

4902 & 4910 Headquarters Point



±245,625 SF LIFE SCIENCES CAMPUS



Prominent location positioned on the
Sorrento Mesa bluffs

Panoramic views of the
**Pacific Ocean, Torrey Pines
& UTC**

One-of-a-kind design offering
prestigious image and visibility

Unparalleled visibility with close
proximity to I-5 and I-805



Space for innovators

A ±245,625 SF life sciences campus

Located atop the Western Sorrento Mesa bluffs, this purpose-built work environment will offer image and visibility to an innovative company looking to establish a presence in one of San Diego’s most desirable life sciences markets. With an expansive fitness center, access to neighboring Cargo Café, and extensive outdoor amenity and balcony space, HQ Point will deliver a life sciences campus primed for discovery.



Building B main entry

±5k-19k SF spec suites delivering Q4 2025:

Suite 100: 19,088 SF
Suite 150: 8,832 SF
Suite 180: 5,065 SF



project details

±245,625 SF life sciences campus	3,000 SF state-of-the-art fitness center	Delivered core & shell
±18,000 SF below-grade space for specialty use	2 3-story, purpose built lab buildings	50 50 lab to office ratio

Flexible space

Thoughtfully designed lab space

±38,000
SF average
floorplates

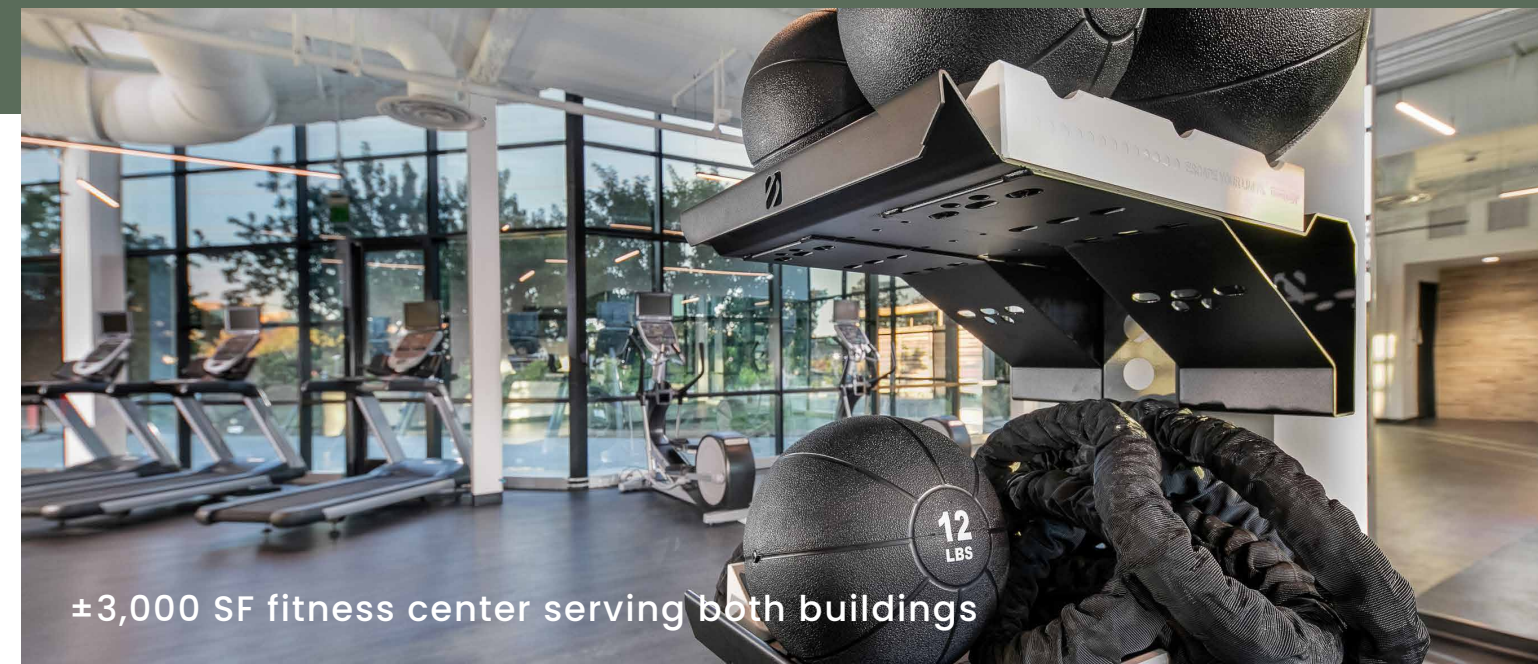
16'
clear height

125 lb
PSF live load
capacity

42' x 30'
column spacing

2.7/1,000
parking ratio

Dock
high loading



±3,000 SF fitness center serving both buildings

Building B
4910 Headquarters Point
±122,535 SF

Building A
4902 Headquarters Point
±122,920 SF

Campus
facing West

±245k
total SF



Building A
terrace

Scan QR codes to
take a virtual tour
of each floor



Building A
facing Northwest

±123k
square feet



Multi-tenant Spec Plan

±5,065 — 19,088 SF (Building B, Level 1)

Suite 100 | 19,088 SF

Lab:
4 lab support rooms
9 lab benches
receiving/storage room
customizable shell space

Office:
5 private offices
42 workstations
huddle room
collaboration area
2 conference rooms
break area
copy area
IT room
reception
customizable shell space

Suite 150 | 8,832 SF

Lab:
2 lab support rooms
7 lab benches
receiving/storage area

Office:
3 private offices
26 workstations
2 conference rooms
break area
copy area
IT room
reception

