



Center for Novel Therapeutics
SAN DIEGO

UC San Diego's Science Research Park

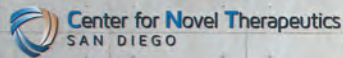


BioMed Realty
Discover here

9310 Athena Circle
La Jolla, CA 92037

BioMed Realty's partnership with UC San Diego launches a new initiative by way of the Center for Novel Therapeutics (CNT) that will facilitate the transition of research from the laboratory into the clinic and from the campus to the marketplace. CNT will:

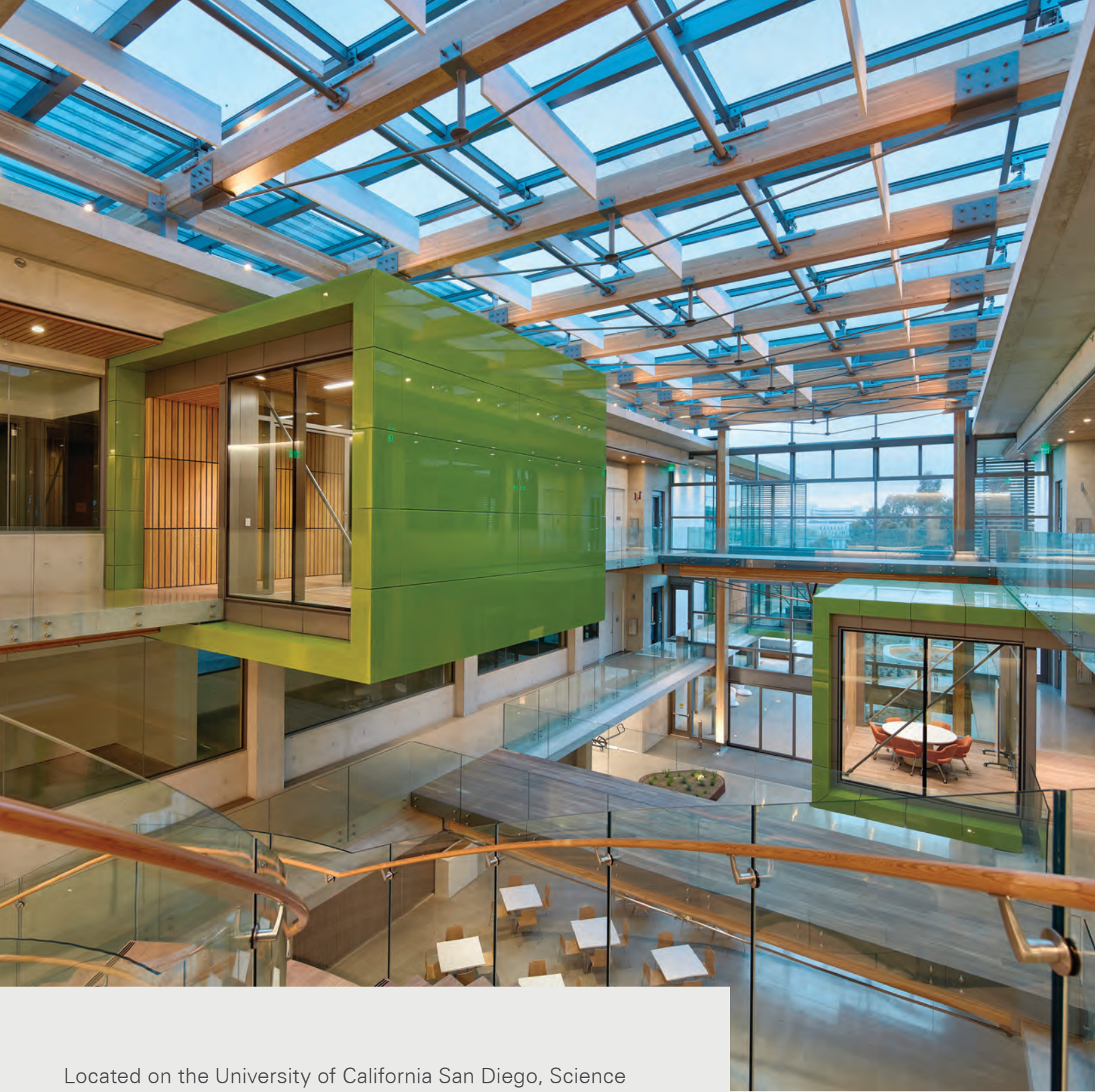
- Promote new personalized therapeutics through research conducted by UC San Diego investigators and private sector collaborators in shared space
- Create the first academic-industry drug discovery incubator site in San Diego
- Conduct novel therapeutic, prevention, diagnostic, and imaging intervention-directed research leading to early stage and advanced clinical trials



Welcome to CNT

a collaborative hub for transforming research
into life saving treatments around the world





Located on the University of California San Diego, Science Research Park, the Center for Novel Therapeutics is in the heart of an area rich in academic researchers, healthcare institutions and life science and technology companies.



