



MUSE

BY BREAKTHROUGH

3030 . 3040 . 3050 Science Park Road

Jones Lang LaSalle Brokerage, Inc. RE license #01856260



Join the Muse Community

Prominently situated on the hillside in Torrey Pines with commanding views and an unmistakable presence, this three-building, 186,000 SF, Class A life sciences campus is currently offering 94,000 SF of flexible lab and office space as well as modern amenities.

MUSE is a fully redeveloped campus offering an efficient floor plate with scalable lab, office, and collaborative workspaces, that can be tailored to the unique needs of each tenant.

The new campus design provides an elevated tenant experience with exterior view corridors and lounge areas; indoor/outdoor training and conference center; gourmet restaurant; on-site fitness facility and bike and surf storage.



MODERN RENOVATIONS

Fully modernized interior and exterior campus with first class amenities



PROMINENT SIGNAGE

Building top and monument signage opportunities



EXPANDABLE DESIGN

Designed to accommodate single and multi-tenant users



LEED & WELL CERTIFICATION

Designed for LEED and WELL certification



Q1 2021

Renovations complete

Location



TORREY PINES GOLF COURSE

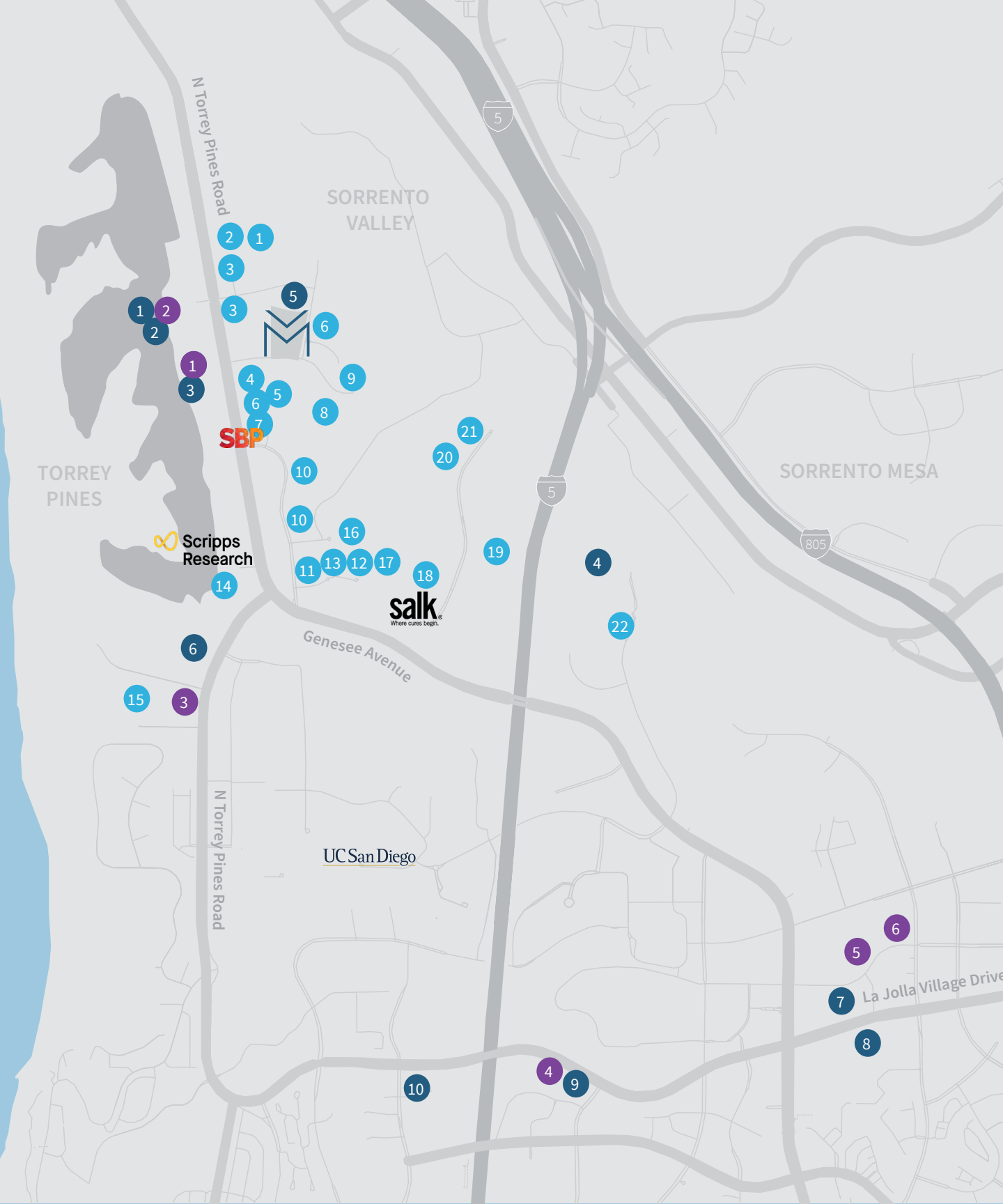
3030
94,000 SF
AVAILABLE

3040
LEASED

3050
LEASED

SCIENCE PARK ROAD

TORREYANA ROAD



LIFE SCIENCES

1. Calibr
2. Viridos
3. Altos Labs
4. Bristol Myers Squibb
5. Erasca
6. SBP
7. Boundless Bio
8. Vertex
9. Johnson & Johnson
10. Novartis
10. Immunity Bio
12. CoNKwest
13. BASF
14. Scripps Research
15. West Wireless Health
16. Salk Institute
17. Continuum Therapeutics
18. General Atomics
19. Pacira
20. Nitto Biopharma
21. Pfizer
22. Eli Lilly

RESTAURANTS

1. A.R. Valentien
