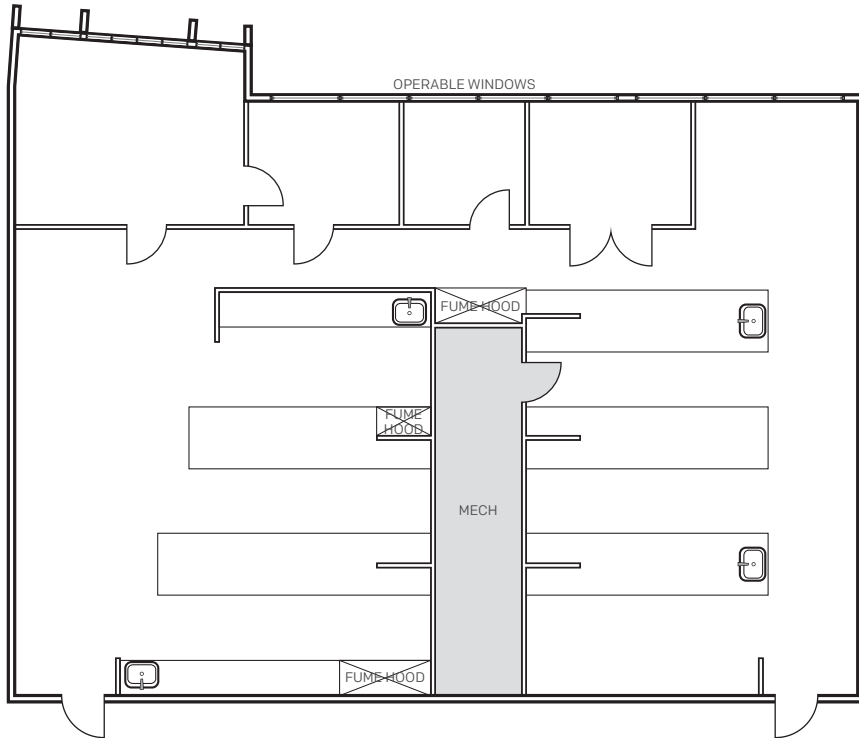
SUITE	RSF	MO. RATE PSF	AVAILABLE
<b>Lab 106/108</b>	3,313 SF*	\$3.50/SF NNN	Now

