

6 6 8 0
COBRA
— WAY —

SAN DIEGO, CA 92121



±35,462 SF Life Science/R&D Space Available For Lease
Lab and Warm-up Conversion Complete!



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management



CUSHMAN &
WAKEFIELD

Conveniently located in San Diego's life science and tech hub, tenants have easy access to dining and retail, nearby freeways, and all the area's unrivaled lifestyle amenities.

6680 Cobra Way is a **single-tenant**, life-science property offering a standalone and secure headquarters-style property with commanding views of Peñasquitos Canyon. The $\pm 35,462$ SF of lab and R&D space can accommodate a wide range of wet lab, R&D, and supporting functions.



- 100% HVAC throughout (MERV-14 filtration)
- New air handling units (12 air changes per hour)
- Pad for backup generator
- DOAS units



- Adjacent to $\pm 75,000$ SF amenity-rich Plaza Sorrento shopping center
- Strategically located in Sorrento Mesa, the life science and tech hub of San Diego
- Access to hiking trails



- 2 existing roll-up doors
- New restrooms on each floor
- New break area and exterior upgrades



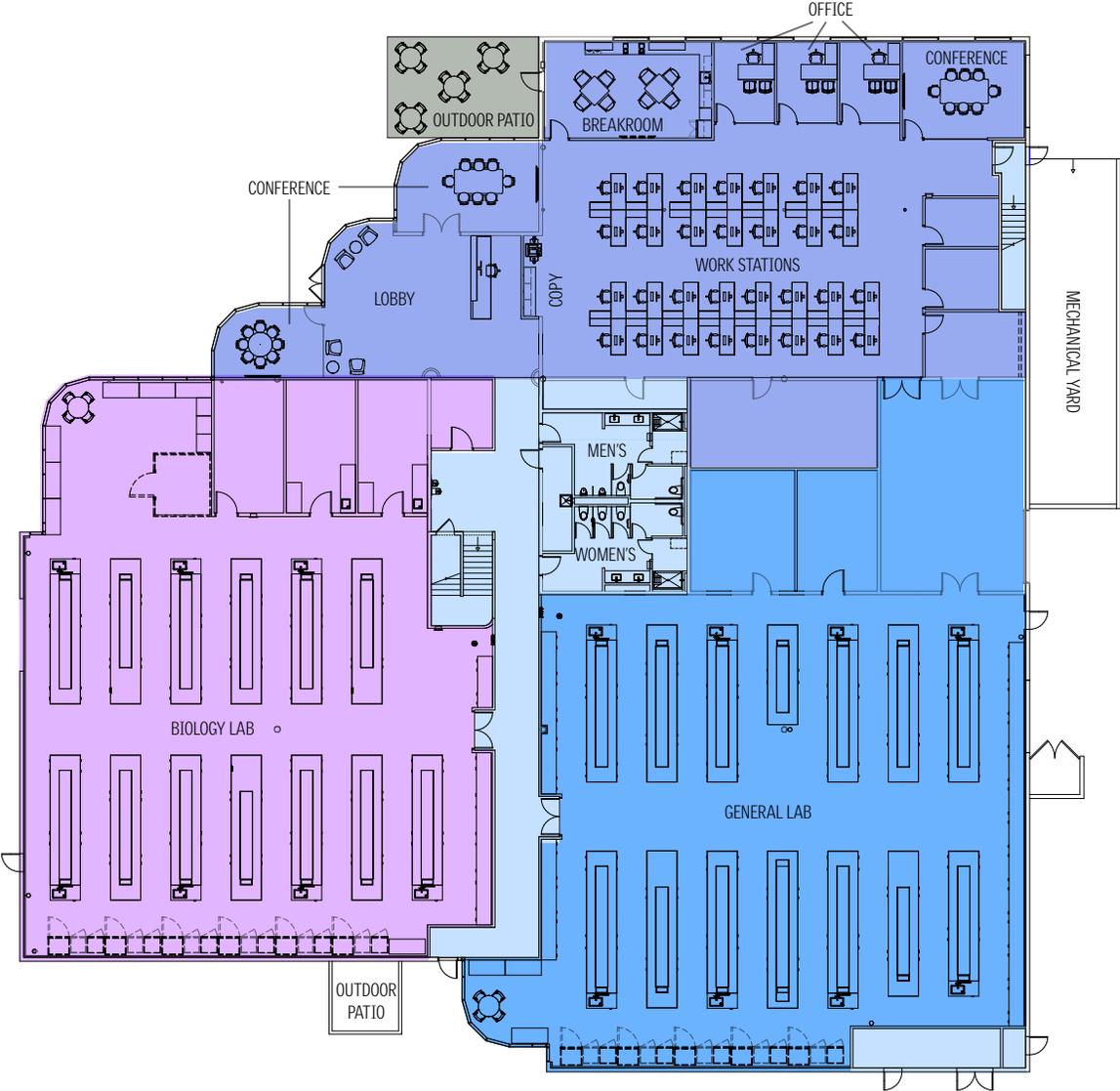
- IL 2-1 zoning
- 2.7/1,000 parking ratio
- 6 EV Charging Stations