Surrounded by the
brightest minds

UC San Diego's Science Research Park



UC SAN DIEGO'S SURROUNDING BUILDINGS

- | | | | |
|---|---|----|--------------------------------|
| 1 | Moores Cancer Center | 7 | Altman CTRI Building |
| 2 | Jacobs Retina Center | 8 | Jacobs Medical Center |
| 3 | Ratner Children's Eye Center | 9 | Sulpizio Cardiovascular Center |
| 4 | Shiley Eye Institute | 10 | Outpatient Pavilion 1 |
| 5 | Center for Translational Imaging and Precision Medicine | 11 | Athena Parking Garage |
| 6 | Thornton Hospital | | |

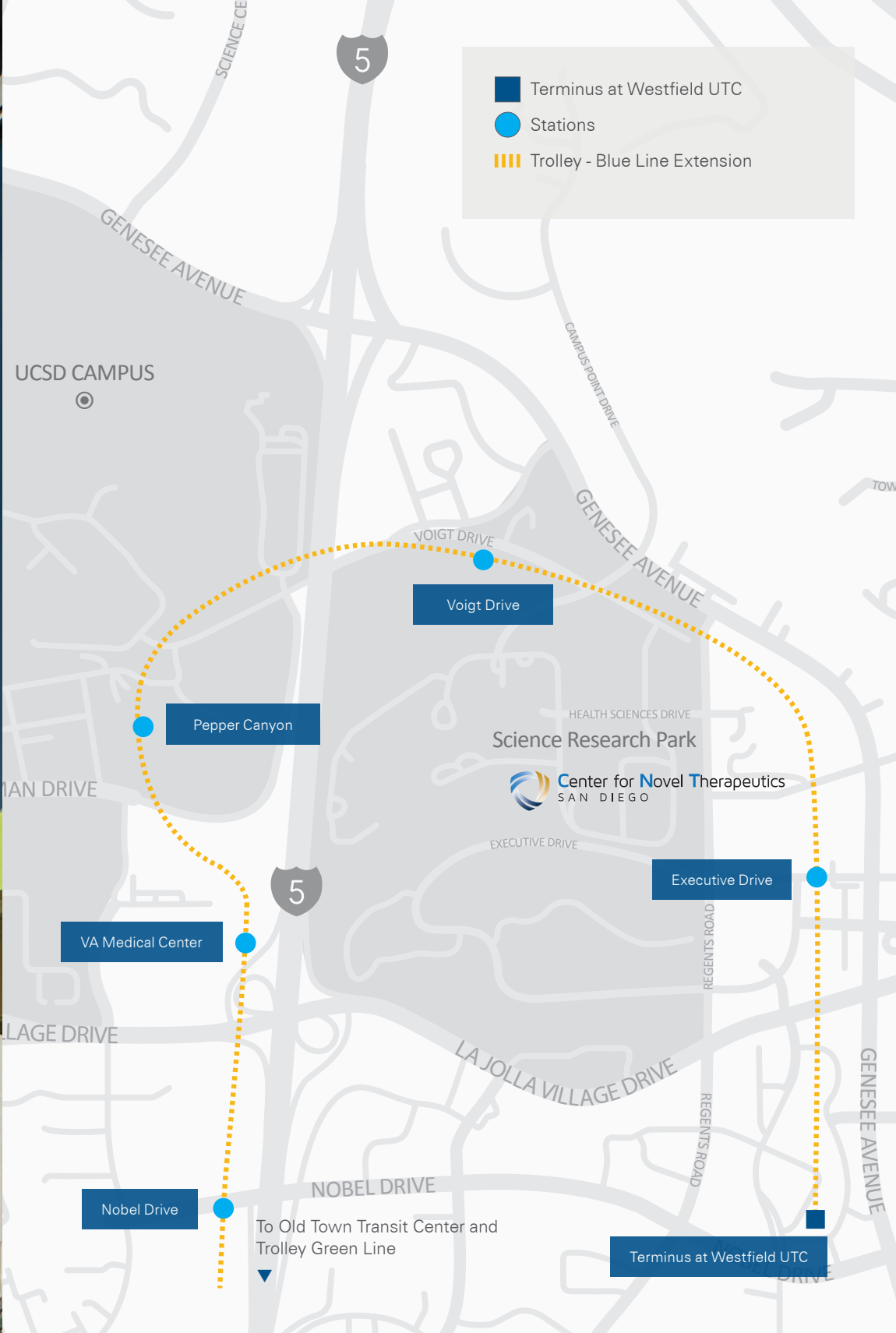


UC SAN DIEGO'S SCIENCE RESEARCH PARK

 **Center for Novel Therapeutics
SAN DIEGO**

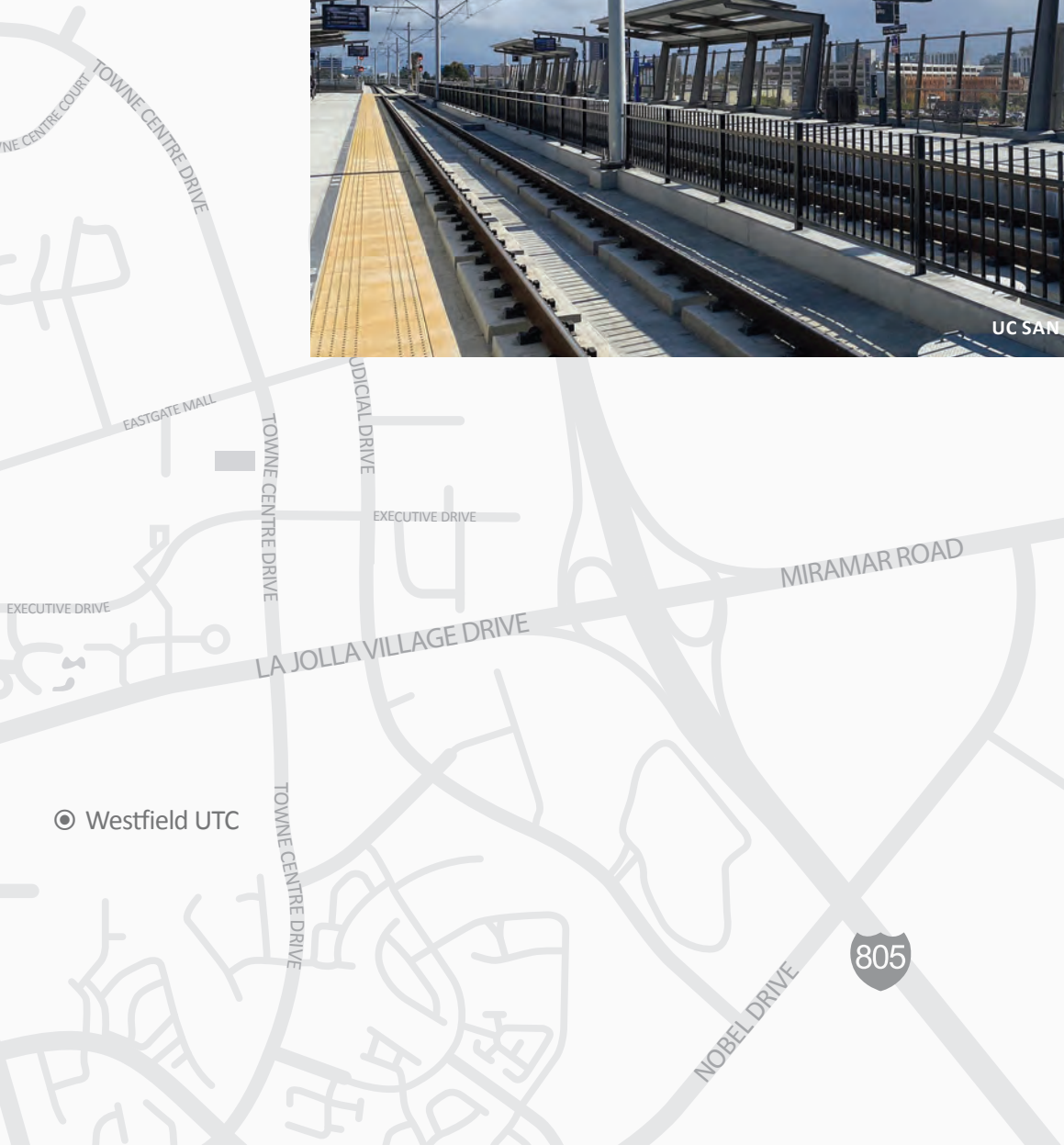
▲ **UC SAN DIEGO'S SCIENCE RESEARCH PARK**

