



# GOVERNOR POINTE

BY BREAKTHROUGH


6220 Greenwich Drive | San Diego, CA 92122

# Real Estate at the Speed of Science

Designed to serve the everyday needs of today's life science companies



**SCALABILITY**  
7,500 – 163,000 RSF




**STUDIOLABS**  
Private, fully-furnished, lab-equipped suites



**NEW CAMPUS CAFÉ AND LOUNGE**



**HIGH-END SHOWER AND LOCKER FACILITIES**



**CAMPUS IDENTITY**  
Highly visible signage opportunity: ±417,000 cars per day



**PARKLIKE SETTING**  
Indoor/outdoor collaboration areas



**STATE-OF-THE-ART INDOOR/OUTDOOR FITNESS CENTER**



**SUSTAINABLE DESIGN**





# Amenity Rich Campus



## StudioLabs lab and office suites

- A StudioLabs A
- B StudioLabs B
- C StudioLabs C
- D StudioLabs D

## StudioLabs shared facilities and lab support

- E Shared Conference Rooms and Wellness Room
- F Common Lab Equipment & Shipping/Receiving (Suites A&B)
- G Common Area Support Rooms & Shipping/Receiving (Suites A&B)
- H Welcome Gallery

## Building common areas

- I The Paseo
- J Fitness Center & Fitness Lawn
- K OnSite Cafe and Kitchen
- L Lobby/Atrium and Lounge
- M Front Lawn

## Growth opportunity (warm shell space)

- N Customizable Warm Shell







Lobby/Atrium and Lounge



On-Site Cafe and Kitchen



The Paseo



# Strategic Connectivity

UNPARALLELED ACCESSIBILITY

In the fast-paced world of life sciences, every minute counts. Governor Point is **strategically located to maximize your team’s productivity and minimize time spent on the road.**



