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Canyons

10455 PACIFIC CENTER



built to thrive

Situated in Sorrento Mesa, the fastest growing submarket in San Diego’s life sciences cluster, Canyons is a two-story flex/lab building providing a superior work environment for high image single tenant corporate headquarters.

All building infrastructure was upgraded in 2020 creating a high quality and robust infrastructure for high-tech and advanced manufacturing uses.

Single-Tenant Corporate Headquarters Designed to Accommodate:

- *High Image Office/Flex*
- *Office/Lab*

Rentable Building Area (RBA):

95,737 RSF
Floor 1: 54,633 RSF
Floor 2: 41,104 RSF

Number of Floors:

2

Parking:

2.90 / 1,000 RSF
268 (7 Total accessible parking spaces, 2 of which are van accessible)

Building Type:

Concrete Tilt-Up; Type V-B, full sprinklered

Floor-to-Floor Height

First: 13’6” (9’ finished ceilings)
Second: 16’6” (9’ finished ceilings)
Warehouse Clear Height: 25’

Shipping/Receiving:

5 Grade level loading doors

Electrical/Power:

277/480 volt, 3-phase, 4 wire
7,000A

Emergency Power/Generator:

Kohler 800-KW Diesel Generator

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claim your space

Exclusive Single-Tenant Headquarters offering high image flex and lab spaces

1ST FLOOR - 54,633 RSF

2ND FLOOR - 41,104 RSF

features

- Abundant Glass Line
- Indoor/Outdoor Cafeteria Seating with Roll-Up Door
- 5,500 SF Ground-Floor Lab with Back-Up Generator
- Elevator-Served
- 5 Grade Level Doors
- Recently Upgraded Building Infrastructure



