



PROVIDING ENTREPRENEURS THE RESOURCES TO TRANSLATE IDEAS INTO REALITY

RANCHO BERNARDO

LAB & OFFICE
FOR LEASE



NEW LAB & OFFICE EXPANSION

An opportunity to
customize your private lab.

10918 Technology Place
San Diego, Ca 92127



AQUILLIUS

A life-science and medtech incubator that helps companies rapidly develop, test, prototype and manufacture new technologies.



PRIVATE LAB SUITES

Customize your lab to fit your exact needs. Plus, access control to keep your innovations secure within your own team.



CELL CULTURE LAB

Designed for *in vitro* studies. This space will help your team emulate the body in a sterilized environment.



PROTOTYPING LAB

By iterating early and often, your DFM projects will move faster and get to market quicker. Full production is just down the street at Microtek.



R&D LABS

Share a space with colleagues who are creating the future of science, medicine, and engineering.



CELL CULTURE LAB



R&D LAB



PROTOTYPING LAB



PRIVATE LAB SUITES

RAPID PROTOTYPING



FORM LABS 3B+ RAPID PRINTER

With biocompatible plastics printing at a xy resolution of 25 microns, we can help you build and test new medical devices faster.



RAISED 3D PRO-3 SERIES

Professional dual extruder 3D printer for multi-sized rapid prototyping and around the clock operation.



CARBIDE 3D NOMAD 3 CNC

High-quality CNC with 130W Spindle that can operate at up to 24,000 RPM. Create prototypes from soft metal, wood, plastic, and PCB.



PULSE XE NYLONX 3D PRINTER

Designed to use advanced materials like PLA, PETG, Bronzefill, Copperfill, Brassfill, Woodfill, Carbon Fiber, and Stainless Steel.



**HESS BONDJET BJ955
HEAVY WIRE WEDGE BONDER**

Ultrasonic wedge-wedge bonding for automated processing of substrates 50 μm - 600 μm for Al, Cu and AlCu 2 mil - 24 mil.



PANASONIC NPM-W2

12 nozzle pick and place machine with PCB printing up to 750 x 550 mm with component range up to L150 x W25 x T30 mm.



PANASONIC MD-P200

High-productivity die bonder with synchronous head system for unparalleled productivity and high-throughput.

**END TO END
TURNKEY SOLUTION
FOR ELECTRONIC DEVICES**

Our sister company Microtek is located just minutes away to help you develop prototypes the right way, the first time.

DESIGN



PROTOTYPE



MANUFACTURE



COMMERCIALIZE



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*Conceptual renderings.



[CLICK HERE FOR
VIRTUAL TOUR](#)



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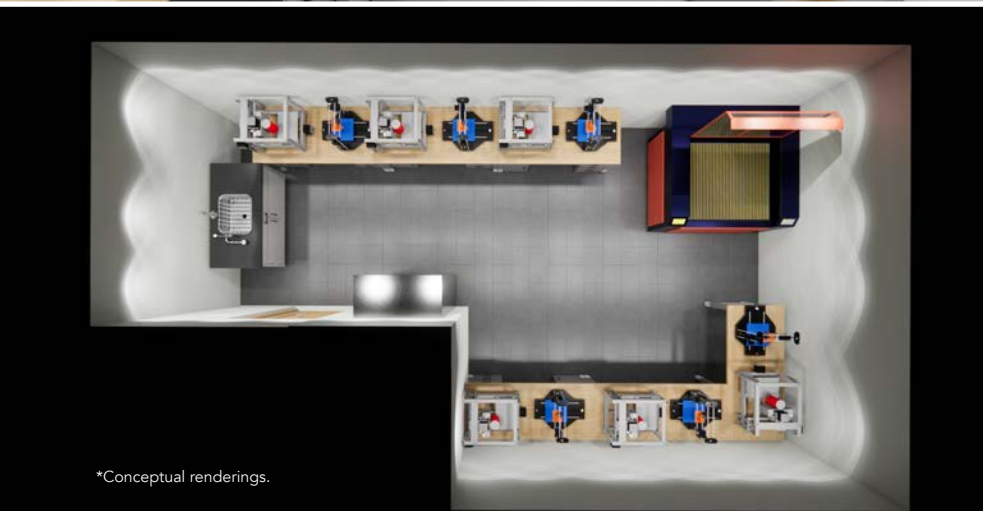
[CLICK HERE FOR VIRTUAL TOUR](#)

*Conceptual renderings.