- ▶ Building size: $\pm 35,462$ RSF
- ▶ Availability:
1st Floor: $\pm 25,102$ RSF
2nd Floor/Mezzanine: $\pm 10,360$ RSF
- ▶ Floor-to-ceiling windows that overlook fantastic views of Peñasquitos Canyon
- ▶ Power: 4,000 amps, 408/227v
- ▶ Clear Height: 25'

CONCEPTUAL Floor Plans

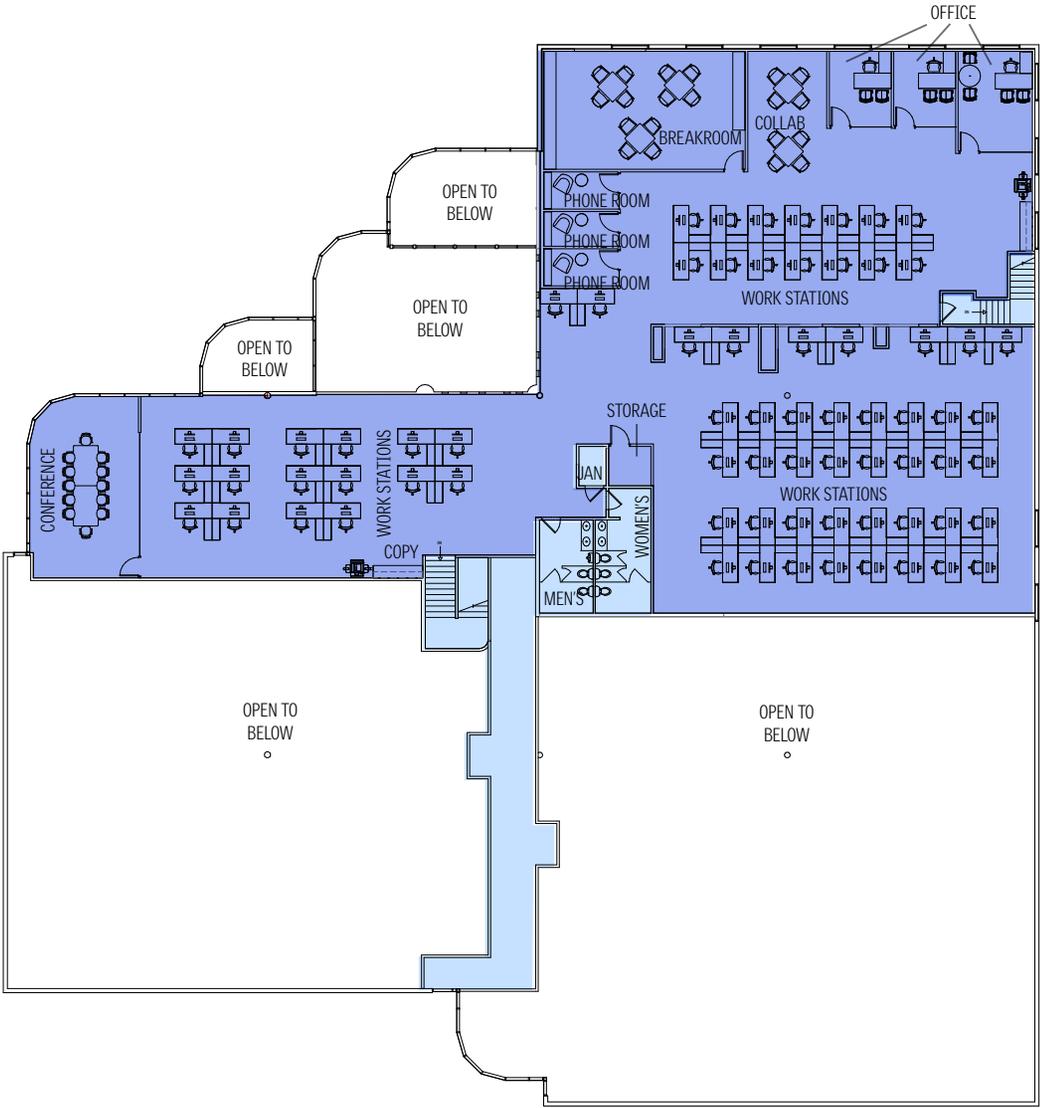
FLOOR 1: ±25,102 SF ▶



-  BIOLOGY LAB
-  OFFICE
-  GENERAL LAB
-  OUTDOOR PATIO

CONCEPTUAL Floor Plans

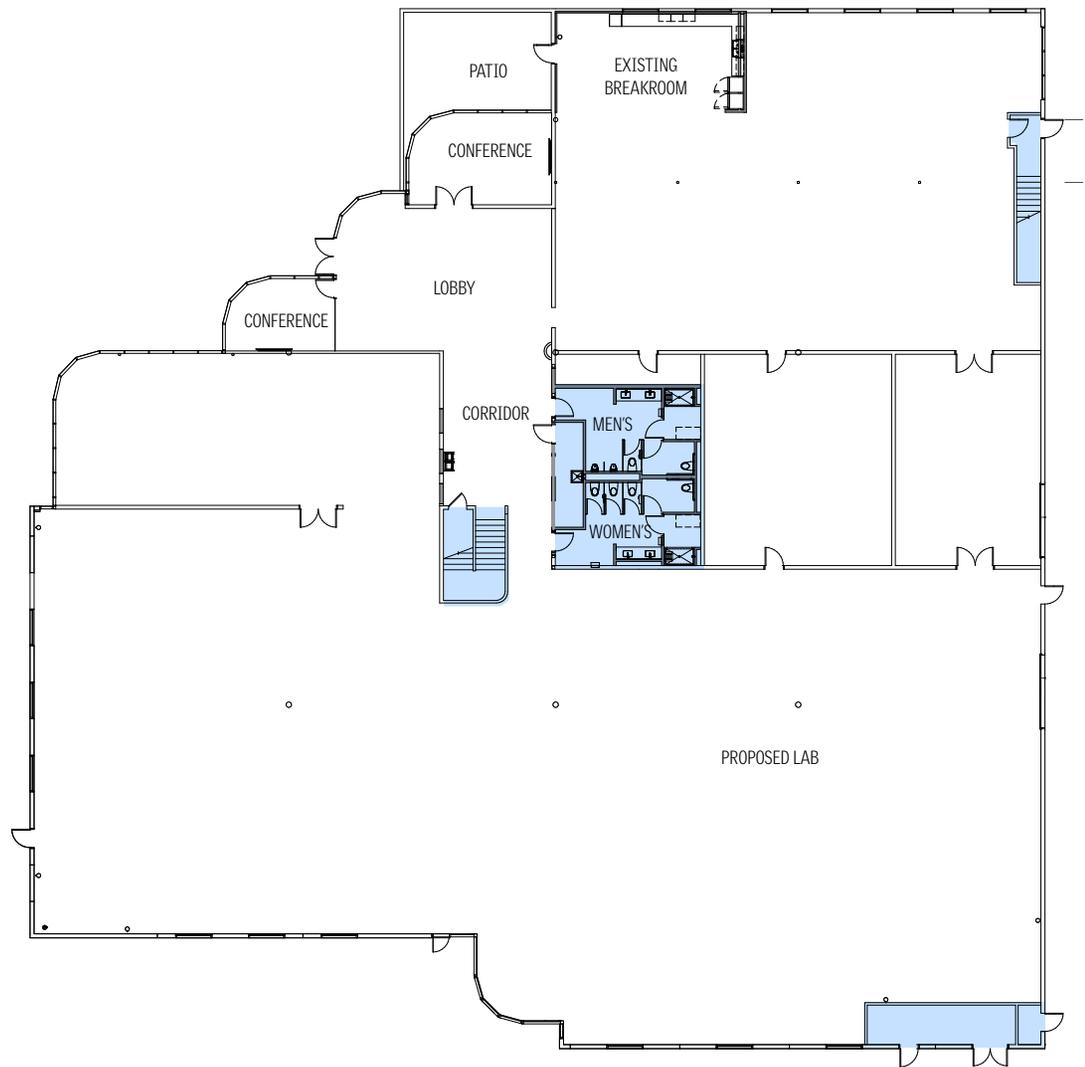
FLOOR 2: ±10,360 SF



