

# GENESIS

± 250,000 RSF Life Science Campus

5510-5590 Morehouse Drive  
GENESIS-ScienceCenter.com

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

**PHASE3**  
— REAL ESTATE PARTNERS —

 **BainCapital**  
REAL ESTATE

# GENESIS Science Center

## ± 250,000 RSF Class A Life Science Campus

### AVAILABILITY - SPEC LAB & OFFICE SUITES

#### 5510 MOREHOUSE DRIVE

- Suite 100 - 5,315 RSF
- Available Q4 2025

#### 5550 MOREHOUSE DRIVE

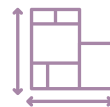
- Full building opportunity
- ±28,500 RSF
- Available Now

#### 5580 MOREHOUSE DRIVE

- Suite 100 - 19,465 RSF
- Suite 110 - 12,127 RSF
- Available now

### CAMPUS AMENITIES

- Centralized Amenity Courtyard
- Outdoor Gathering and Seating Areas
- State-of-the-art Fitness Center
- Yoga Studio
- Shared Conference Center
- On-site Facilities Teams
- Shared Glashwash & Autoclave
- Walking Paths to Nearby Retail



± 250K RSF  
4 Building Campus



Grow at Scale  
within the campus



3/1,000  
Parking



Campus Renovations  
Completed in 2021





5510 MOREHOUSE DRIVE



5580 MOREHOUSE DRIVE

5530 MOREHOUSE DRIVE  
± 330,000 RSF build-to-suit opportunity



5550 MOREHOUSE DRIVE



5590 MOREHOUSE DRIVE





5510

SISEN

5510 MOREHOUSE DRIVE





5580 MOREHOUSE DRIVE

Renovated in 2021 to become a premier destination for biotech companies, Genesis Science Center stands as a beacon of innovation within San Diego's biotech landscape. With four buildings spanning 250,000 square feet, the campus offers top-tier lab spec suites with modern finishes, setting a new standard of excellence. Strategically located in the Sorrento Mesa biotech cluster, it provides easy access to Interstate 805 and a plethora of nearby amenities within walking distance.

Its redesigned campus features a centralized amenity courtyard, enhancing the outdoor experience for its occupants. Furthermore, Genesis Science Center boasts a range of facilities, including a fitness center, conference center, and shared glasswash & autoclave facilities, catering to diverse needs. Beyond its physical attributes, the center serves as a dynamic hub where collaboration thrives and new innovations are fostered.



