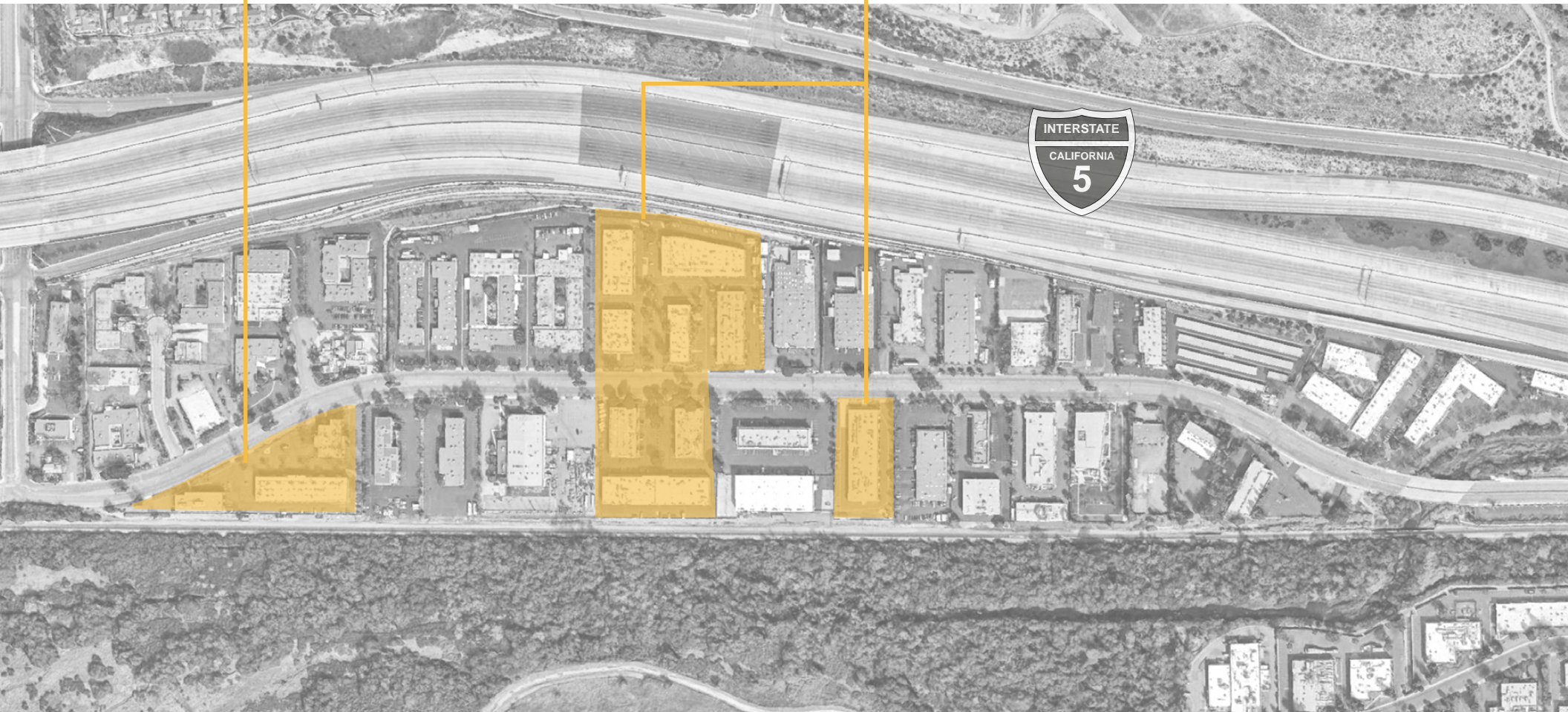




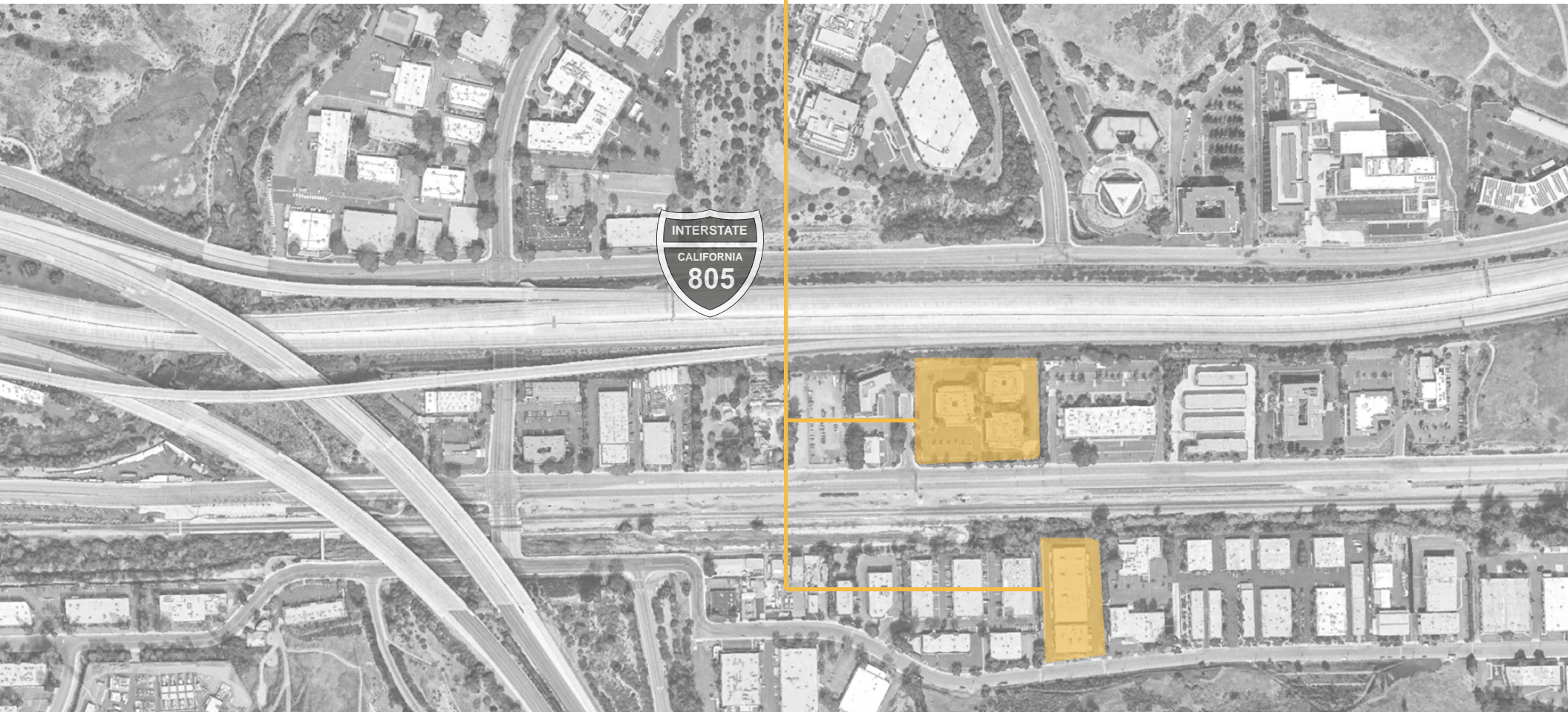
IOVA
SCIENCE DISTRICT™

SOVA North
77,484 SF

SOVA Central
223,949 SF



SOVA South
127,090 SF





**At SOVA Science District™
community and partnership
redefine the innovation economy.**

Longfellow has delivered its vision of innovation—enhancing the community with an amenitized 400,000+ SF modern tech and life sciences campus in the heart of Sorrento Valley.





Flex a little life into your workday.

Conference rooms are great—but they're not the only place meetings happen. Grab a beer on-site from New English Brewing. Take a weekly yoga or strength training class, on us. Fuel up with a pop-up smoothie bar. Catch a movie on the lawn. SOVA is a community that invites and inspires. All brought to you by Elevate™—Longfellow's proprietary tenant experience program.

