



GENESIS

{ The root of innovation }

±200,000 RSF

1155 Island Avenue,
San Diego, California

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

PREMIER HIGH RISE LIFE SCIENCE BUILDING

Delivering First to Market– Downtown San Diego

BUILDING HIGHLIGHTS

- GENESIS Spec Lab Program
- Full Building MEP Infrastructure Upgrades
- 2.25/1,000 Parking Ratio
- +/- 7,500 - 25,000 SF Lab/Office Suites, Up To 200,000 SF
- Premier Rooftop Conference And Event Center
- Experimental Environment With Access To All Your Needs
- 35 Steps To Park And Market Trolley Station
- Access To Hyper Growth Of STEM Talent From UCSD
- Downtown Lifestyle And Work Environment
- Needlepoint Bipolar Ionization HVAC system in all recirculated air locations (offices, amenity spaces, common areas)



Single Seat Trolley
Ride from UTC
(Blue & Orange Line)



Needlepoint Bipolar
Ionization HVAC system



2.25/1,000



New MEP Infrastructure
Laboratory Standards





NOW LEASING

UNDERGROUND PARKING ENTRANCE ACCESS



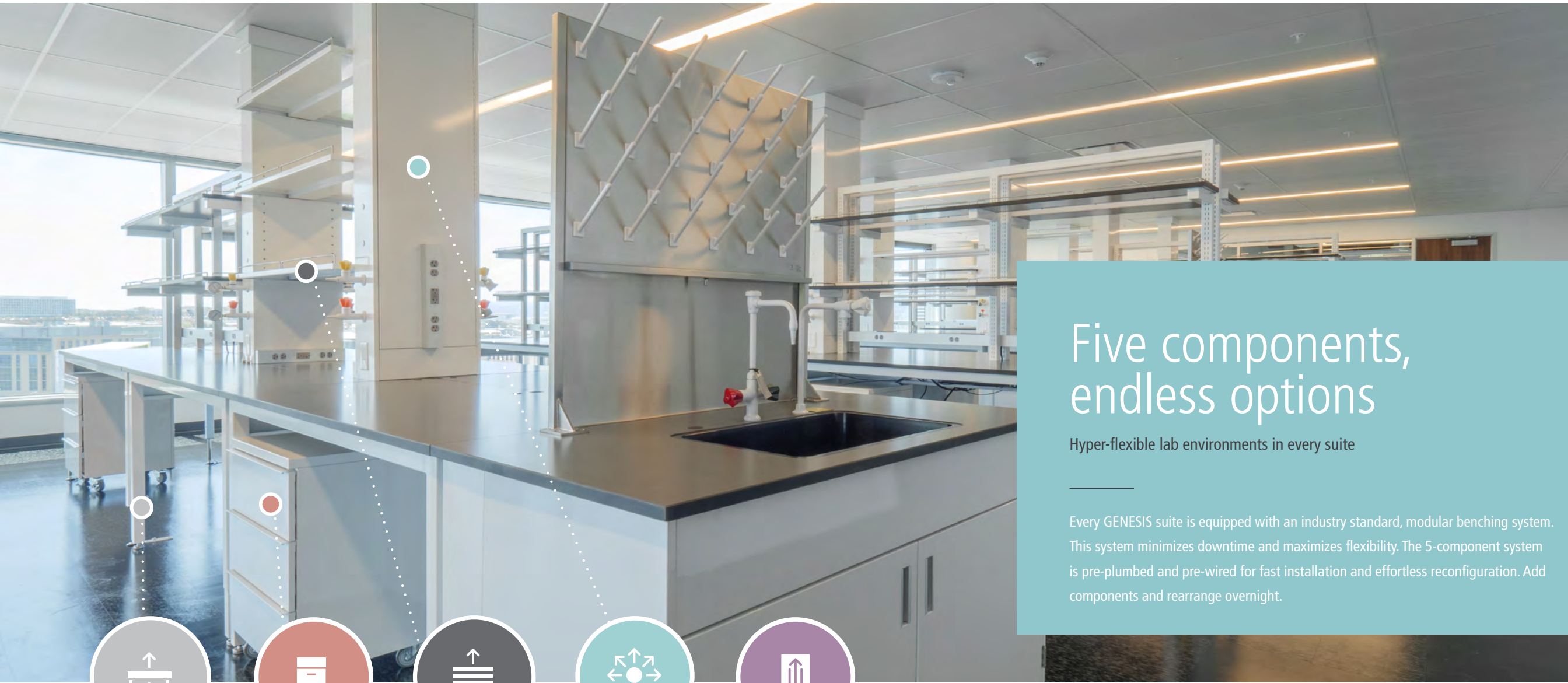
ROOFTOP ACCESS AND EVENT SPACE

GENESIS - San Diego connects the region's scientific community with the most modern and cutting-edge facilities designed to date with strategically engineered laboratories and highly designed office space. Over +/-200,000 RSF and eight-stories of Class A LEED Gold life sciences space, this project will provide an environment for fundamental innovation and creation. Set amongst San Diego's thriving downtown core, GENESIS - San Diego offers vibrant experiences at its doorstep – whether it's the perfectly curated California-Mediterranean palette at Callie restaurant, the trolley station just steps from the front door or a baseball game at Petco Park.



OUTDOOR GATHERING AREAS





Five components, endless options

Hyper-flexible lab environments in every suite