UTC Westfield Mall inclusive of numerous restaurants, shopping and amenities

**5 MIN**

North County’s STEM talent pool

**12 MIN**

UC San Diego, Salk Institute, and Scripps Research via I-5 North

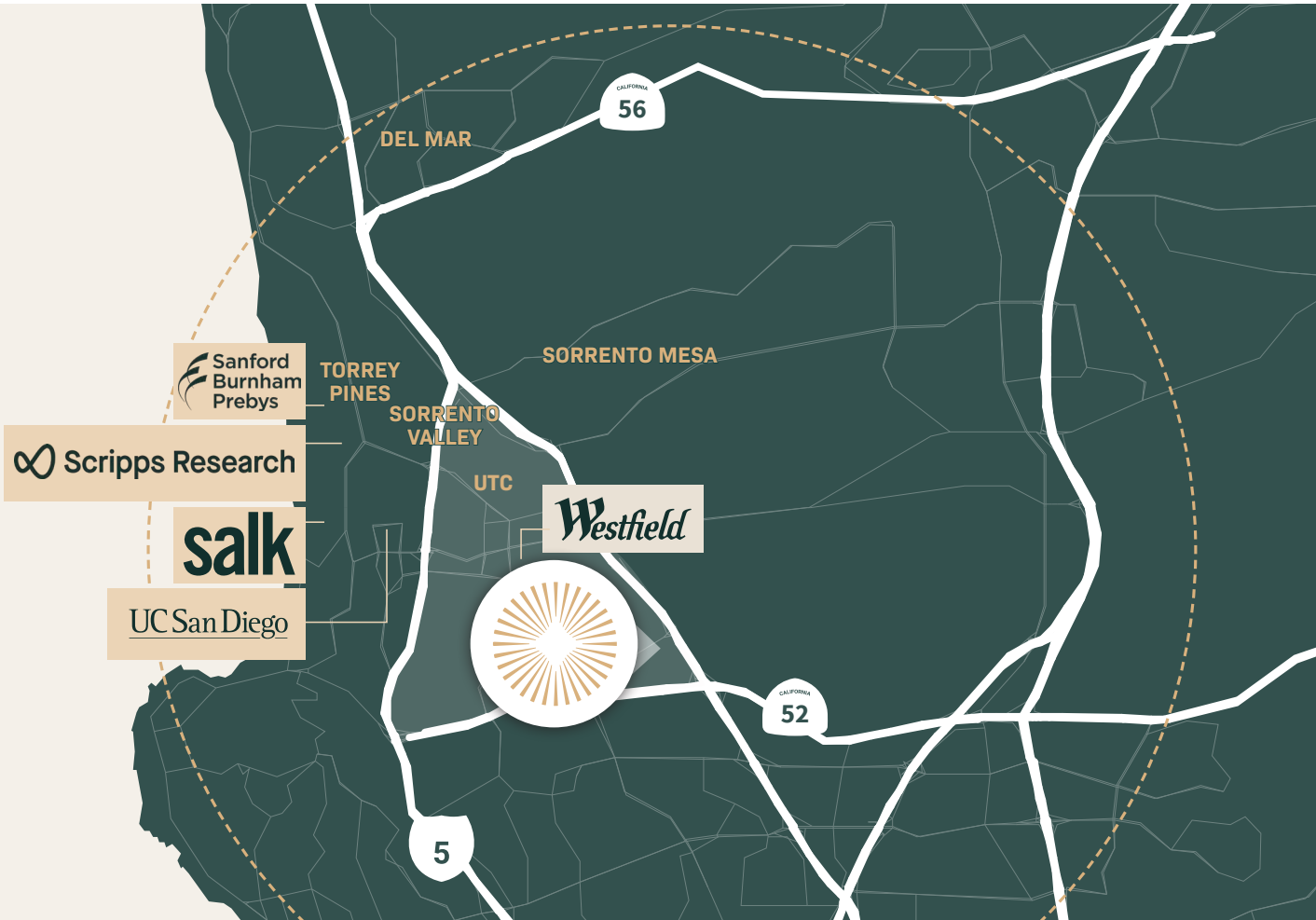
**15 MIN**

Downtown San Diego and the International Airport via I-805

**12 MIN**

Scripps Ranch via SR-52