2. The Grill at Torrey Pines
3. Torreyana Grille
4. Green Acre
5. Farmer & The Seahorse
6. Buena Vista Social Club
7. Red O
8. Westfield UTC
Javier's
Shake Shack
La Colombe Coffee
SoulCycle
Great Maple
Raised by Wolves
True Food Kitchen
9. Aventine
Trulucks
Fleming's
The Melting Pot
10. The Shops at
La Jolla Village

HOTELS

1. Hilton
2. The Lodge at
Torrey Pines
3. Estancia La Jolla
4. Hyatt
5. Marriott
6. Embassy Suites

Project Specs



186,000
SF Campus



2.4/1,000
Parking ratio



14'
Floor-to floor ceiling height





94,456 SF
3030 Science Park Road
Available



36,418 SF
3040 Science Park Road
Leased



55,102 SF
3050 Science Park Road
Leased



Interactive Spaces



GOURMET CAFE
Offering fresh, locally
sourced ingredients



EVENT SPACE
Host a team happy hours
or work events



**EV CHARGING
STATIONS**
Placed throughout
campus



**STATE-OF-THE-ART
FITNESS CENTER**
With access to yoga
studio and HIIT equipment

Outdoor respite and dining areas



Outdoor Connectivity



CONFERENCE CENTER
Customizable to your meeting size, wired with WIFI and AV equipment



BIKE/SURF STORAGE
Bike and surfboard storage available for recreational activities



WALKING TRAILS
Unwind on one of the campus walking trails



OUTDOOR GAMES
Outdoor games and activities

Outdoor spaces connect the 3030 and 3040 buildings



The Campus



3030 BUILDING

Available

- 94,456 RSF
- 3-story
- 27K SF floorplate
- Lab/Office
- Covered & surface parking

3040 BUILDING

Leased

- 36,418 RSF
- 2-story
- 19.7K SF floorplate
- Lab/Office
- Covered & surface parking

3050 BUILDING

Leased

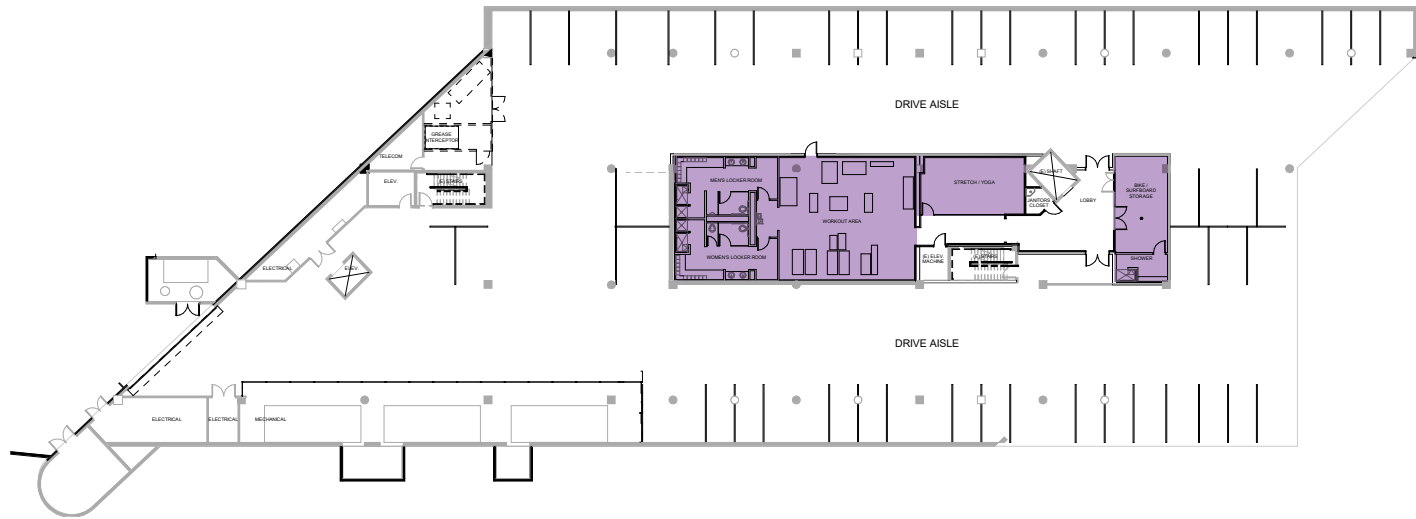
- 55,102 RSF
- 2-story
- 24.3K SF floorplate
- Lab/Office
- Covered & surface parking