Every GENESIS suite is equipped with an industry standard, modular benching system. This system minimizes downtime and maximizes flexibility. The 5-component system is pre-plumbed and pre-wired for fast installation and effortless reconfiguration. Add components and rearrange overnight.



Adjustable Height Work Surfaces

Adaptable to any work environment and constructed with a welded metal frame to provide stability to the most sensitive instruments.



Mobile Cabinets

Combine any number of cabinets to customize storage.



Adjustable Shelving Unit

Bolts to any adjustable height table to offer 2 or 3 levels of shelving. Half-length units also available.



Service Unit

The core component, designed to accommodate up to 7 lab gasses and 12 electrical circuits per unit.



Fume Hoods

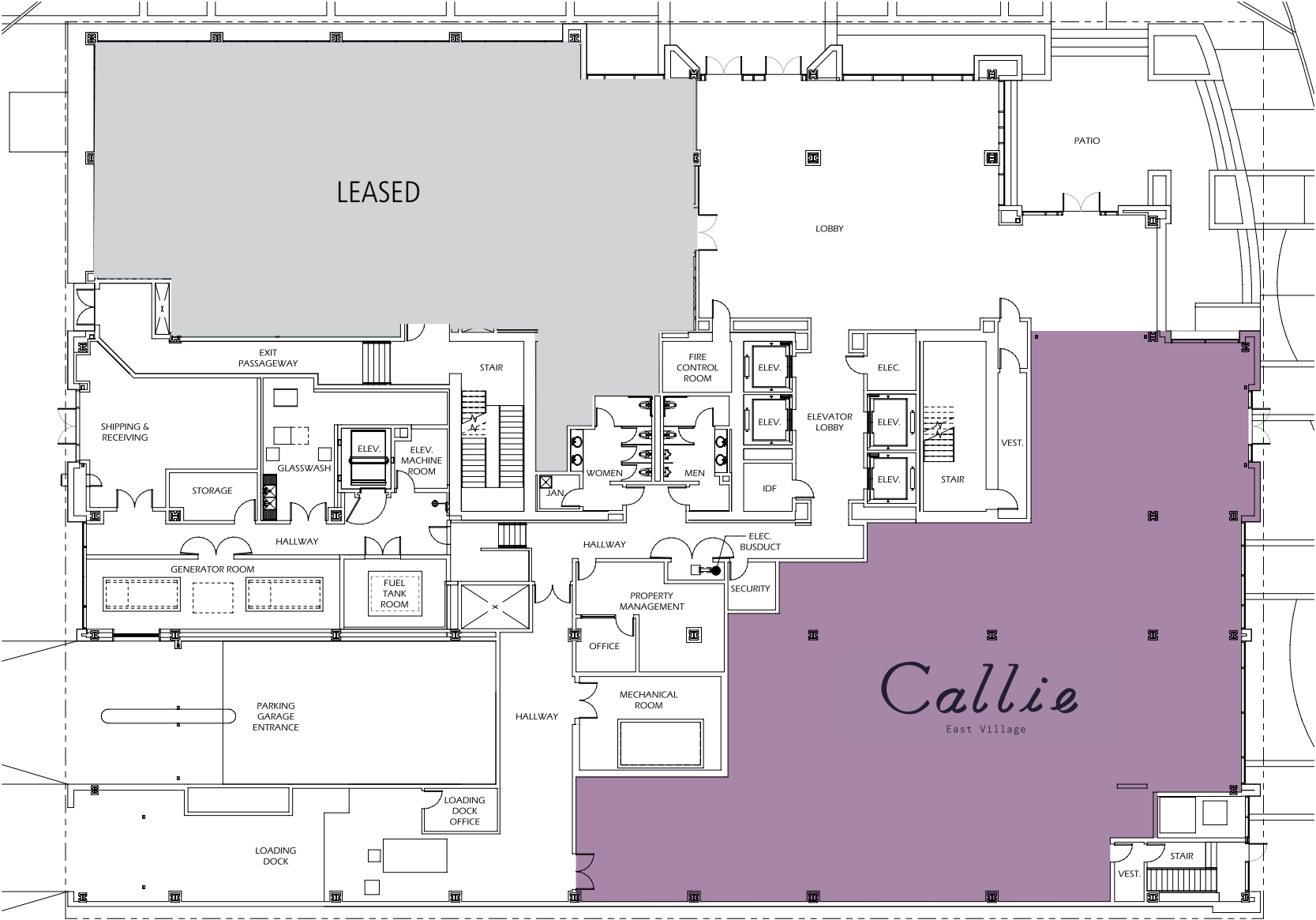
Each suite is capable of accommodating various sized fume hoods ranging from 4 – 8 feet.