**15 MIN**





# Access to Talent

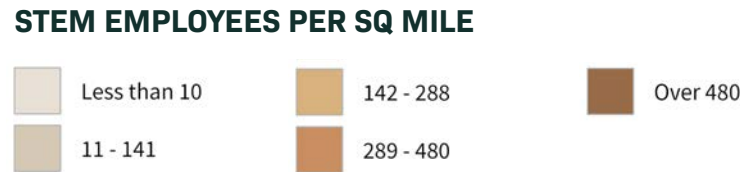
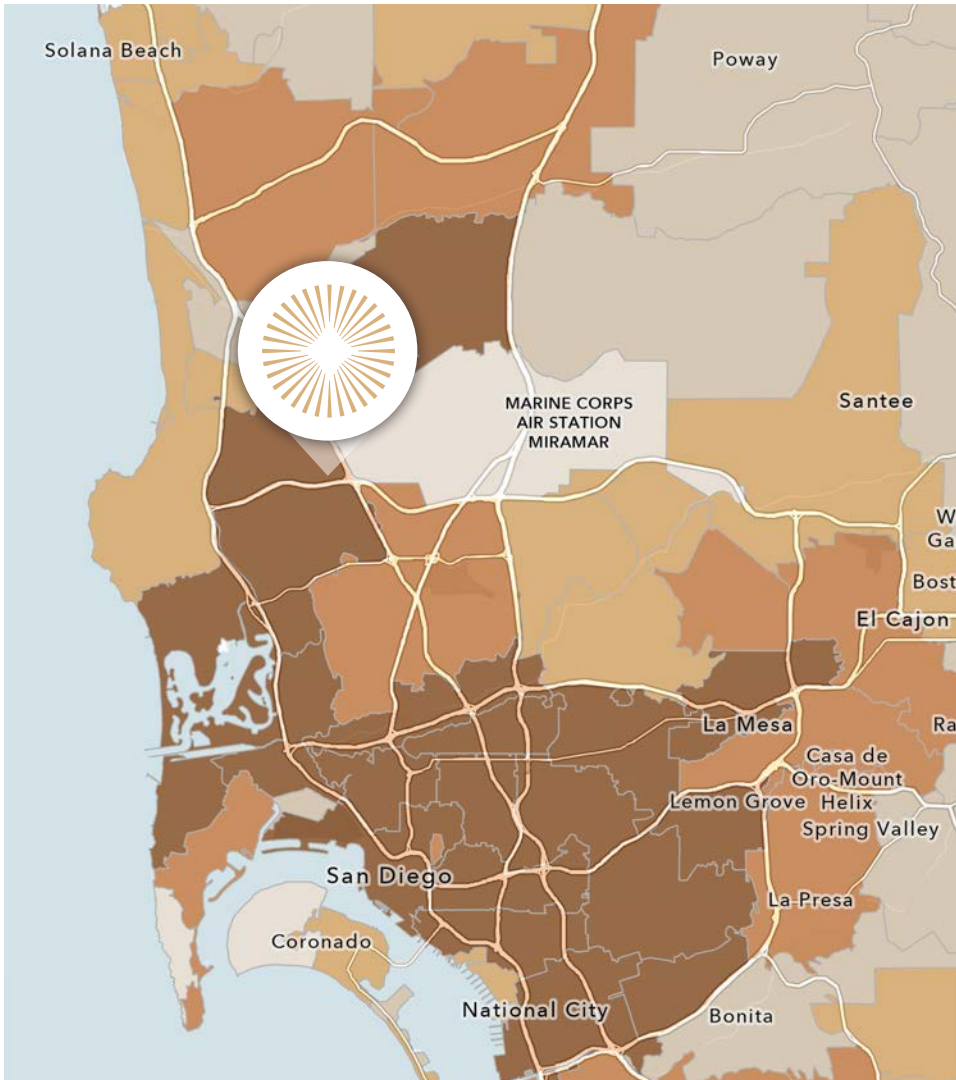
Governor Pointe is located within the highest concentration of STEM employees in San Diego. The project is an ideal commute, located within a 20-minute drive of a majority of employees throughout the county.