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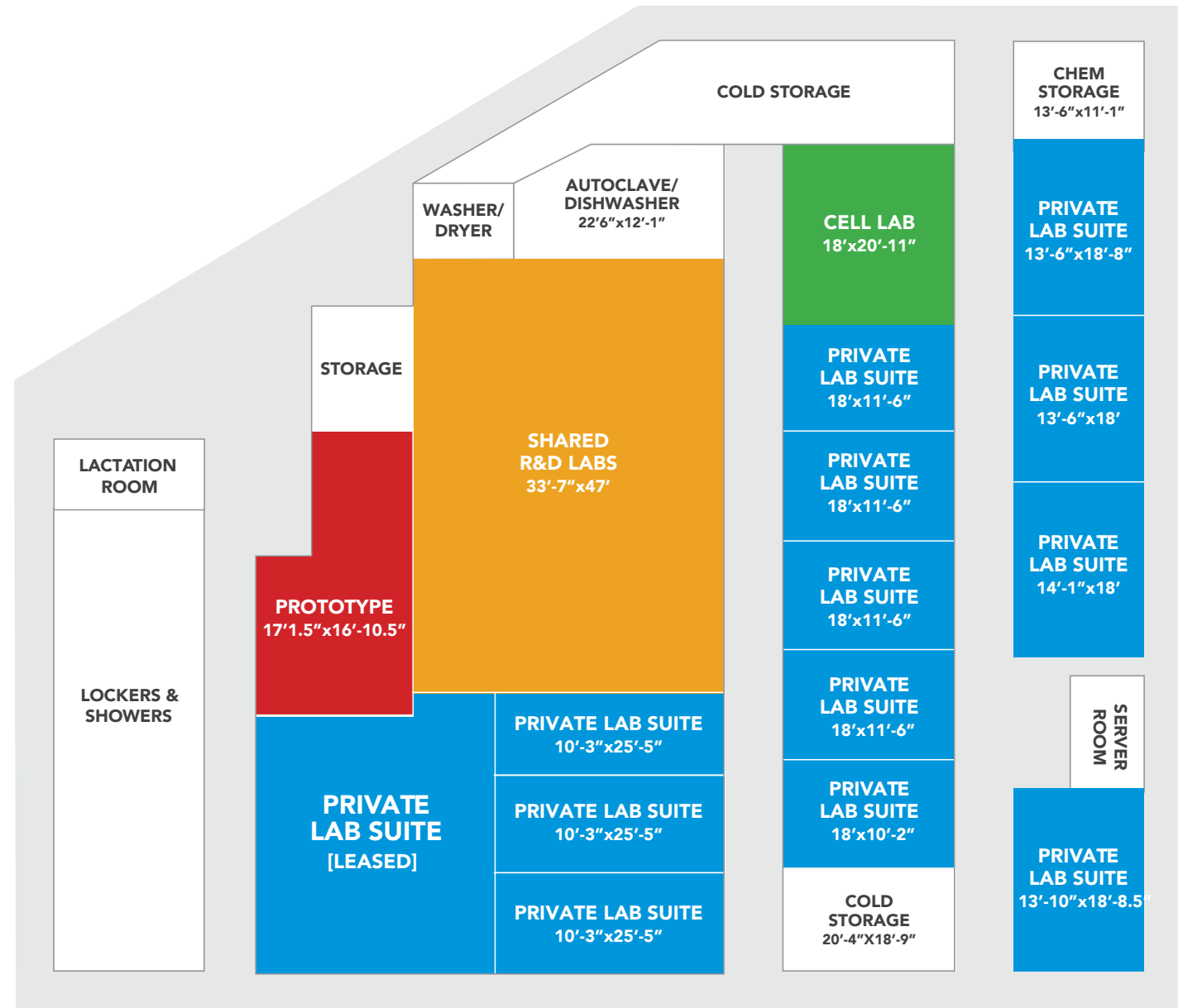
LAB SPACE FLOORPLAN