Our labs deliver

- + Lab ready space 3 to 6 months from the start of final tenant design work
- + Modular components that can be configured in any order and any quantity
- + Effortless reconfigurations in support of evolving research programs
- + High-quality materials, functional layout, with a European design

1155 ISLAND AVENUE

Level 1



1155 ISLAND AVENUE

Level 2 | Multi-Tenant Concept Plan

Suite 200: ±20,000 RSF
Suite 250: ±15,000 RSF

Lab
Office
Spec
Future



Suite 200 (Office)

- 55 Workstations
- 4 Private Offices
- 2 Conference Rooms
- 1 Huddle/Phone Room
- 1 Large Break Room
- IT Server Room
- Print/Copy Area
- Lobby

Suite 200 (Lab)

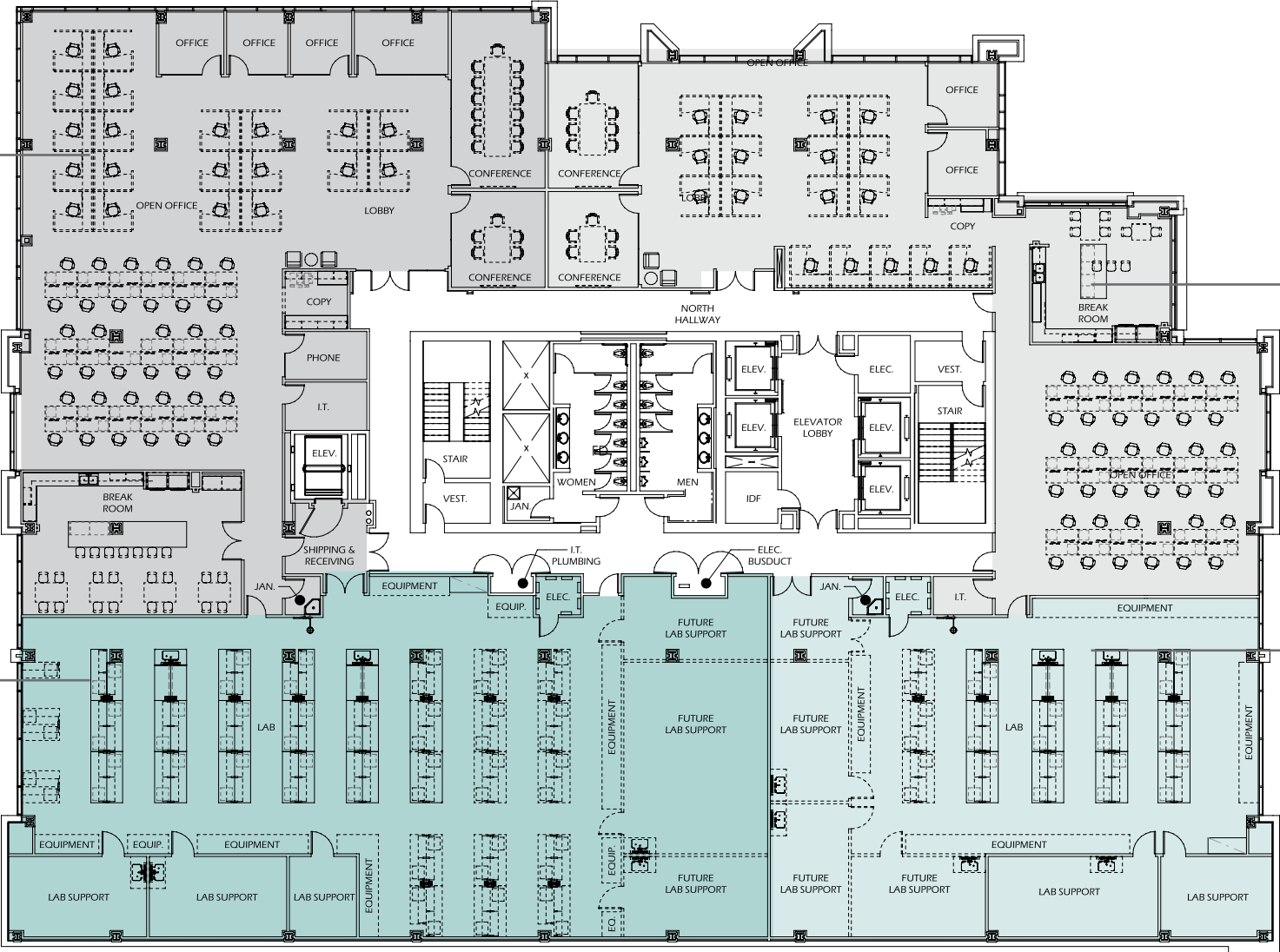
- 6 Benches
- 3 Lab Support Rooms
- 1 Six Ft Fume Hood

Suite 250 (Office)

- 52 Workstations
- 2 Private Offices
- 2 Conference Rooms
- 1 Break Room
- IT Server Room
- Print/Copy Area
- Lobby

Suite 250 (Lab)

- 4 Benches
- 2 Lab Support Rooms
- 1 Six Ft Fume Hood



* conceptual furniture layout

1155 ISLAND AVENUE

Level 3 | Multi-Tenant Concept Plan

Suite 300: ±20,000 RSF

Suite 350: ±15,500 RSF

Lab — Spec
Office — Future



Suite 300 (Office)

- 55 Workstations
- 4 Private Offices
- 2 Conference Rooms
- 1 Huddle/Phone Room
- 1 Large Break Room
- IT Server Room
- Print/Copy Area
- Lobby

Suite 300 (Lab)