SUITE	RSF	MO. RATE PSF	AVAILABLE
<b>Lab 111/115</b>	3,612 SF*	\$3.25/SF NNN	Now

\* = OPTION TO DEMISE  
NNN = \$1.05/SF

# FLOOR PLANS

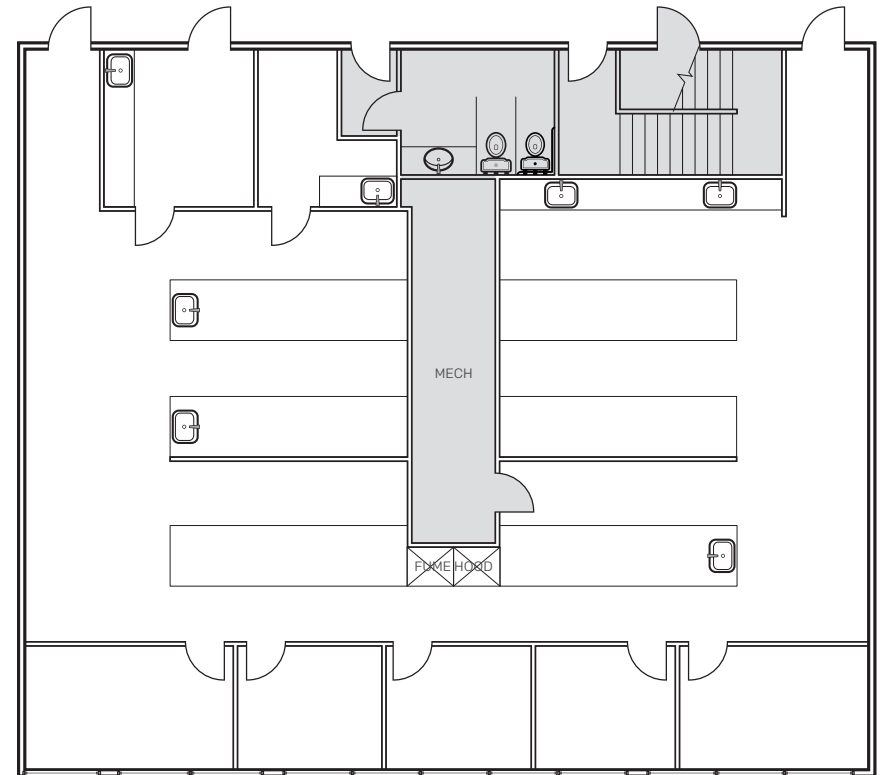
## FIRST FLOOR



### SUITE 106/108

RSF	MO. RATE PSF	AVAILABLE
3,313 SF	\$3.50/SF NNN	Now

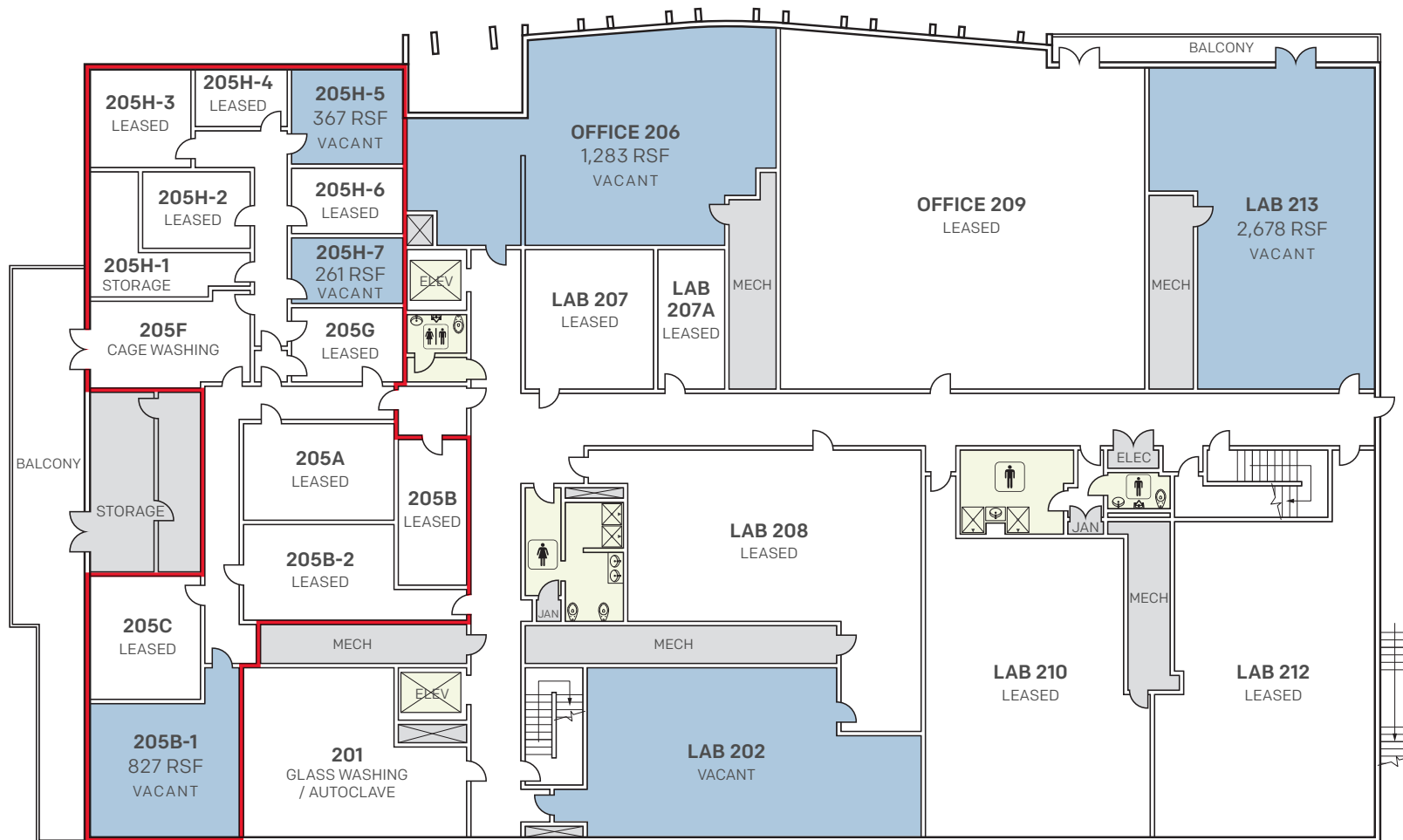
- Operable Windows
- (1) Conference Room
- (3) Offices
- (3) Fume Hoods
- (4) Sinks



### 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

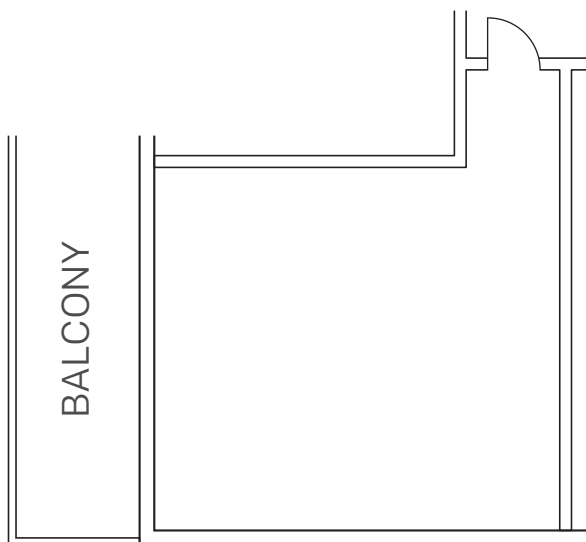
