



**IOVA**  
SCIENCE DISTRICT™



**SOVA North**  
80,036 SF

**SOVA Central**  
250,843 SF

**SOVA Sycamore**  
89,919 SF

**SOVA South**  
37,904 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.



# SEITE AMENITIES



## ON-SITE AMENITIES

SOVA Fitness Center  
The Coffee Cart  
Craft Taco  
New English Brewing  
The Patio





11772



SCIENCE DISTRICT

NORTH



## AVAILABILITY: SOVA NORTH

Building	Suite	Sq Ft	Price	Notes
11750 SVR	100	3,605	Negotiable	Office Only. Available
11772 SVR	Full Building	20,217	Negotiable	Spec Lab Available



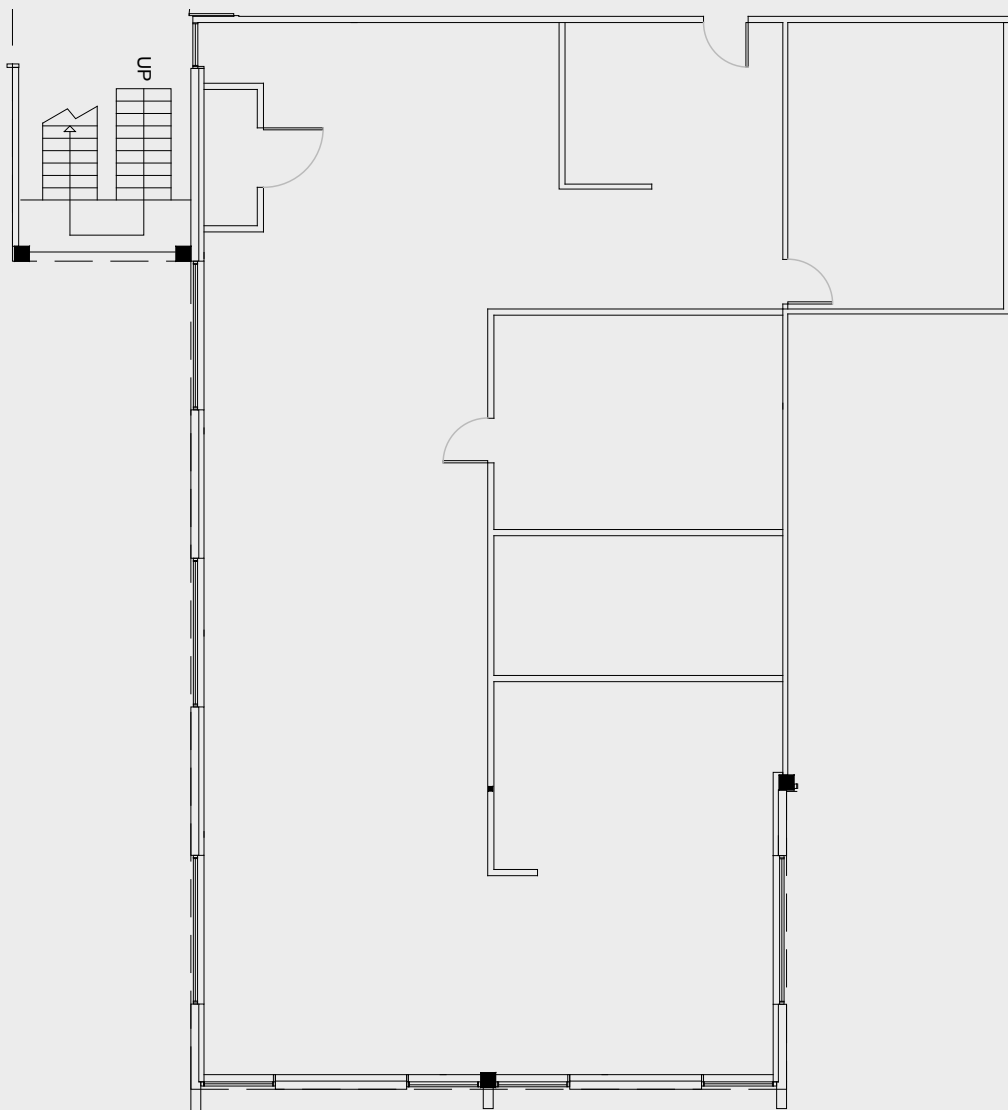
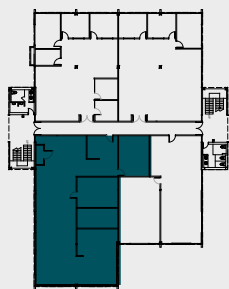