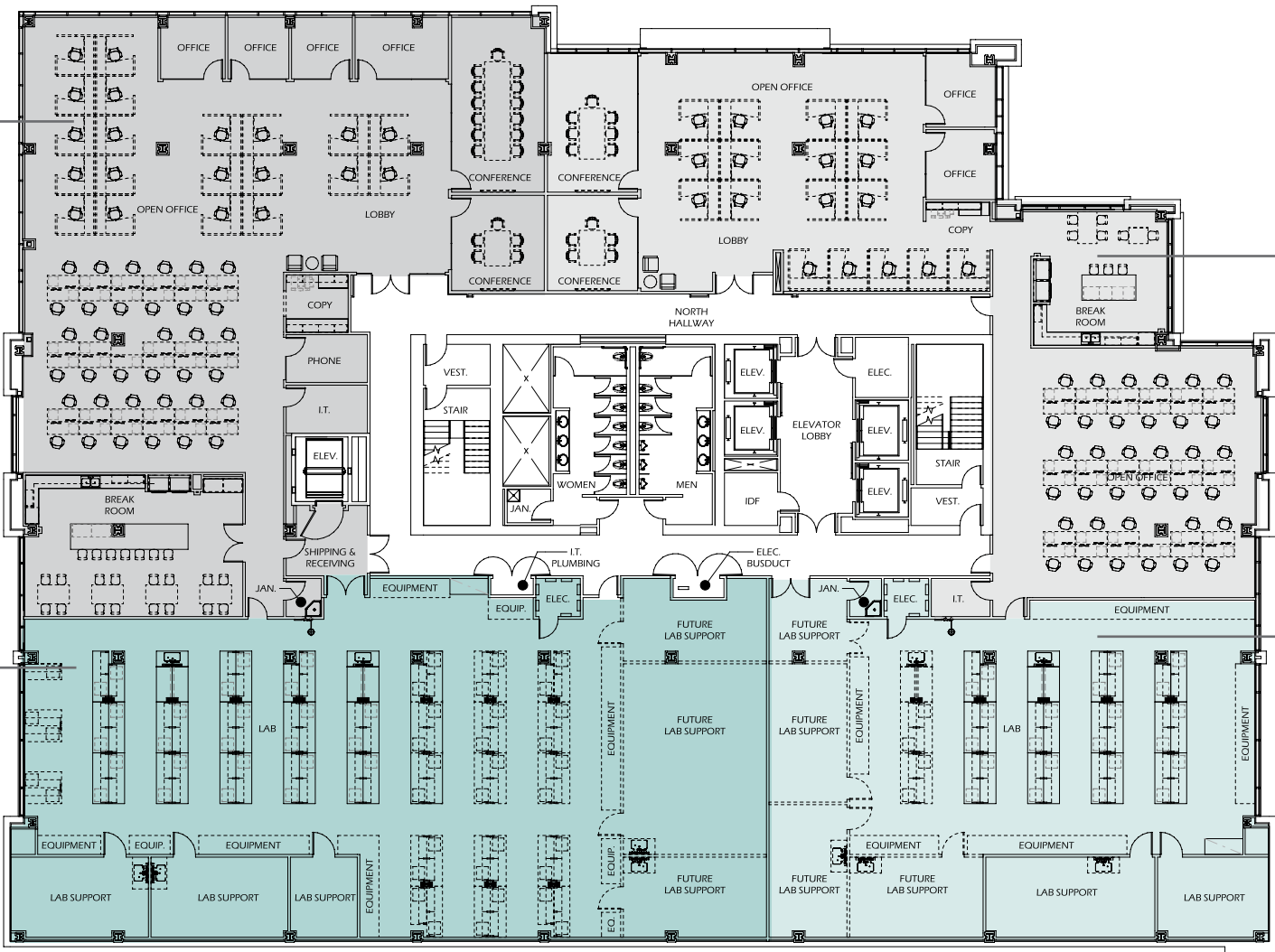
- 6 Benches
- 3 Lab Support Rooms
- 1 Six Ft Fume Hood

Suite 350 (Office)

- 52 Workstations
- 2 Private Offices
- 2 Conference Rooms
- 1 Break Room
- IT Server Room
- Print/Copy Area
- Lobby

Suite 350 (Lab)

