



IOWA
SCIENCE DISTRICT™

SOVA North

79,918 SF

SOVA Central

250,454 SF

SOVA Sycamore

89,919 SF

SOVA South

37,952 SF



AMENITIES



COMMITTED TO EMPLOYEE WELLBEING

- The Craft Taco
Ranked in Yelp's Top US 100 Taco Spots & Yelp's Top Places to Eat in San Diego
- New English Brewing
"One of the best breweries in San Diego!" - San Diego Magazine
- The Coffee Cart
Hand-Craft Espresso & Locally Roasted Specialty Coffee
- Conferencing & Event Spaces
- Outdoor Seating and Lawn Games
- Resort Style Fitness Center & Outdoor Exercise Yard



Revitalizing the Economy of Innovation.

SOVA Science District sits in a vibrant community that fosters innovation and collaboration. Whether you need a morning pick-me-up, are looking for a Taco Tuesday spot, or just need to unwind with a pint, local amenities are abundant. Fresh coffee, delicious tacos, and refreshing beverages all in one place.



ELEVATE

Flex a little life into your workday.

Longfellow's tenant experience and hospitality program, Elevate, cultivates greatness through curated events, programming, and services exclusively for our tenant partners. Tenants have Elevate at their finger tips through our exclusive app.

Balance

Fitness & Yoga Classes
Wellness Events & Workshops
Walking And Running Trails

Access

EV Charging Stations
Car Detailing Services
Mobile Hospitality Services

Taste

Coffee Classes
Rotating Food Trucks
Beer & Wine Tastings

Brain Power

Lunch & Learn Workshops
Biotech Conferences
Brain Health Clinics
Fully Equipped Meeting Spaces

Generosity

Donation Collections
E-Waste Recycling
Blood Drives

Connections

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

Play

Tenant Competitions & Prizes
Outdoor Gaming
Adopt a Puppy Event



11772



SCIENCE DISTRICT

NORTH

AVAILABILITY: SOVA NORTH



Lab Space

| BUILDING | SQ FT | SUITE | STATUS | NOTES |
|-----------|--------|---------------|-----------|---|
| 11760 SVR | 7,510 | N | Available | |
| 11772 SVR | 20,217 | Full Building | Available | Move-in ready fitted lab. New furniture available in the upstairs office area |

Office Space

| BUILDING | SQ FT | SUITE | STATUS | NOTES |
|-----------|-------|-------|-----------|---|
| 11750 SVR | 3,462 | 100 | Available | Move-in ready creative office with conference room, private office, break room, storage, production area and open bullpen |

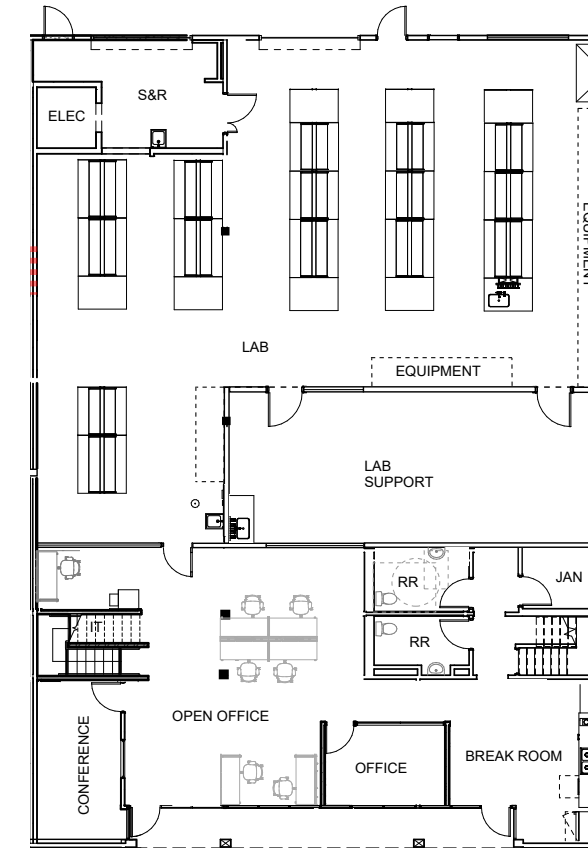
11760 Sorrento Valley Rd, San Diego SOVA Science District | North



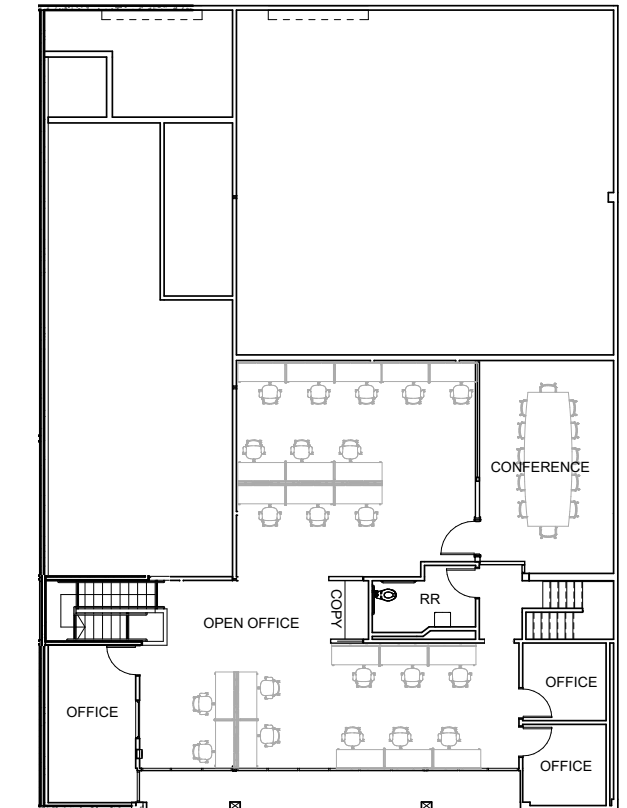
11760 | 7,510 RSF

Lab Available Now

FIRST FLOOR



SECOND FLOOR





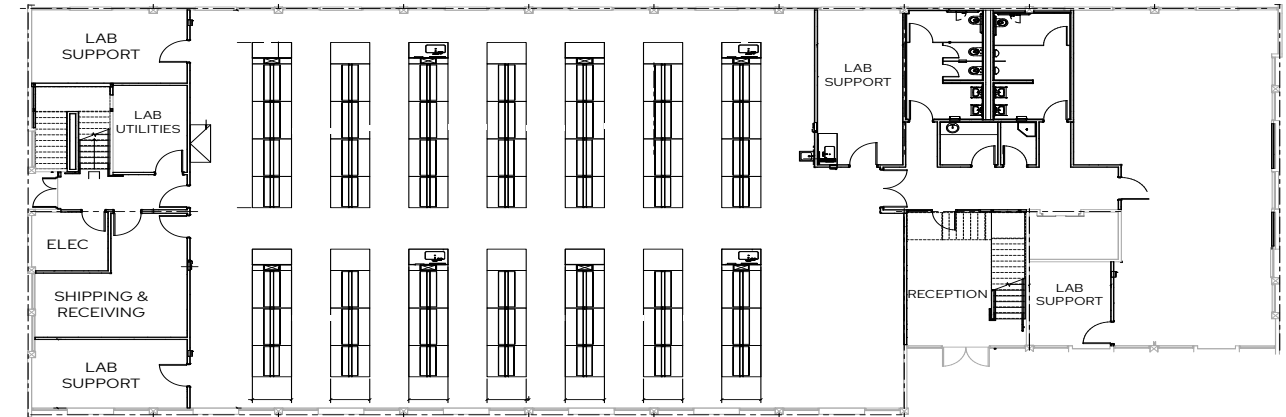
11772 Sorrento Valley Rd, San Diego SOVA Science District | North