 **DIRECT FREEWAY SIGNAGE OPPORTUNITY**  
visible to ±417,000 cars per day

 **BOOMING TALENT POOL**  
Draw in top talent from world-renowned research institution, University of California, San Diego (UCSD).

 **POISED FOR GROWTH**  
San Diego stands at the forefront of the nation's life science industry, consistently attracting top-tier professionals.

 **STRONG KNOWLEDGEABLE COMMUNITY**  
Collaborate with the nation's most innovative life science minds in a vibrant and thriving ecosystem



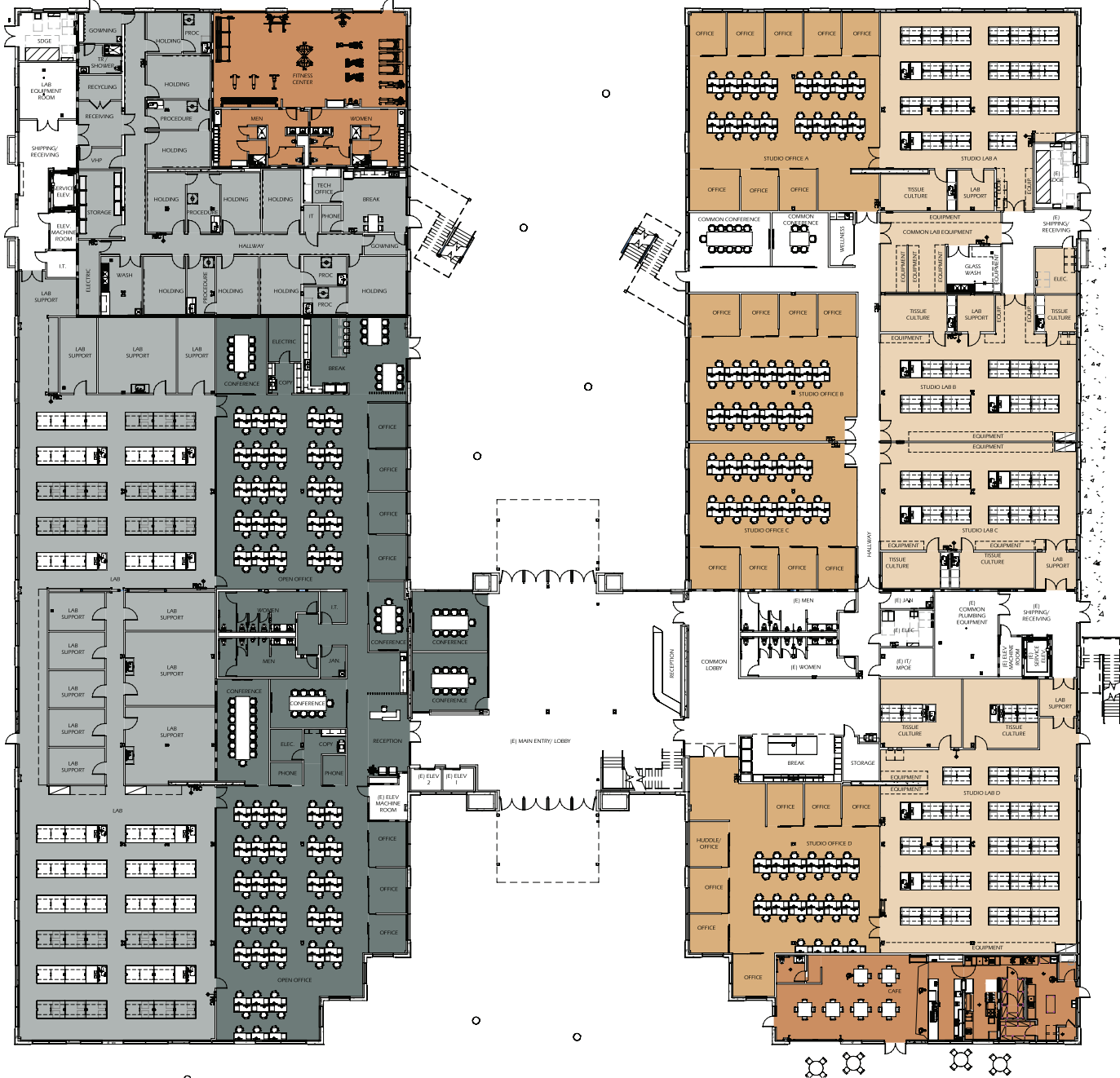


# First Floor

PLAN

Total – 76,000 SF

- 38,000 SF – TI Ready (hypothetical)
- 4 StudioLabs Move-in Ready Suites 7,500 – 12,200 SF
- Common Amenity Space