## AVAILABILITY: SOVA NORTH

11750 SORRENTO VALLEY ROAD

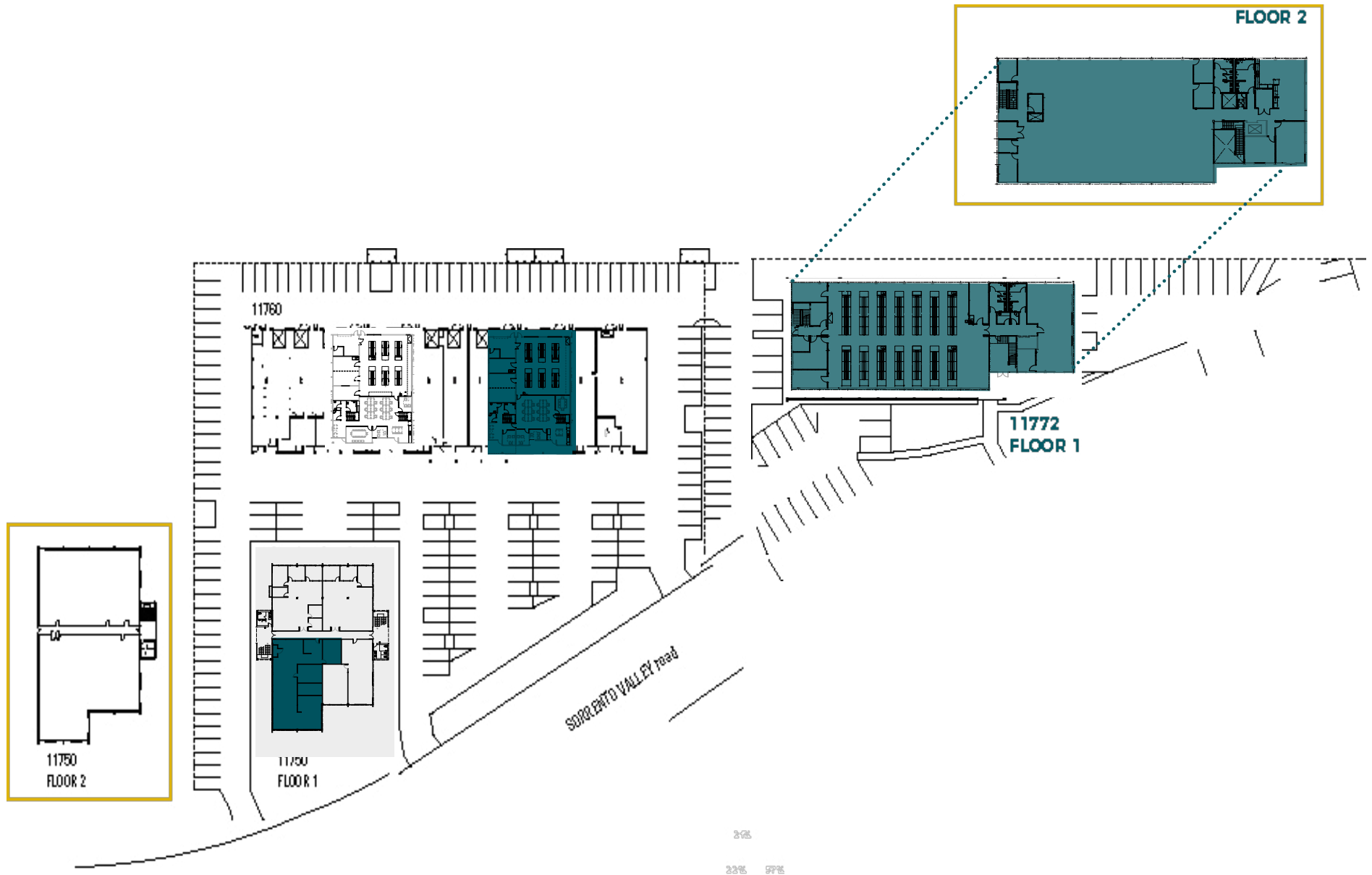
SUITE 100 | 3,605 RSF

**AVAILABLE**





# AVAILABILITY: SOVA NORTH



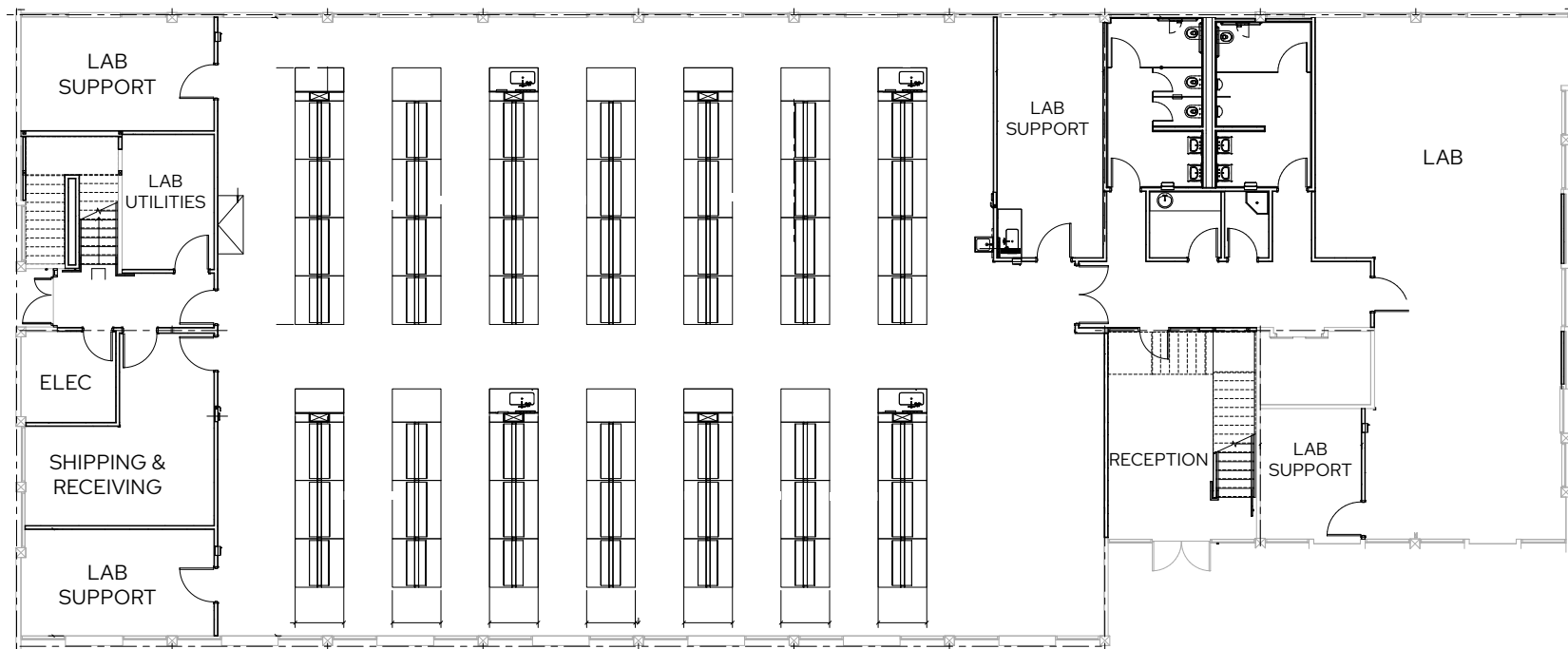


# AVAILABILITY: SOVA NORTH

11772 SORRENTO VALLEY ROAD

APPROX. 20,217 RSF

**SPEC LAB - FULL BUILDING AVAILABLE NOW**

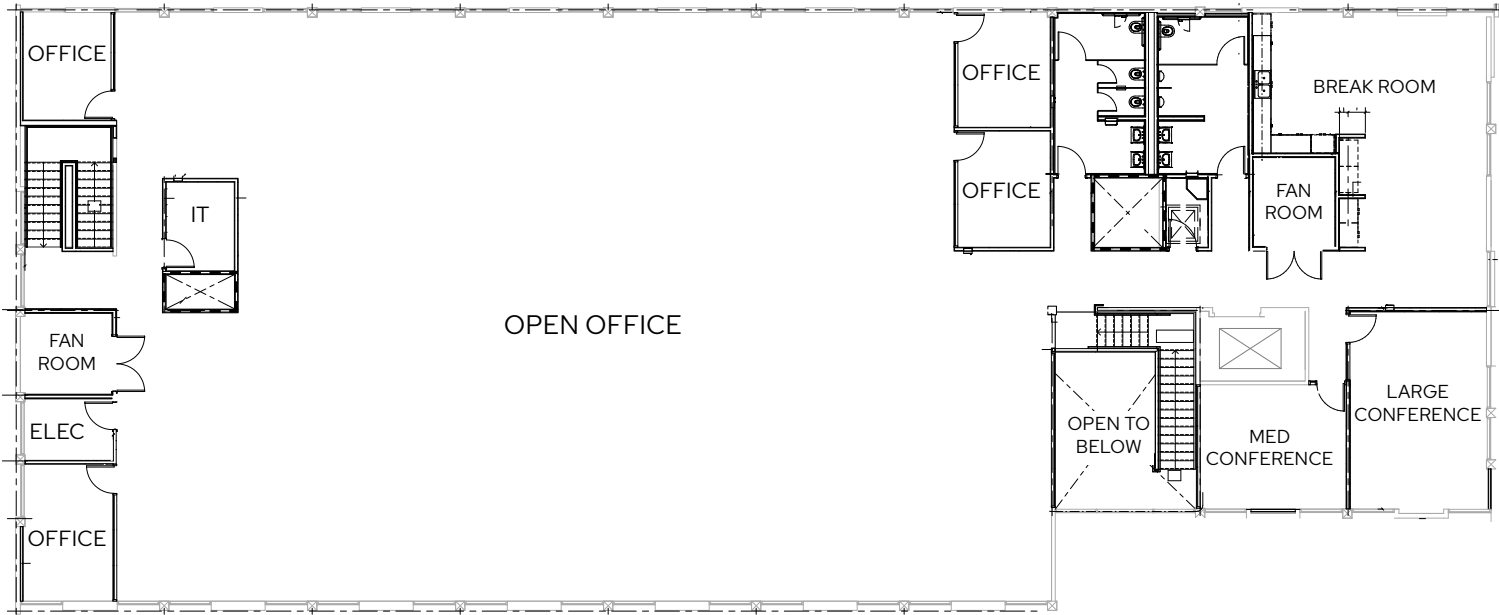


FIRST FLOOR - LAB



AVAILABILITY: SOVA NORTH

11772 SORRENTO VALLEY ROAD



SECOND FLOOR - OFFICE





SCIENCE DISTRICT

CENTRAL





## AVAILABILITY: SOVA CENTRAL

Building	Suite	Sq Ft	Price	Notes
11494 SVR	A	25,827	Negotiable	Fully Furnished. Available
11575 SVR	212	7,028	Negotiable	New Spec Available
11575 SVR	214	2,194	Negotiable	New Spec Suite Delivering Q2 2024
11578 SVR	Full Building	22,196	Negotiable	New Spec Available
11585 SVR	101	6,930	Negotiable	New Spec Delivering Q3 2024