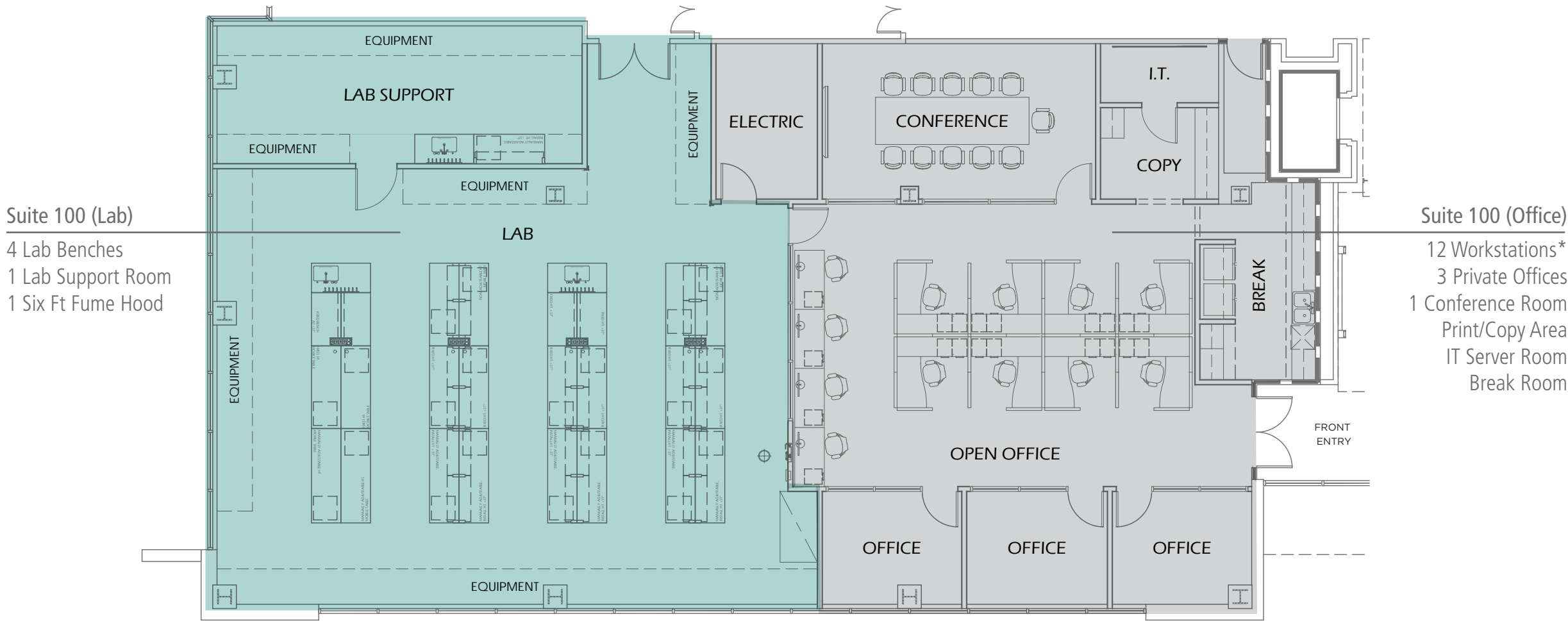
5550 MOREHOUSE DRIVE



# 5510 MOREHOUSE DRIVE

SUITE 100: 5,315 RSF  
AVAILABLE Q4 2025

Lab  
Office



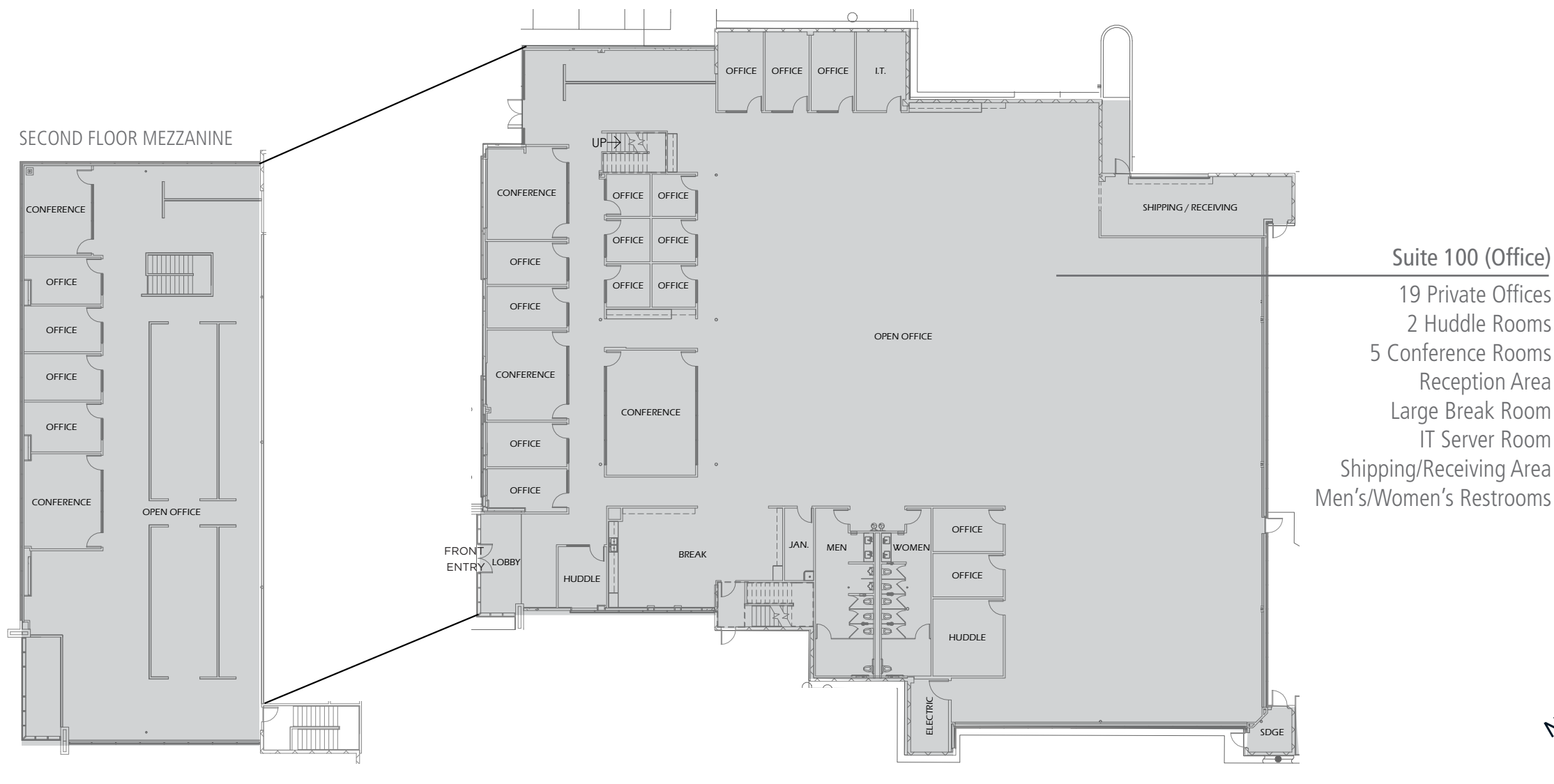
\*OFFICE FURNITURE NOT INCLUDED



# 5550 MOREHOUSE DRIVE

FULL BUILDING: ±28,500 RSF  
AVAILABLE NOW  
Customizable Lab/Office Opportunity

Office



5580 MOREHOUSE DRIVE

SUITE 100: 19,465 RSF

AVAILABLE NOW

## FURNITURE INCLUDED

Suite 100 (Lab)

10 Lab Benches

### 3 Lab Support Rooms

1 Six Ft Fume Hood

Suite 100 (Office)