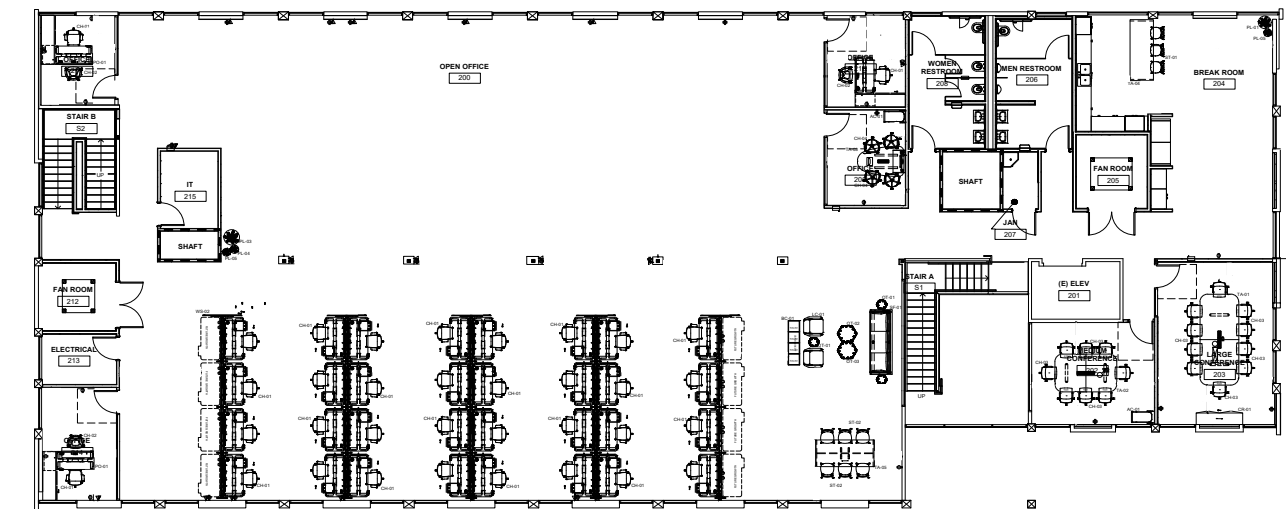
11772 | 20,217 RSF

Fitted Lab Available Now

FIRST FLOOR



SECOND FLOOR



Furniture shown in the open office, private offices, conference rooms, and reception area is available now.

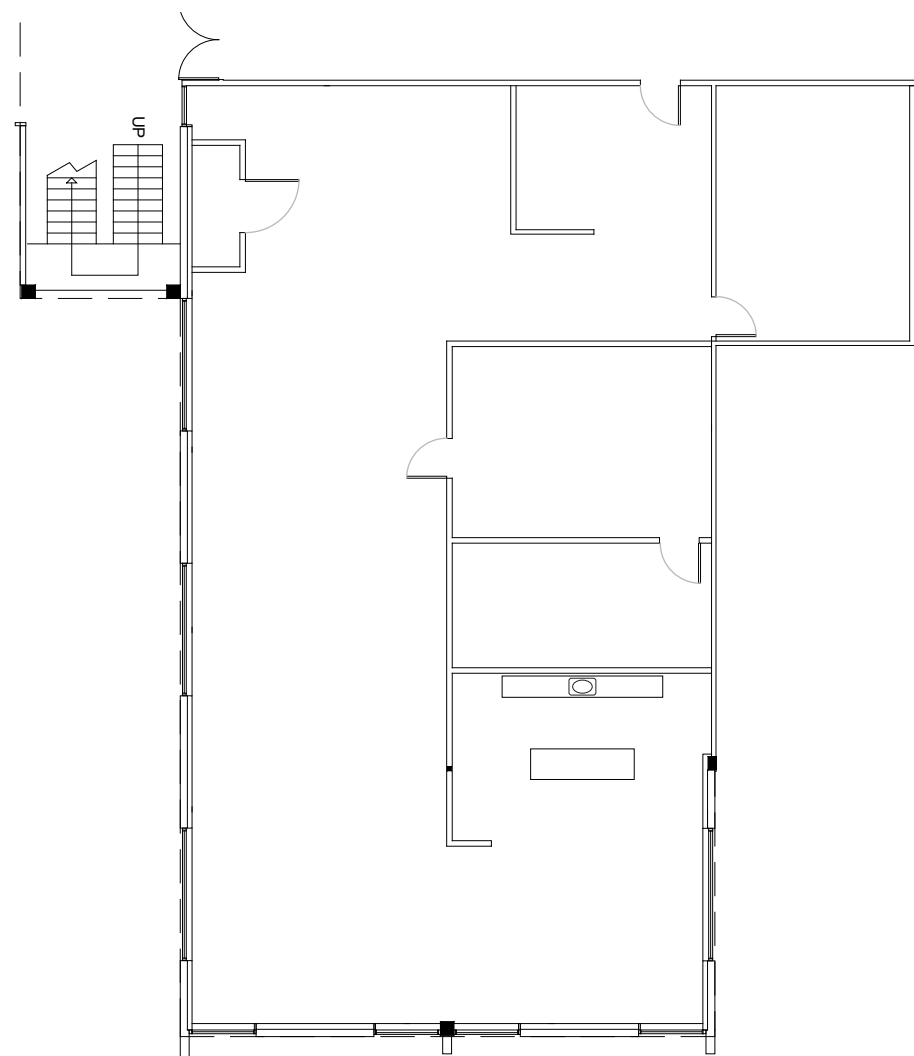
11772 BLDG



MOVE-IN READY FITTED LAB
WITH NEW OFFICE FURNITURE

11750 Sorrento Valley Rd, San Diego
SOVA Science District | North

Suite 100 | 3,462 RSF
Move-in Ready Creative
Office Space





11586



SCIENCE DISTRICT

CENTRAL





AVAILABILITY: SOVA CENTRAL

Lab Space

| BUILDING | SQ FT | SUITE | STATUS | NOTES |
|-----------|--------|-------|-----------|---|
| 11494 SVR | 25,827 | A | Available | Turn-key fitted lab. Office premises fully furnished. 21 chemical fume hoods in lab space. Demising options priced with suite size ranging between 4,000 - 15,000 SF. |
| 11558 SVR | 3,265 | 3 | Available | |
| 11575 SVR | 1,110 | 204 | Available | |
| 11575 SVR | 1,179 | 206 | Available | |
| 11578 SVR | 8,834 | 25 | Available | Fitted Lab |
| 11578 SVR | 12,947 | 29 | Available | Fitted Lab |
| 11585 SVR | 6,930 | 101 | Available | Fitted Lab |
| 11585 SVR | 3,212 | 106 | Available | |
| 11585 SVR | 3,345 | 107 | Oct 2025 | |

Office Space

| BUILDING | SQ FT | SUITE | STATUS | NOTES |
|-----------|-------|-------|-----------|-------|
| 11555 SVR | 3,740 | 201 | Available | |