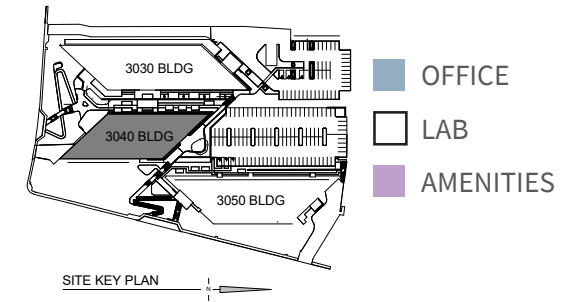
3040 Science Park Road

LEVEL 0 & 1 AMENITIES SPACES

LEVEL 0 | FITNESS CENTER



LEVEL 1 | CONFERENCE ROOM AND CAFE



LEVEL 0

- The lower level will accommodate the buildings shared services
- Fully equipped workout area and locker rooms
- Access to bike and storage room

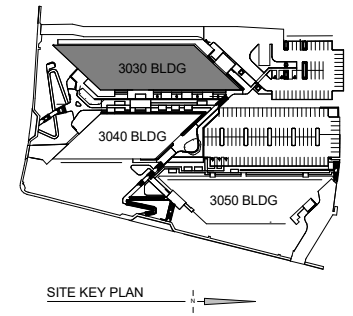
LEVEL 1

- Flexible conference room
- Direct access to cafe area
- Outdoor patio



Outdoor respite and dining areas

LEVEL 1 AS-BUILT



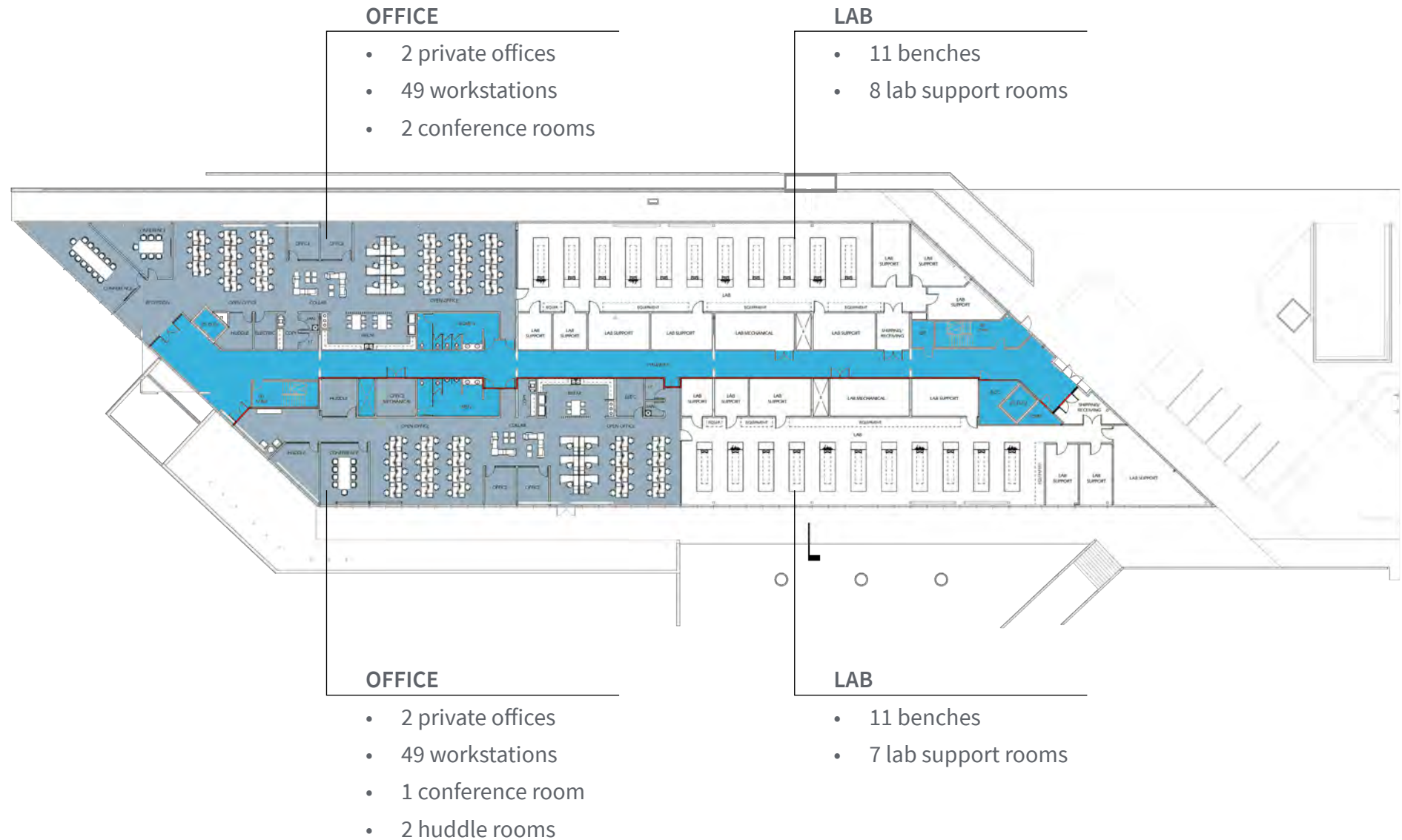
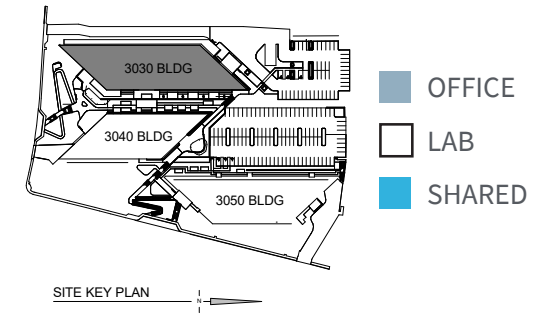
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LEVEL 1 CONCEPTUAL PLAN

