



3525

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50,297 SF

LAB BUILDING WITHIN

**TORREY
PINES**



BioMed Realty

LIFE SCIENCE

REAL ESTATE

BioMed Realty is the leading provider of real estate solutions to the life science community with a proven track record in bringing unmatched expertise to the full range of in-house real estate services – facilities management, construction, leasing, development, acquisition, and financing.

Recognizing the need for controlled environments, state-of-the-art facilities and creative flexibility, BioMed Realty acquires and develops a world-class portfolio that supports tomorrow's innovations. Across the core markets of the industry, BioMed Realty's 16.1 million square foot portfolio supports a deep and varied roster of life science organizations, from early-stage companies to research institutions to global pharmaceutical companies.

In addition, BioMed maintains a premier development platform with 2.7 million square feet of Class A properties in active construction along with an additional 8.1 million square feet of future development opportunities designed to meet the growing demand of the life science industry.

BioMed Realty services are:

Tenant Driven Advancing research by creating highly functional labs directly with the life science community.

Research Driven BioMed Realty offers flexible lease structures throughout its 2.8 million square foot San Diego portfolio creating opportunities for long-term growth.



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±15'

Ceiling Heights



± 25k SF

Floorplates



2.5/1,000

Parking



prominent

Signage Opportunity



SPECS

Building Size	50,297 SF, 2 story building
Floor Plates	25,000 SF
Year Built	1991 (renovated in 2019)
Elevators	2 (1 passenger, 1 freight)
Building Total Floor Load	126/s.f.
Fire Sprinklers	Yes
Parking (stall count 269)	2.5/1,000
Power Capacity	2,500 KVA, 4,000 amp, 480/277V
HVAC Cooling Capacity	2 chillers = 360 tons
Ceiling Heights	First Floor - 15'10" Second Floor - 15'4"
Estimated Delivery	Available Now



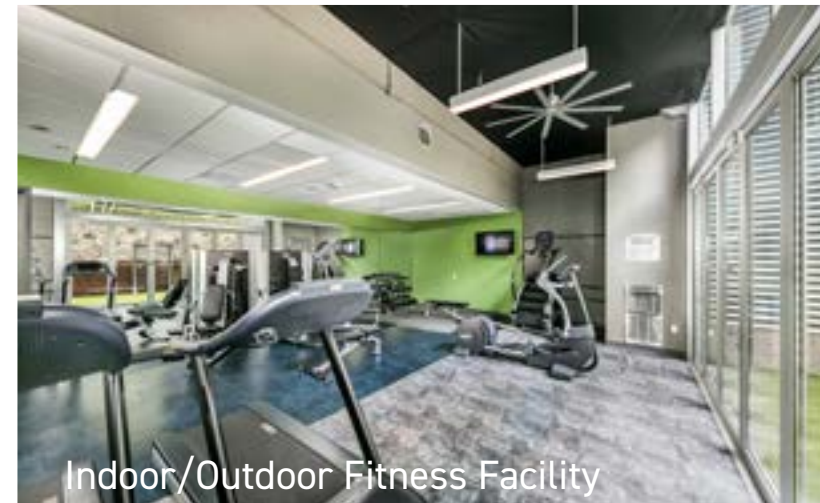


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THE PROJECT

- Two building life science campus
- Single tenant or multi-tenant opportunity
- New interior TI's, including all new building infrastructure
- Exterior facade modernization
- Indoor/outdoor fitness center
- Showers and lockers
- Conference facilities
- Walkable amenities
- Easy access to freeway and public transportation