## 56 Workstations

## 8 Private Offices

1 Conference Room

Print/Copy Area

IT Server Room

Break Room

Reception Area

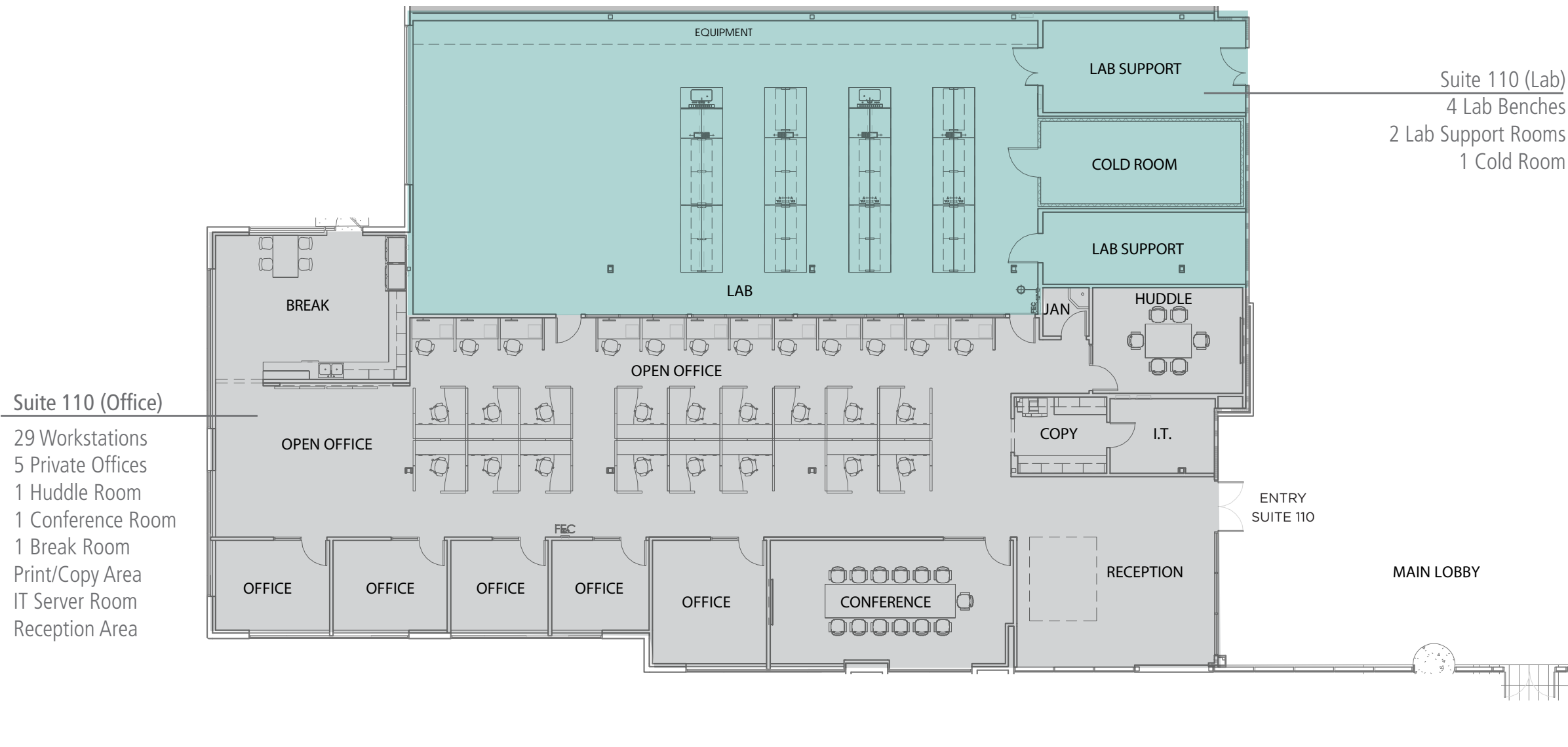




# 5580 MOREHOUSE DRIVE

SUITE 110: 12,127 RSF  