11772



SCIENCE DISTRICT

NORTH

AVAILABILITY: SOVA NORTH

Building	Suite	SqFt	Price	Notes
11760 SVR	D, E, F	7,738	Negotiable	Future Spec Lab Delivers February 2023
11760 SVR	K, L, M	6,706	Negotiable	Future Spec Lab Delivers June 2023
11772 SVR	Entire Building	Approx. 20,000	Negotiable	Available January 2023



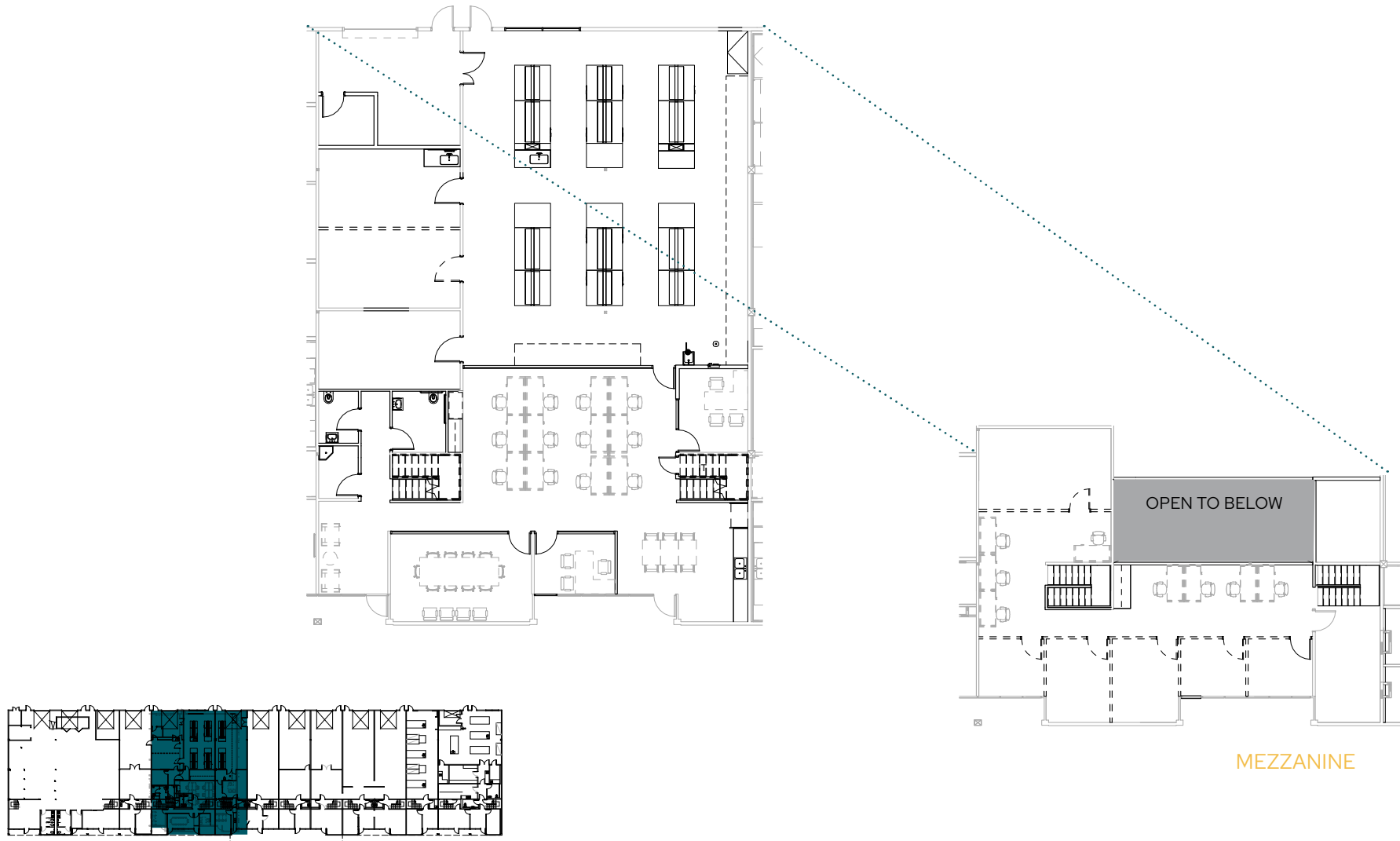
AVAILABILITY: SOVA NORTH



11760 SORRENTO VALLEY ROAD

