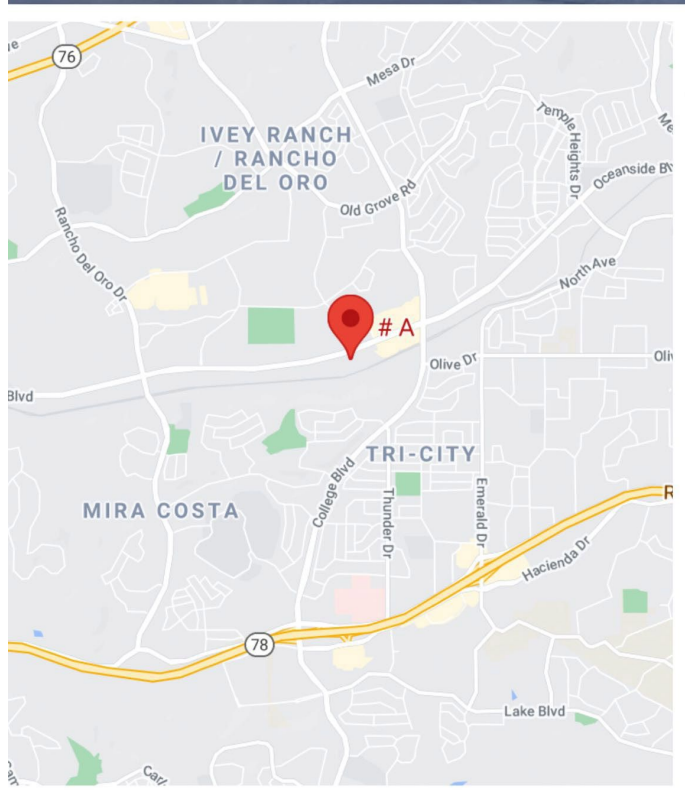


FOR SUBLEASE
30% OFFICE / 70% LAB

4055 OCEANSIDE BLVD, STE A
OCEANSIDE, CA 92056



SPACE: 2,650 SF
TERMS: \$2.95 SF NNN = ½ UTILITIES
ON TWO-YEAR SUBLEASE

- + FULLY-EQUIPPED LAB SPACE
- + THREE OFFICES & CONFERENCE/BREAK ROOM
- + 65' BENCH SPACE, TISSUE CULTURE HOODS & INCUBATORS
- + -20, -80 & LN₂ FREEZERS, CENTRIFUGES, PCR, FLOW CYTOMETER
- + GLASSWASH ROOM, SAFETY SHOWER/EYEWASH
- + 7 TONS OF HVAC; 2600 CFMS
- + 1,200 AMPS; 200/400V 3PHASE
- + VIVARIUM CLOSE, IF NEEDED
- + LOCATED BETWEEN 76 & 78 HWYs

ROXANNE TATE

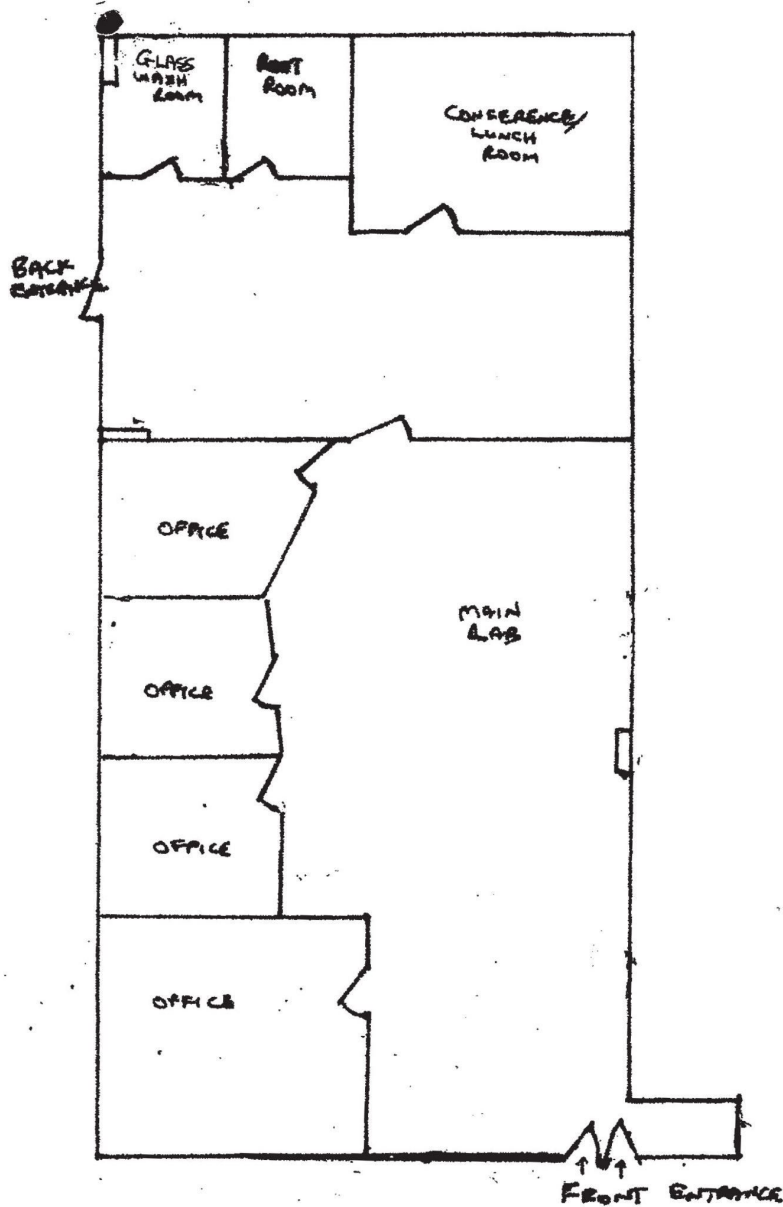
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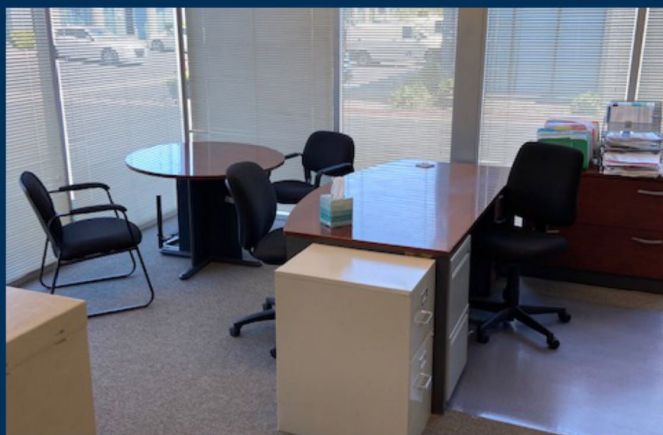
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