CENTRAL

11494 Sorrento Valley Rd, San Diego
SOVA Science District | Central

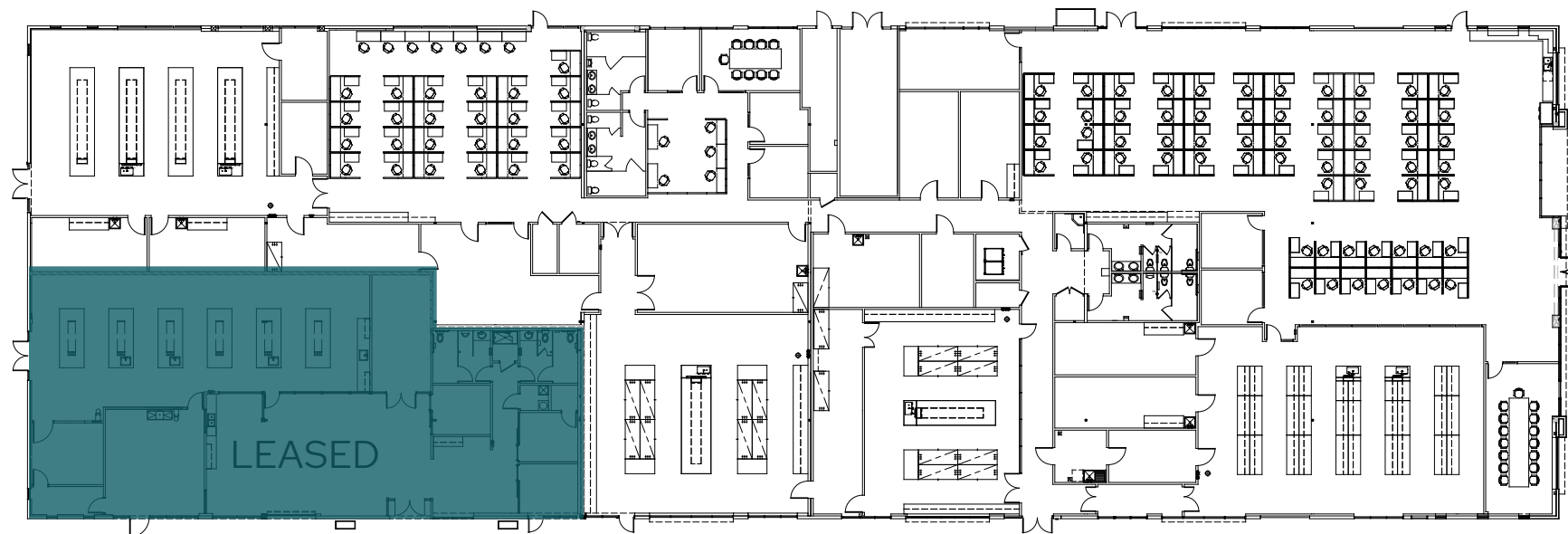


11494-A | 25,827 RSF

Turn-key fitted lab. Office premises fully furnished. 21 chemical fume hoods in lab space. Demising options priced with suite size ranging between 4,000 - 15,000 SF.

[CLICK FOR VIRTUAL TOUR](#)

SINGLE TENANT AS-BUILT OPTION



TWO-TENANT CONCEPTUAL OPTION

Suite B | 10,431 RSF

Suite A | 14,338 RSF

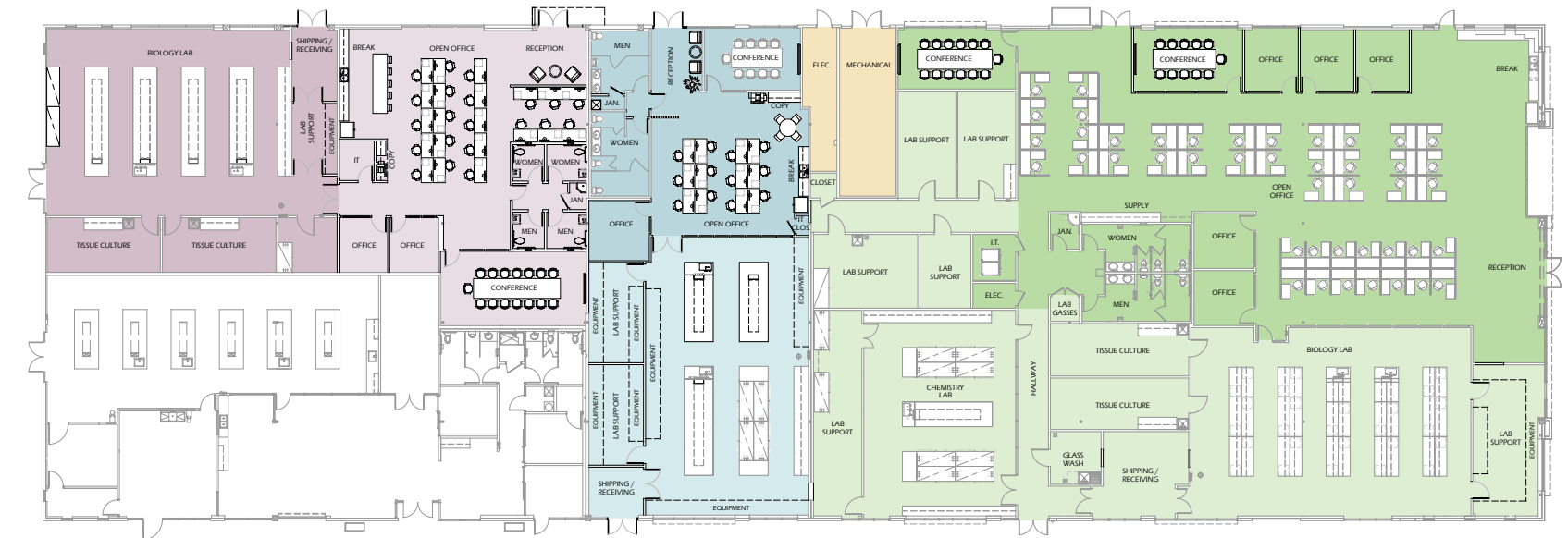


THREE-TENANT CONCEPTUAL OPTION

Suite C | 5,755 RSF

Suite B | 4,391 RSF

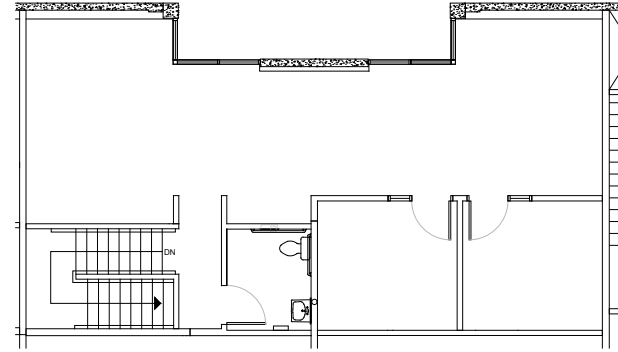
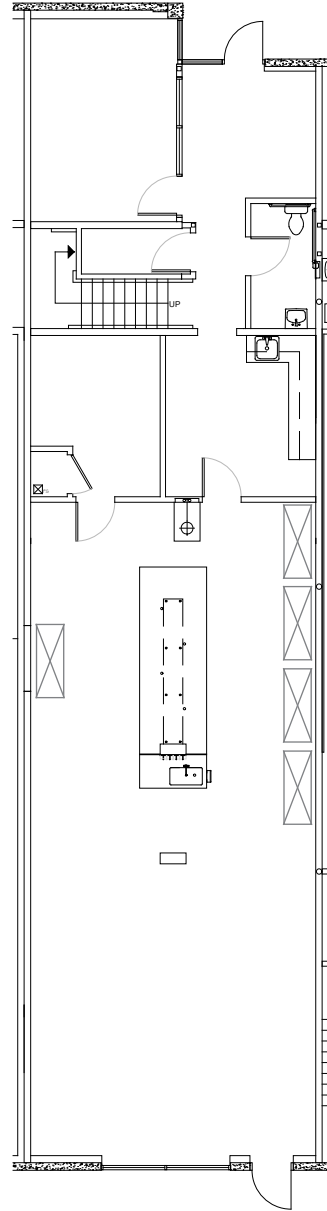
Suite A | 14,338 RSF



11558 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 3 | 3,265 RSF
Lab Available Now