SUITE D, E, F | 7,738 RSF

FUTURE SPEC LAB DELIVERS FEBRUARY 2023



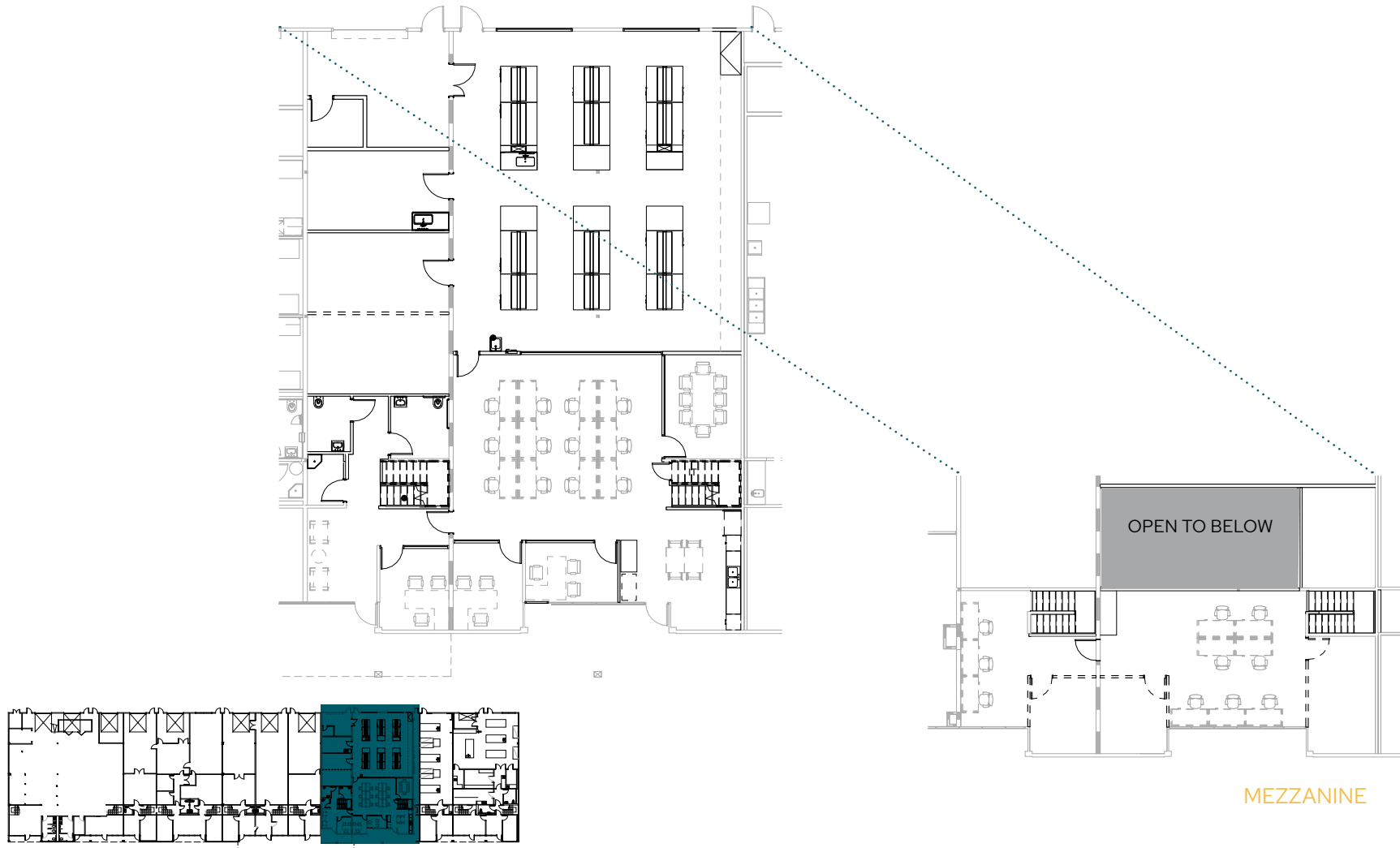
AVAILABILITY: SOVA NORTH



11760 SORRENTO VALLEY ROAD

SUITE K, L, M | 6,706 RSF

FUTURE SPEC LAB DELIVERS JUNE 2023