BIOLOGY LAB OFFICE GENERAL LAB OUTDOOR PATIO

AS BUILT Floor Plans

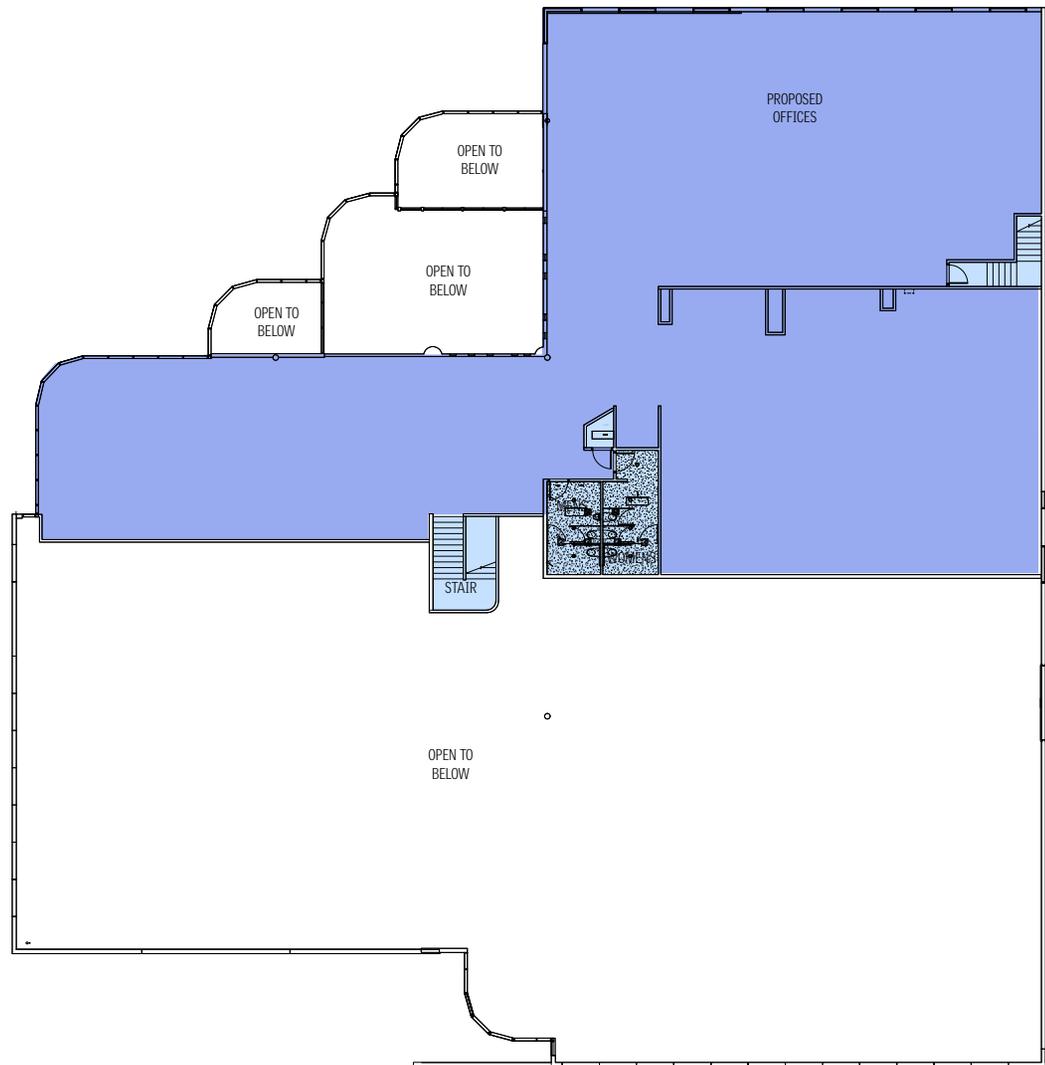
FLOOR 1: ±25,102 SF ▶



 BIOLOGY LAB  OFFICE  GENERAL LAB  OUTDOOR PATIO

AS BUILT Floor Plans

FLOOR 2: ±10,360 SF ▶



 BIOLOGY LAB  OFFICE  GENERAL LAB  OUTDOOR PATIO

A headquarters with
commanding views of Peñasquitos Canyon



6 6 8 0
COBRA
WAY

SAN DIEGO, CA 92121

SAN DIEGO | A Tech and Life Science Leader



LIFE SCIENCE

- | | |
|------------------------|--------------------------|
| 1. Wondfo Biotech | 8. Wacker |
| 2. Sekisui Diagnostics | 9. Mast Biosurgery |
| 3. Reveal Biosciences | 10. Scripps Laboratories |
| 4. Hologic | 11. Advin Biotech |
| 5. Dexcom | 12. Quidel |
| 6. Werfen | 13. Sharp Healthcare |
| 7. Tanvex | 14. Scripps |

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|-----------------------|
| 15. PetDx |
| 16. Acon Laboratories |
| 17. Resonetics |
| 18. Crinetics |
| 19. ETON Biosciences |
| 20. BPS Bioscience |
| 21. CUE |

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|-----------------------------|
| 22. ThermoFisher Scientific |
| 23. Vitrolife |
| 24. Becton Dickson |
| 25. Celibre |
| 26. Maravi |
| 27. Invivoscribe |
| 28. ADARx |

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|-------------------------|
| 29. BioTheryx |
| 30. Element Biosciences |
| 31. Maravai |
| 32. Velia |

TECH

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|---------------|
| 1. Qualcomm |
| 2. Google |
| 3. CommScope |
| 4. Verimatrix |
| 5. Sony |