SUITE	RSF	MO. RATE PSF	AVAILABLE
Lab 205 B-1	827 SF	\$3.50/SF NNN	Now
Lab 205 H-5	367 SF	\$3.15/SF NNN	30-Days
Lab 205 H-7	261 SF	\$3.15/SF NNN	Now
Lab 202	1,652 SF	\$3.25/SF NNN	Now

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

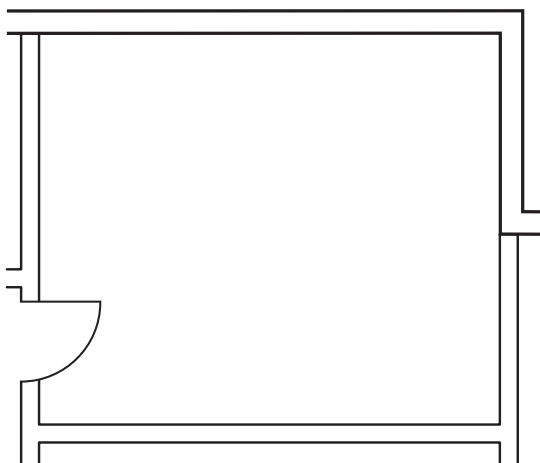
# FLOOR PLANS

## SECOND FLOOR



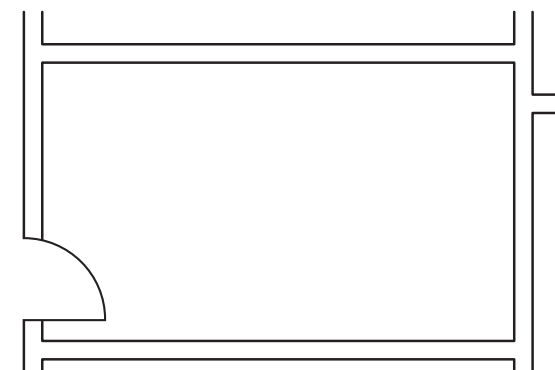
### SUITE 205/B-1

RSF	MO. RATE PSF	AVAILABLE
827 SF	\$3.50/SF NNN	Now
<ul style="list-style-type: none"> <li>• Open Area</li> <li>• Vivarium Space</li> </ul>		