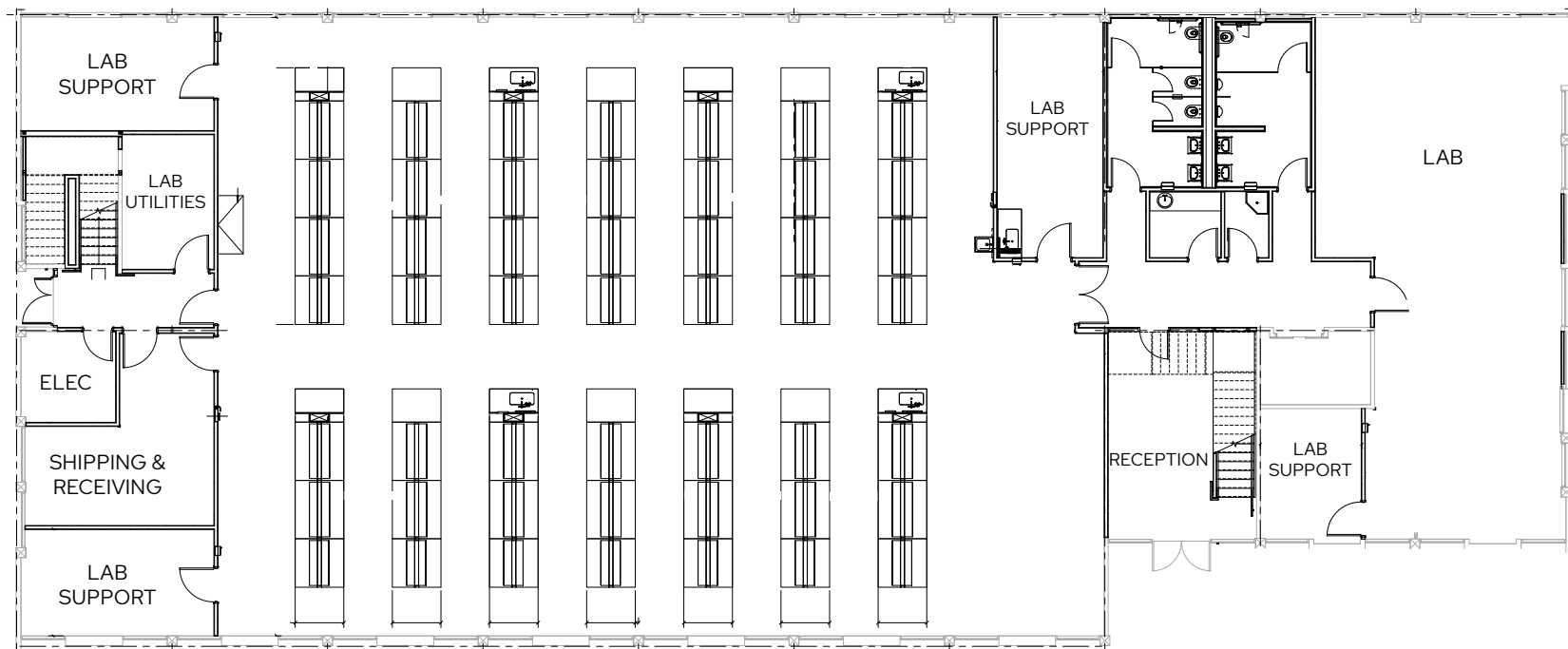
AVAILABILITY: SOVA NORTH



11772 SORRENTO VALLEY ROAD

APPROX. 20,000 RSF

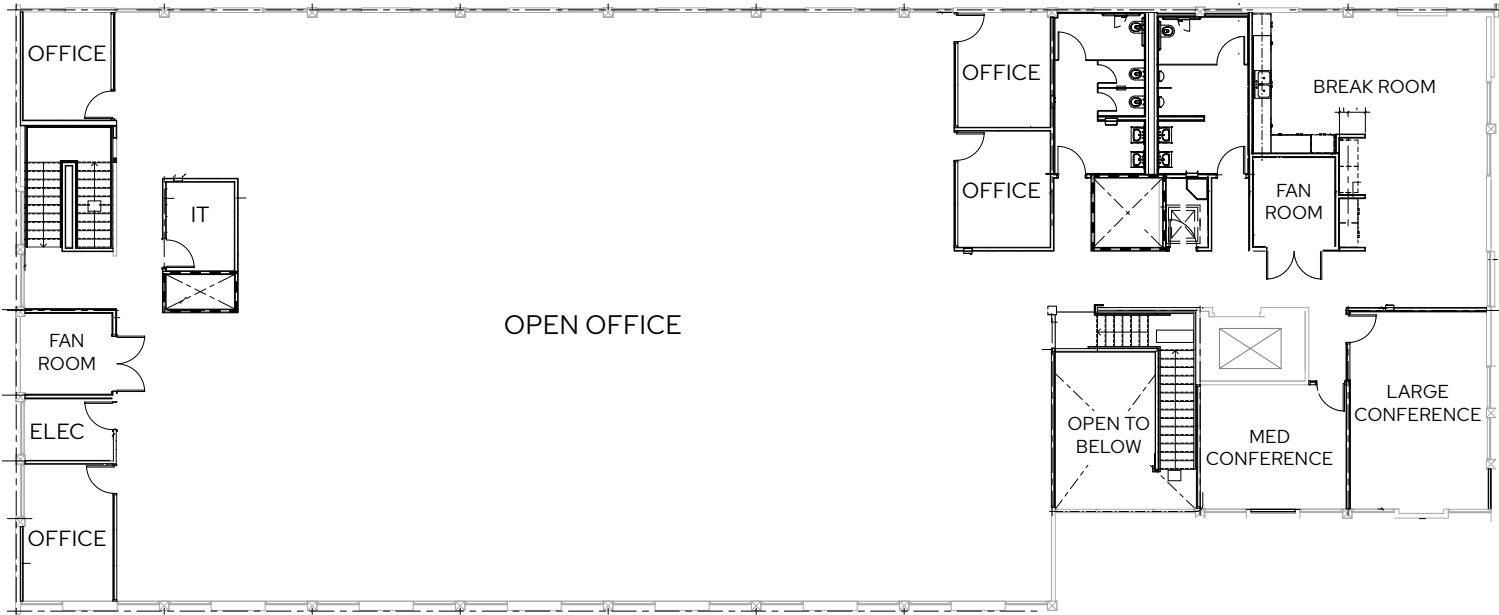
SINGLE TENANT BUILDING AVAILABLE JANUARY 2023