- 4 Benches
- 2 Lab Support Rooms
- 1 Six Ft Fume Hood



* conceptual furniture layout

1155 ISLAND AVENUE

Level 5 | Concept Plan

Suite 500: ±26,000 RSF

Lab
Office
Spec
Future

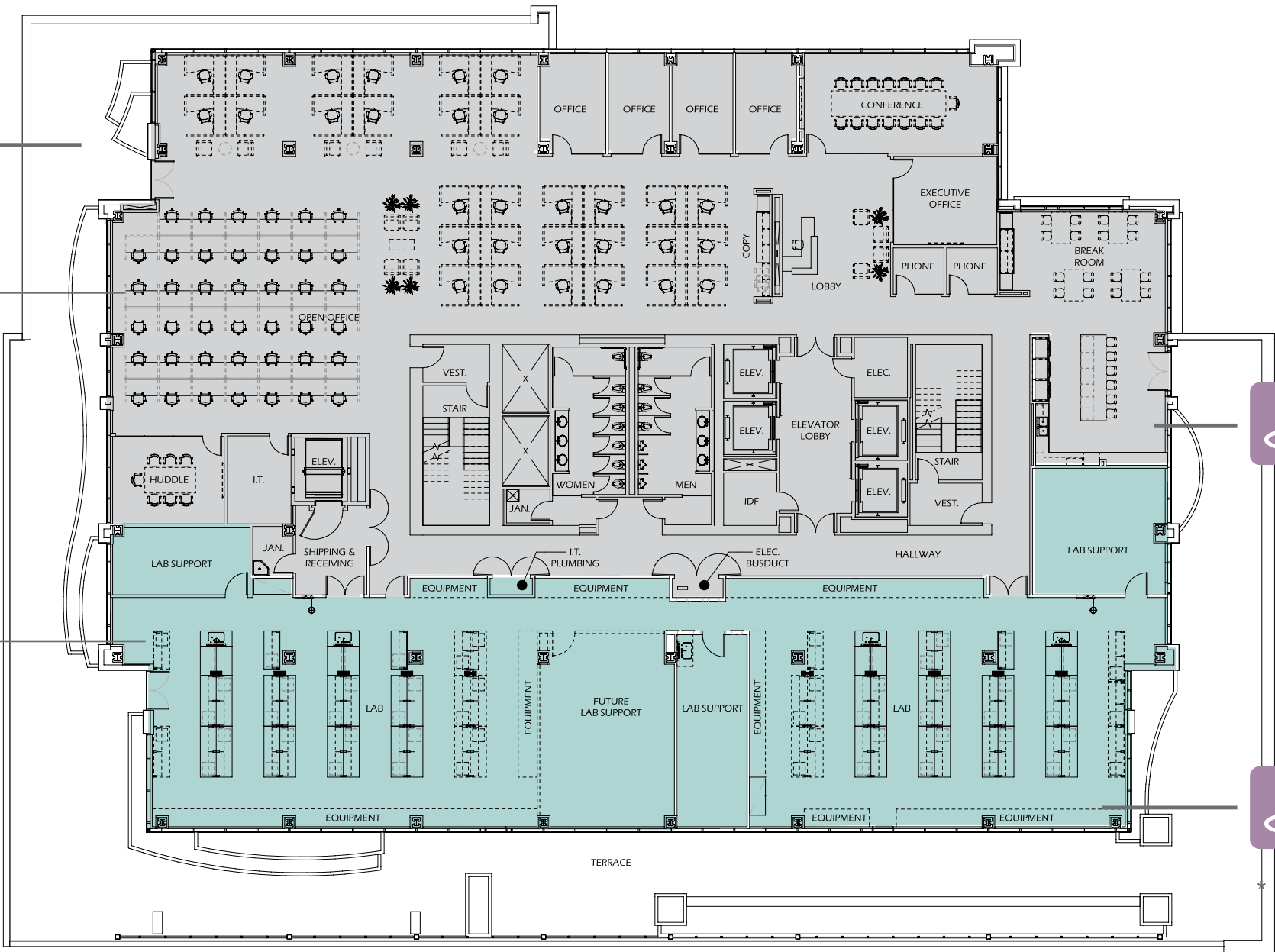


Suite 500 (Office)

- 5 Private Offices
- 71 Workstations
- 1 Conference Rooms
- 2 Phone Rooms
- 1 Huddle Room
- 1 Break Room
- IT Server Room
- 1 Print/Copy Area
- Lobby

Suite 500 (Lab)