FIRST FLOOR

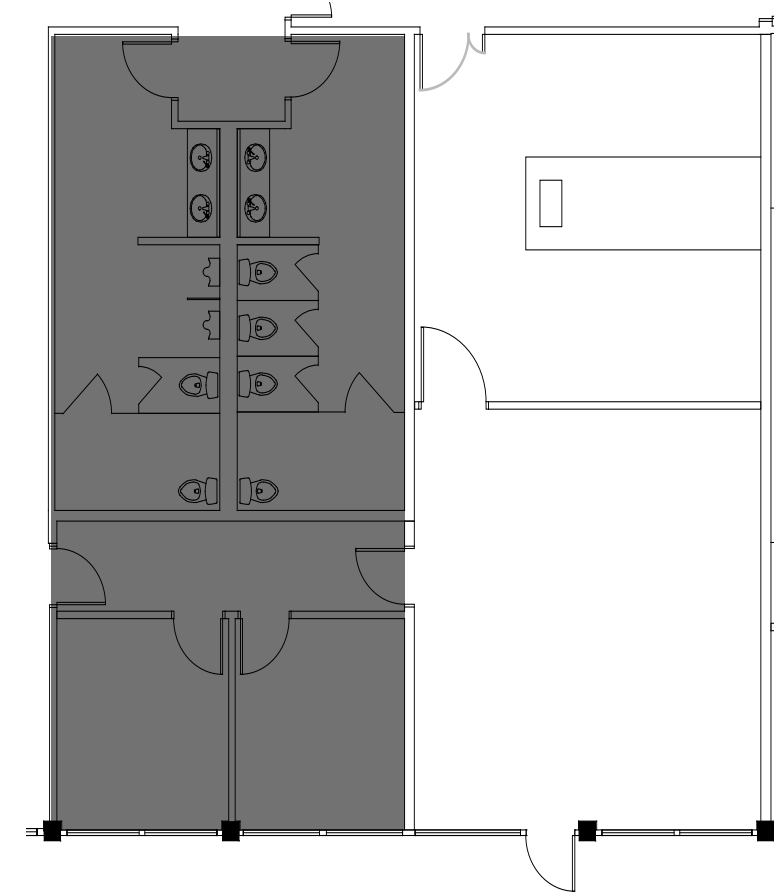


SECOND FLOOR



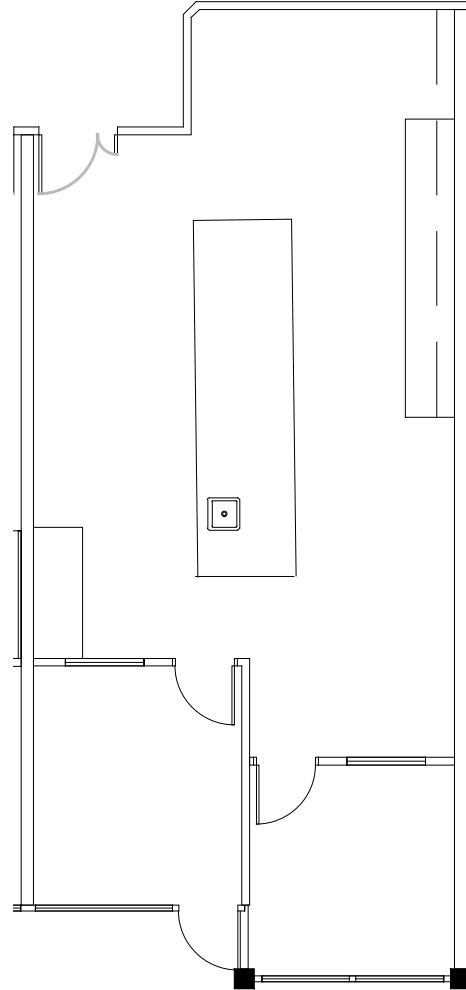
11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 204 | 1,110 RSF
Lab Available Now



11575 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 206 | 1,179 RSF
Lab Available Now



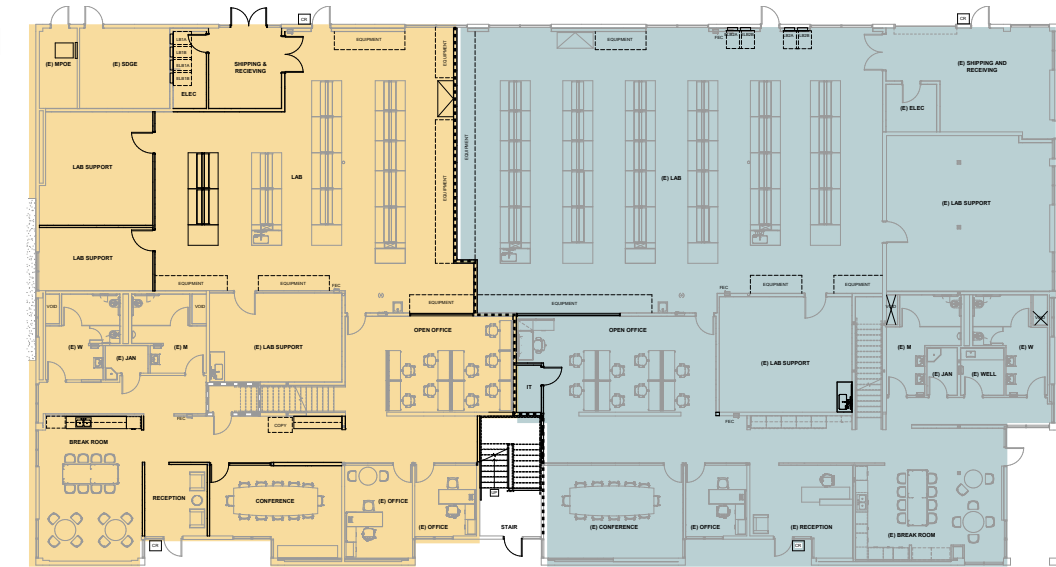
11578 Sorrento Valley Rd, San Diego
SOVA Science District | Central

11578 Suite 25 | 8,834 RSF
Fitted Lab Available Now
*FFE shown as conceptual

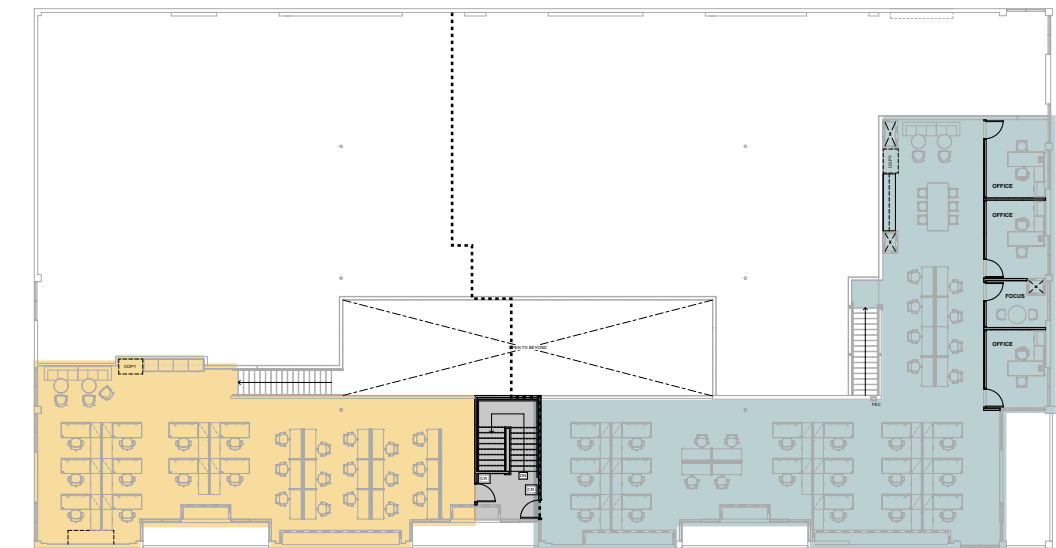
[CLICK FOR VIRTUAL TOUR](#)