• Patio

• Patio

• Private Patio

1st floor

54,633 RSF

OFFICES - 15

CONFERENCE ROOMS - 3

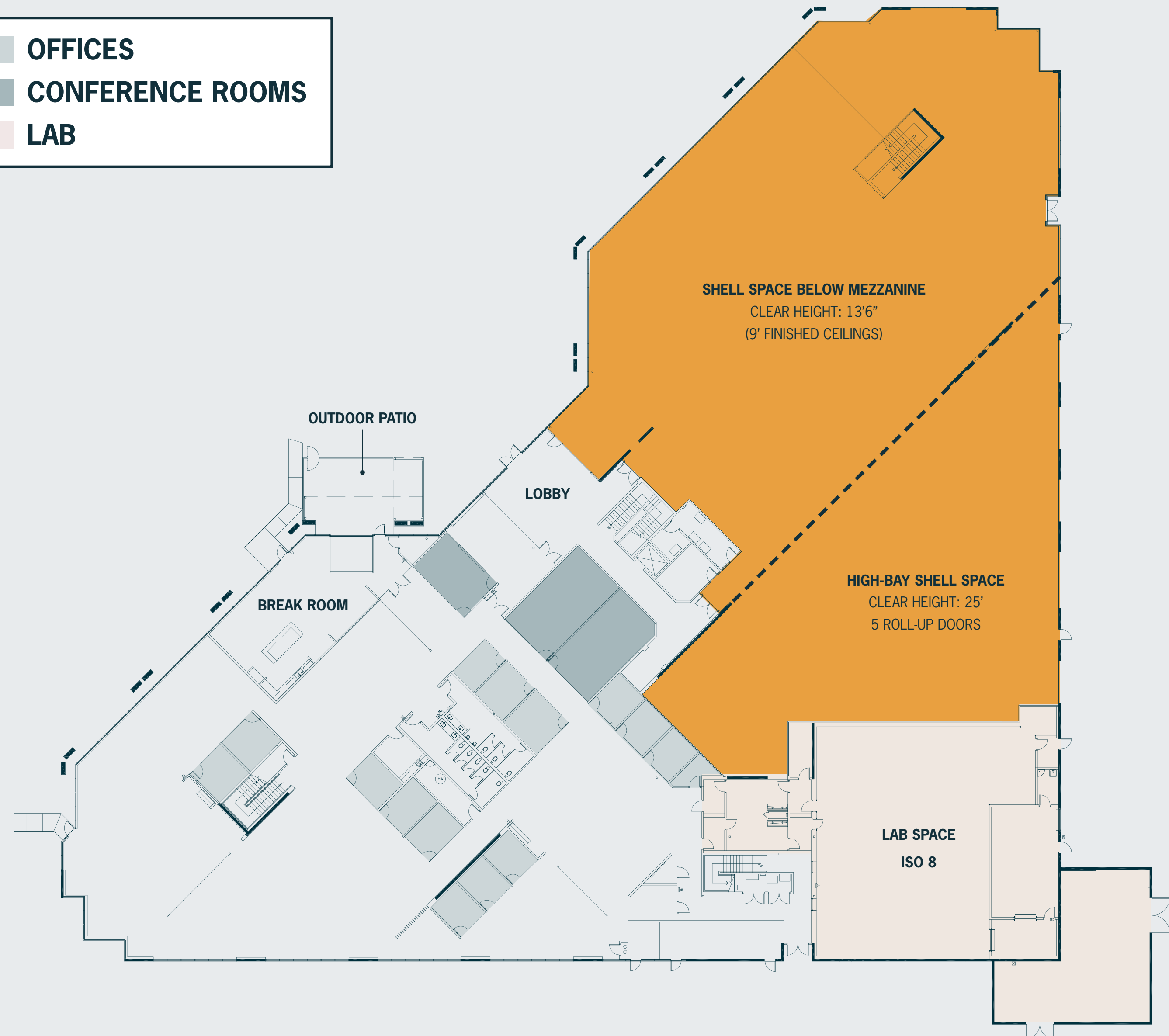
WORK STATIONS - $\pm$ 70 HYPOTHETICAL

LARGE BREAKROOM

LARGE RENOVATED PATIO

UP TO 10,000 SF +
HIGH-BAY WAREHOUSE (25')