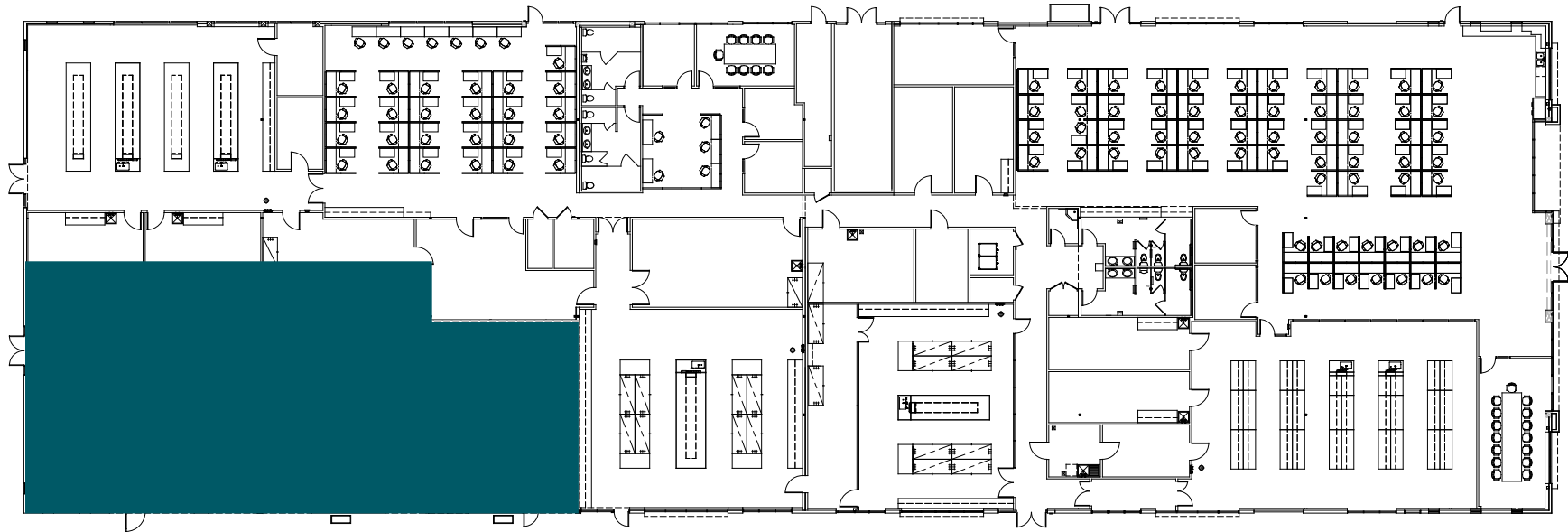
## AVAILABILITY: SOVA CENTRAL



11494 SORRENTO VALLEY ROAD

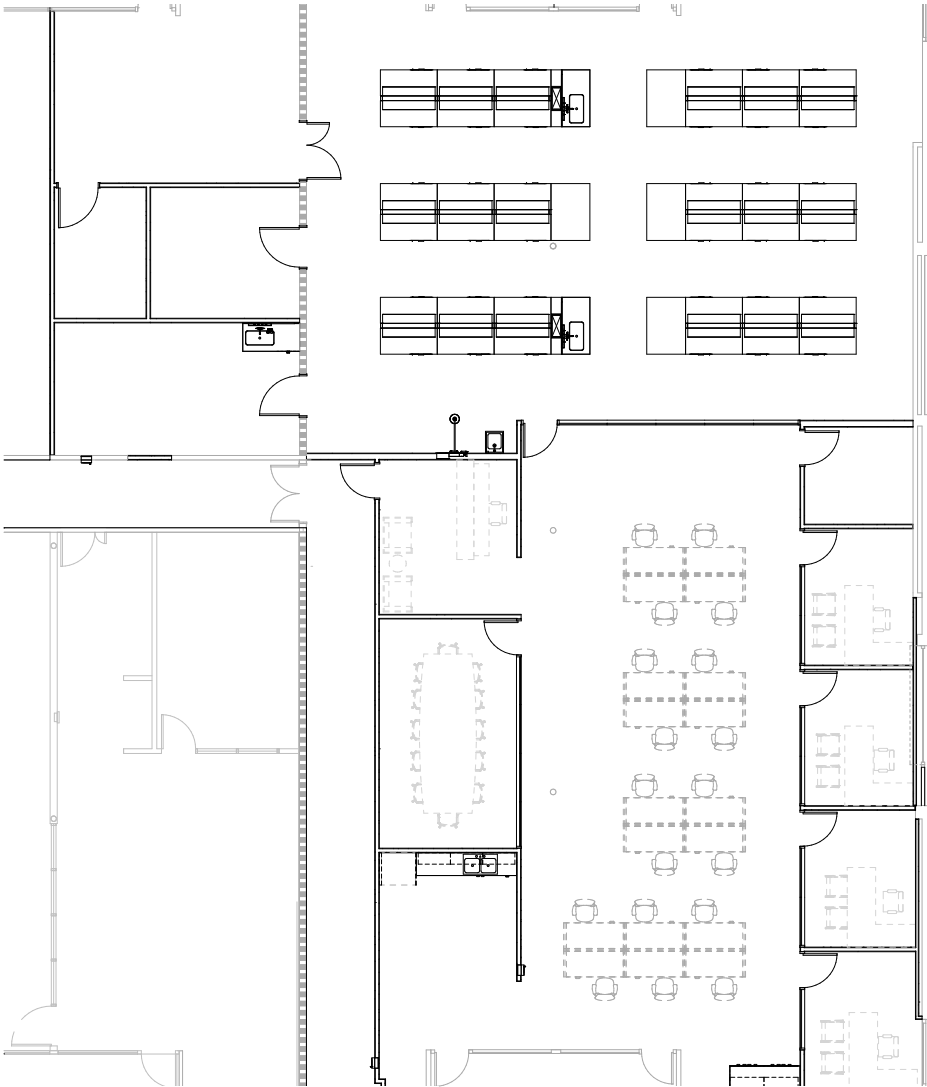
SUITE A | 25,827 RSF

(All FF&E shown is existing and available)