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LAB

Flexible and efficient lab design

Customizable to tenant need

Compressed air, vacuum and DI water

Multiple shipping and receiving locations

Backup power

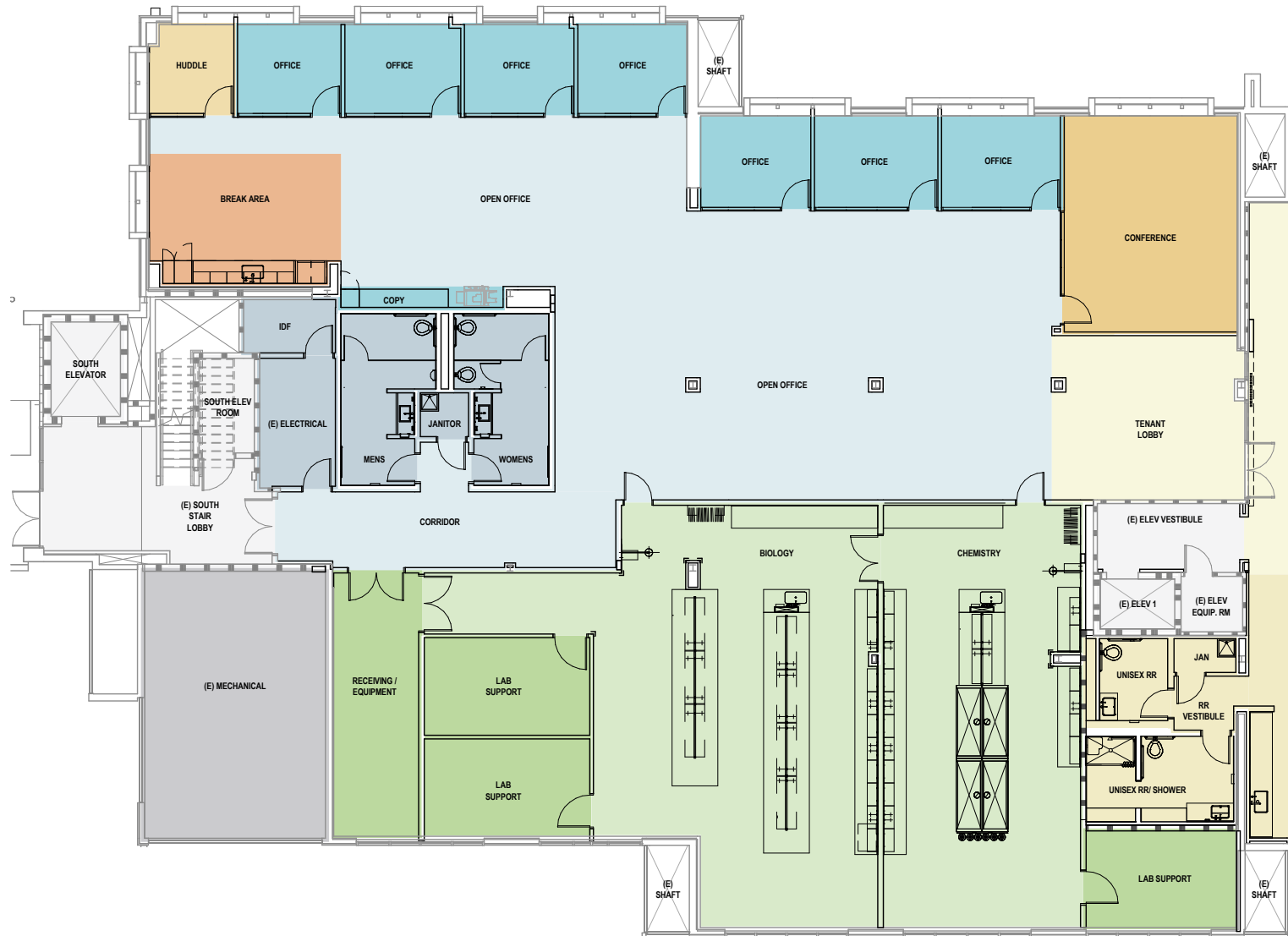


FIRST FLOOR | SUITE 100
10,867 SF AVAILABLE Q3 2025
52% LAB | 48% OFFICE

Lab: 3 lab benches, 3 lab support rooms, biology & chemistry lab, 4 fume hoods, shipping/receiving
 Office: 7 private offices, huddle room, conference room, break area