- 12** La Jolla Institute for Allergy and Immunology
- 13** Kyowa Hakko Kirin California, Inc.
- 14** Center for Novel Therapeutics






UC SAN DIEGO HEALTH LA JOLLA STATION



Streamlined connectivity



The 137,500 sq ft research center leverages the strength of the university's world renowned doctors and research at the Moores Cancer Center with private sector companies looking to translate research into helping cancer patients throughout the world.



CONFERENCE CENTER

- Seven conference rooms for a variety of space needs including a training center, huddle rooms and boardrooms including teleconferencing abilities

ATRIUM

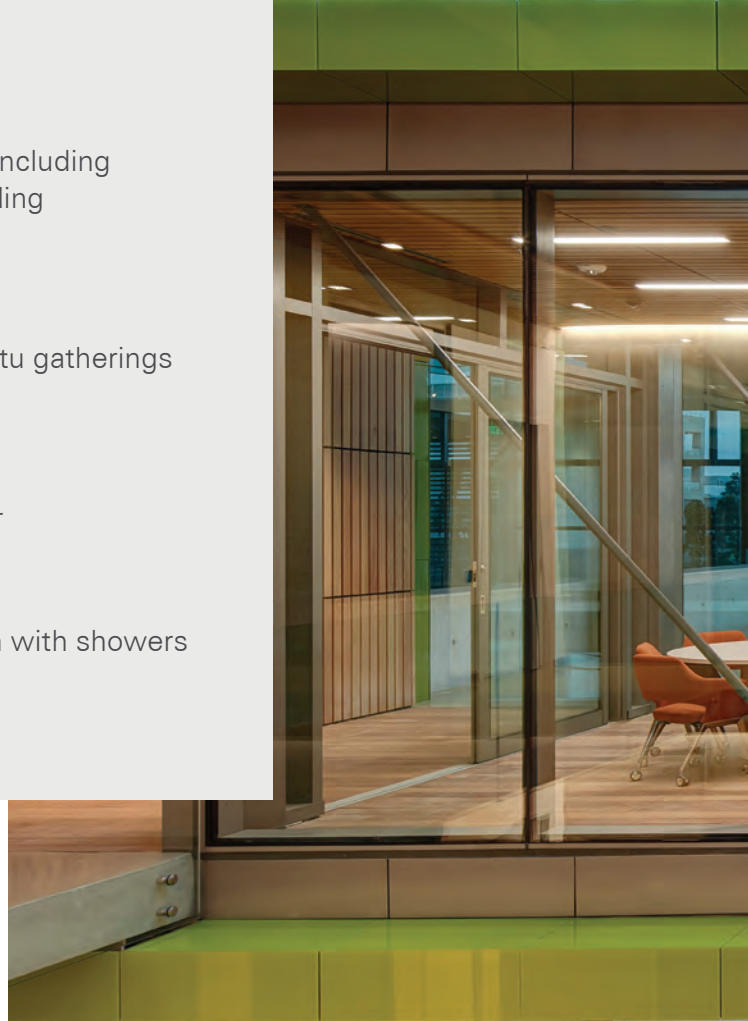
- The heart of the building provides a place for impromptu gatherings as well as event space for corporate functions

