



IOWA
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.





SOIA
SCIENCE DISTRICT

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.

AMENITIES



ON-SITE AMENITIES

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



11772



SCIENCE DISTRICT

NORTH

AVAILABILITY: SOVA NORTH

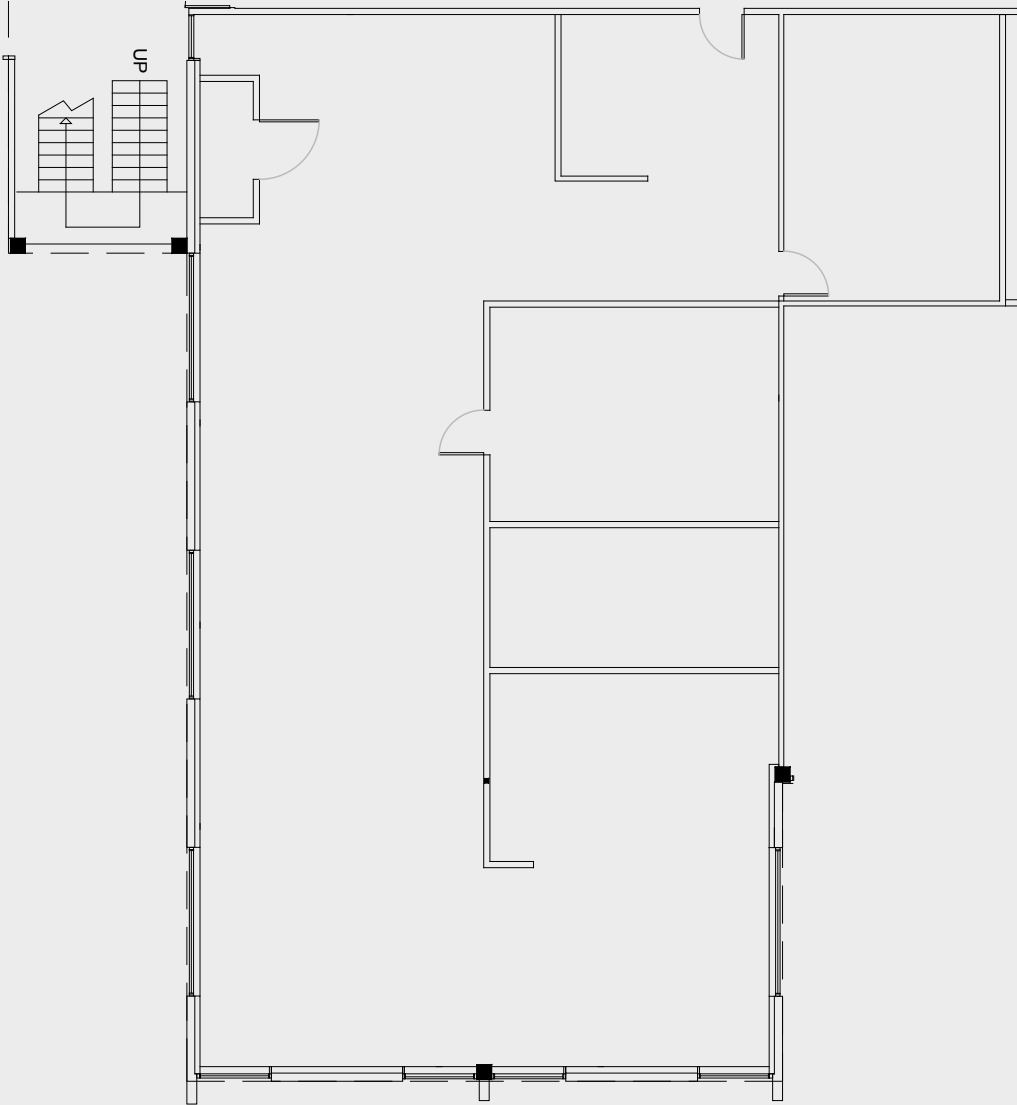
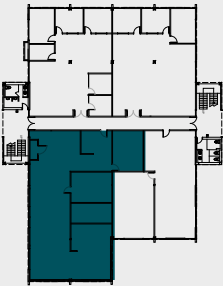
Building	Suite	Sq Ft	Price	Notes
11750 SVR	100	3,605	Negotiable	Office Only. Available
11772 SVR	Full Building	20,217	Negotiable	Spec Lab Available