AVAILABLE NOW  
FURNITURE INCLUDED

- Lab
- Office







Glasswash/autoclave



Conference Center



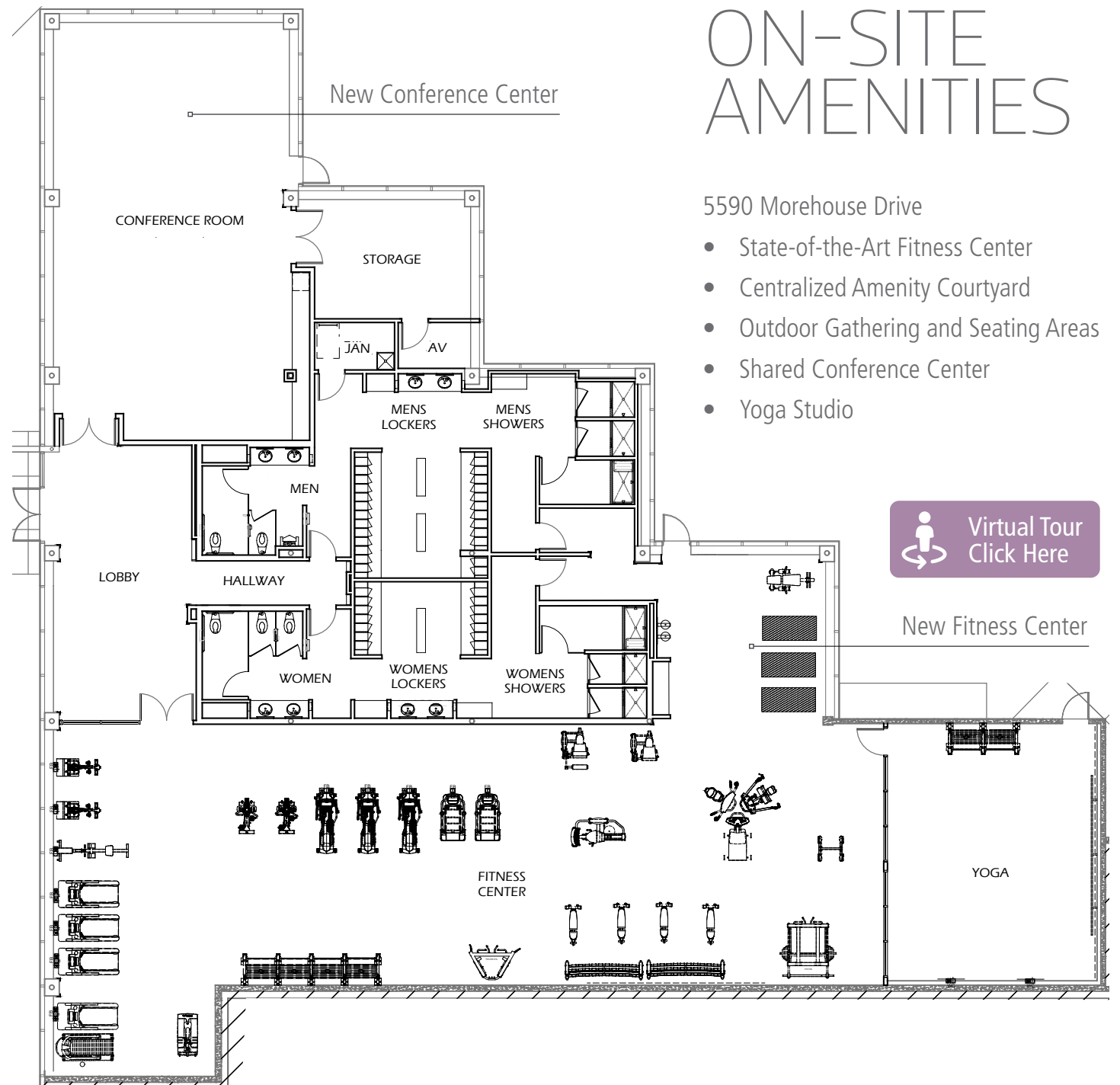
GENESIS eXchange App  
(Tenant Experience)