### SUITE 205/H-5

RSF	MO. RATE PSF	AVAILABLE
367 SF	\$3.15/SF NNN	30-Days
<ul style="list-style-type: none"> <li>• Open Area</li> <li>• Vivarium Space</li> </ul>		

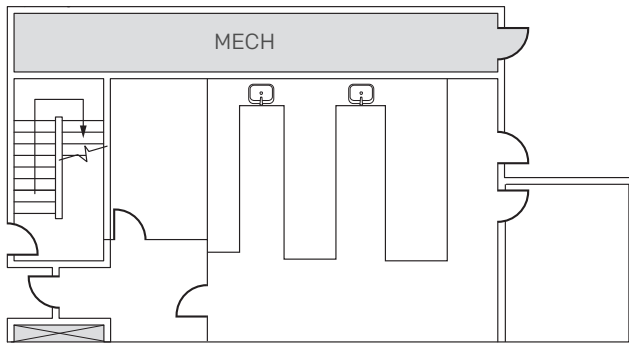


### SUITE 205/H-5

RSF	MO. RATE PSF	AVAILABLE
261 SF	\$3.15/SF NNN	Now
<ul style="list-style-type: none"> <li>• Open Area</li> <li>• Vivarium Space</li> </ul>		

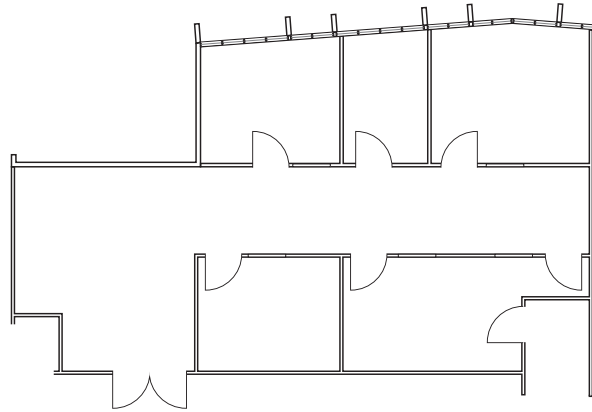
# FLOOR PLANS

## SECOND FLOOR



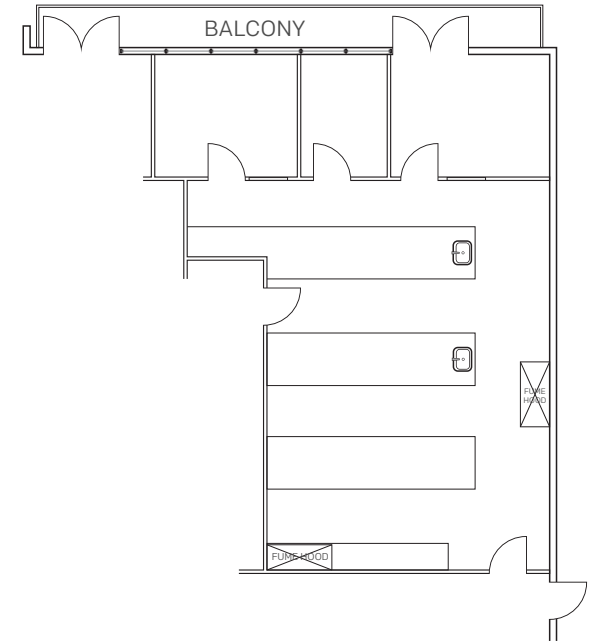
### SUITE 202

RSF	MO. RATE PSF	AVAILABLE
1,652 SF	\$3.25 NNN	Now
<ul style="list-style-type: none"> <li>• (2) Offices</li> <li>• (2) Sinks</li> </ul>		<ul style="list-style-type: none"> <li>• (1) Lab Support Room</li> </ul>