Existing shell space
suitable for R&D/Flex Lab



a new home for world-class innovation



ISO 8 LAB SPACE



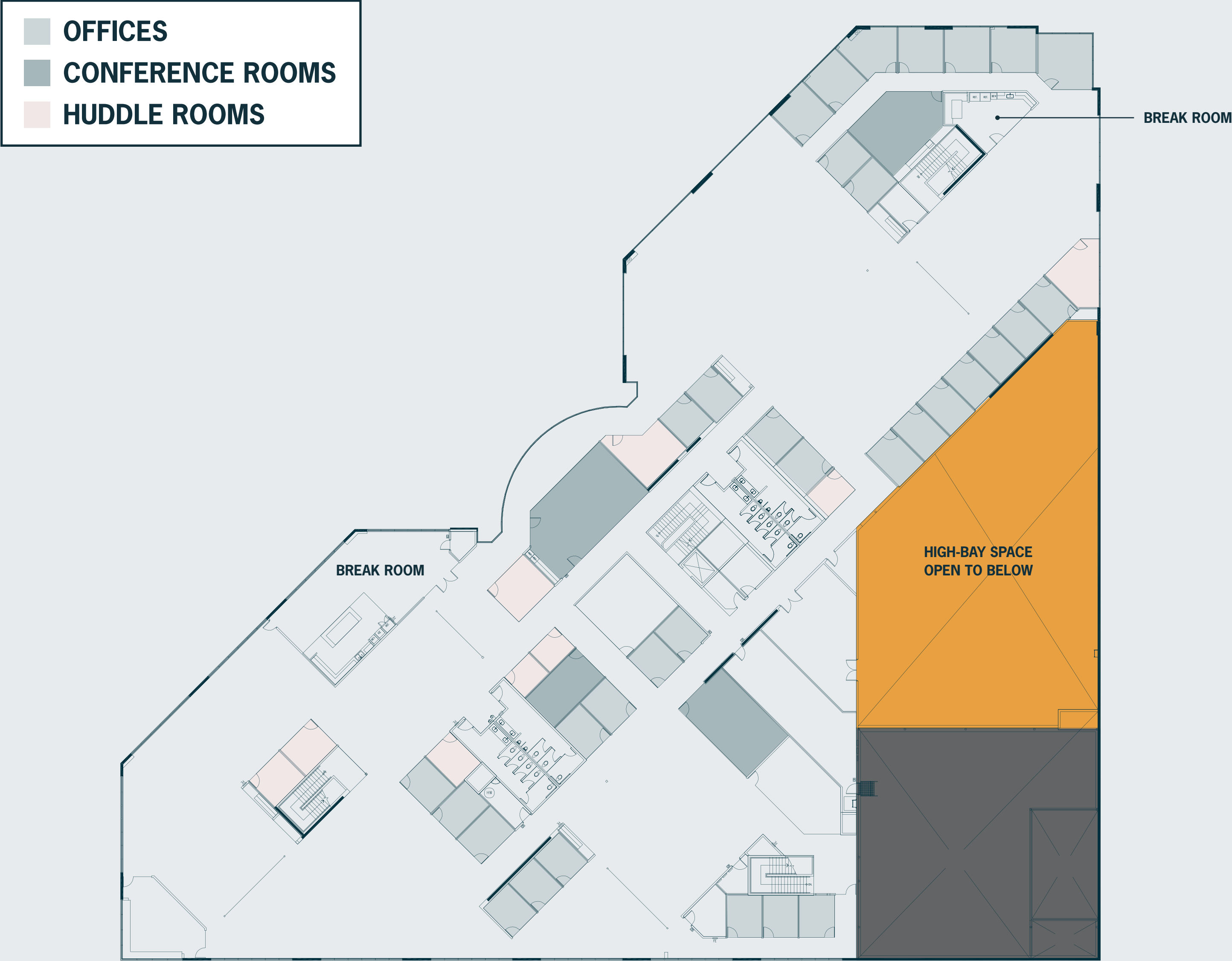
ANTEROOM/GOWNING

- Dedicated New N+1 Redundant DX caps
- ISO 8 Cleanroom with Gowning, and Supporting Space
- Zone Reheat and Humidification Control
- Emergency Power & Existing 700 KW Generator
- Process Gas Distribution with Cylinders

2nd floor

41,104 RSF

- OFFICES - 33
- CONFERENCE ROOMS - 4
- HUDDLE ROOMS - 9
- WORK STATIONS - ± 140 HYPOTHETICAL
- BREAK ROOMS - 2



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elevate your 9-to-5

We've created a premium workspace with amenities that cater to the contemporary professional. Elevated lounge area, EV charging, outdoor meeting space, a conferencing facility and meeting space... it's all designed to serve today's workforce better.

an all in one locale

Dining

- 1. California English
- 2. Charminar Indian Restaurant
- 3. Chik-fil-A
- 4. Mercato Food Hall
 - BHC Chicken
 - Corner Office Craft Bar & Kitchen
 - Coxinha Store
 - Fiesta Mexican Grill
 - Grater Grilled Cheese
 - McDonalds
 - Flame Broiler
 - Ike's Love and Sandwich's
- 5. Croutons Restaurant
- 6. Gravity Heights
- 7. Sorrento Mesa Business Center
 - Mada Sao
 - Mr. Holy Gao
 - Madras Cafe
 - Naseem's Bakery & Kabob
 - Hanaya Sushi
- 8. Karl Strauss Brewing Company
- 9. Moment Sushi
- 10. Dosa Studio Pure Vegetarian Restaurant
- 11. Farmers Fridge
- 12. Grater Greens
- 13. Park Commons
 - Jay's Dumpling House
 - Allspice Middle Eastern Cuisine
 - Fricken Burgers
 - Best Dressed Soups & Salads
 - Slow Poke
 - Breakfast at Park Commons
- 14. Indian Tandoor
- 15. Jersey Mike's
- 16. Hawaiian Fresh Seafood