Suite A: +/- 15,750 SF

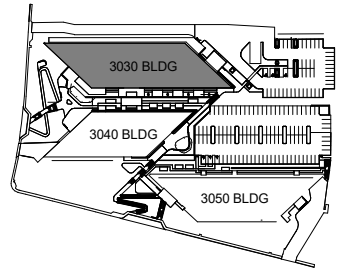
Suite B: +/- 15,750 SF

50% Lab | 50% Office



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LEVEL 2 AS-BUILT



SITE KEY PLAN

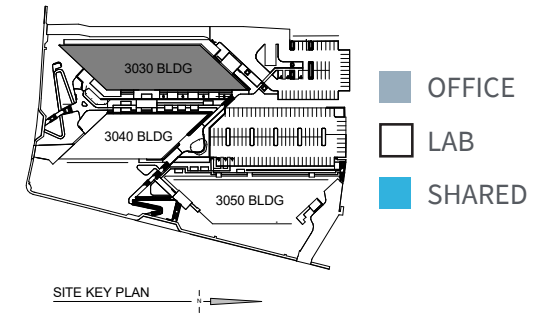


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LEVEL 2 CONCEPTUAL PLAN

+/- 31,500 SF

50% Lab | 50% Office



OFFICE

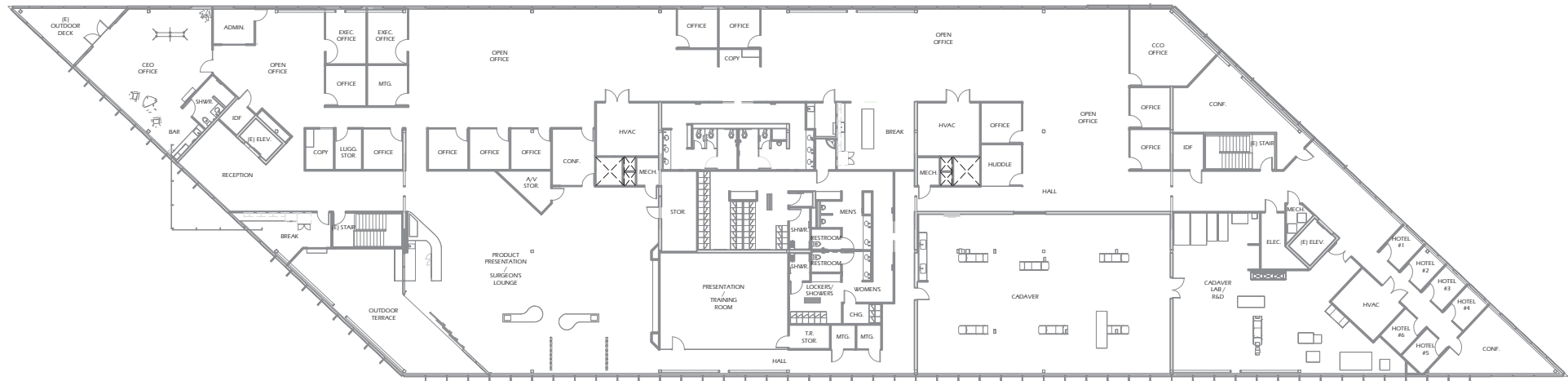
- 4 Private Offices
- 49 Workstations
- 3 Conference Rooms