AVAILABILITY: SOVA NORTH

11750 SORRENTO VALLEY ROAD
SUITE 100 | 3,605 RSF

AVAILABLE



AVAILABILITY: SOVA NORTH



2/25

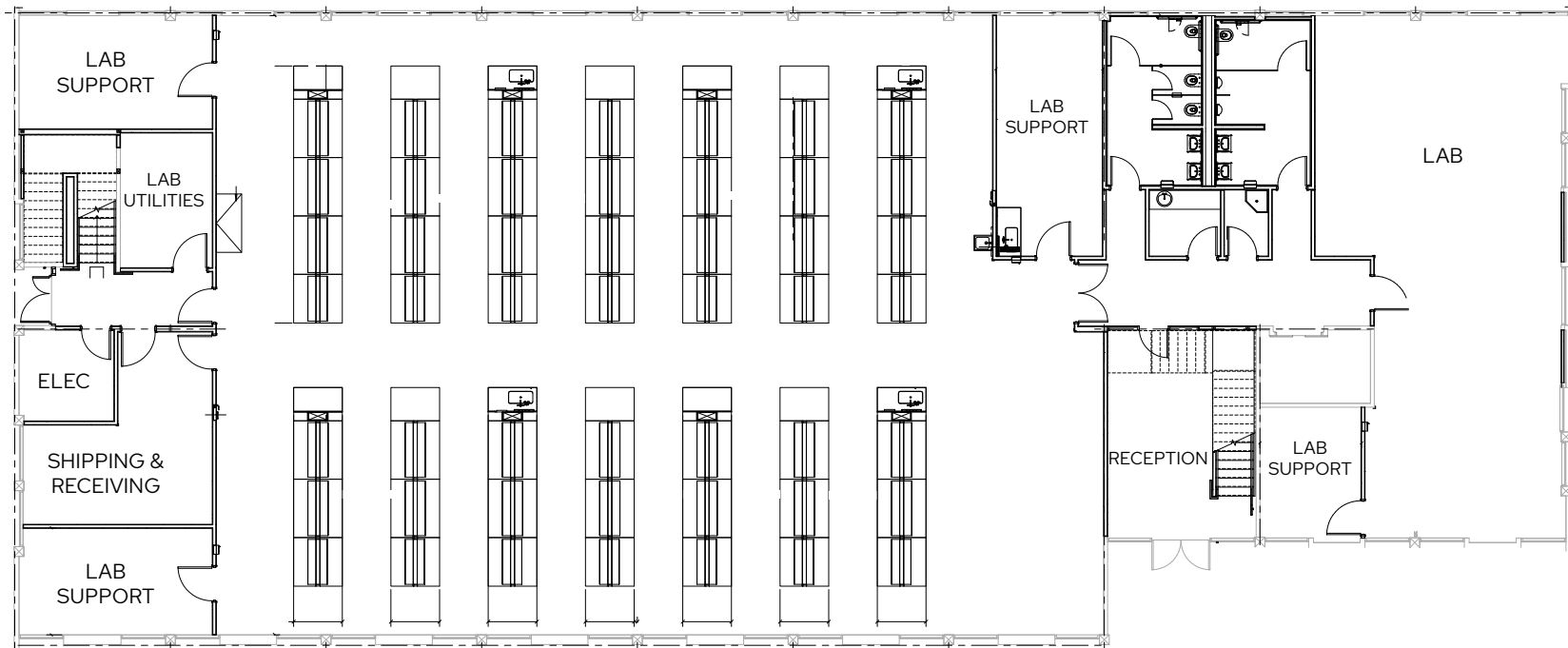
22% 97%

AVAILABILITY: SOVA NORTH

11772 SORRENTO VALLEY ROAD

APPROX. 20,217 RSF

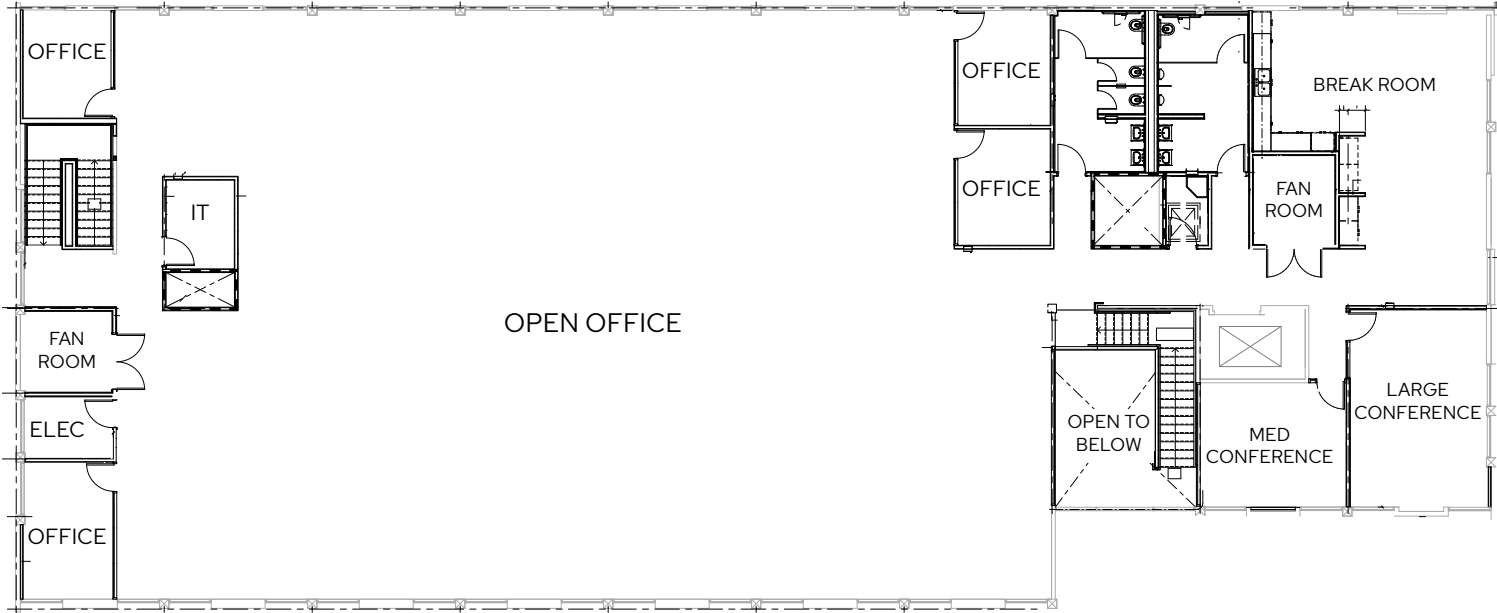
SPEC LAB - FULL BUILDING AVAILABLE NOW



FIRST FLOOR - LAB

AVAILABILITY: SOVA NORTH

11772 SORRENTO VALLEY ROAD