- 8 Benches
- 3 Lab Support Rooms
- 2 Six Ft Fume Hoods



*conceptual furniture layout

1155 ISLAND AVENUE

Level 6 | Concept Plan

Suite 600: ±26,000 RSF

Lab
Office
Spec
Future

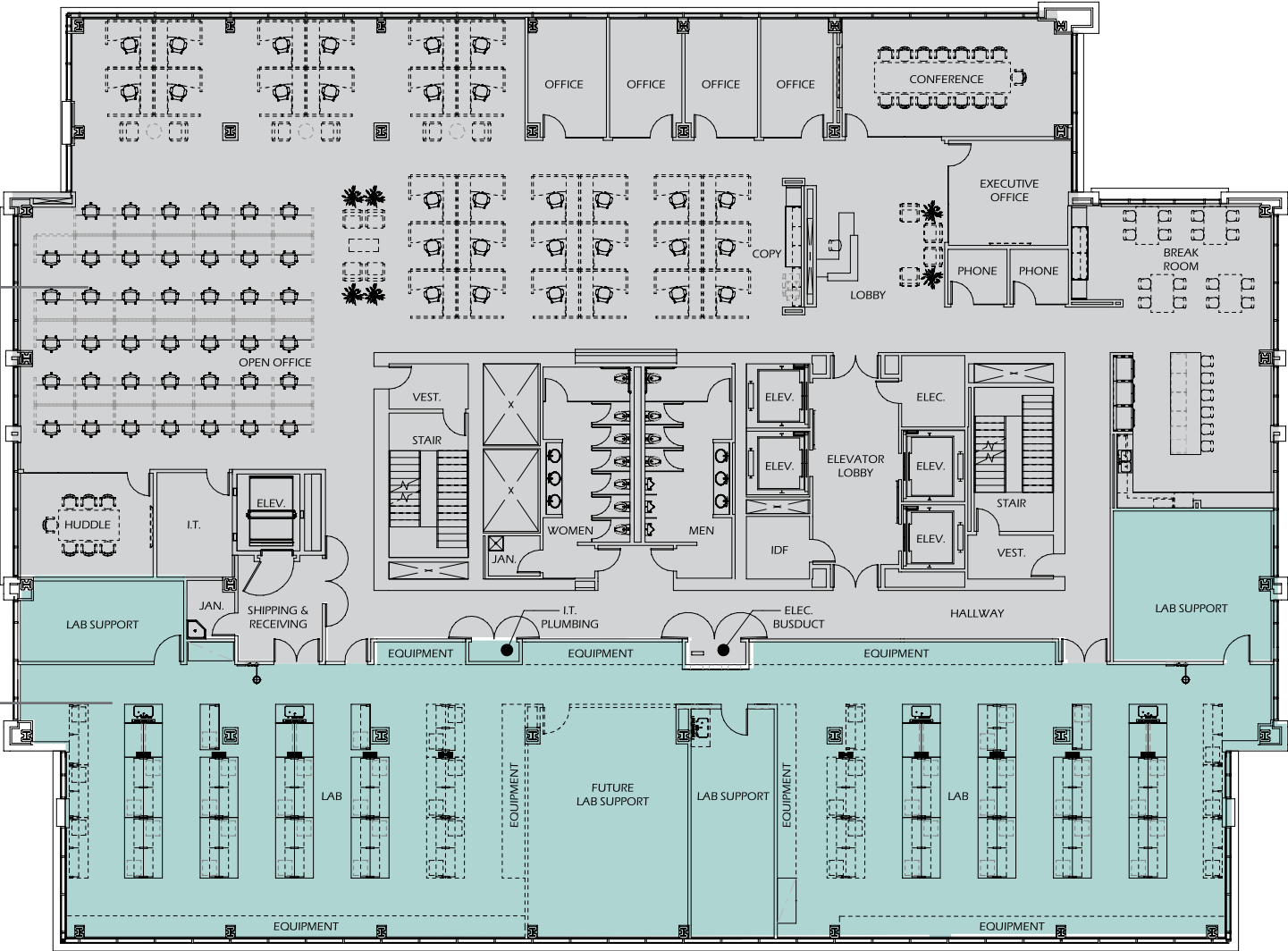


Suite 600 (Office)

- 71 Workstations
- 5 Private Offices
- 1 Conference Room
- 1 Huddle Room
- 2 Phone Rooms
- 1 Break Room
- IT Server Room
- 1 Print/Copy Area
- Lobby

Suite 600 (Lab)