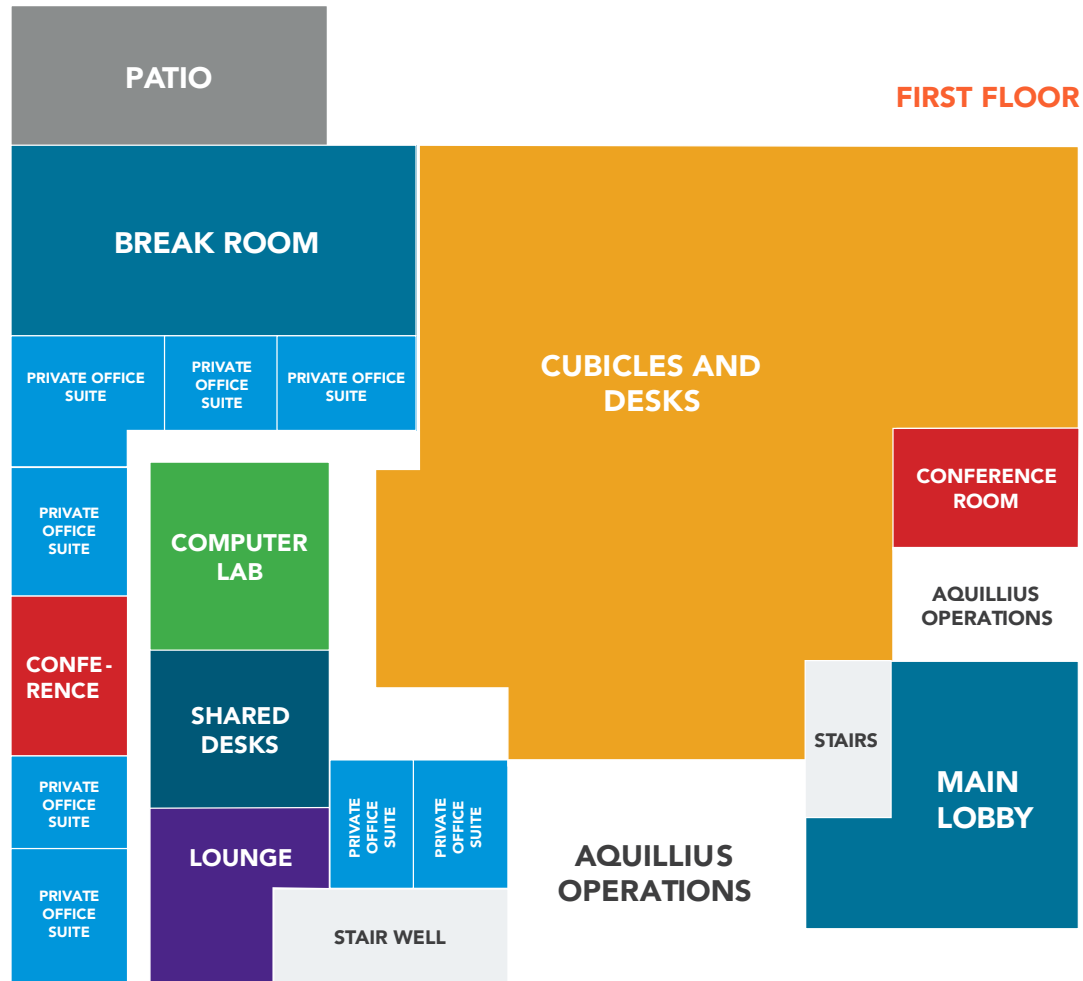
Come together to solve today's toughest problems. Because we're better together, and the best ideas come from cross-pollination.

-  PRIVATE LAB SUITES
-  SHARED LAB SPACE
-  PROTOTYPING LAB
-  CELL LAB

BIOLOGY, CHEMISTRY AND ENGINEERING.

Private labs and shared lab spaces available.

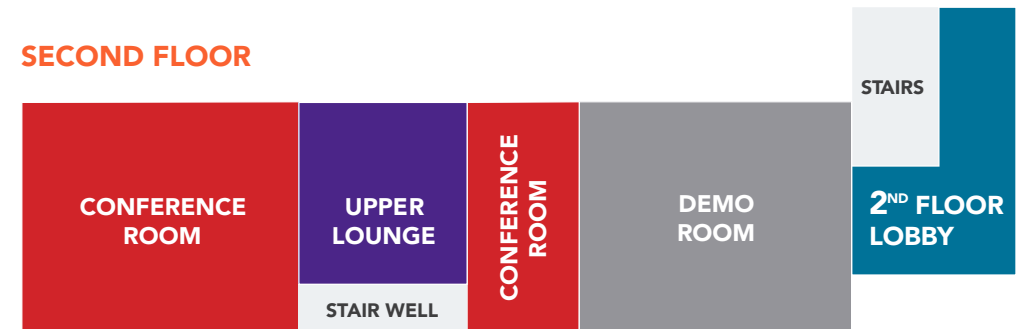




THE PROPERTY

Join a community of like-minded scientists, engineers and entrepreneurs using advanced tech and specialized lab equipment.