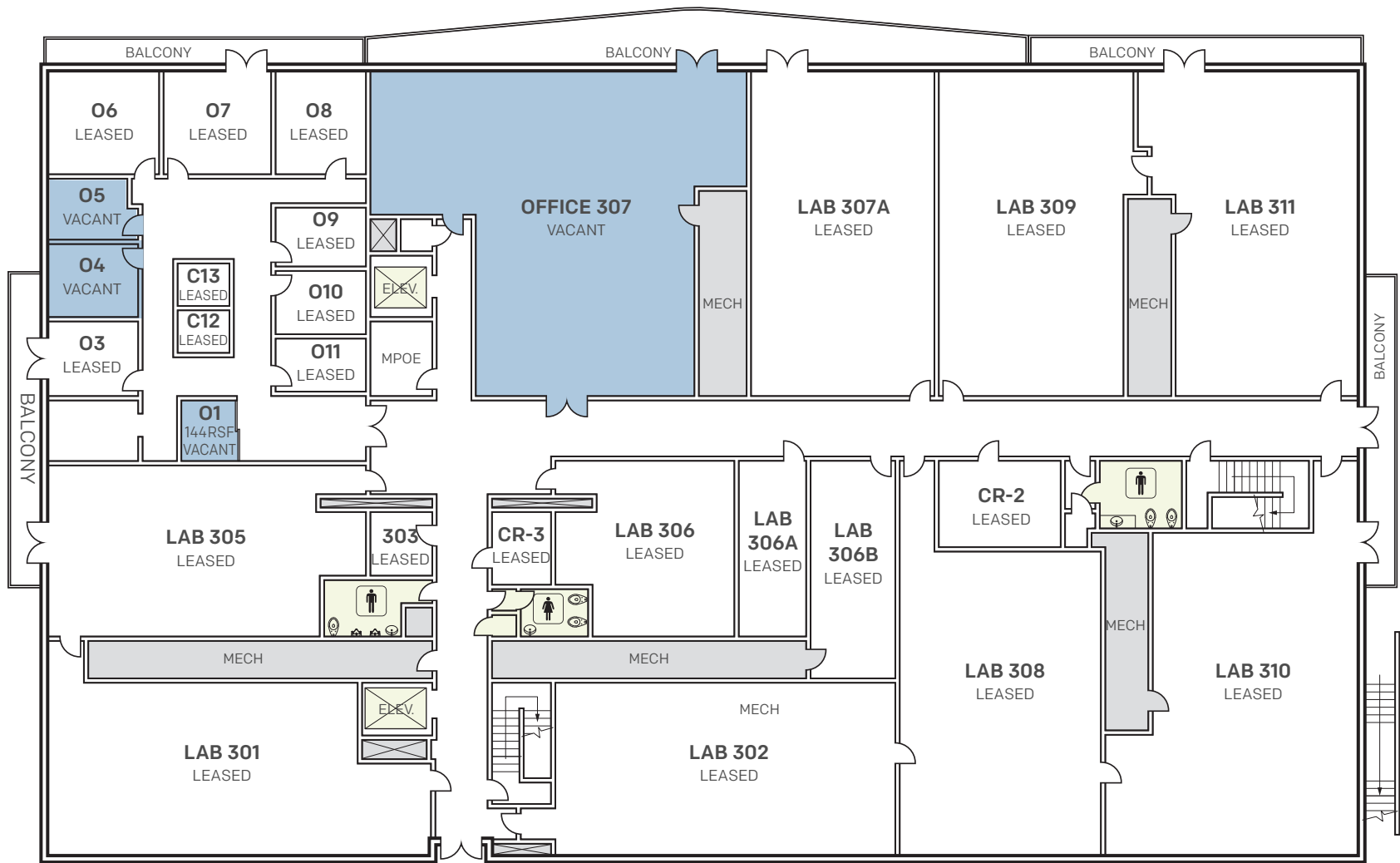
### SUITE 206

RSF	MO. RATE PSF	AVAILABLE
1,283 SF	\$5.00/SF FSG	Now
<ul style="list-style-type: none"> <li>• Open Area</li> <li>• (1) Conference Room</li> </ul>		<ul style="list-style-type: none"> <li>• Reception</li> <li>• (4) Offices</li> </ul>



### SUITE 213

RSF	MO. RATE PSF	AVAILABLE
2,678 SF	\$3.75/SF NNN	Now
<ul style="list-style-type: none"> <li>• Open Lab Space</li> <li>• (3) Offices</li> <li>• Balcony Access</li> </ul>		<ul style="list-style-type: none"> <li>• (2) Fume Hoods</li> <li>• (2) Sinks</li> </ul>



**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

**FLOOR PLANS**

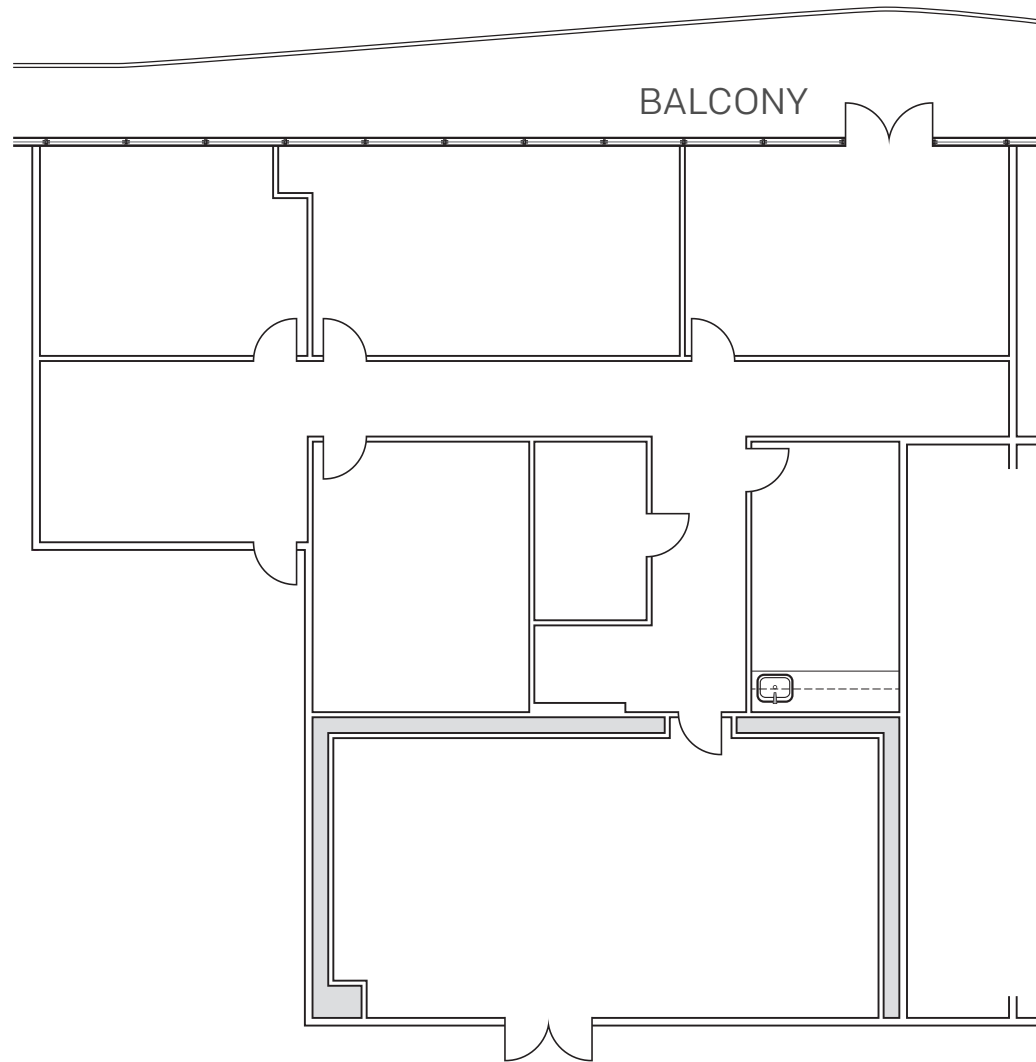
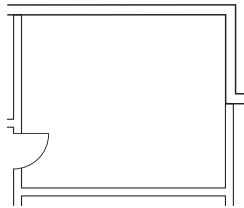
THIRD FLOOR