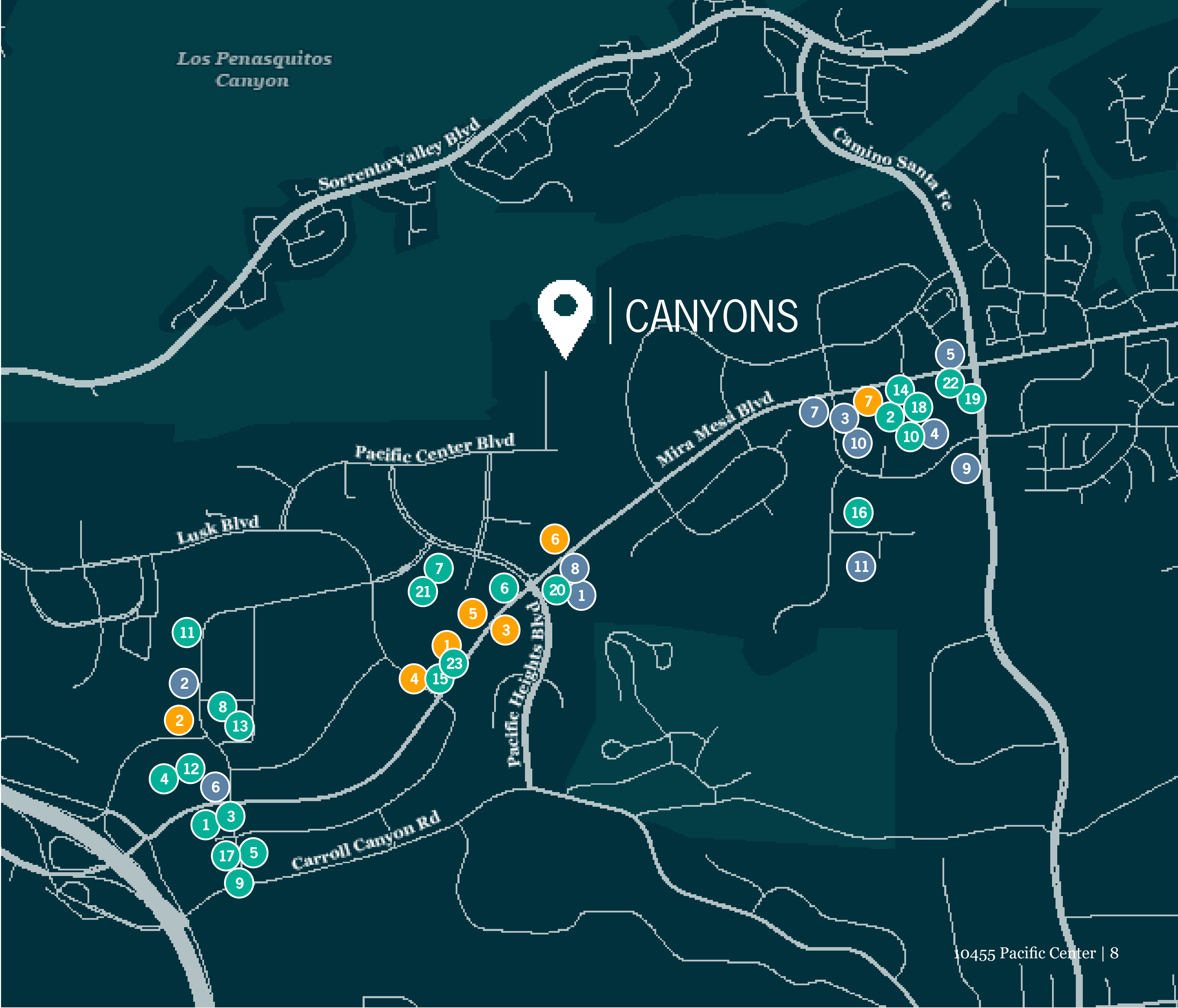
- 17. Mirch Masala Indian
- 18. Nanay's Best BBQ
- 19. Pho Kitchen
- 20. Tadian Cafe
- 21. The Grill & Deli
- 22. Urbane Cafe
- 23. Starbucks