AVAILABILITY: SOVA CENTRAL

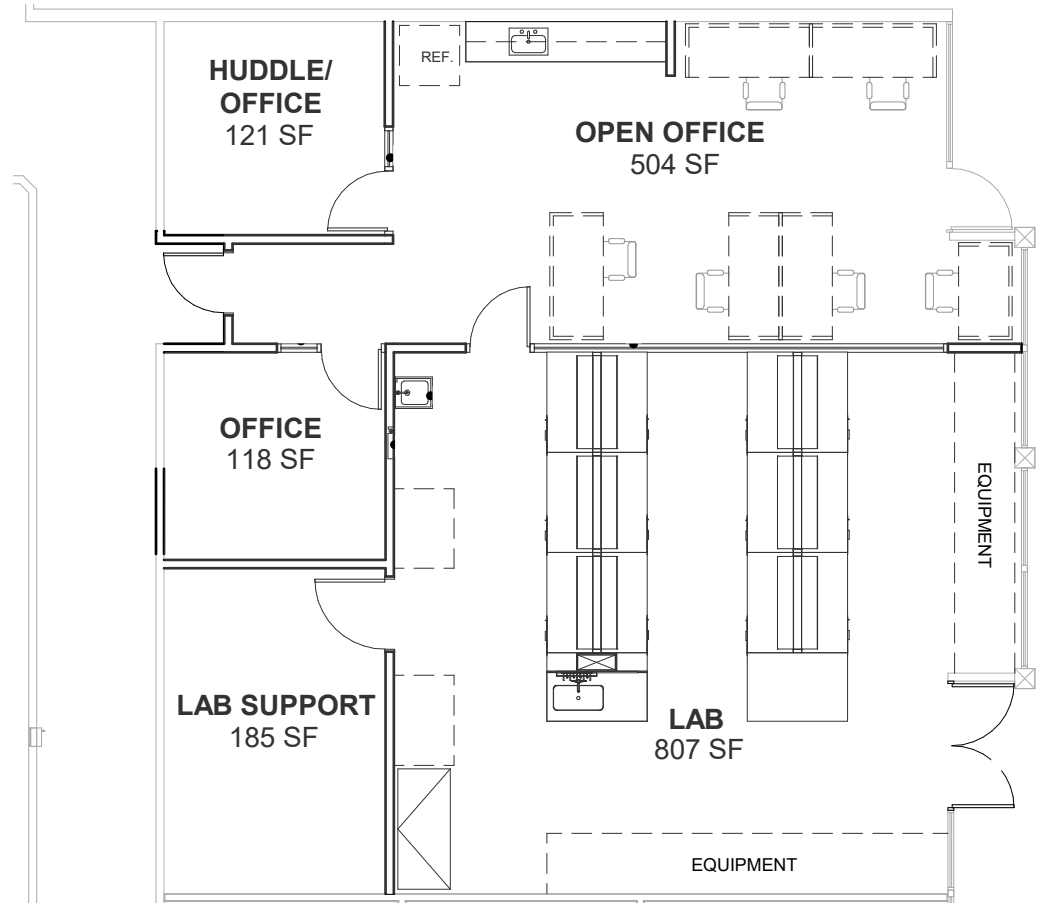
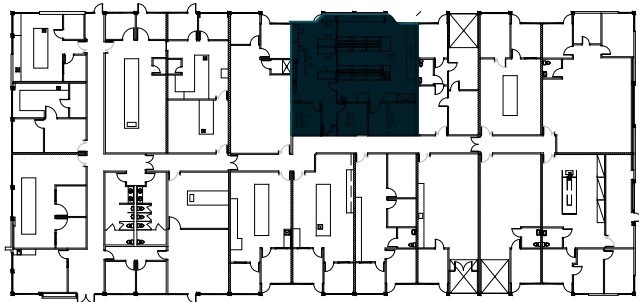
11575 SORRENTO VALLEY ROAD  
SUITE 212 | 7,028 RSF





# AVAILABILITY: SOVA CENTRAL

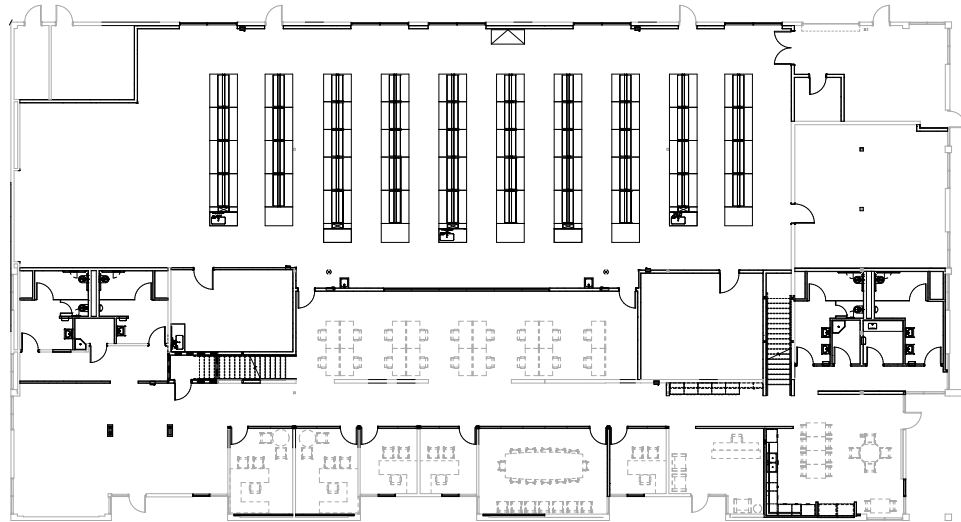
11575 SORRENTO VALLEY ROAD  
SUITE 214 | 2,194 RSF