- VACANT SPACE
- BUILDING SERVICES
- BUILDING AMENITIES

NNN = \$1.05/SF

# FLOOR PLANS

## THIRD FLOOR



### SUITE 300-01

RSF	MO. RATE PSF	AVAILABLE
367 SF	\$3.15/SF FSG	Now

- Open Office Area

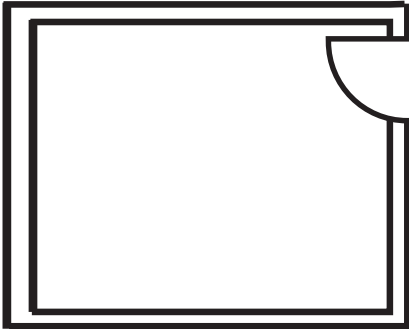
### SUITE 307

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

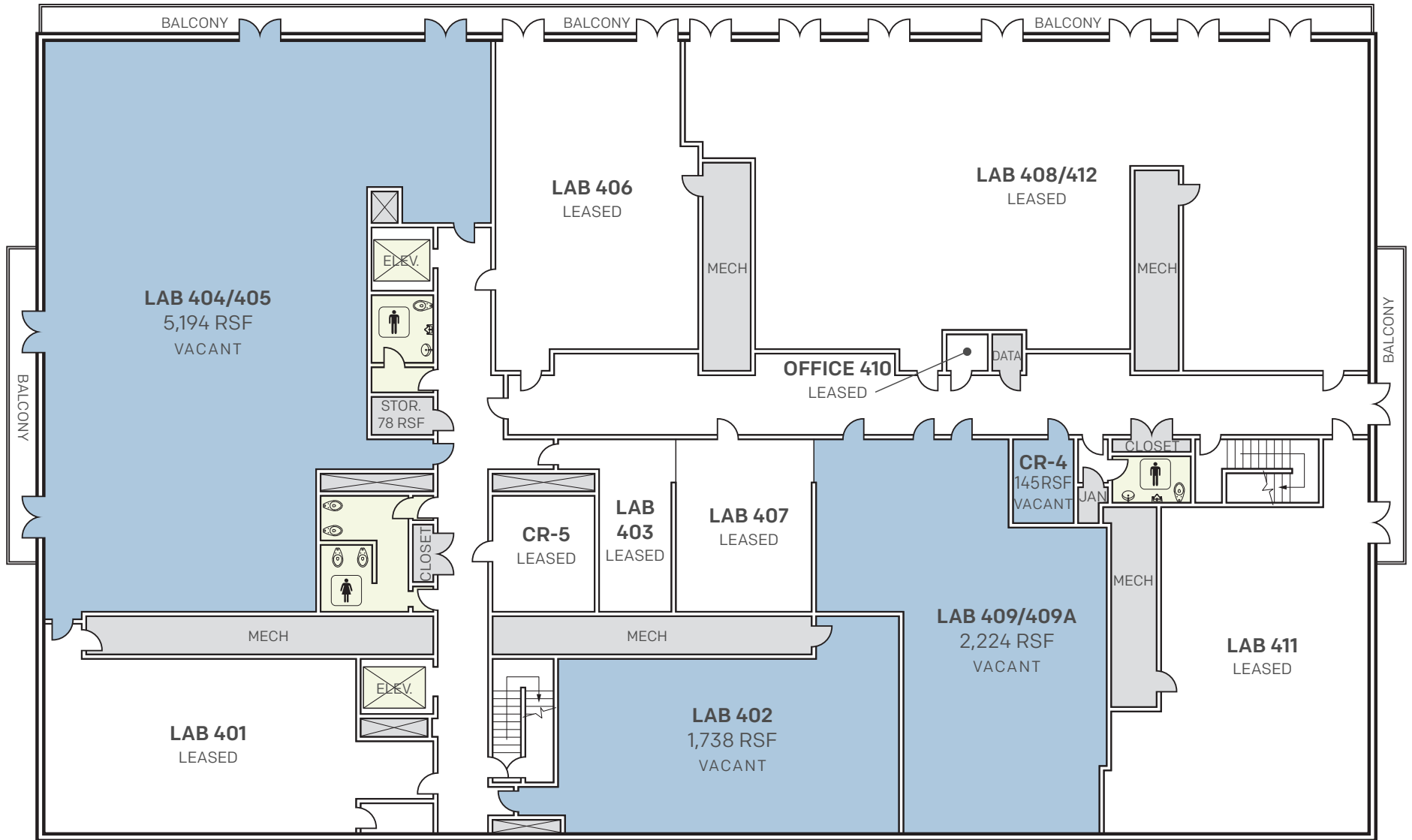
- Open Office Area



### SUITE 05

RSF	MO. RATE PSF	AVAILABLE
284 SF	Negotiable	Now

- Open Office Area



## FLOOR PLANS

### FOURTH FLOOR

VACANT SPACE

BUILDING SERVICES

BUILDING AMENITIES

## CURRENT AVAILABILITIES

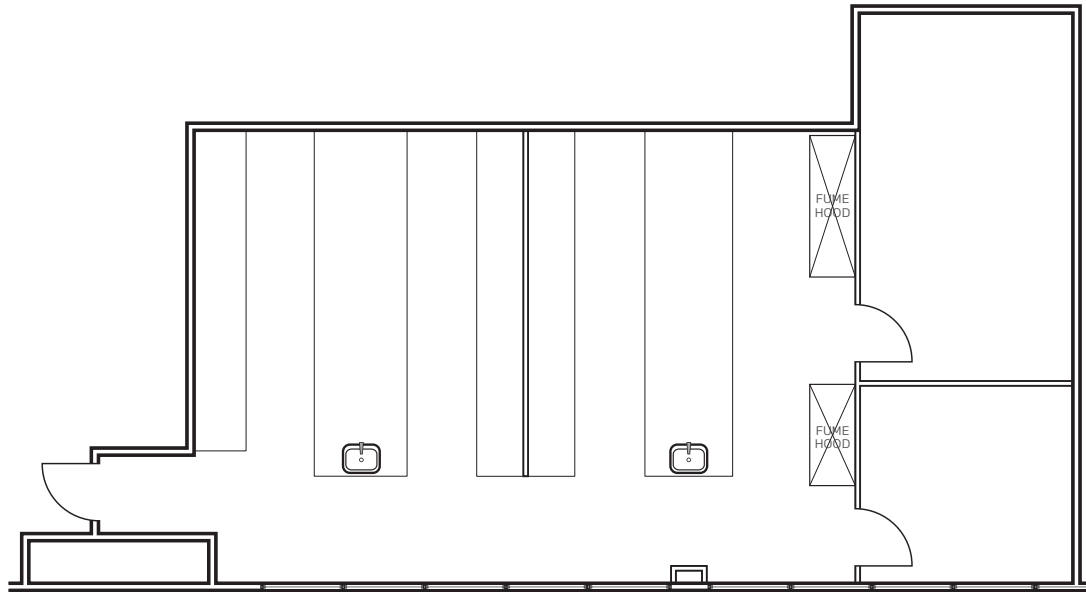
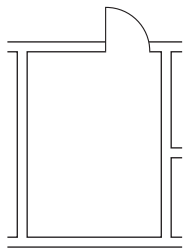
SUITE	RSF	MO. RATE PSF	AVAILABLE
CR-4	145 SF	\$3.15/SF NNN	Now
Lab 402	1,738 SF	\$3.80/SF NNN	Now