SECOND FLOOR - OFFICE



SCIENCE DISTRICT

CENTRAL

11586



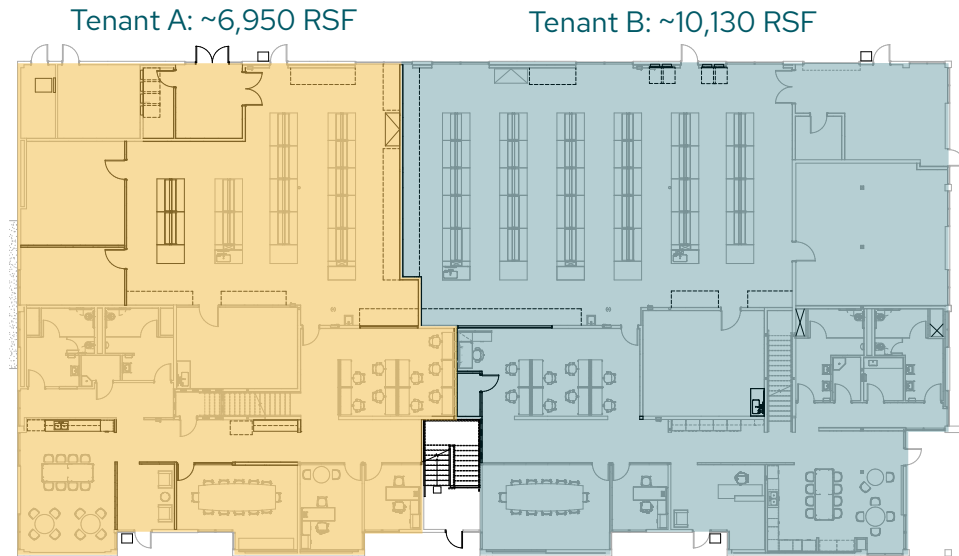
AVAILABILITY: SOVA CENTRAL

Building	Suite	Sq Ft	Price	Notes
11494 SVR	A	25,827	Negotiable	Fully Furnished. Available
11575 SVR	207 - 208	2,515	Negotiable	Available
11578 SVR	Full Building	22,196	Negotiable	New Spec Available
11585 SVR	101	6,930	Negotiable	New Spec Delivering Q3 2024