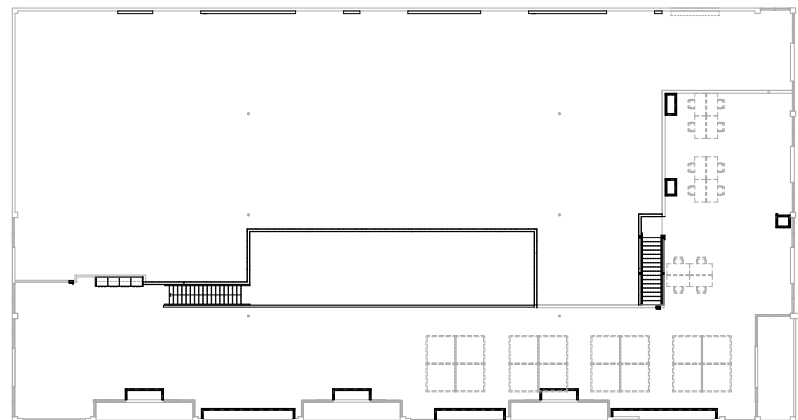
# AVAILABILITY: SOVA CENTRAL

11578 SORRENTO VALLEY ROAD

Full Building | 22,196 RSF



FIRST FLOOR

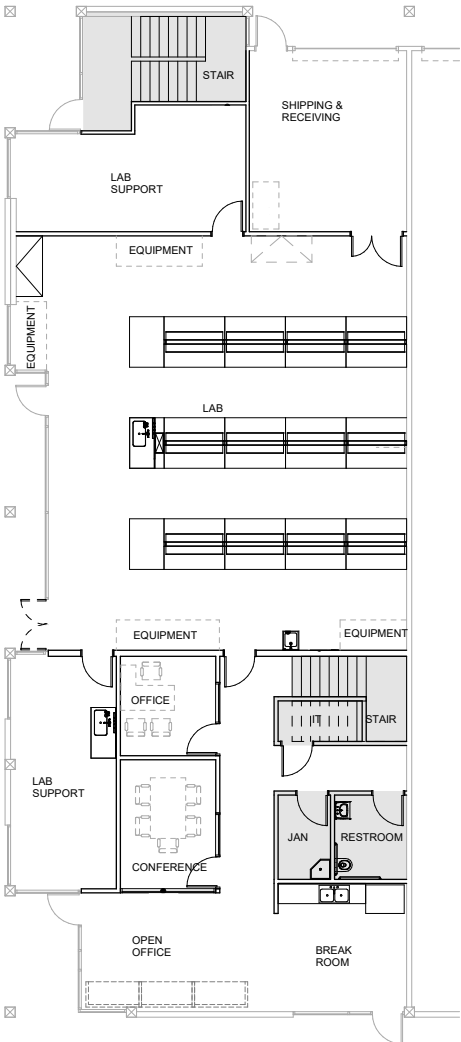


SECOND FLOOR

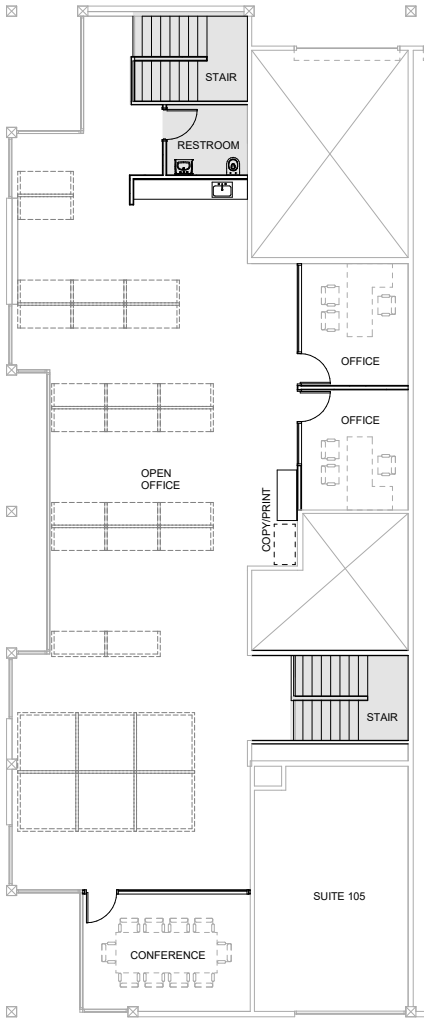


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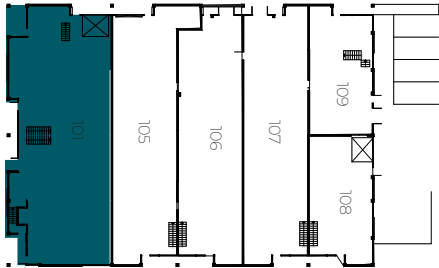
11585 SORRENTO VALLEY ROAD  
SUITE 101 | 6,930 RSF