11578 Suite 29 | 12,947 RSF
Fitted Lab Available Now

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FIRST FLOOR



SECOND FLOOR



11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central



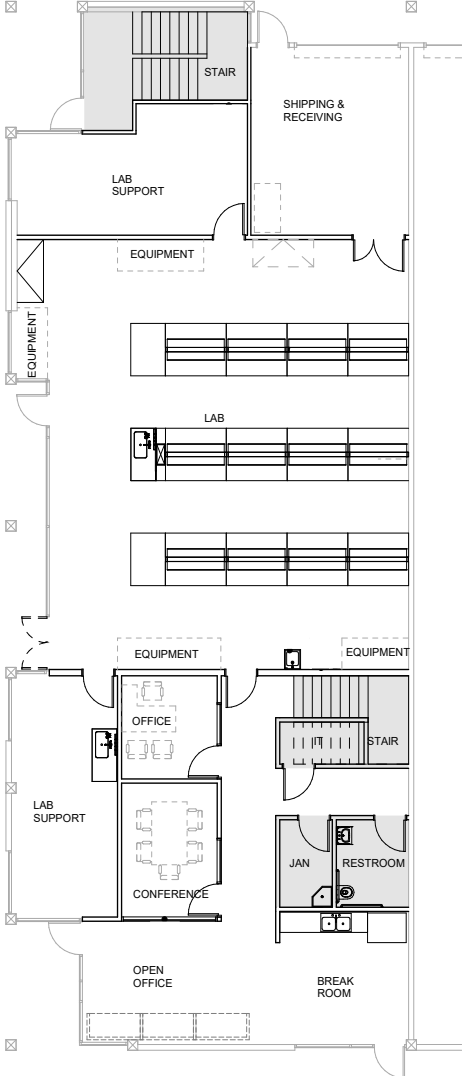
11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central



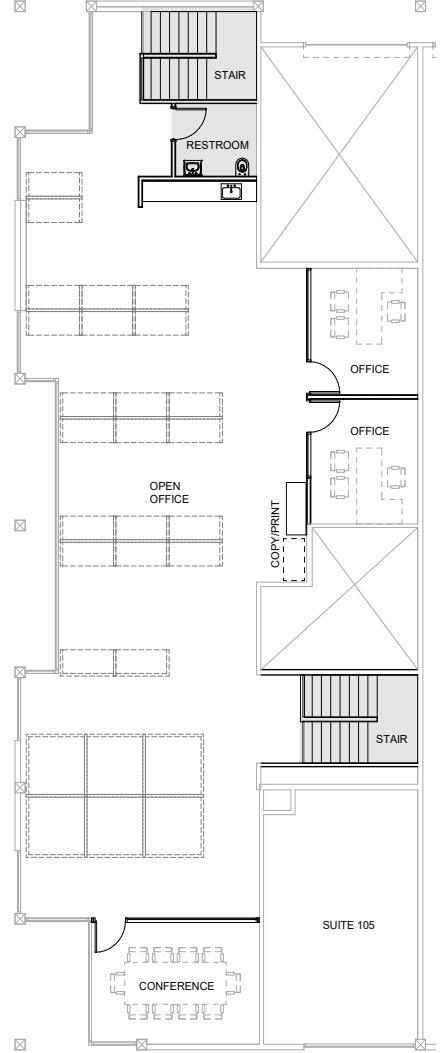
Suite 101 | 6,930 RSF
Fitted Lab Available Now
*FFE shown as conceptual

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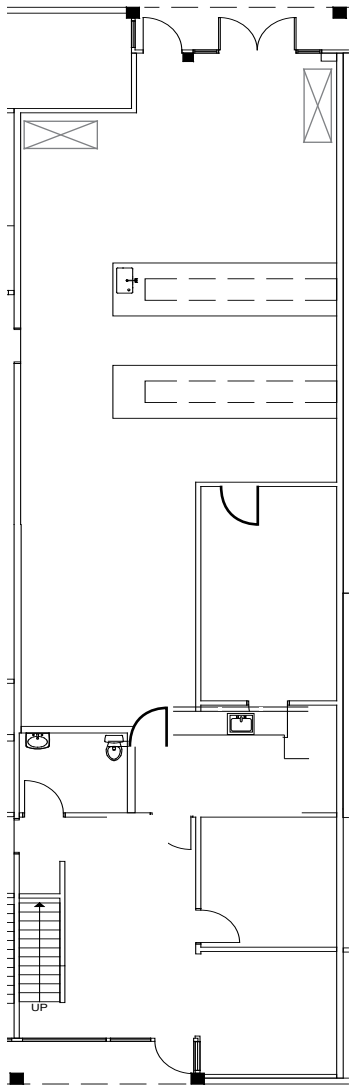
FIRST FLOOR



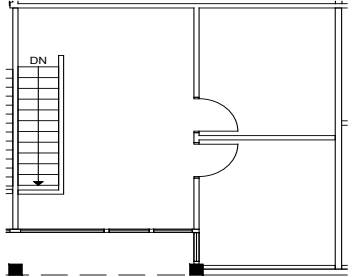
MEZZANINE



FIRST FLOOR



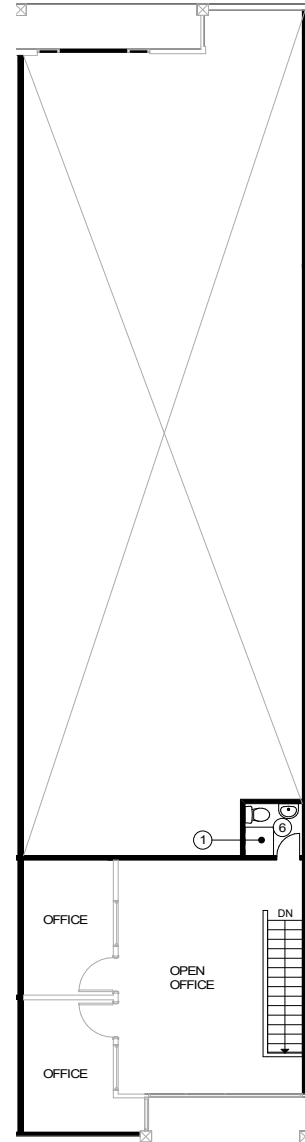
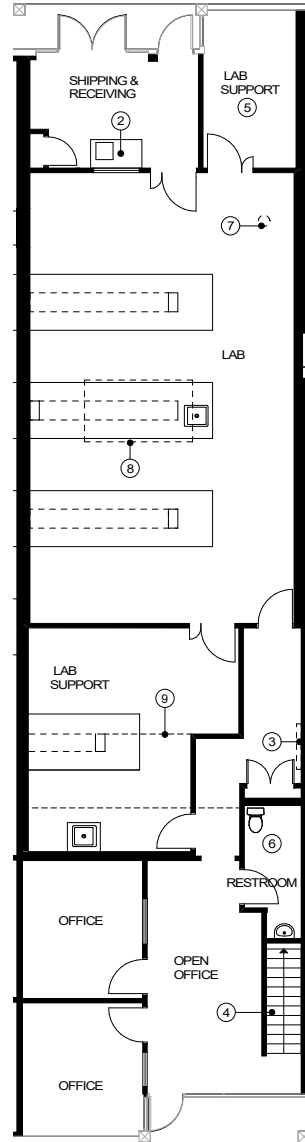
SECOND FLOOR



11585 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 107 | 3,345 RSF
Lab Available Oct 2025