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

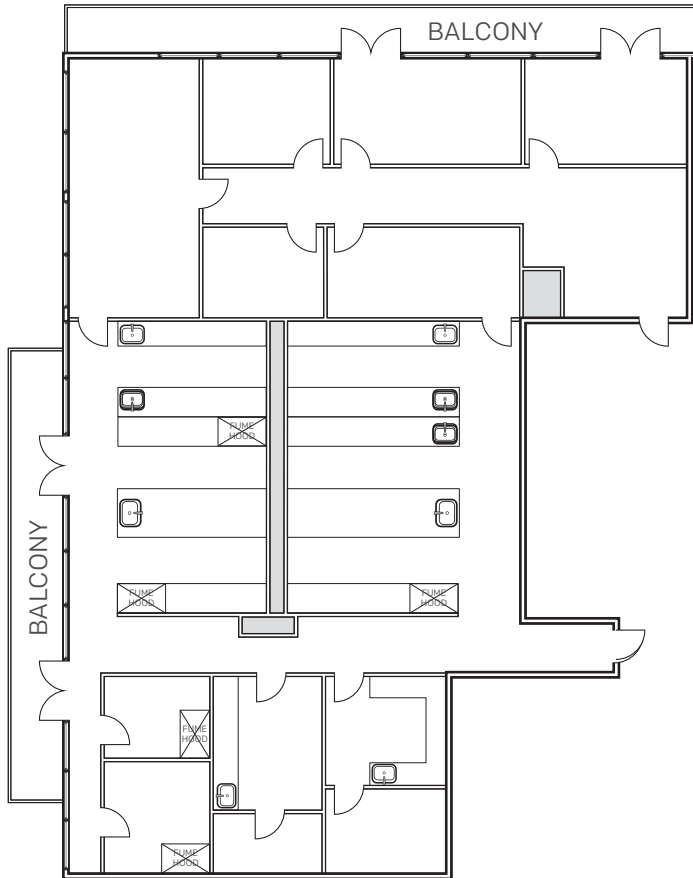
### SUITE 402

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

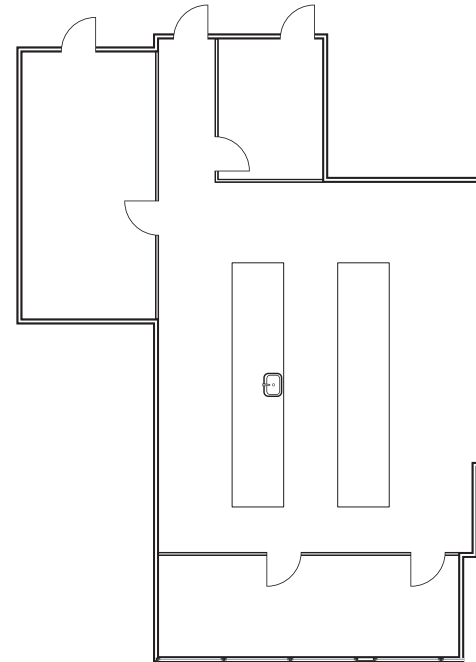
## FOURTH FLOOR



### SUITE 404/405

RSF	MO. RATE PSF	AVAILABLE
5,194 SF	\$4.75/SF NNN	Now

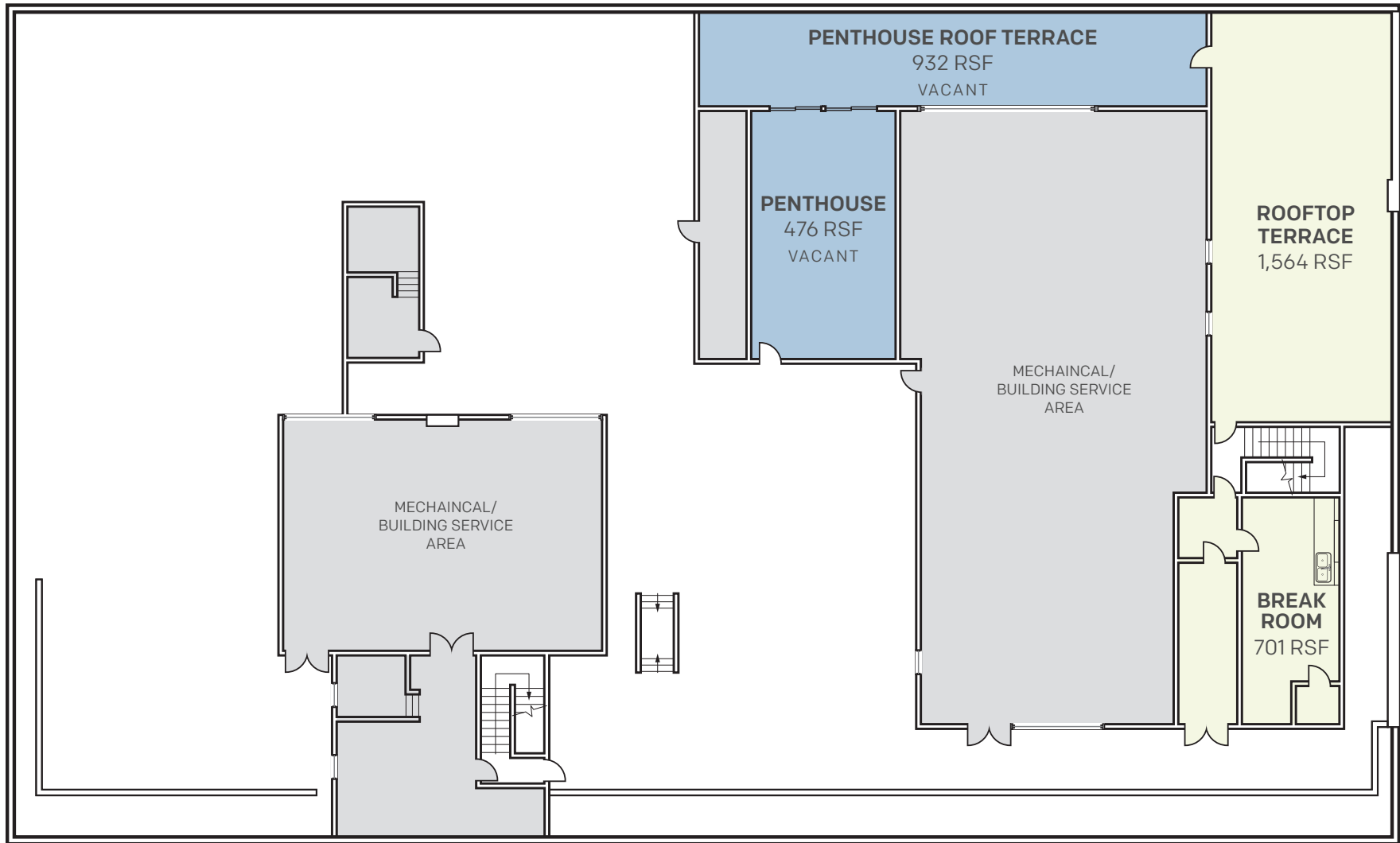
- Open Lab Area
- (1) Conference Room
- Break Area
- Balcony Access
- Storage
- (9) Offices
- (5) Fume Hoods
- (9) Sinks