**GENESIS EXCHANGE**



Tenant Storage









Creative Office Finishes



Lab Space

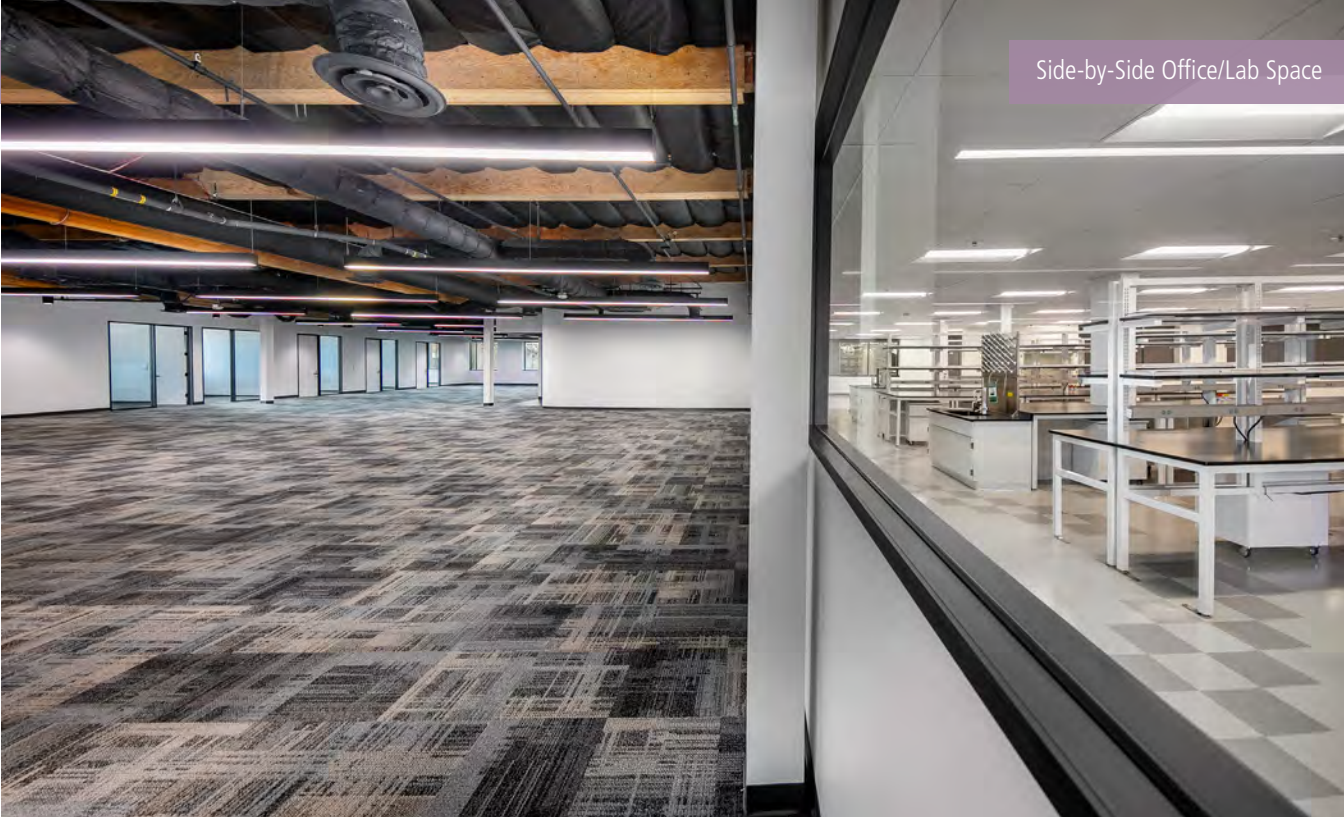


Kitchen / Break Area with Patio



Common Lobby





Side-by-Side Office/Lab Space



Common Lobby



Outdoor Patio Area



Open Office Space



# LIFE SCIENCE NEIGHBORS



TORREY PINES



Mira Mesa Boulevard

SORRENTO MESA

## LIFE SCIENCE NEIGHBORS



- Ajinomoto
- Crinetics Pharmaceuticals
- Tandem Diabetes
- Veracyte
- Maravai LifeSciences
- Nuvasive
- Johnson & Johnson
- Vertex Pharmaceuticals
- Sanford Burnham Prebys
- Scripps Research
- Thermo Fisher
- Eurofins
- STA Therapeutics
- Artiva Biotherapeutics
- BioLabs
- ADARx

.....  
TRANSIT  
Coaster Rail Line



Transit Station



# LOCAL AMENITIES

SOLANA BEACH

TORREY PINES

DEL MAR



8 Elements  
Indian Cuisine

Courtyard by  
Marriott

Karl  
Strauss

Sorrento  
Court

Sorrento  
Plaza

Holiday Inn  
Express

Country Inn  
& Suites

Gravity  
Heights

Homestead  
Suites

Residence  
Inn

Dominic's  
Deli

Pacific Heights Blvd.