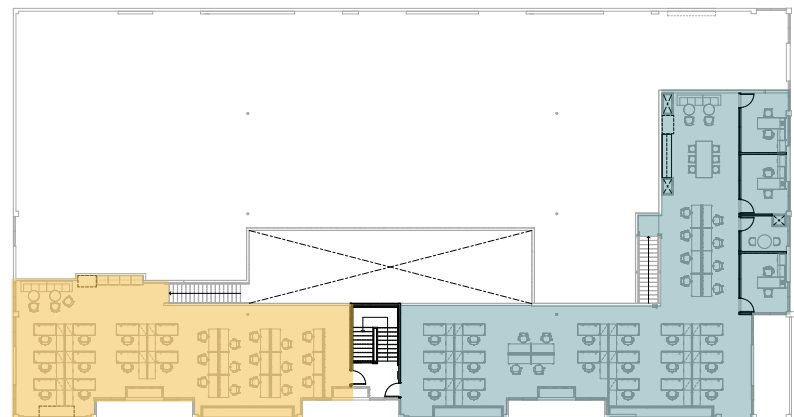


AVAILABILITY: SOVA CENTRAL

11578 SORRENTO VALLEY ROAD
TWO TENANT SCENARIO | 22,196 RSF



FIRST FLOOR

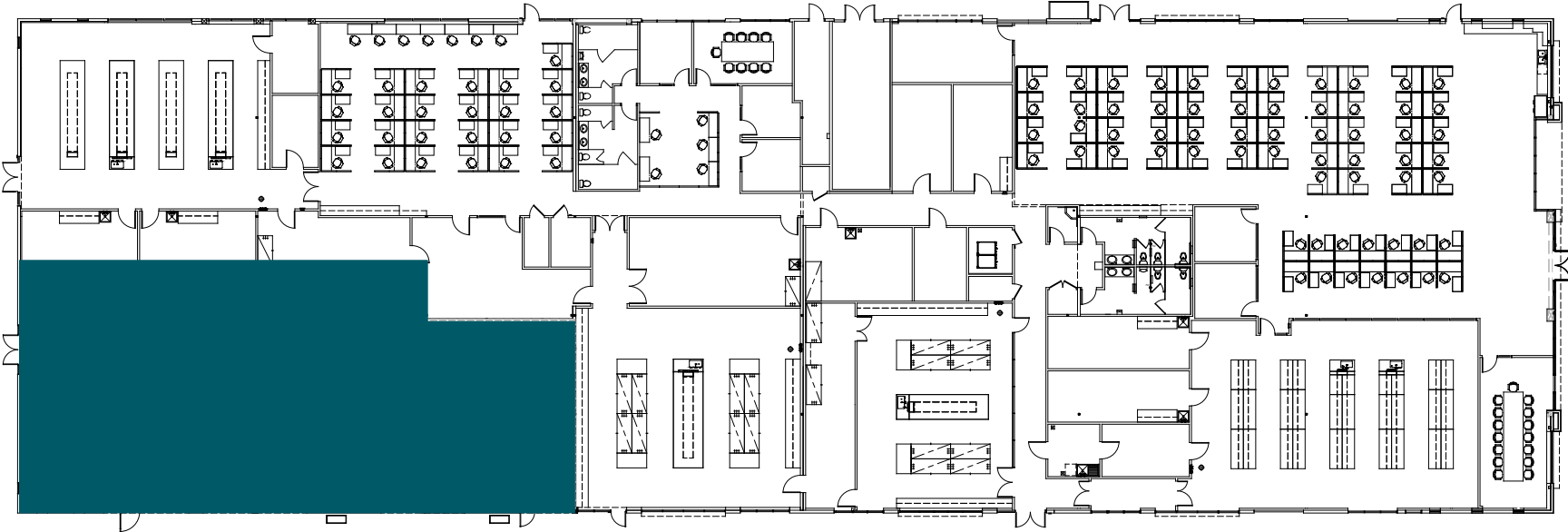


SECOND FLOOR

AVAILABILITY: SOVA CENTRAL



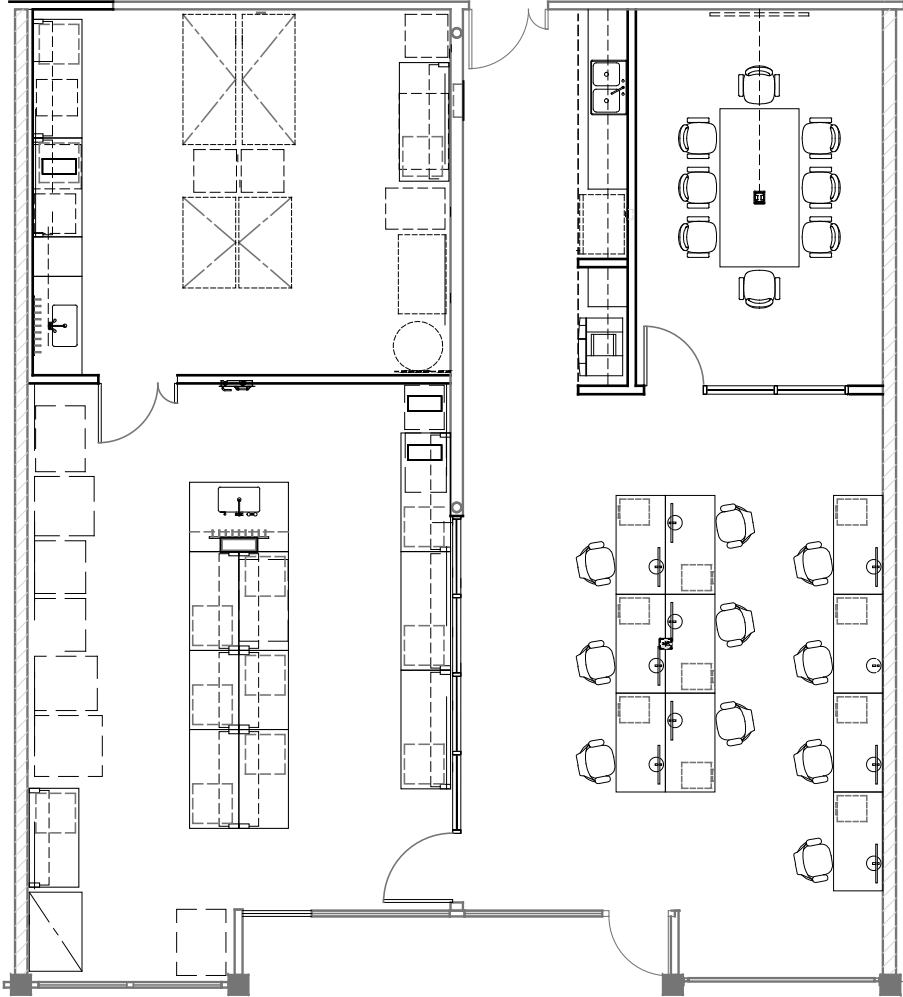