FIRST FLOOR

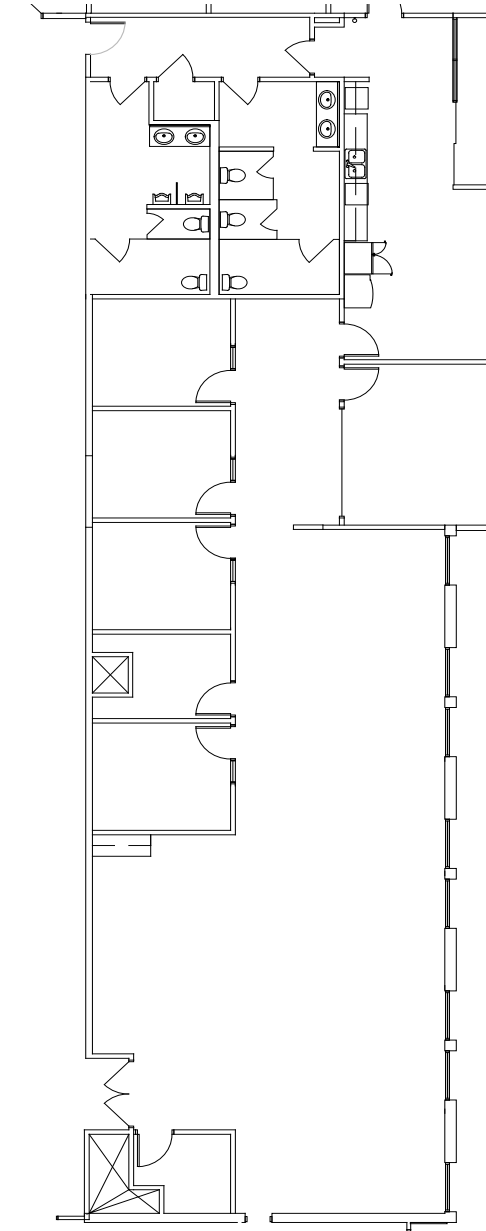


MEZZANINE



11555 Sorrento Valley Rd, San Diego
SOVA Science District | Central

Suite 201 | 3,740 RSF
Available Office Space





10581



SCIENCE DISTRICT

SOUTH

AVAILABILITY: SOVA SOUTH

Lab Space

| BUILDING | SQ FT | SUITE | STATUS | NOTES |
|---------------|--------|---------|-----------|------------|
| 10575 Roselle | 10,294 | 100 | Available | |
| 10581 Roselle | 5,541 | 100* | Available | Fitted Lab |
| 10581 Roselle | 5,528 | 105* | Available | Fitted Lab |
| 10581 Roselle | 11,066 | 115-120 | Nov 2025 | |

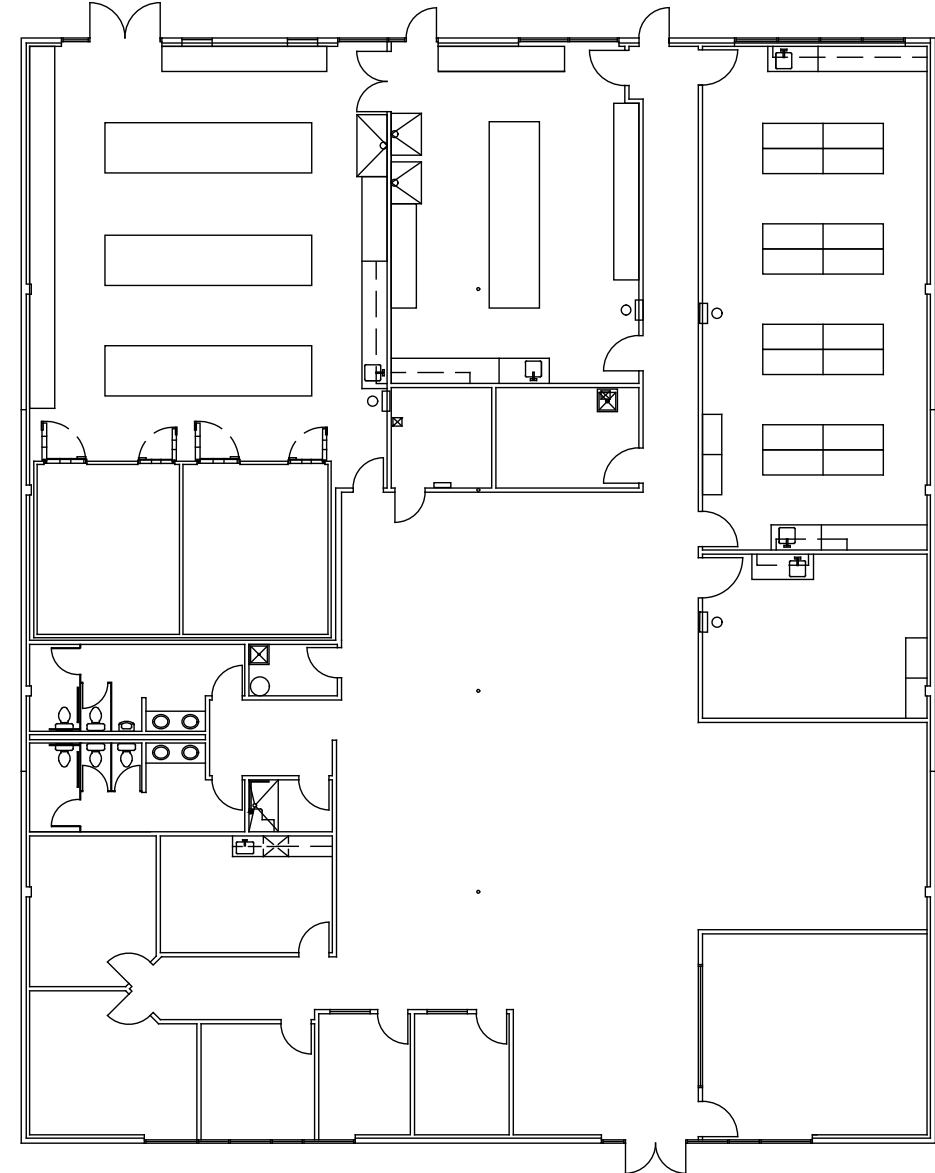
*Suite 100-105: Contiguous up to 11,069 SF