Mira Mesa Blvd.

Staybridge  
Suites

Plaza  
Sorrento

Centerpark  
Café



The new Sorrento Court will be a place for food, fitness and community. There will be five new fast casual dining options.



9 minute walk from  
Genesis to Sorrento Court



4 minute bike ride from  
Genesis to Sorrento Court

.....  
**TRANSIT**  
Coaster Rail Line



Transit Station





## Restaurants

Chick fil A  
Cafe de Anza  
Jersey Mike's  
Ike's Sandwiches  
Corner Office Pizza & Craft Beer  
BHC Chicken  
Karl Strauss Brewing Company  
California English  
Hawaiian Fresh Seafood  
8 Elements  
Gravity Heights  
Croutons Restaurant  
Subway  
Sher Punjab Indian  
Skewers  
Opera Café and Patisserie  
Chicks Natural  
Thai Chada  
Salad Farm  
Flame Broiler  
Sitar Indian Cuisine  
Delicacy Chinese  
Pascucci Italian  
Fiesta Mexican Grille

Kabul House of Kabobs  
Pho Station Vietnamese  
Moose's BBQ and Philly  
Nico's Taco Shop  
Submarina  
The Grill and Market  
Hanaya Sushi  
Kings Garden Chinese  
Spices Thai Café



## Coffee

Starbucks  
Copa Vida  
Cargo Cafe



## Shopping Center

Sorrento Court  
Sorrento Plaza  
Sorrento Mesa Crossroads  
Plaza Sorrento



## Hotels

Courtyard by Marriott  
Residence Inn  
Holiday Inn Express  
Country Inn & Suites





# OWNERSHIP & SPONSOR



With over 30 years of experience in the life science industry, Phase 3 Real Estate Partners, Inc. has been a leader in owning, operating, repositioning, and developing over 6 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

[www.P3RE.com](http://www.P3RE.com)



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has invested over \$4.0 billion in equity across 400 assets in diverse sectors. Leveraging Bain Capital’s value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

[www.BainCapitalRealEstate.com](http://www.BainCapitalRealEstate.com)

# GENESIS

{ The root of innovation }

± 5 MILLION SF  
LIFE SCIENCE PORTFOLIO

“Our vision is to  
deliver premier  
research-ready life  
science environments  
for tomorrow’s  
technology.”



GENESIS - Science Center



GENESIS - Del Mar



GENESIS - San Diego



GENESIS - Summit

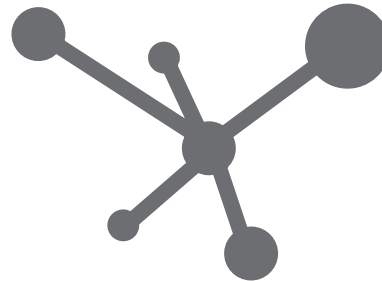


GENESIS - Roselle

## NATIONAL PRESENCE IN THE TOP LIFE SCIENCE CLUSTERS

- San Diego - San Francisco - Boston -





# GENESIS

{ The root of innovation }

[GENESIS-ScienceCenter.com](http://GENESIS-ScienceCenter.com)



Chad Urie  
858.410.1187  
[chad.urie@jll.com](mailto:chad.urie@jll.com)  
RE license #01261962

Grant Schoneman  
858.410.1252  
[grant.schoneman@jll.com](mailto:grant.schoneman@jll.com)  
RE license #01516695

Taylor DeBerry  
858.410.6392  
[taylor.deberry@jll.com](mailto:taylor.deberry@jll.com)  
RE license #02014850

**PHASE3**  
— REAL ESTATE PARTNERS —