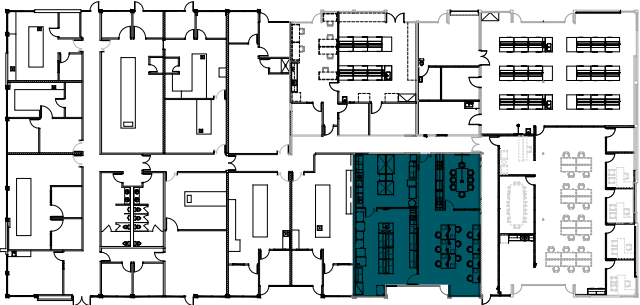
11494 SORRENTO VALLEY ROAD
SUITE A | 25,827 RSF
(All FF&E shown is existing and available)



AVAILABILITY: SOVA CENTRAL



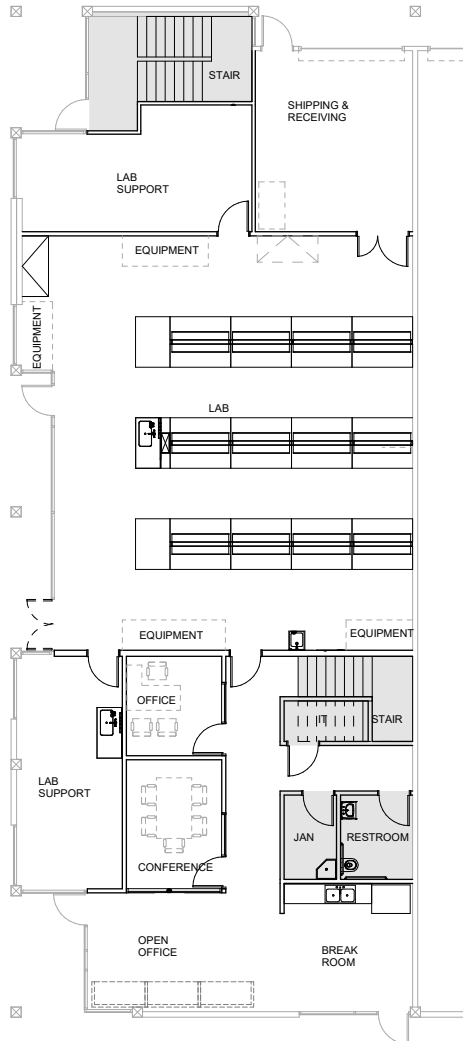
11575 SORRENTO VALLEY ROAD
SUITE 207 - 208 | 2,515 RSF