SECOND FLOOR



CORPORATE NEIGHBORS

 **AQUILLIUS**



 **Apple**

APPLE RECENTLY ACQUIRED RANCHO VISTA CORPORATE CENTER, A 67.6 ACRE CAMPUS HALF A MILE FROM **AQUILLIUS**.

AREA AMENITIES

- Ralph's Grocery
- CVS
- World Market
- Bed Bath & Beyond
- Karl Strauss Brewing Co.
- Miguel's Cocina
- Wendy's
- Jamba Juice

- The Cork & Craft

- Phil's BBQ

- Sushi Kami

- Target
- Sprouts Farmers Market
- Chick-fil-A
- Starbucks
- Board & Brew
- Swami's Cafe
- Orangetheory Fitness

- Subway
- Carl's Jr
- Flippin Pizza
- Greenspot Salad Co.

- FedEx
- Olieh Korean BBQ
- U.S. Post Office
- Vons
- Peet's Coffee
- Denny's
- The Kebab Shop
- Chuz Fitness
- CVS
- UPS Store
- IHOP
- Jack In The Box
- Carl's Jr
- Starbucks
- Rubio's
- McDonald's



RANCHO BERNARDO



161,650
POPULATION
(5 MILE RADIUS)



\$152,920
AVERAGE HH INCOME
(5 MILE RADIUS)



57,044
EMPLOYEES
(5 MILE RADIUS)

Rancho Bernardo's central location and accessibility to several arterial freeways, including Interstate 15, provide relatively easy commutes for residents from across San Diego, not to mention distribution routes through the region, both to the coast and Inland Empire. Its proximity to—and discount to—neighboring employment nodes in the UC San Diego area (UTC and Torrey Pines) and Sorrento Mesa make the submarket an attractive alternative for tenants who might be priced out of those areas. One-quarter of Rancho Bernardo residents hold a graduate degree, many with a STEM degree according to census data, and median annual household incomes are above \$100,000.

Rents in the submarket posted a gain of 9.7% over the past 12 months, substantially outpacing the 6.2% annualized average over the past three years. Over a longer horizon, industrial rent growth in both the Rancho Bernardo Submarket and the San Diego metro at large has been nothing short of sensational. In the past 10 years, rents in the submarket have cumulatively risen by 76.4%, a performance essentially matched when zoomed out to the entire San Diego metro.

Investment activity is consistent, and big deals close here. Investors have shown interest in the submarket due to the diversified tenant pool and R&D buildings that can accommodate tech tenants.

SAN DIEGO

America's Finest City

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest. San Diego County is made up of 18 incorporate cities and towns along with other charismatic neighborhoods and communities, such as Carlsbad, Coronado, Del Mar, Downtown San Diego's Gaslamp Quarter, Point Loma, Chula Vista, Old Town, La Jolla, Pacific Beach, and North Park.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and mild winters with most of the annual precipitation falling between December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America's Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy luxury spas, beachfront resorts, golf courses, multicultural festivals and celebrations, colorful neighborhoods, and the nightlife.

SAN DIEGO AT A GLANCE



3,286,069
2021 POPULATION
SAN DIEGO COUNTY



6.6%
POPULATION GROWTH
2010-2020

2

LARGEST CITY
CALIFORNIA

8

LARGEST CITY
CALIFORNIA



70'
AVERAGE
TEMPERATURE



80%
SUNNY DAYS

SAN DIEGO RANKINGS

OUR REGION

#1

**MOST GENOMICS
PATENTS IN U.S.**

- ECONOMIC DEVELOPMENT CORP.

#2

**GREENEST CITY
IN U.S.**

- WALLETHUB

#3

**BEST CITY FOR
STARTUPS IN U.S.**

- CROWDFUND CAPITAL ADVISORS

#4

**MOST THRIVING
BUSINESSES IN U.S.**

- GO BANKING RATES

#5

**FASTEST GROWING
COMPANIES IN U.S.**

- INC. MAGAZINE

#7

**LIFE SCIENCE &
BIOTECH CITIES IN U.S.**

- NATURE INDEX

1.4M

SAN DIEGO COUNTY JOBS

\$78,890

MEDIAN HOUSEHOLD INCOME

\$257.1B

SAN DIEGO COUNTY GDP



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An opportunity to
customize your private lab.

For more information
or property tours,
please contact:



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INCUBATOR
APPLICATION

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