- 8 Benches
- 3 Lab Support Rooms
- 2 Six Ft Fume Hoods



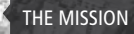
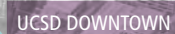
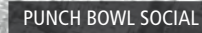
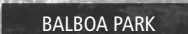
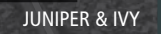
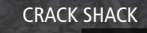
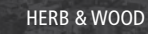
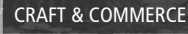
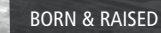
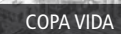
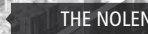
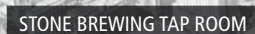
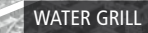
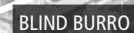
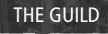
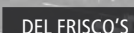
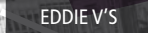
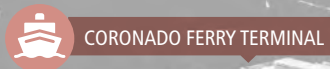
* conceptual furniture layout



CULTIVATING LIFE SCIENCE IN DOWNTOWN

Genesis San Diego is a ±200,000 square foot premier life science building located in the heart of Downtown San Diego. The project is an eight-story Class A LEED Gold building offering new and established life sciences companies the perfect space for innovation.

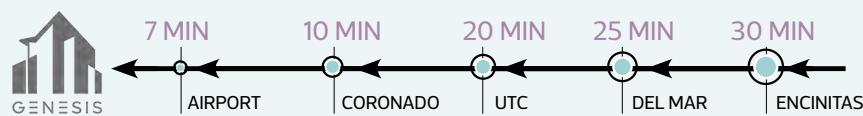
Life Science — in an Urban Environment





ACCESS

DRIVE TIMES DURING PEAK HOURS TO



COASTER TIMES TO



KEY

- COASTER
- COASTER STOP
- TROLLEY LINE
- TROLLEY STOP



AMENITIES & EXPERIENCES JUST STEPS AWAY

35

STEPS TO PARK & MARKET TROLLEY STATION

83

TRANSIT SCORE

50+

RESTAURANTS WITHIN 1 MILE

99

WALK SCORE

216

RETAIL SHOPS WITHIN 1 MILE

4,000+

COLLEGE GRADUATES WITH STEM DEGREES FROM SAN DIEGO UNIVERSITIES

KEY

- ○ ○ ○ TROLLEY LINE
- TROLLEY STOP

SAN DIEGO INTERNATIONAL AIRPORT



5

LITTLE ITALY

CORTEZ HILL

CORONADO FERRY TERMINAL



SANTA FE DEPOT

RaDD/
IQHQ

Horton

EAST VILLAGE

UCSD Downtown

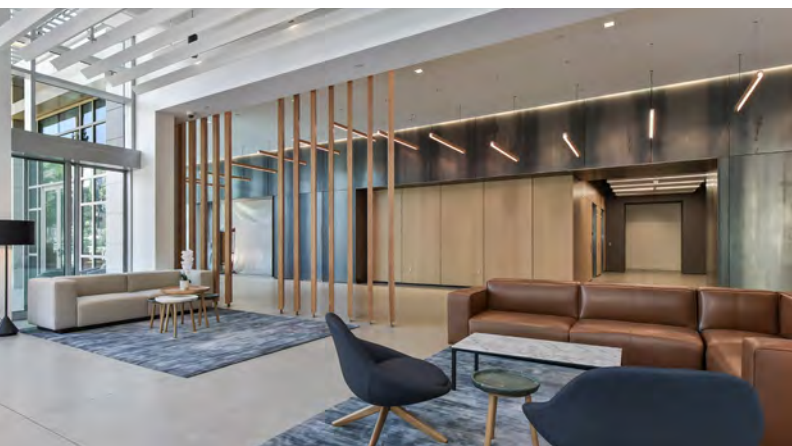
PARK & MARKET TROLLEY STATION

GASLAMP

PETCO PARK

SAN DIEGO MARINA





24/7 ON-SITE SECURITY

Callie

East Village

California-Mediterranean restaurant
from renowned Chef Travis Swikard

Enjoy an upscale business lunch or dinner at one of the most sought after restaurants right in your very own project – GENESIS San Diego.

Swikard fell for the flavors of Greece, Spain, Italy, Morocco, the Middle East, and every place along the Mediterranean coastline during his time cooking at Boulud Sud, one of iconic French chef Daniel Boulud's New York City restaurants. At Callie he brings the diversity of Mediterranean cuisines together with the ingredients and terroir of the greater San Diego region, his hometown.

This restaurant truly offers the premier environment for life science companies to continue to cultivate and expand their company within a highly desirable location.





GENESIS-SanDiego.com



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