RESTAURANT

- High Tide Café serves breakfast, lunch and happy hour

MODERN FITNESS CENTER

- State-of-the-art fitness equipment & Yoga/Pilates room with showers and lockers





An atmosphere for
fostering creativity

Driving sustainable futures

The Center for Novel Therapeutics is LEED® Gold certified. Environmental best practices include:

- High efficiency water-cooled central cooling and heating plant with variable frequency drives
- VAV air handling system
- LED light fixtures throughout the building
- Renewable energy from photo-voltaic panels
- Building integrated photo-voltaic panels in the glass roof of the atrium

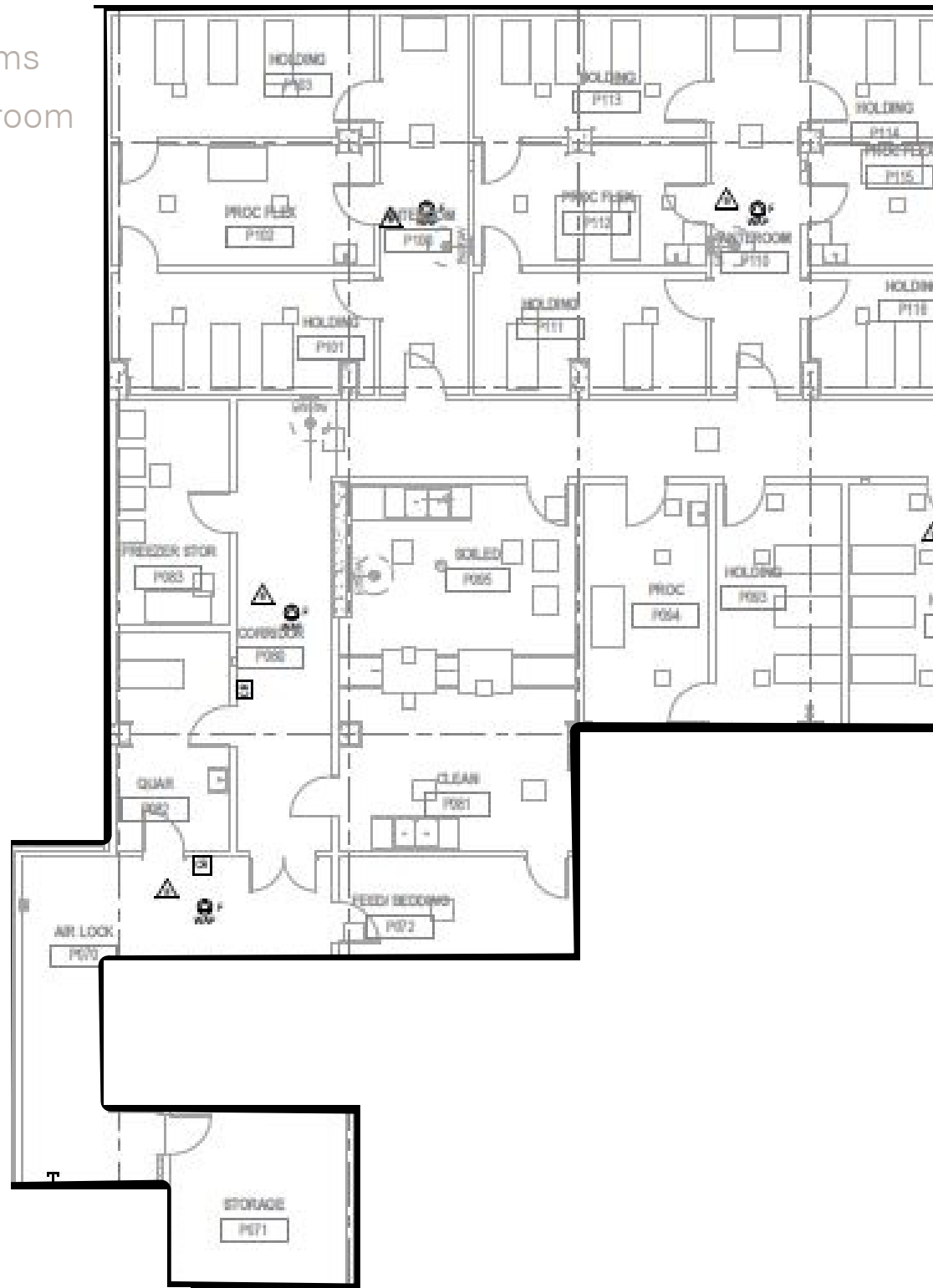


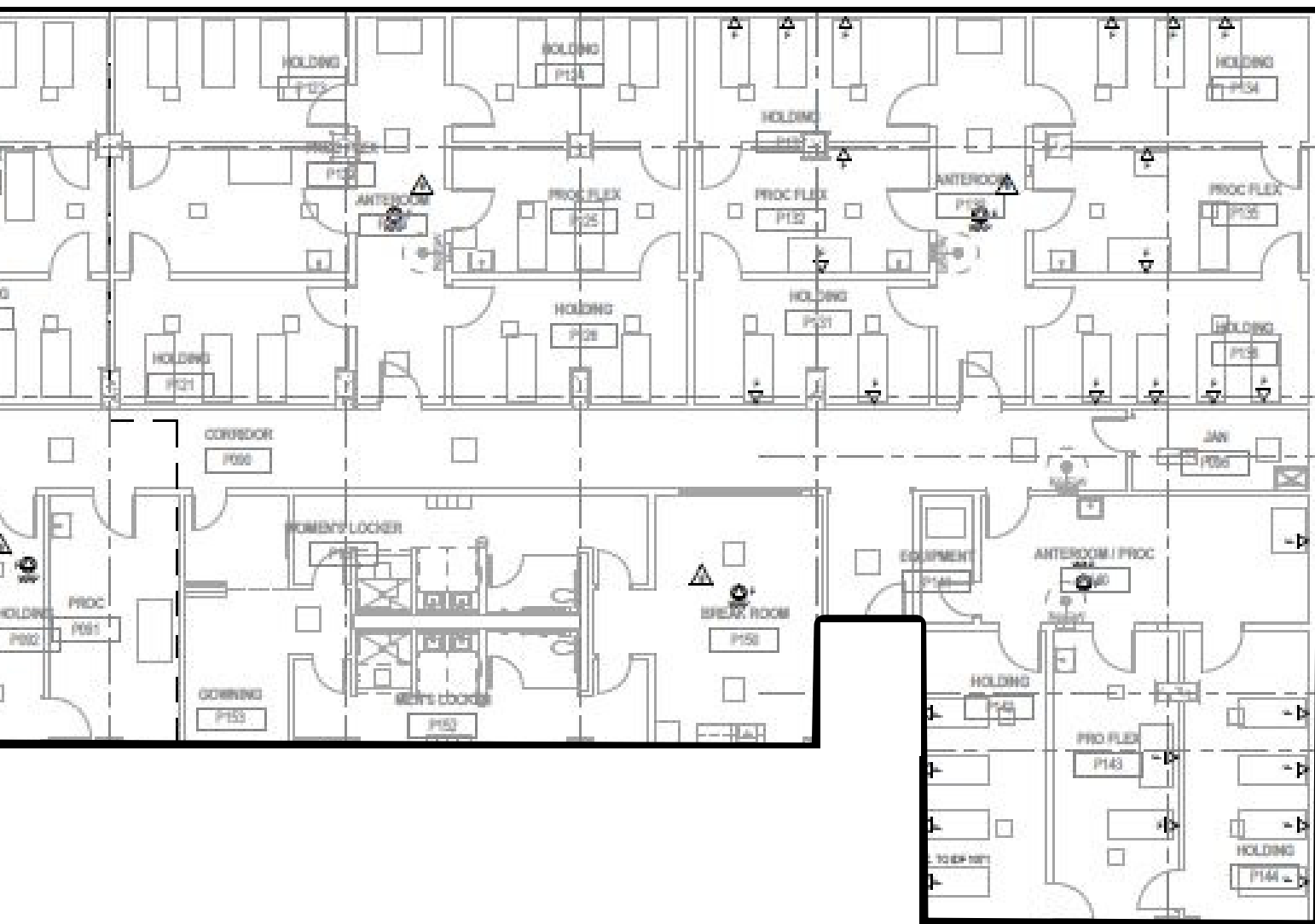


Basement Level | Vivarium

21,315 SF

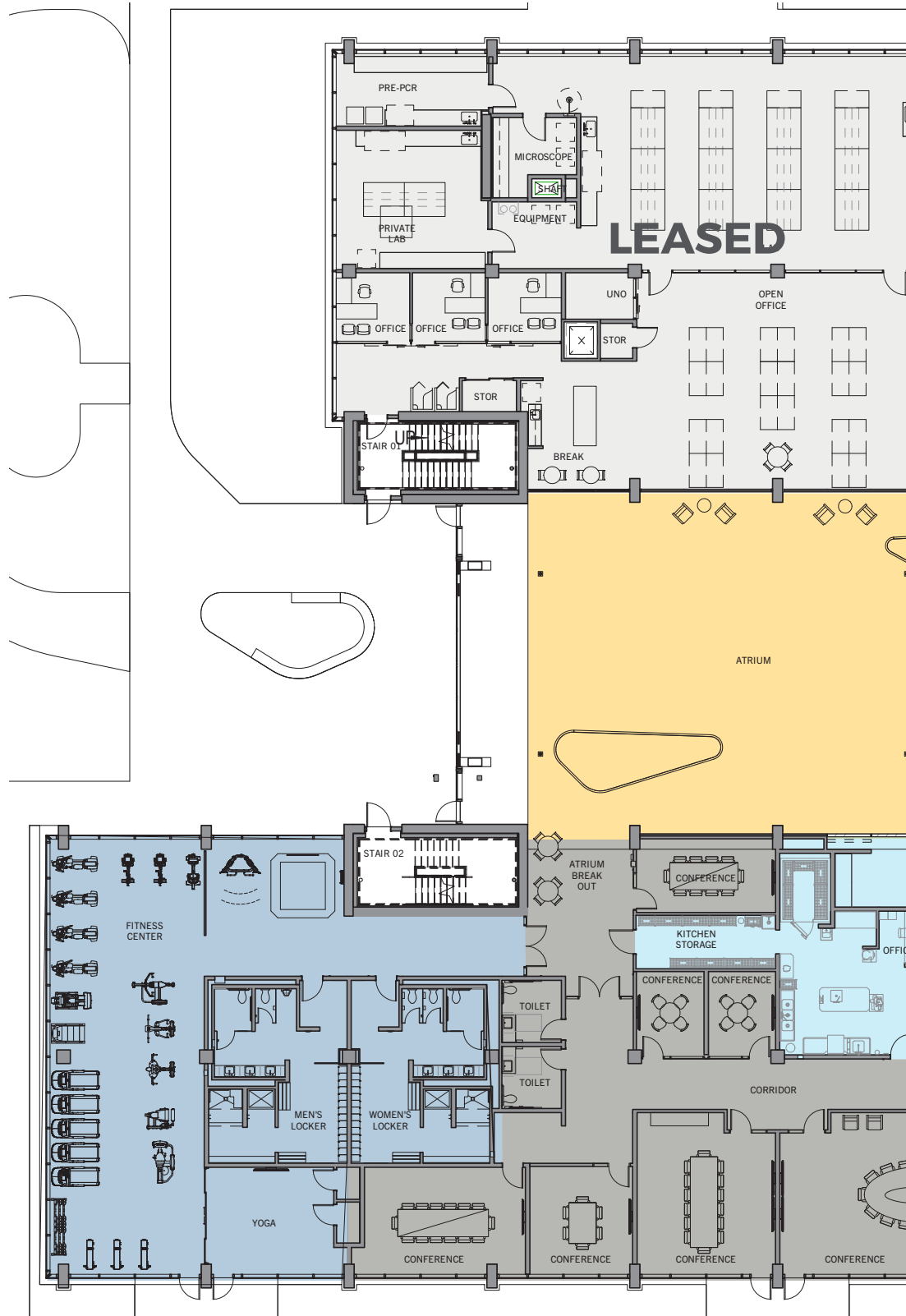
- 18 holding rooms
- 10 procedure rooms
- Soiled and clean room
- Cage Wash
- Gowning
- Break area
- Restrooms