FIRST FLOOR



MEZZANINE





SCIENCE DISTRICT

SOUTH





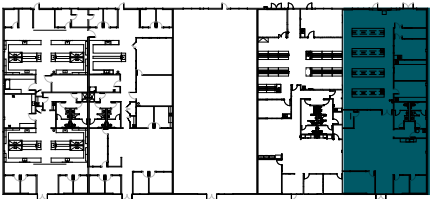
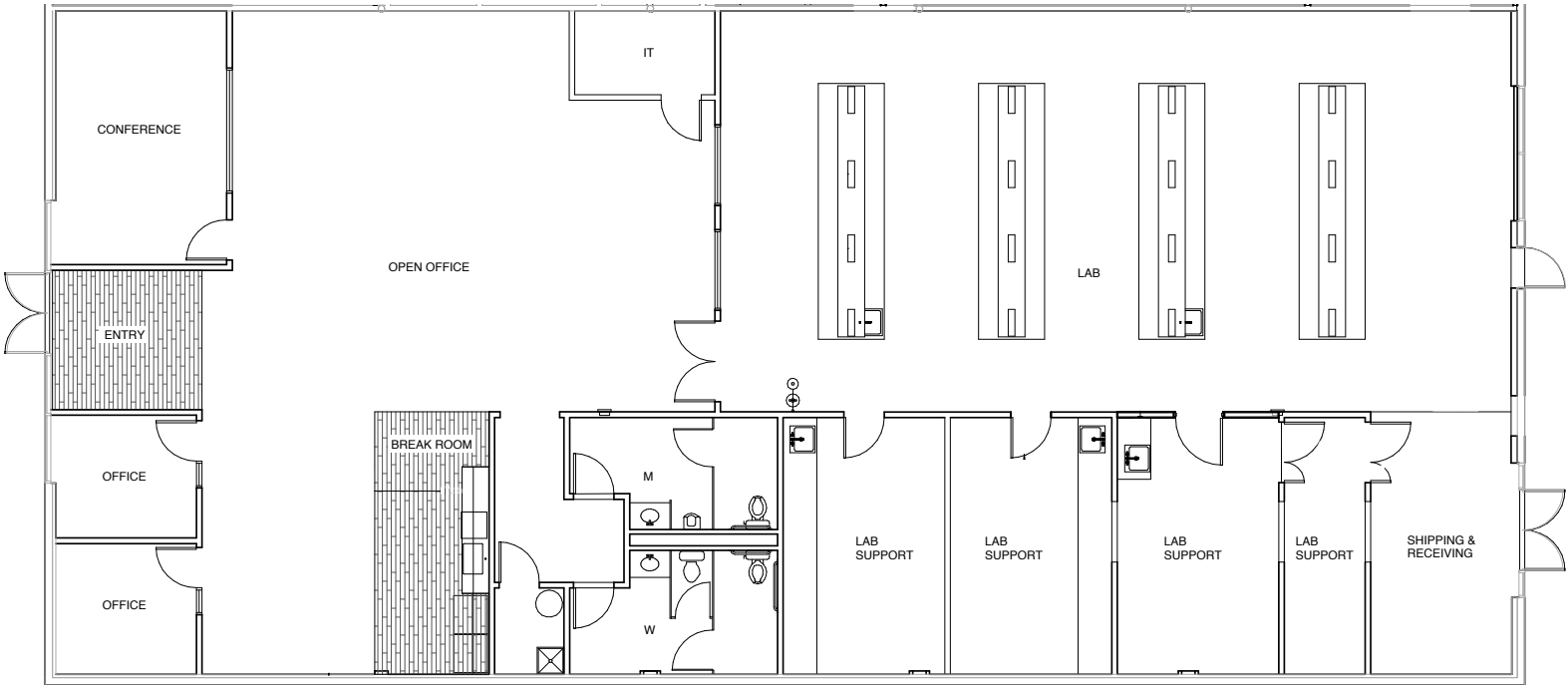
## AVAILABILITY: SOVA SOUTH

Building	SqFt	Suite	Price	Notes
10581 Roselle	5,541	100	Negotiable	Available Now
10581 Roselle	5,528	105	Negotiable	Spec Suite Delivering May 2024