### SUITE 409/409A

RSF	MO. RATE PSF	AVAILABLE
2,244 SF	\$4.25/SF NNN	Now

- Open Lab Space
- (1) Sink
- (3) Offices



## FLOOR PLANS

### FIFTH FLOOR

VACANT SPACE

BUILDING SERVICES

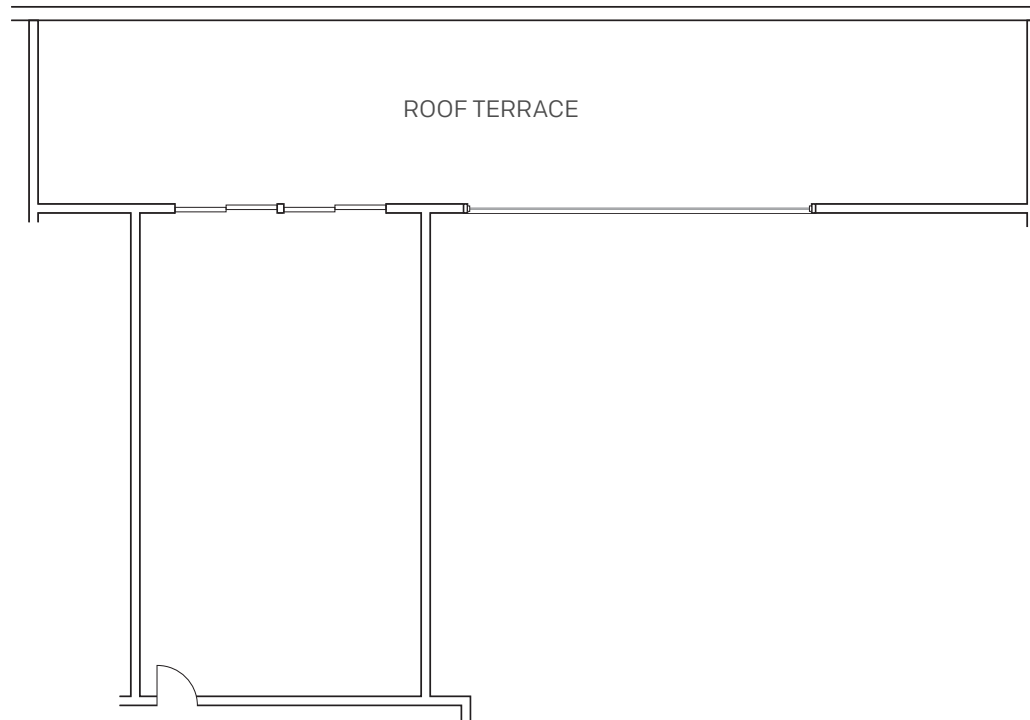
BUILDING AMENITIES

## CURRENT AVAILABILITIES

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

# FLOOR PLANS

## FIFTH FLOOR

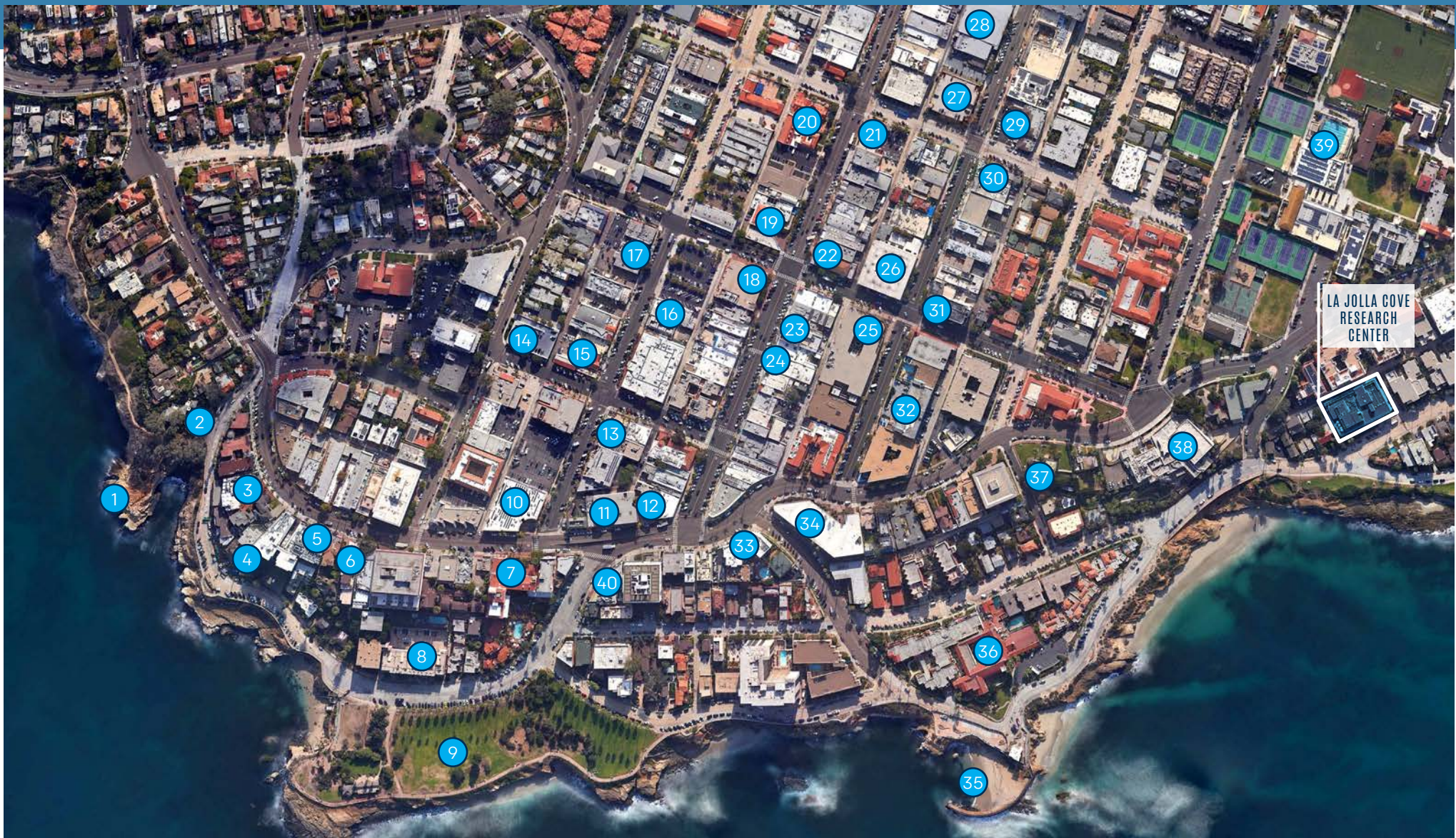


### SUITE 404/405

RSF	MO. RATE PSF	AVAILABLE
5,194 SF	\$4.75/SF FSG	Now

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- 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 COTTEAGE 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**.

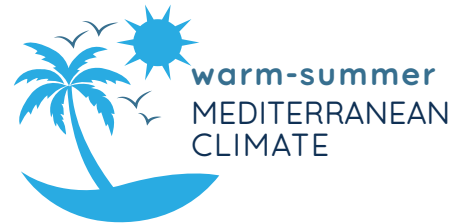


LA JOLLA FOUNDED  
**1887**

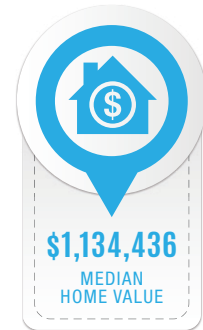
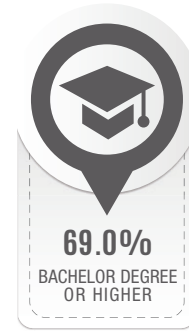
COUNTY OF  
**SAN DIEGO**

COASTAL  
**REGION**

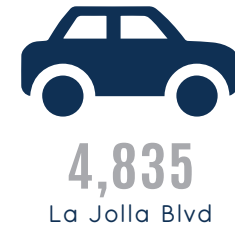
#1 EMPLOYER  
AMERICAN  
SYSTEMS



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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