Lodging

- 1. Country Inn & Suites
- 2. Courtyard by Marriott
- 3. Extended Stay by America
- 4. Holiday Inn Express & Suites
- 5. Hyatt House
- 6. Residence Inn by Marriott
- 7. Sonesta ES Suites

Health Clubs/Gyms

- 1. Gracie Barra Sorrento Valley
- 2. High-heel Golfer
- 3. Ignite Performance and Fitness
- 4. Infinite Fit
- 5. LA Fitness
- 6. Plamet Fitness
- 7. Plurimetrix Gym
- 8. Proa Athletics
- 9. San Diego Barbell Club
- 10. The New Breed Fitness
- 11. Trainable Coaching



a hub for life science

Life Sciences

- | | | |
|--------------------------------|--------------------------------|--------------------------------|
| 1. Abbott | 17. Eurofins | 33. Pfizer |
| 2. Abzena | 18. Exact Sciences | 34. Quidel |
| 3. Agilent | 19. Genopis | 35. Sekisui Diagnostics |
| 4. Ajinomoto Althea, Inc. | 20. Helix | 36. STA Pharmaceutical |
| 5. AnaptyBio, Inc. | 21. Human Longevity | 37. Becton Dickinson |
| 6. Arena Pharmaceuticals, Inc. | 22. Illumina | 38. Tanvex BioPharma USA |
| 7. Athrosi Therapeutics | 23. Inception Therapeutics | 39. Thermo Fisher Scientific |
| 8. BD Biosciences | 24. Bayer | 40. Tioga Research |
| 9. BioAgilytix | 25. Insulet | 41. Werfen Instrumentation Lab |
| 10. BioLegend | 26. Integra Life Sciences | 42. Apple |
| 11. Catalent | 27. Lilly Biotechnology Center | 43. Calibr |
| 12. Crinectics | 28. Mapp Biopharmaceutical | 44. NeoMorph |
| 13. Dermala | 29. Thermo Fisher | 45. Avidity Biosciences |
| 14. Dexcom | 30. Mirati | 46. Invivoscribe |
| 15. EAG Laboratories | 31. NexusDX | 47. Iambic |
| 16. Encodia | 32. Globus Medical | |

Research Institutes

- | | |
|---------------------------------|---|
| 1. Calibr at Scripps Research | 7. San Diego BioResearch Institute |
| 2. California Life Sciences | 8. Sanford Burnham Prebys |
| 3. J. Craig Venter Institute | 9. Sanford Consortium for Reg. Med. |
| 4. La Jolla Ins. for Immunology | 10. Scripps Research |
| 5. Ludwig Cancer Research | 11. Salk Institute for Biological Studies |
| 6. Pacific America | 12. UC-San Diego Skaggs Medicine |