10575 Roselle Street, San Diego SOVA Science District | South



Suite 100 | 10,294 RSF Lab Available Now

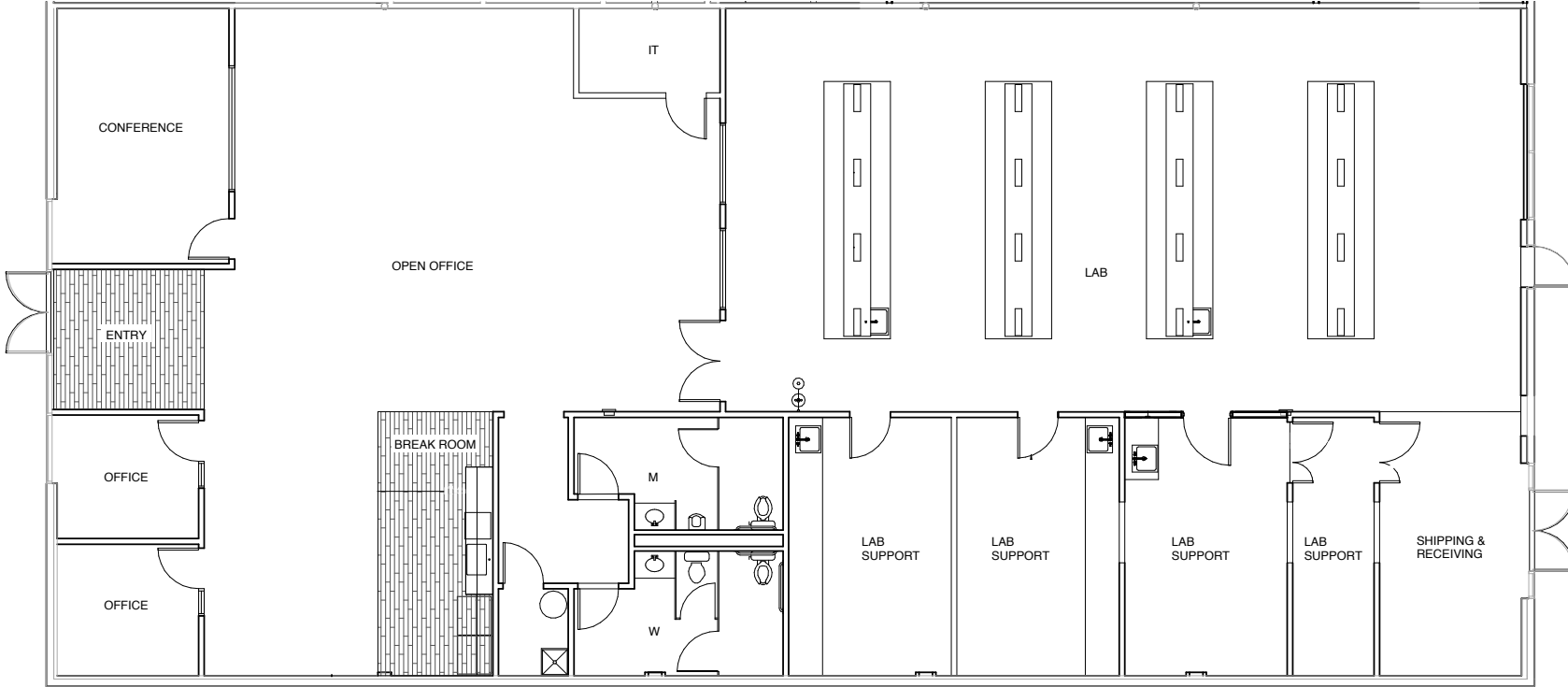


10581 Roselle Street, San Diego
SOVA Science District | South



Suite 100 | 5,541 RSF
Fitted Lab Available Now

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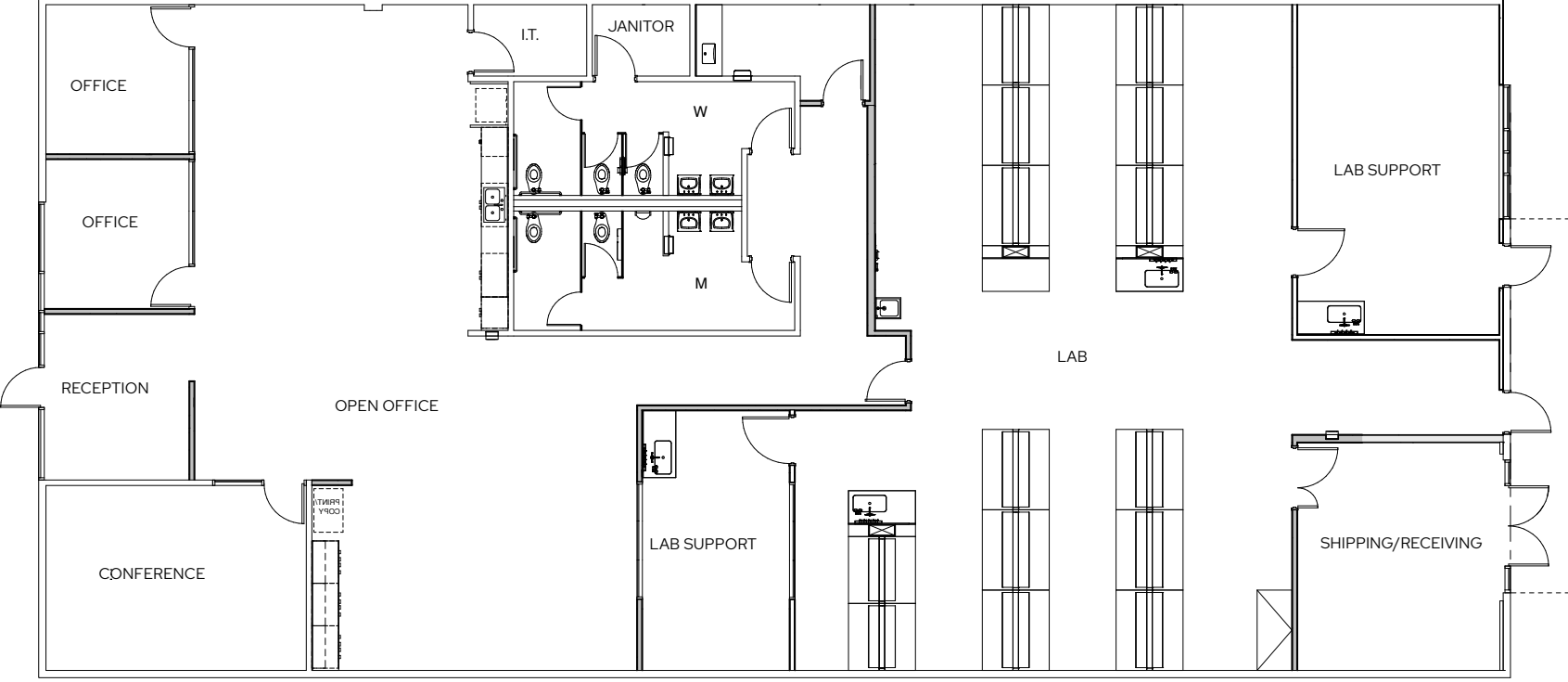


10581 Roselle Street, San Diego
SOVA Science District | South



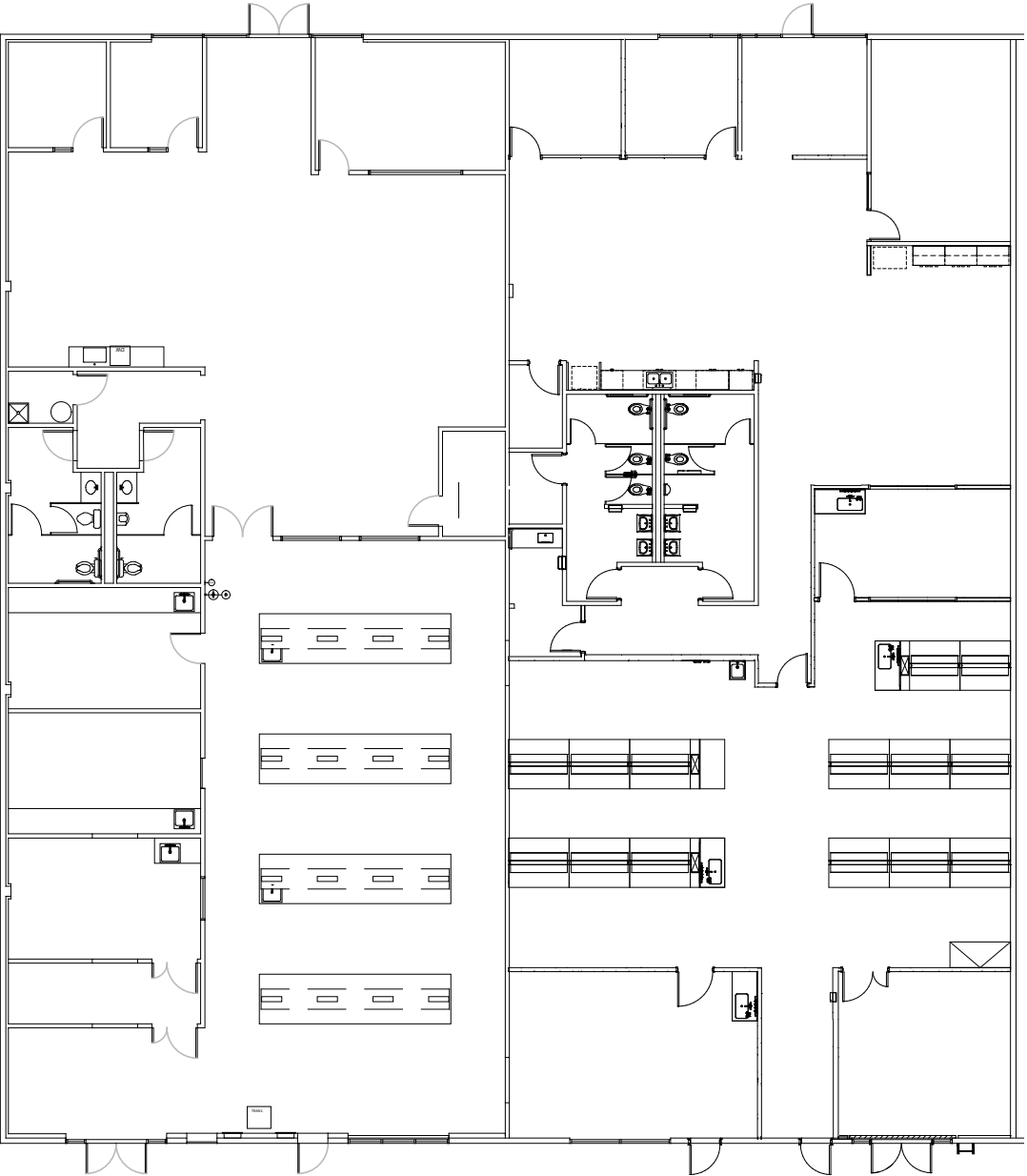
Suite 105 | 5,528 RSF
Fitted Lab Available Now