First Level | Suite 101

9,906 SF





■ Suite 101

■ Leased

Amenities

■ Atrium/event space

■ Fitness center

■ Restaurant

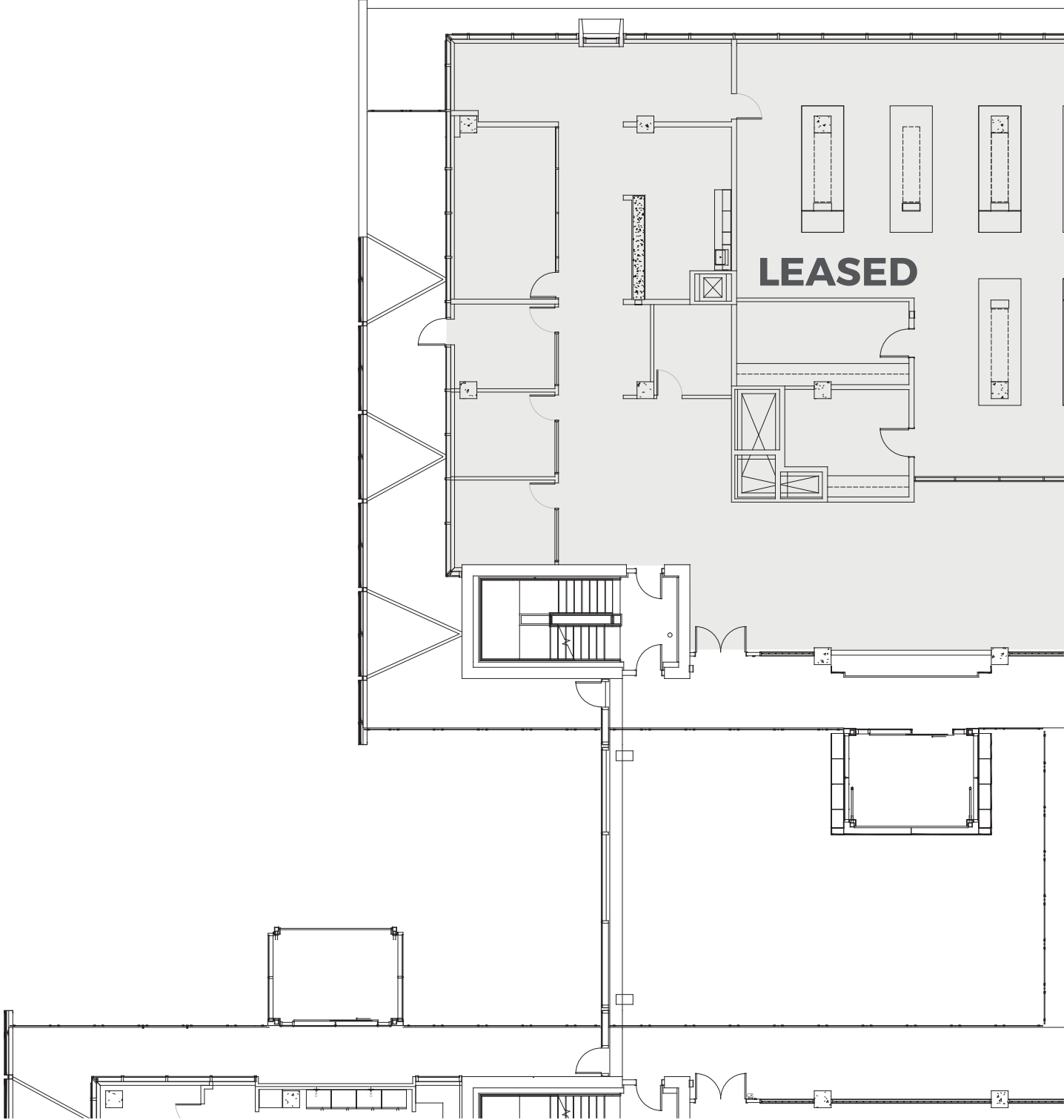
■ Conference center