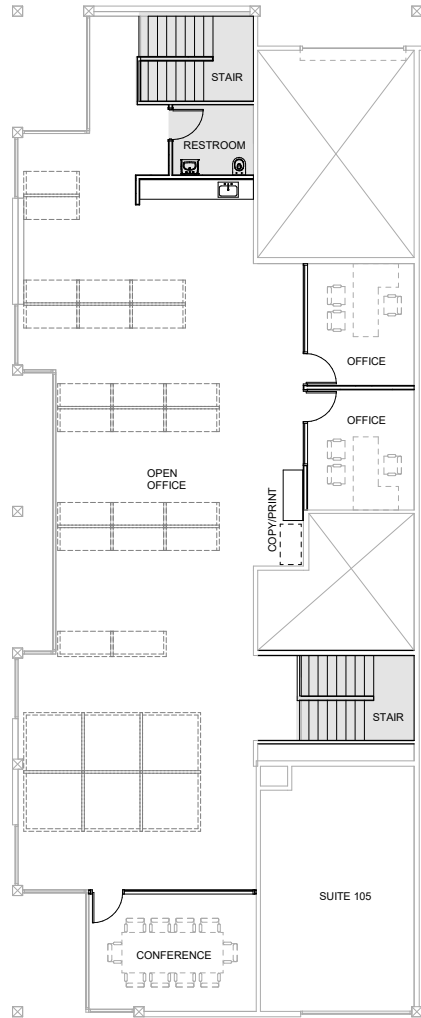
AVAILABILITY: SOVA CENTRAL

11585 SORRENTO VALLEY ROAD

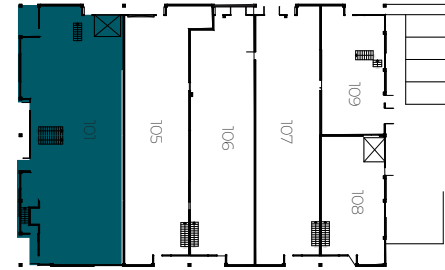
SUITE 101 | 6,930 RSF



FIRST FLOOR



MEZZANINE





10581



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

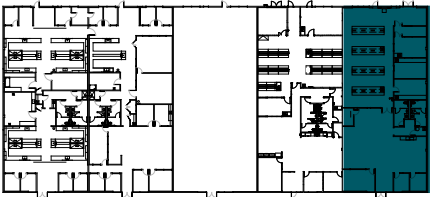