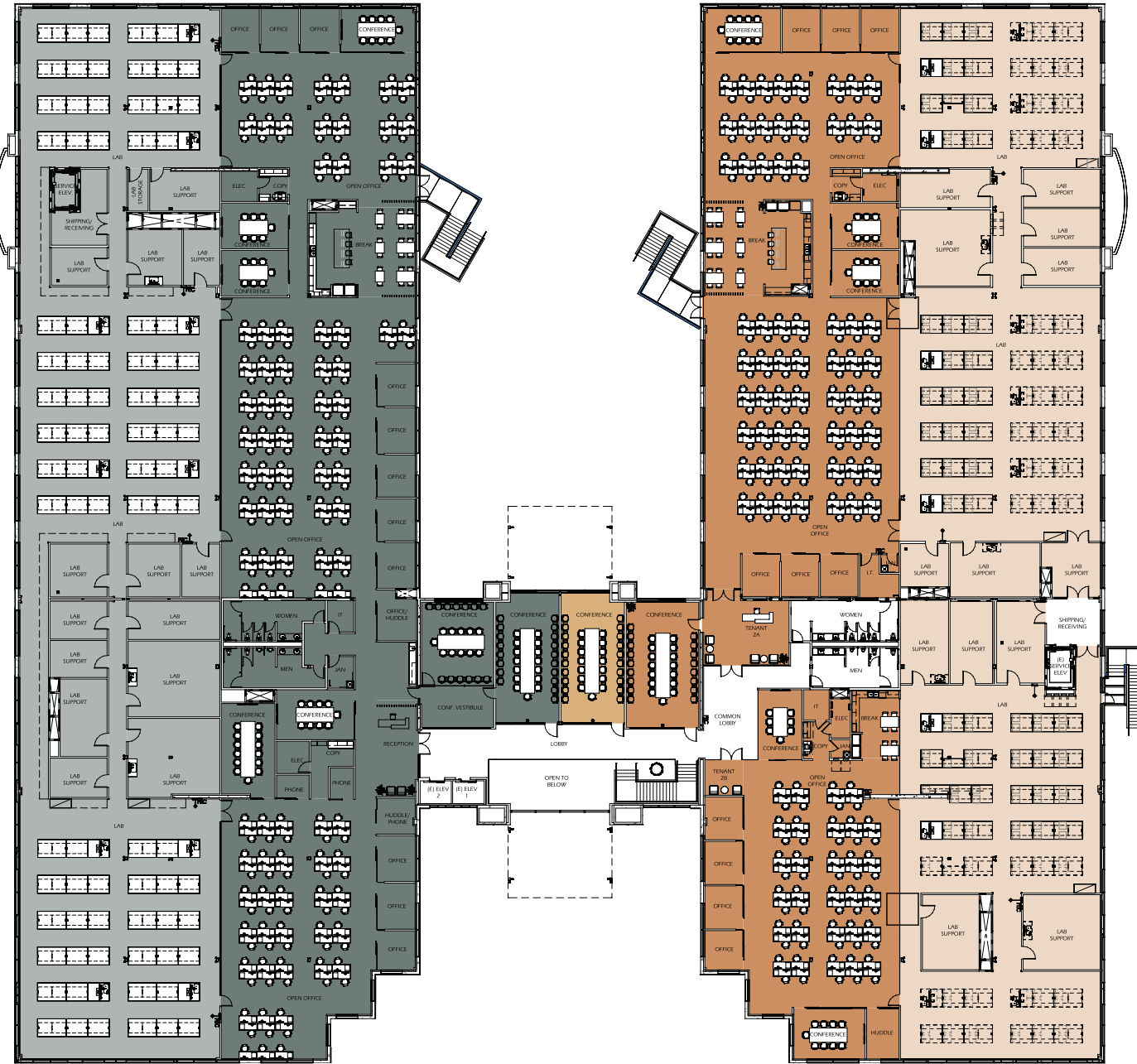
# Second Floor

PLAN

Total – 86,000 SF

Divisible to 16,000 – 45,000 SF

- 45,000 SF – TI Ready (hypothetical)
- 2 Science Ready Suites 16,000 SF – 26,000 SF
- Common Amenity Space





# Where Science Happens on Day 1

StudioLabs by Breakthrough are private lab and office spaces designed for discovery. The fully furnished suites offer a curated plug-and-play solution, saving users valuable time and resources. Our unique services and amenities allow you to focus on the science and leave the property operations to us.



**7,500 – 12,200 RSF  
PRIVATE SUITE SIZES**



**ON-SITE LAB MANAGEMENT &  
CLIENT EXPERIENCE TEAMS**



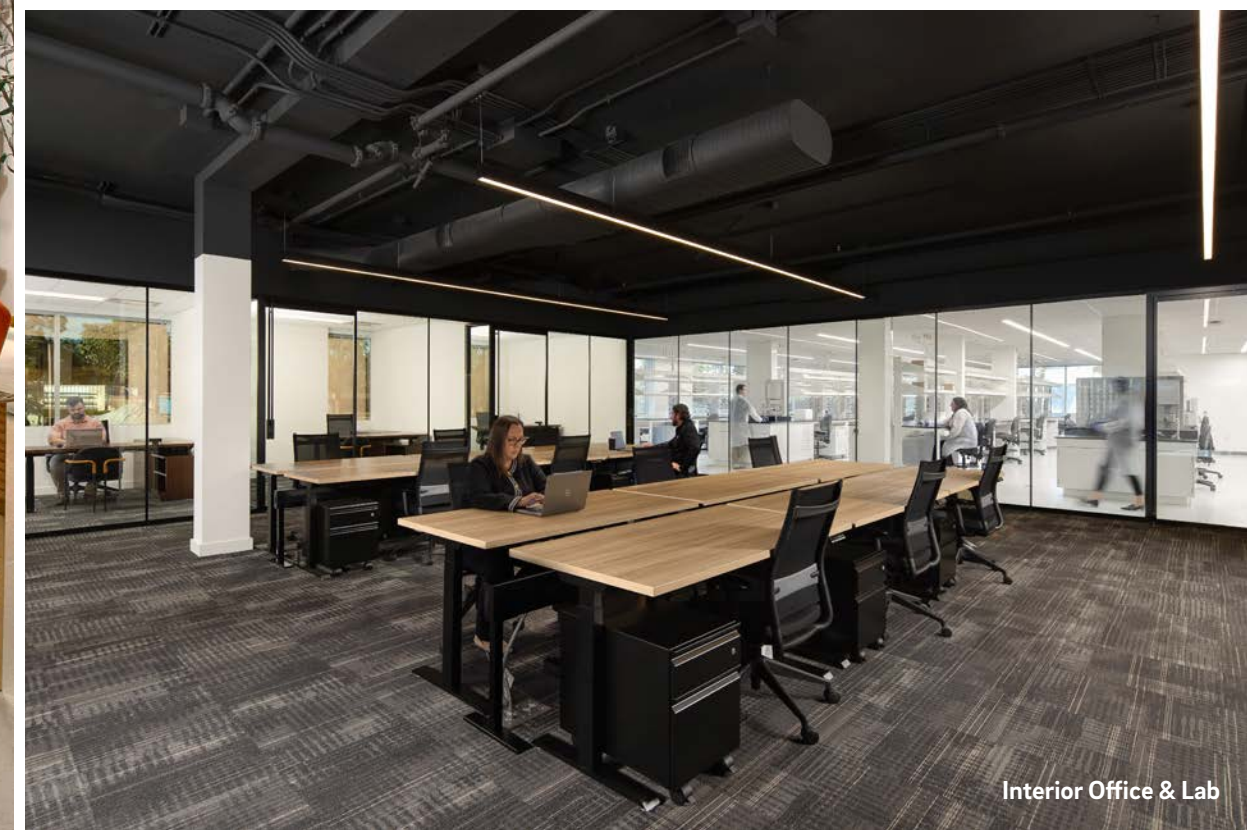
**SCALE WITHIN THE  
BREAKTHROUGH PORTFOLIO**