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10581 Roselle Street, San Diego
SOVA Science District | South

Suite 115-120 | 11,066 RSF
Lab Available Nov 2025





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5



SCIENCE DISTRICT

SYCAMORE

AVAILABILITY: SOVA SYCAMORE



Lab Space

| BUILDING | SQ FT | SUITE | STATUS | NOTES |
|-----------|--------|-------|-----------|---|
| 10655 SVR | 14,461 | 200 | Available | Fully furnished office space, in-place lab equipment, and walk-in cold room. Building top signage available. |
| 10675 SVR | 7,950 | 200 | Available | |



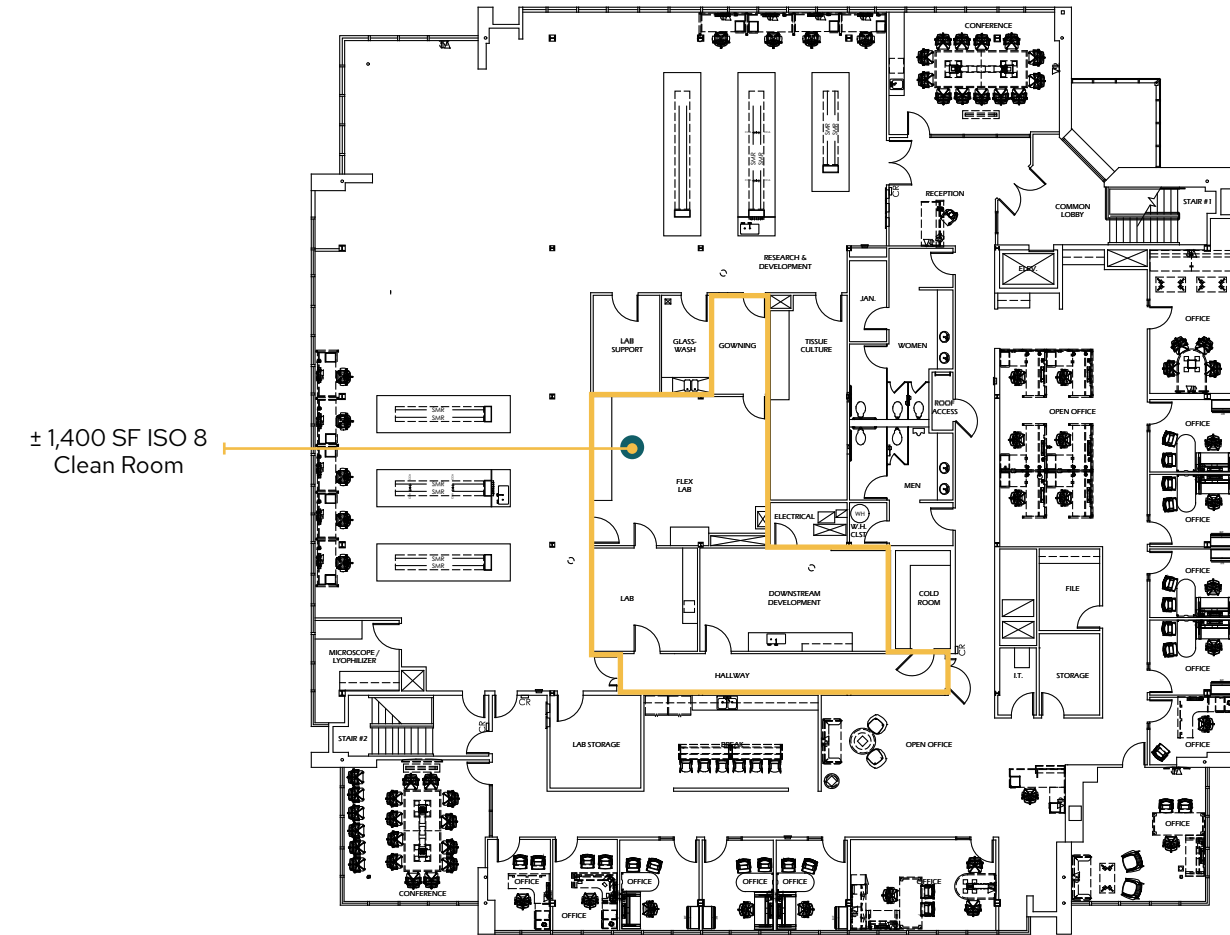
10655 Sorrento Valley Rd, San Diego SOVA Science District | Sycamore



Suite 200 | 14,461 RSF

Fully furnished office space, in-place lab equipment, and walk-in cold room. Building top signage available.

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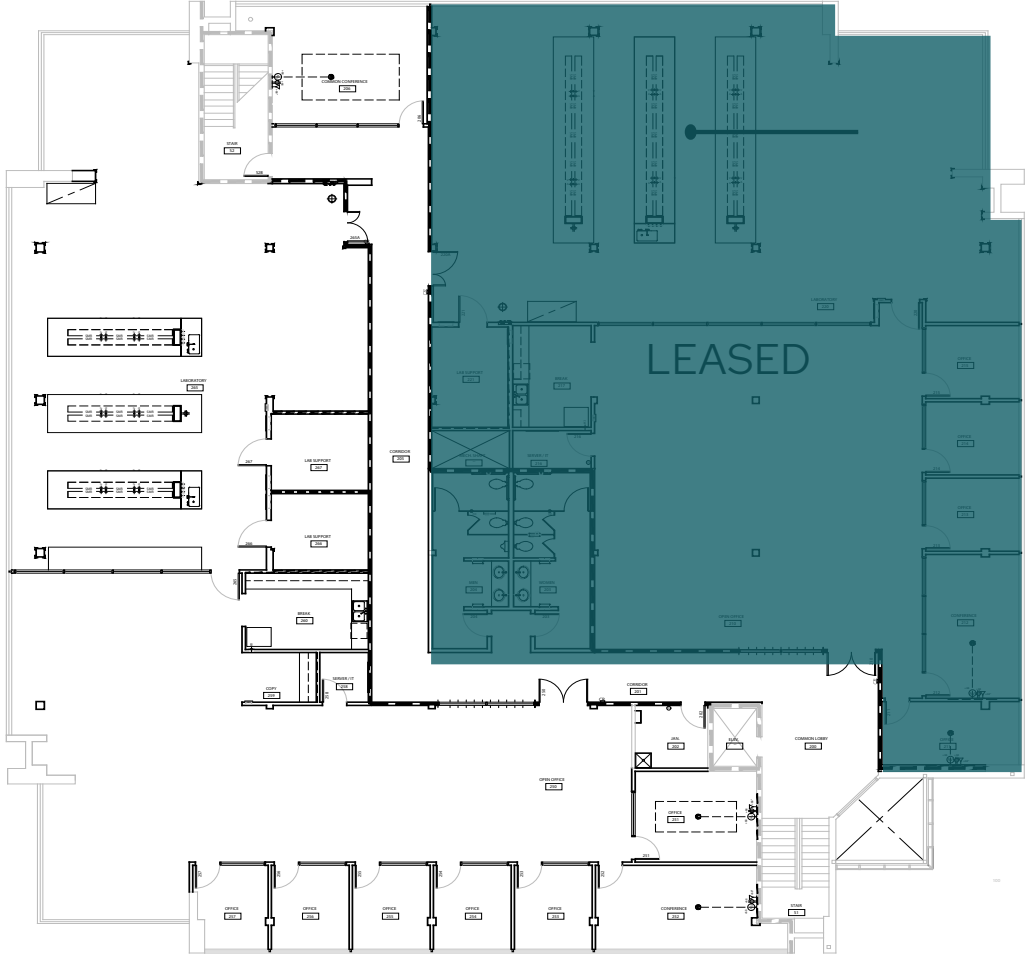


10675 Sorrento Valley Rd, San Diego
SOVA Science District | Sycamore



Suite 200 | 7,950 RSF
Lab Space Available

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VIRTUAL TOUR





NOVA

SCIENCE DISTRICT™

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