LAB

- 22 Benches
- 15 Lab Support Rooms

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LEVEL 3 AS-BUILT

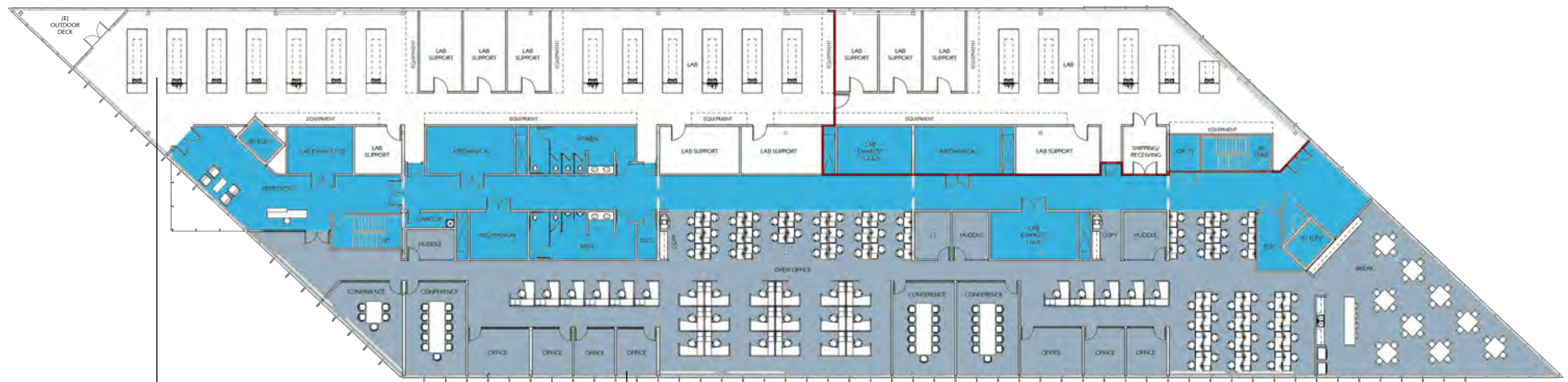
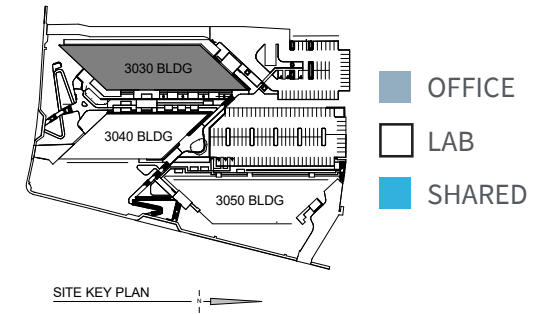


3030 Science Park Road

LEVEL 3 CONCEPTUAL PLAN

+/- 31,500 SF

45% Lab | 55% Office



LAB

- 22 Benches
- 15 Lab Support Rooms

OFFICE

- 4 Private Offices
- 49 Workstations
- 3 Conference Rooms

MUSE

BY BREAKTHROUGH

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