FIRST FLOOR - LAB

AVAILABILITY: SOVA NORTH

11772 SORRENTO VALLEY ROAD



SECOND FLOOR - OFFICE



11586



SCIENCE DISTRICT

CENTRAL



AVAILABILITY: SOVA CENTRAL



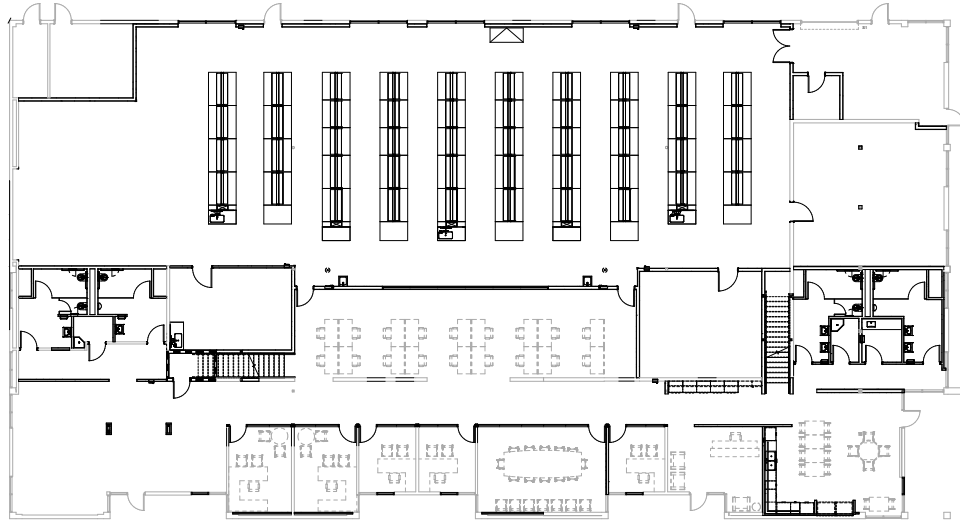
Building	Suite	SqFt	Price	Notes
11578 SVR	24-30	22,197	Negotiable	Entire Building Available March 2023