**Flex a little life into  
your workday.**

10581 Roselle Street, San Diego, CA 92121  
SOVA Science District | South

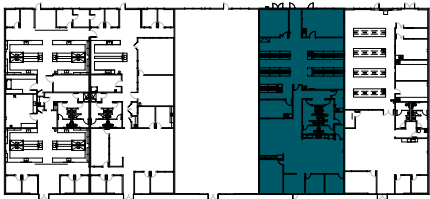
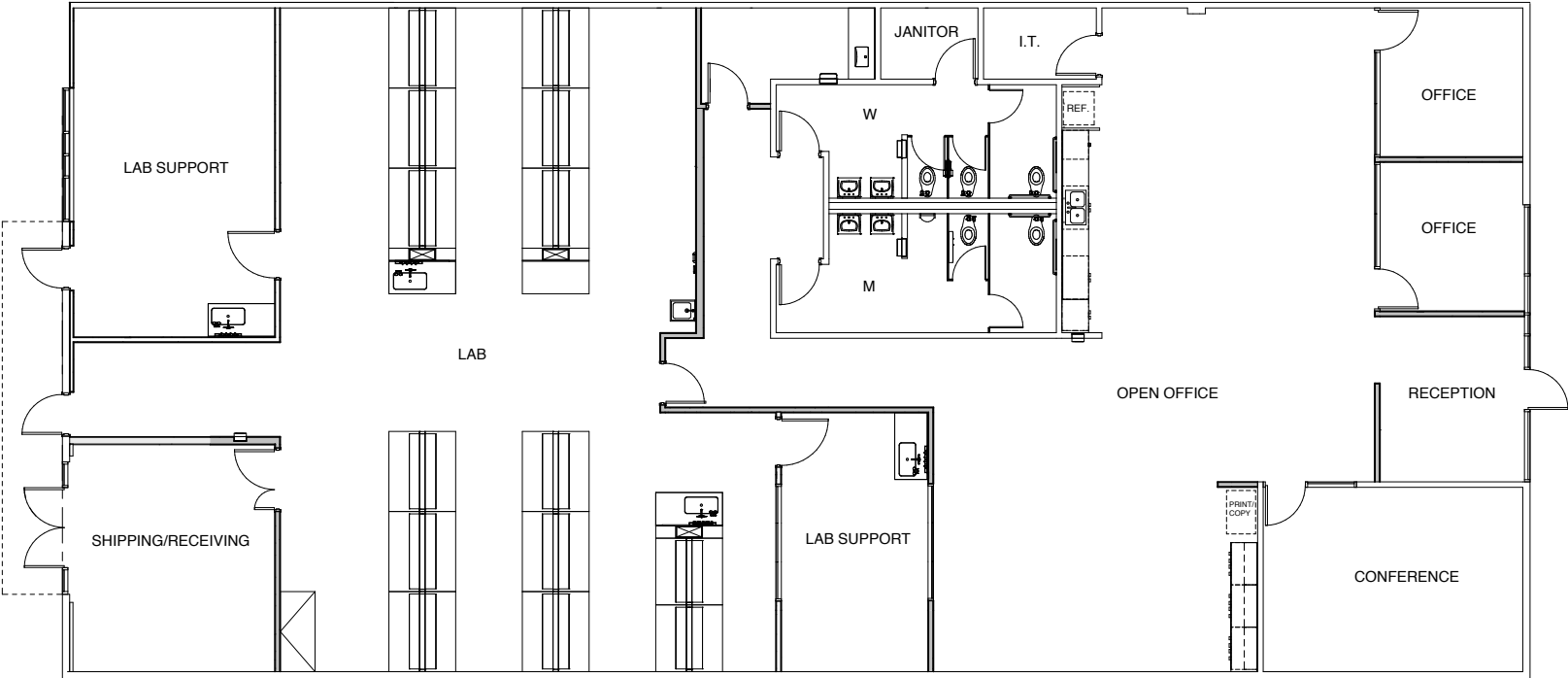
Suite 100 | 5,541 RSF  
Available Now



10581 Roselle Street, San Diego, CA 92121  
SOVA Science District | South



**Suite 105 | 5,528 RSF**  
Spec Suite Delivering May 2024







SCIENCE DISTRICT

SYCAMORE

# AVAILABILITY



Building	SqFt	Suite	Price	Notes
10655 SVR	14,461	200	Negotiable	Available Now. Fully Furnished

**Flex a little life into  
your workday.**



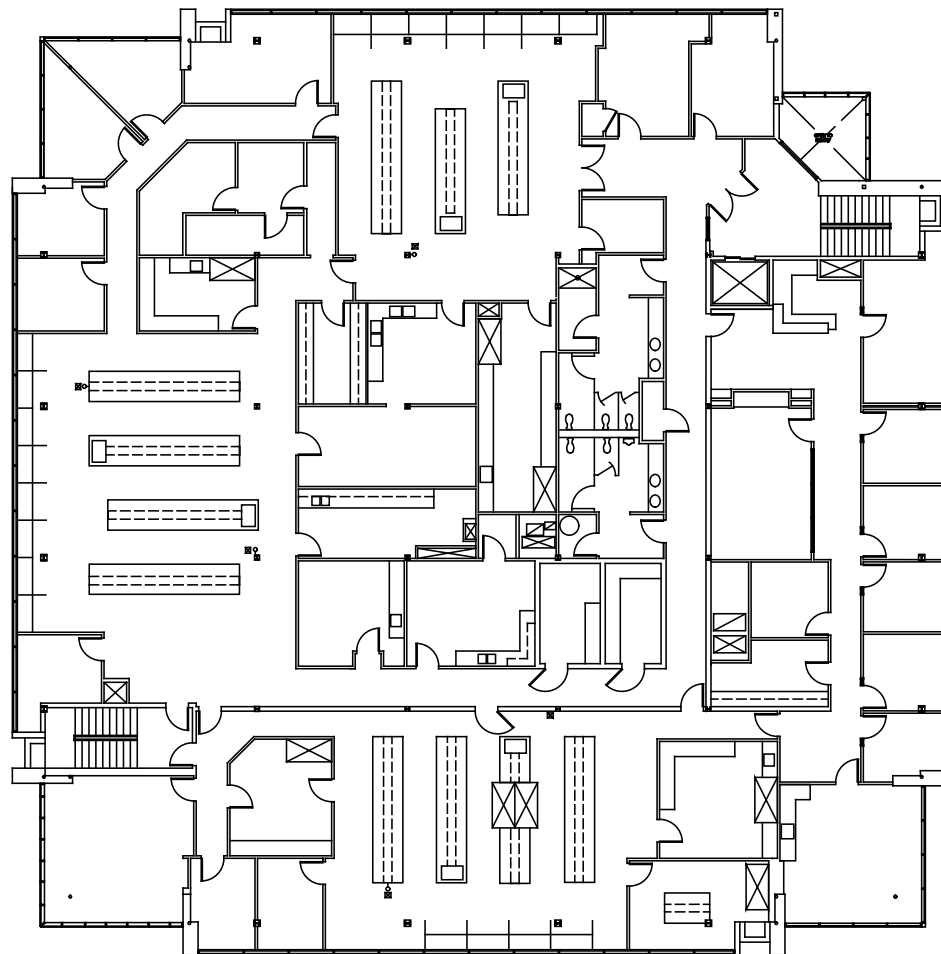
10655 Sorrento Valley Rd, San Diego, CA 92121  
SOVA Science District | Sycamore

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**Suite 200 | 14,461 RSF**

2nd Floor Available Now. Fully Furnished.







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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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