Suite 101 | 9,906 SF

Lab: 5 lab benches, 2 lab support rooms, 3 lab rooms, equipment room

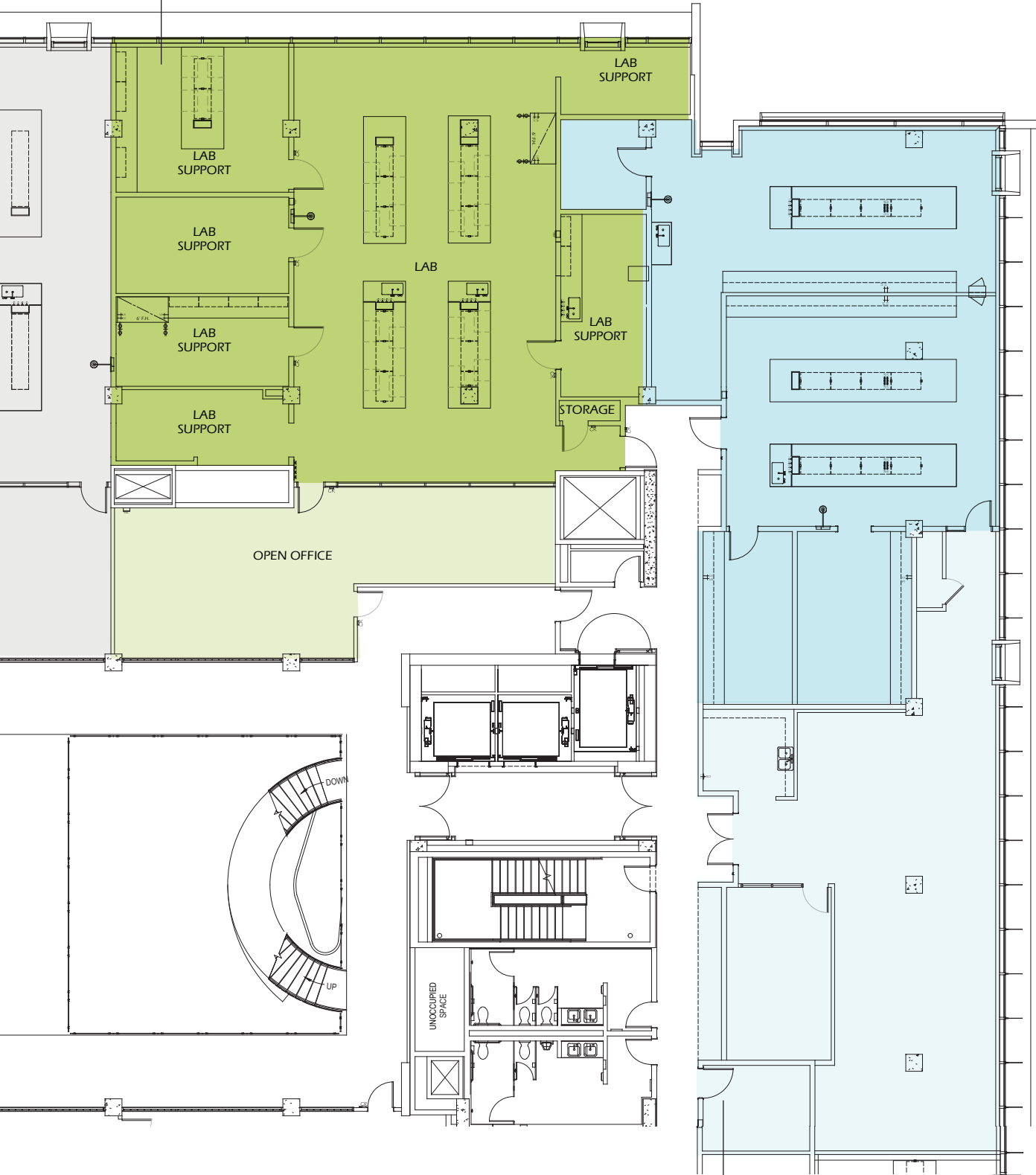
Office: 7 private offices, conference room, open office area, phone room