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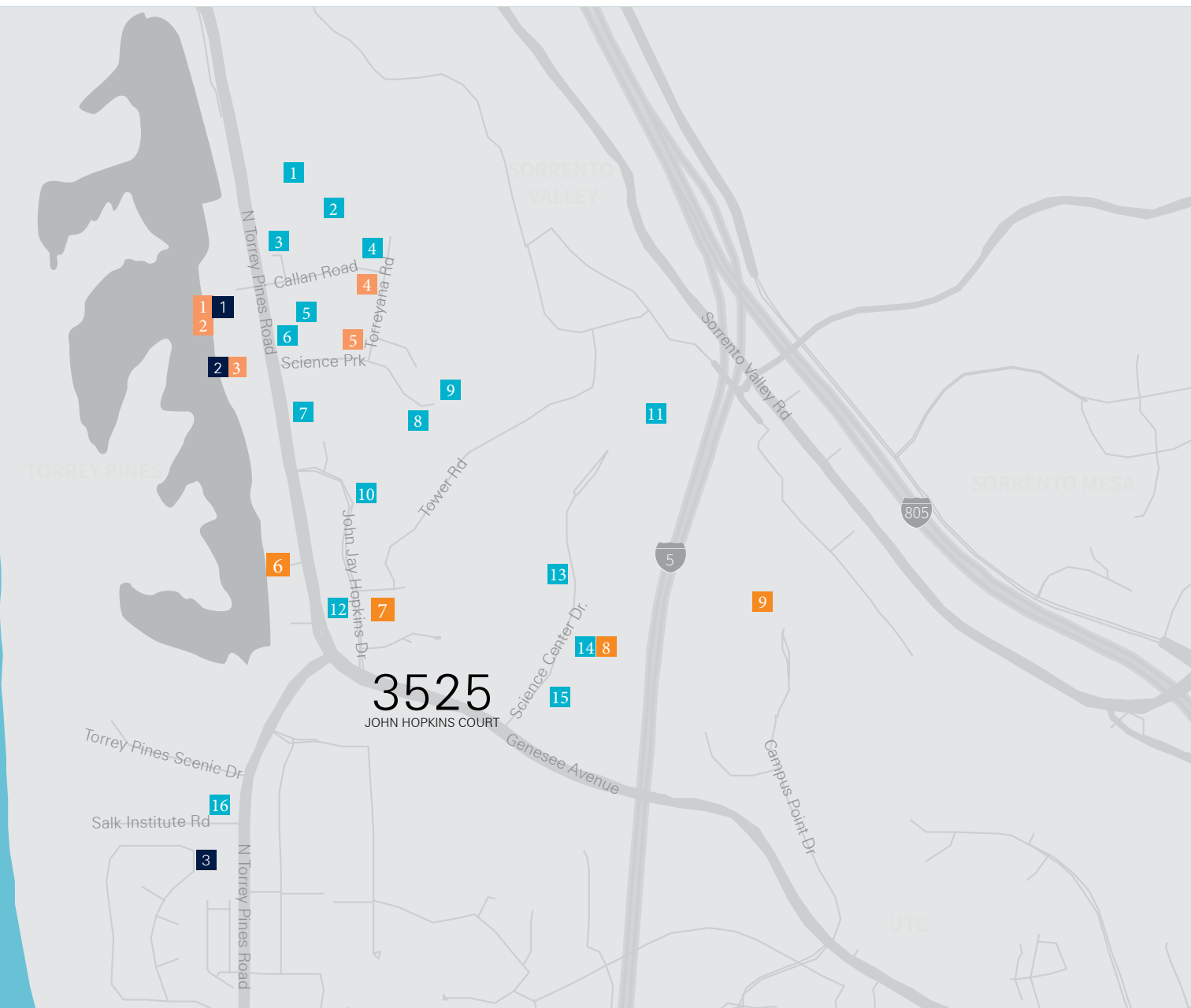
LEGEND - LAB & WORKPLACE

BUILDING SUPPORT	BREAK ROOM	LAB	TENANT SUPPORT
STAIRS/ ELEV	OFFICE	LAB SUPPORT	SHAFT
LOBBY/ RECEPTION	OFFICE SUPPORT	SHARED AMENITY	
CONFERENCE	OPEN OFFICE	STAFF COLLABORATION	



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Life Science Community

- 1 . Calibr at Scripps Research
- 2 . Avidity Biosciences
- 3 . Inhibrx
- 4 . Foundation Medicine
- 5 . Boundless Bio
- 6 . Altos Labs
- 7 . Sanford Burnham
- 8 . Vertex Pharmaceuticals
- 9 . Johnson & Johnson
- 10 . Navartis
- 11 . Pfizer
- 12 . Scripps Research Institute
- 13 . Pacira Biosciences
- 14 . Zentalis
- 15 . BlossomHill Therapeutics
- 16 . Salk Institute

RESTAURANTS

- 1 The Grill at Torrey Pines
- 2 A.R. Valentine
- 3 Torreyana Grill
- 4 Farmer & The Seahorse
- 5 Gold Finch Delicatessen
- 6 Cargo Cafe
- 7 Parakeet Cafe
- 8 Joya Kitchen
- 9 Green Acre

HOTELS

- 1 The Lodge at Torrey Pines
- 2 Hilton La Jolla
- 3 Estancia La Jolla

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