Restaurants

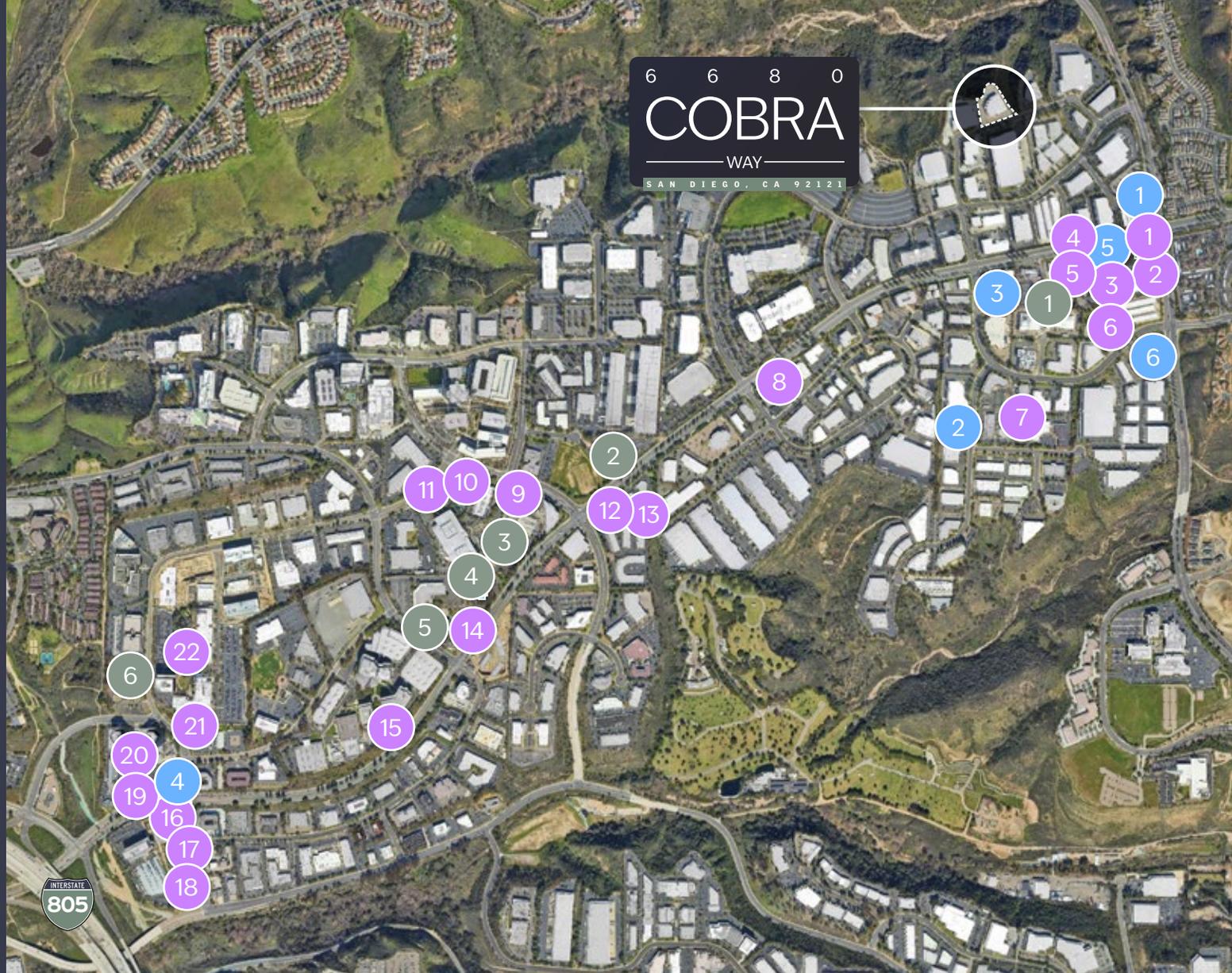
1. Urbane Cafe
2. Habaneros Mexican Grill
3. Subway
4. Burger King
5. KFC
6. Spices Thai
7. Hawaiian Fresh Seafood
8. The Wine Cellar Brasserie
9. Gravity Heights
10. Madras Cafe
11. The Grill and Deli
12. Tadian Cafe
13. Kula Ice Cream
14. Jersey Mike's Subs
15. The Spot
16. Chick-fil-A
17. Moment Sushi
18. Rubios
19. McDonald's
20. Daru Indian Restaurant
21. Punjabi Tandoor
22. Karl Strauss Brewery

Fitness

1. LA Fitness
2. Mesa Rim Climbing Center
3. Ignite Performance & Fitness
4. Planet Fitness
5. F45 Training
6. San Diego Barbell Club