Second Level | Suite 220 & 230



Suite 220
6,025 SF

Lab: 6 lab support rooms, 5 lab benches, storage
Office: open office area

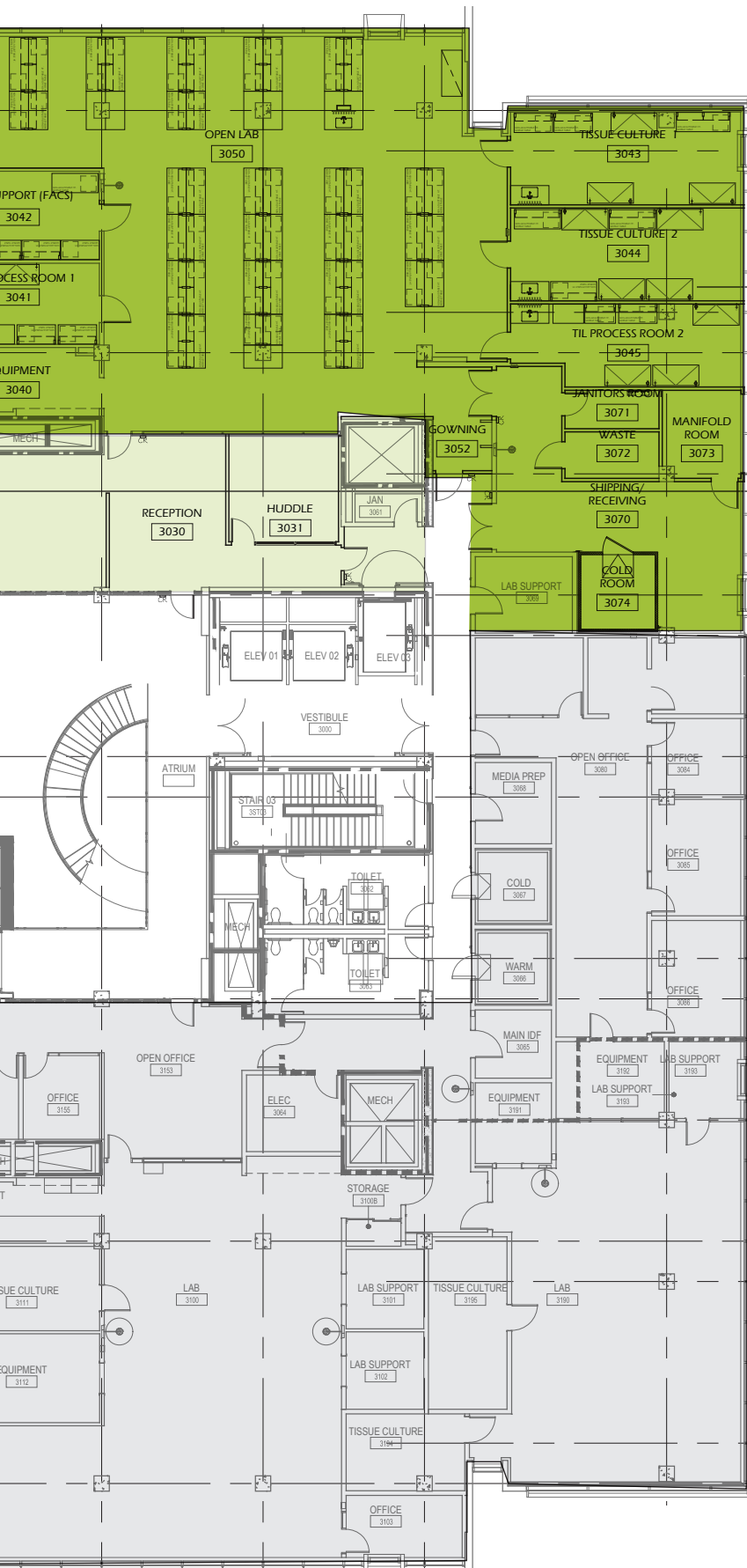


Lab: 3 lab support rooms, 3 lab benches
Office: Conference room, break area, open office area

Suite 230
6,617 SF

Third Level | Suite 300





Suite 300 | 19,474 SF

Lab: 12 lab benches, 6 lab support rooms, equipment area, cold room, shipping/receiving area

Office: 6 private offices, 2 huddle rooms, conference room, reception area, break area, 2 phone rooms

The BioMed Difference

BioMed Realty is a leading provider of real estate solutions to the life science and technology industries.

BioMed Realty owns and operates high quality life science real estate comprising 16.1 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.7 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

We are fortunate to have a world-class sponsor in Blackstone, a strong believer of long-term market fundamentals of the life science industry. Since 2016, Blackstone and BioMed have been actively investing in developing, modernizing, and expanding research facilities in our core innovation markets.



180 Oyster Point,
South San Francisco, CA



Vue Research Center,
Seattle, WA



i3, San Diego, CA



**650 East Kendall (left)
& 500 Kendall (right),**
Cambridge, MA

100%

of our portfolio concentrated in the core life science markets of Boston and Cambridge, San Diego, San Francisco, Seattle, Boulder, and Cambridge, U.K.

2.7M SF

in active construction to meet the growing demand of the life science industry

16.1M SF

owned and operated in leading innovation markets

27+ M SF

available to accommodate tenants as they grow

300+

in house experts and life science real estate professionals

240+

tenant partners in leading innovation markets

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