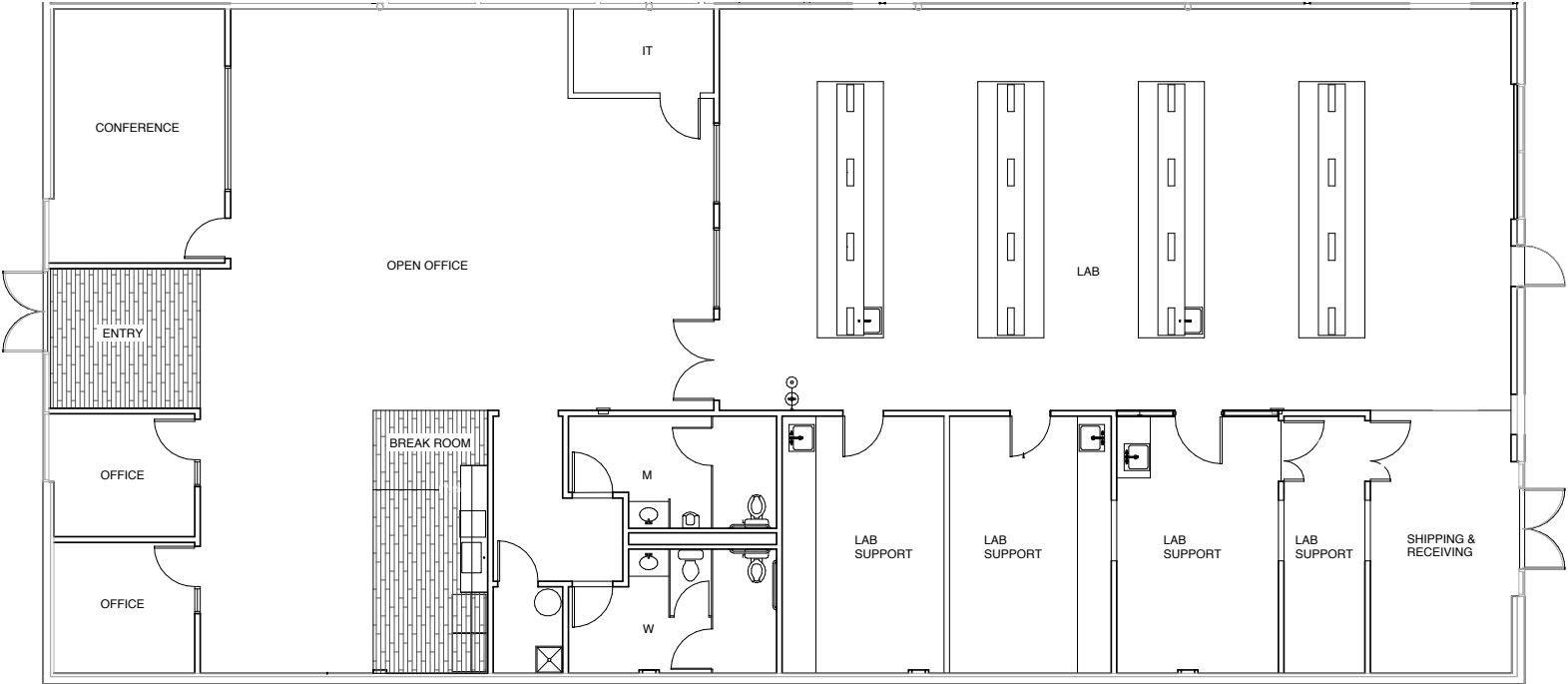
**Flex a little life into
your workday.**

10581 Roselle Street, San Diego, CA 92121

SOVA Science District | South

Suite 100 | 5,541 RSF

Available Now

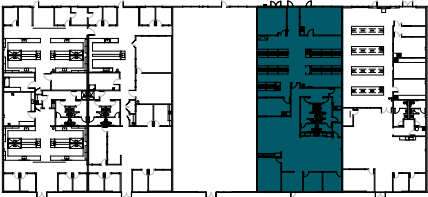
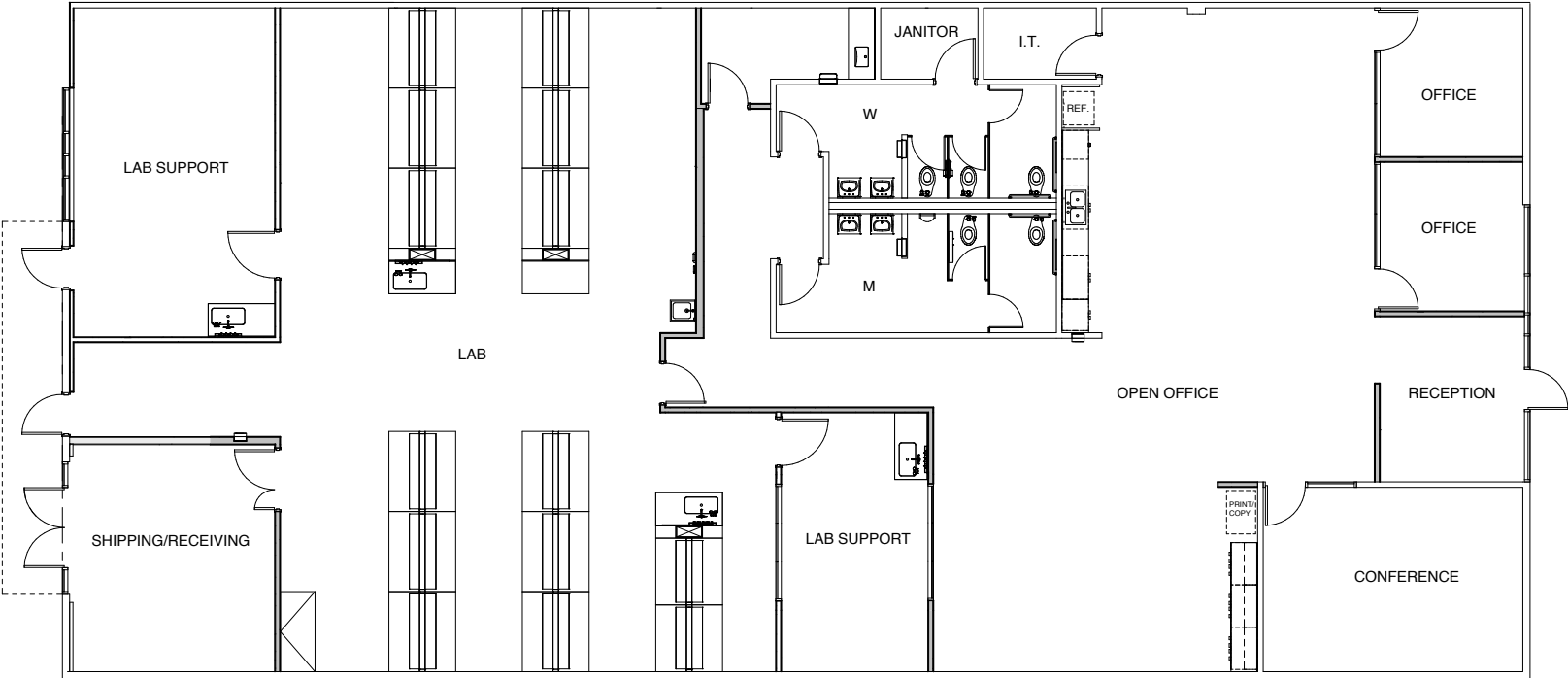