KEY NEIGHBORING COMPANIES



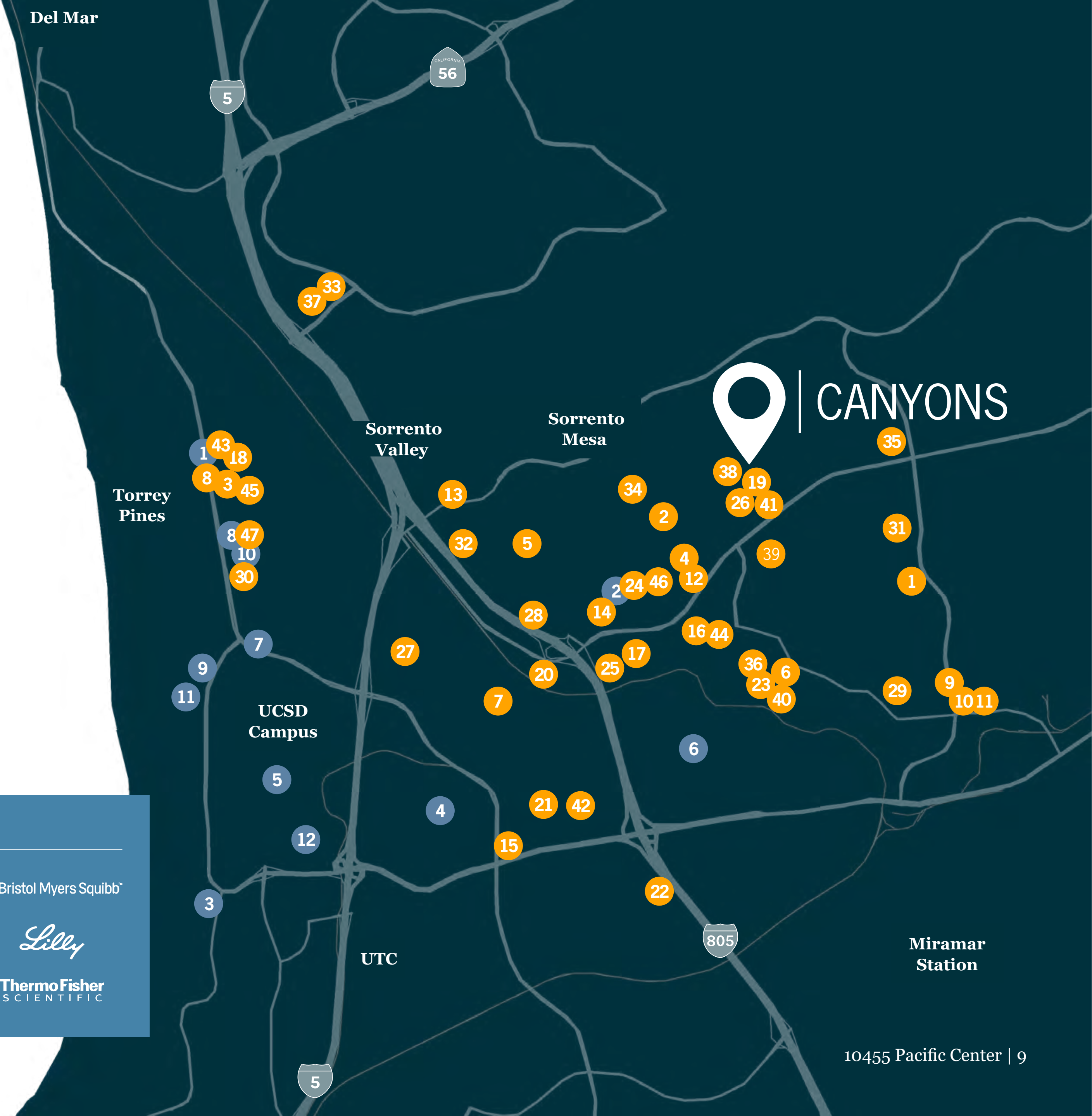
dexcom

illumina

Lilly



ThermoFisher
SCIENTIFIC



you're in good hands

Nuveen is a global investment leader, managing an array of public and private assets for clients around the world and on behalf of our parent company TIAA, one of the world's largest institutional investors, a highly-rated insurance company and a retirement provider. With diverse expertise across income and alternatives, we invest in the growth of businesses, real estate, infrastructure, farmland and forests to help make an enduring impact on our world.



CANYONS

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Nuveen is dedicated to making the workplace into an immersive, collaborative hub for today's professionals. Through our service-driven approach, we offer enriching experiences and amenities that prioritize the wellbeing of all tenants and visitors.



ready when you are

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