AVAILABILITY: SOVA CENTRAL

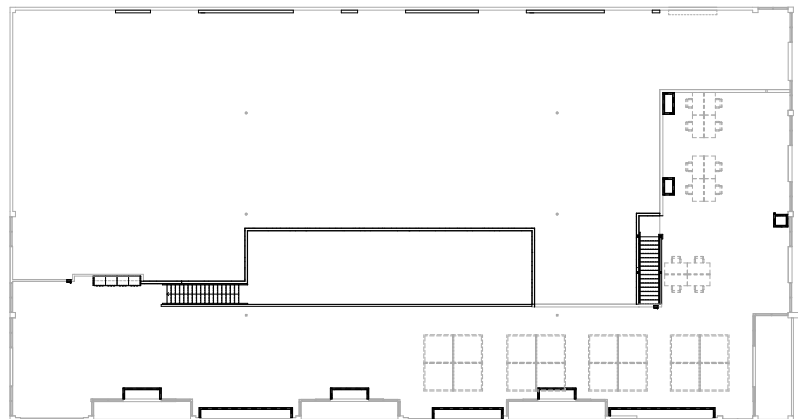


11578 SORRENTO VALLEY ROAD

SUITE 24-30 | 22,197 RSF



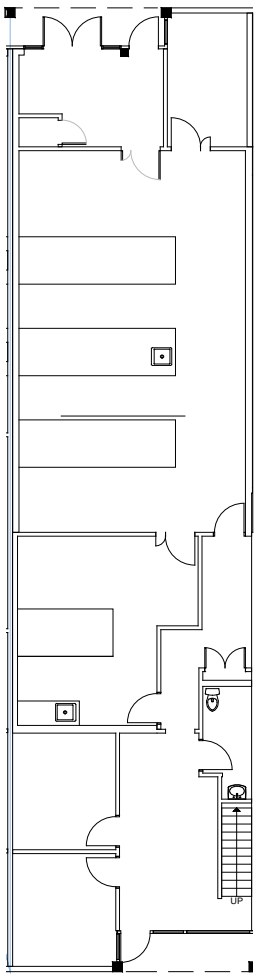
FIRST FLOOR



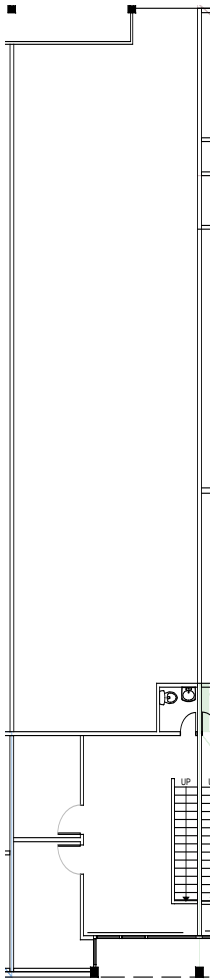
SECOND FLOOR

AVAILABILITY: SOVA CENTRAL

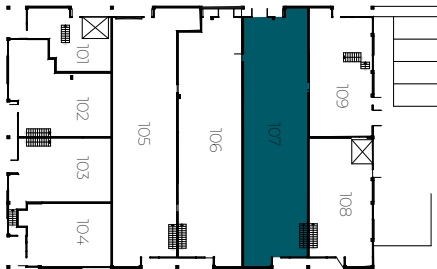
11585 SORRENTO VALLEY ROAD
SUITE 107 | 3,345 RSF



FIRST FLOOR



MEZZANINE





SCIENCE DISTRICT

SOUTH

AVAILABILITY: SOVA SOUTH



Building	Suite	SqFt	Price	Notes
10581 Roselle	100	5,541	Negotiable	Available May 2023

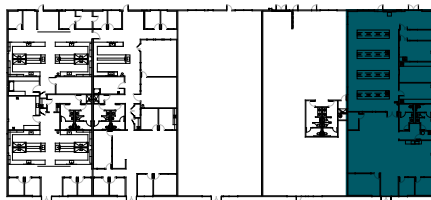
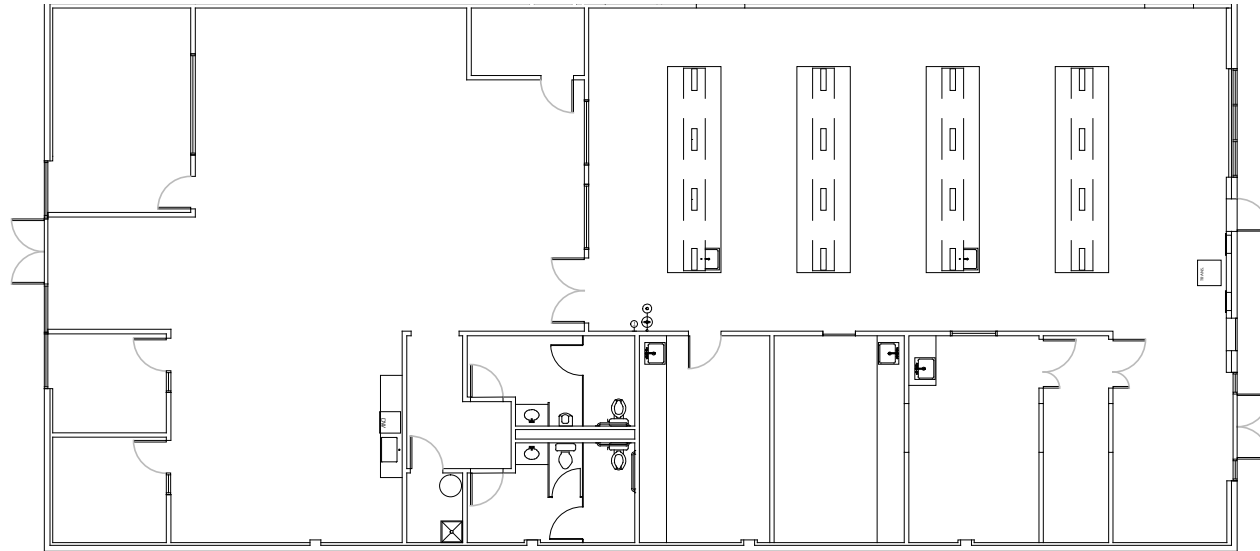
AVAILABILITY: SOVA SOUTH



10581 ROSELLE STREET

SUITE 100 | 5,541 RSF

AVAILABLE MAY 2023







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Corporate License #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK



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