10581 Roselle Street, San Diego, CA 92121
SOVA Science District | South



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

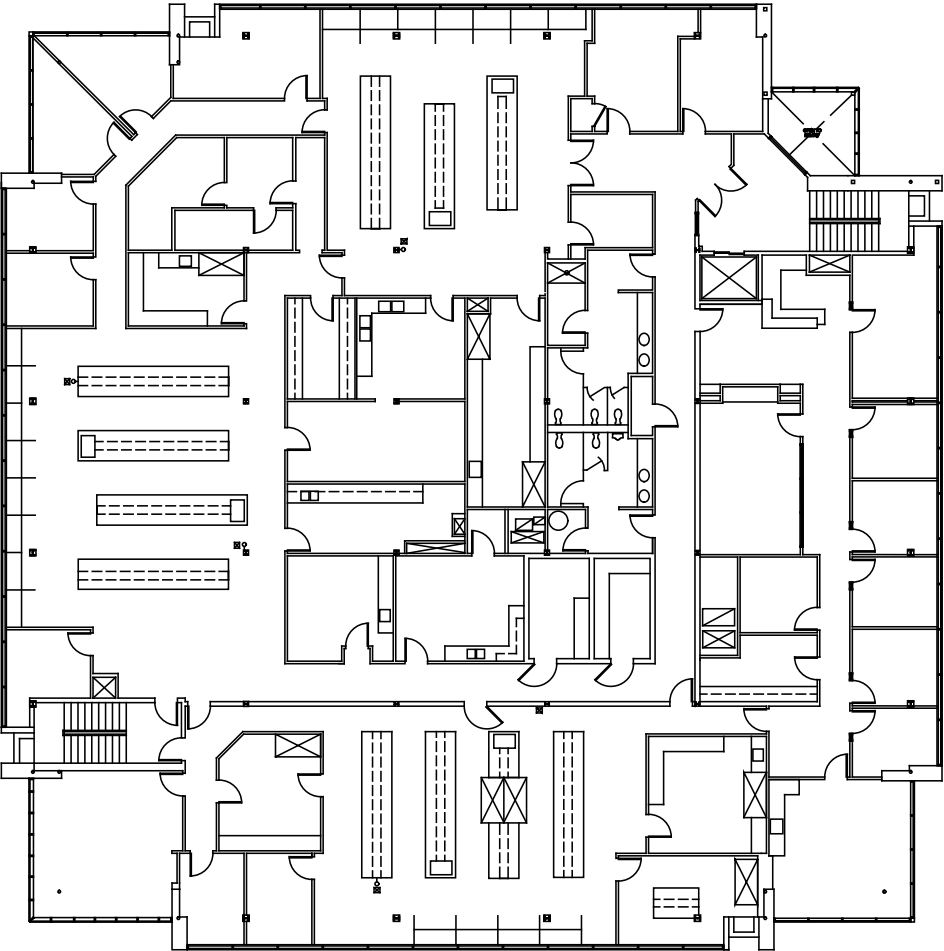
**Flex a little life into
your workday.**



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



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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