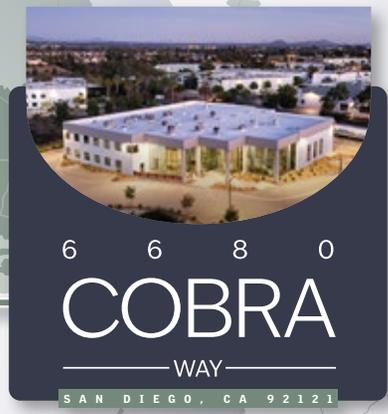
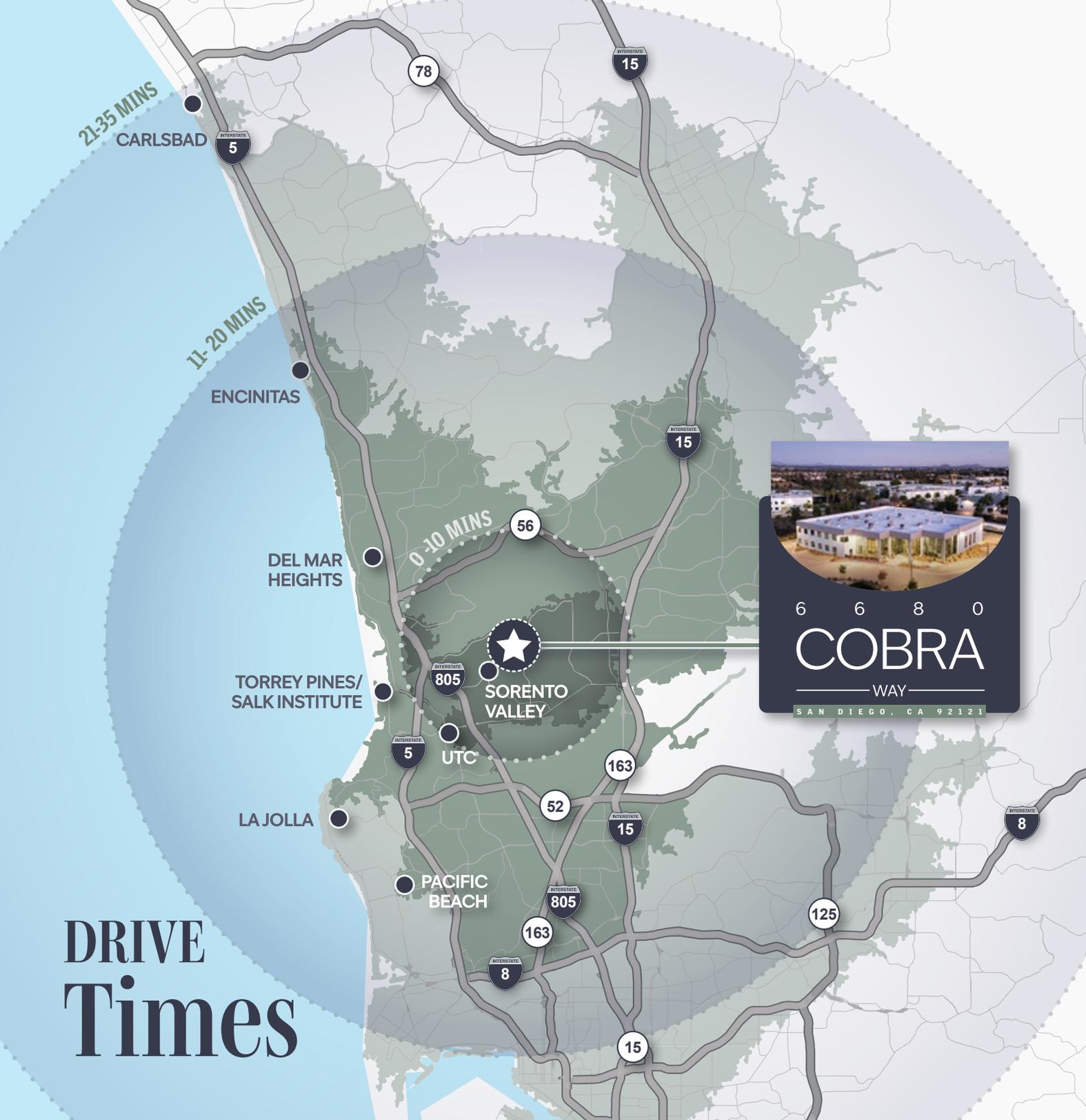
Hotels

1. Sonesta ES Suites
2. Residence Inn Marriott
3. Hyatt House
4. Country Inn & Suites by Radisson
5. Holiday Inn Express
6. Courtyard by Marriott



A Strategic Location

DRIVE Times





6 6 8 0

COBRA

WAY

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Montana Avenue Capital Partners ("MAC") is a real estate investment, management and development company headquartered in Los Angeles, California. MAC acquires and manages Life Science, Office, and Mission Critical Real Estate Facilities throughout the U.S.A.

3.2+ Million Square Feet Leased
\$2.0+ Billion Transaction Volume

www.macpartnersllc.com

For More Information, Please Contact:

Bill Cavanagh
CA Lic. 00905262
+ 1 858 546 5460
bill.cavanagh@cushwake.com

Mike Novkov
CA Lic. 018090388
+ 1 858 546 5412
mike.novkov@cushwake.com



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management



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COE-PM-West-01.26.2024