**studiolabs**  
BY BREAKTHROUGH

LEARN MORE AT  
**YOURSTUDIOLABS.COM**



Welcome Center



Interior Office & Lab



# Global Reach, Local Expertise

Choose StudioLabs at Governor Pointe for a truly global experience beyond just a private suite. Join our global platform and gain access to unparalleled resources. With our Scientific Advisory Board's R&D expertise, valuable vendor relationships and comprehensive support services, you can focus solely on your science while we take care of the rest.



**ACCESS TO STRATEGIC  
PARTNERS & ADVISEMENT**



**PREFERRED VENDOR  
RELATIONSHIPS**



**FLEXIBLE TERM LEASES &  
PREDICTABLE MONTHLY COSTS**

**studiolabs**  
BY BREAKTHROUGH





# The Breakthrough Experience

Quality and design are part of the ethos in everything Breakthrough does. From the thoughtful designer touches and curated finishes in both offices and labs to the focus on client services and hospitality, Breakthrough is defining a new standard in life science real estate.

Breakthrough Properties (“Breakthrough”) is a joint venture between Tishman Speyer and Bellco Capital, combining Tishman Speyer’s global real estate platform with Bellco Capital’s deep life science investment expertise to deliver cutting-edge lab facilities in leading biotechnology clusters, life science real estate industry.

Breakthrough is led by an experienced management team with a proven track record of acquiring, developing and operating life science real estate. Their mission is to deliver best-in-class innovation communities that enable entrepreneurs and researchers to make life-changing discoveries.



TISHMAN SPEYER



BELCO CAPITAL





# A Real Estate Partner

FOR LEADING COMPANIES WITH DIVERSE RESEARCH NEEDS



**ONE HELIX**  
Amsterdam, NL



**TORREY VIEW**  
San Diego, CA



**THE 105**  
Boston, MA



**CALLAN RIDGE**  
San Diego, CA



## BELCO LIFE SCIENCE ECOSYSTEM

### BUILD



Company building and incubation firm that partners with scientific founders and experienced management to create, finance and operate innovative companies in the life science sector

### INVEST



Leading life science venture capital investment firm advancing biomedical innovations into therapies that have a meaningful impact for patients

### GROW



Global growth capital platform dedicated to investing in food and agriculture technology businesses that improve agricultural productivity, nutrition, health, sustainability and supply chain efficiency

### LEND



Life science credit platform, focused on providing non-dilutive, growth-oriented capital solutions to life science companies across industry subsectors

### DEVELOP



Joint-venture combining Tishman Speyer's global real estate platform with Belco's deep life science investment expertise to develop and own R&D facilities for mission-driven companies





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