Suite 180 | 5,065 SF

Lab:
1 lab support room
5 lab benches
receiving/storage area

Office:
2 private offices
15 workstations
1 conference room
break area
copy area
IT room
reception



Single-tenant Conceptual Plan

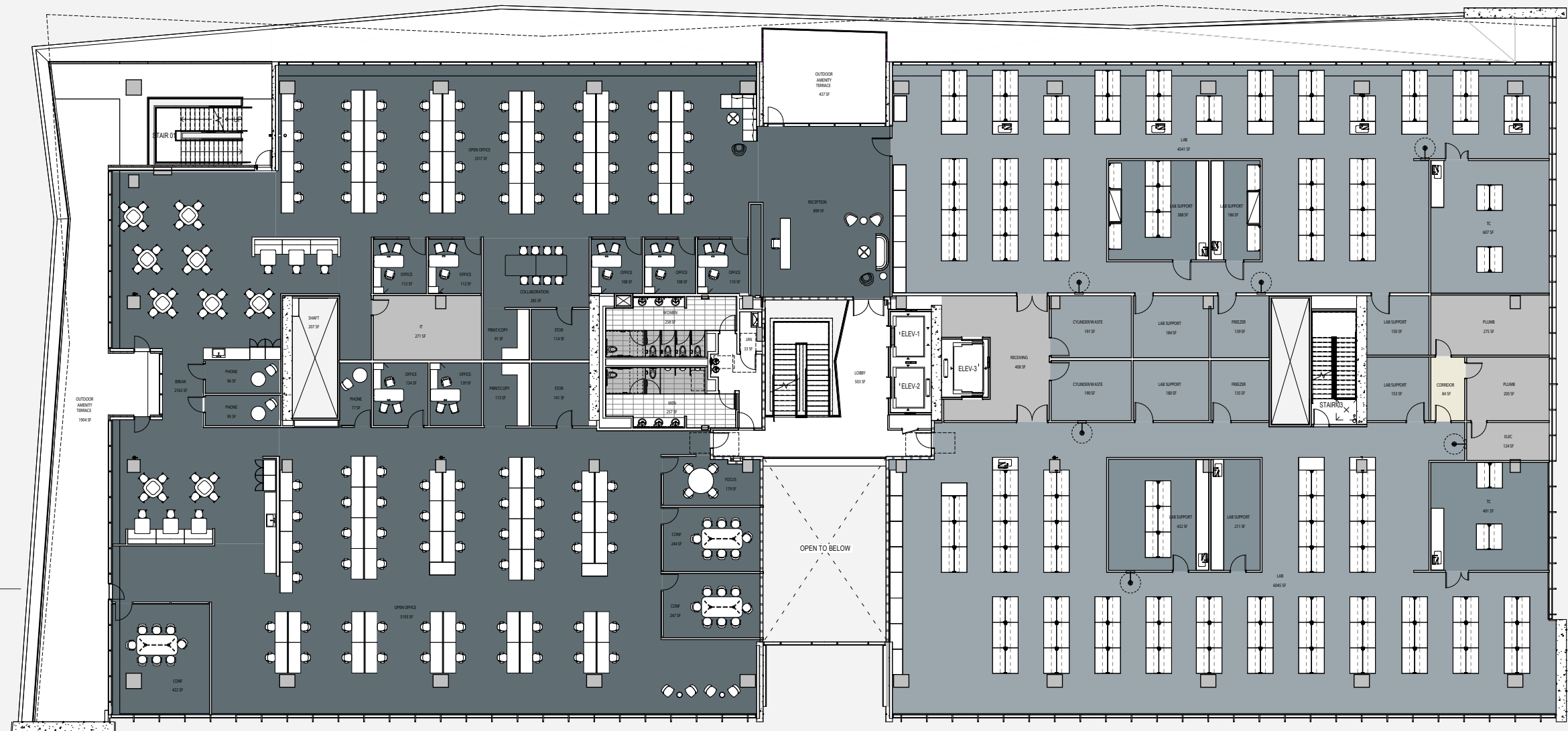
Building B ±32,000 — 42,000 SF

Lab:

- 6 lab support rooms
- 33 lab benches
- 2 tissue culture rooms
- 2 freezer rooms

Office:

- 7 offices
- 96 workstations
- 3 conference rooms
- break area
- collaboration area
- 3 phone rooms
- 2 copy rooms
- focus room
- reception





Pacific Ocean

TORREY PINES

HqP

LIFE SCIENCES NEIGHBORS

- | | |
|-----------------------------|----------------------------|
| 1. Ferring Pharmaceuticals | 10. Biotheryx |
| 2. Globus Medical | 11. Element Biosciences |
| 3. Maravai LifeSciences | 12. Bayer |
| 4. AnaptysBio | 13. Vertex Pharmaceuticals |
| 5. Kumquat Biosciences | 14. BioLabs |
| 6. Veracyte | 15. QuantumSi |
| 7. Thermo Fisher Scientific | 16. Iambic Therapeutics |
| 8. Kura Oncology | 17. ADARx |
| 9. Genesis Therapeutics | 18. Encodia |

RESTAURANTS

- | | |
|----------------------|--------------------|
| 1. Cargo Café | 5. Park Commons |
| 2. Thai Test Kitchen | 6. Sorrento Plaza |
| 3. Karl Strauss | 7. Gravity Heights |
| 4. Sorrento Court | |

Mira Mesa Blvd.



About BPI

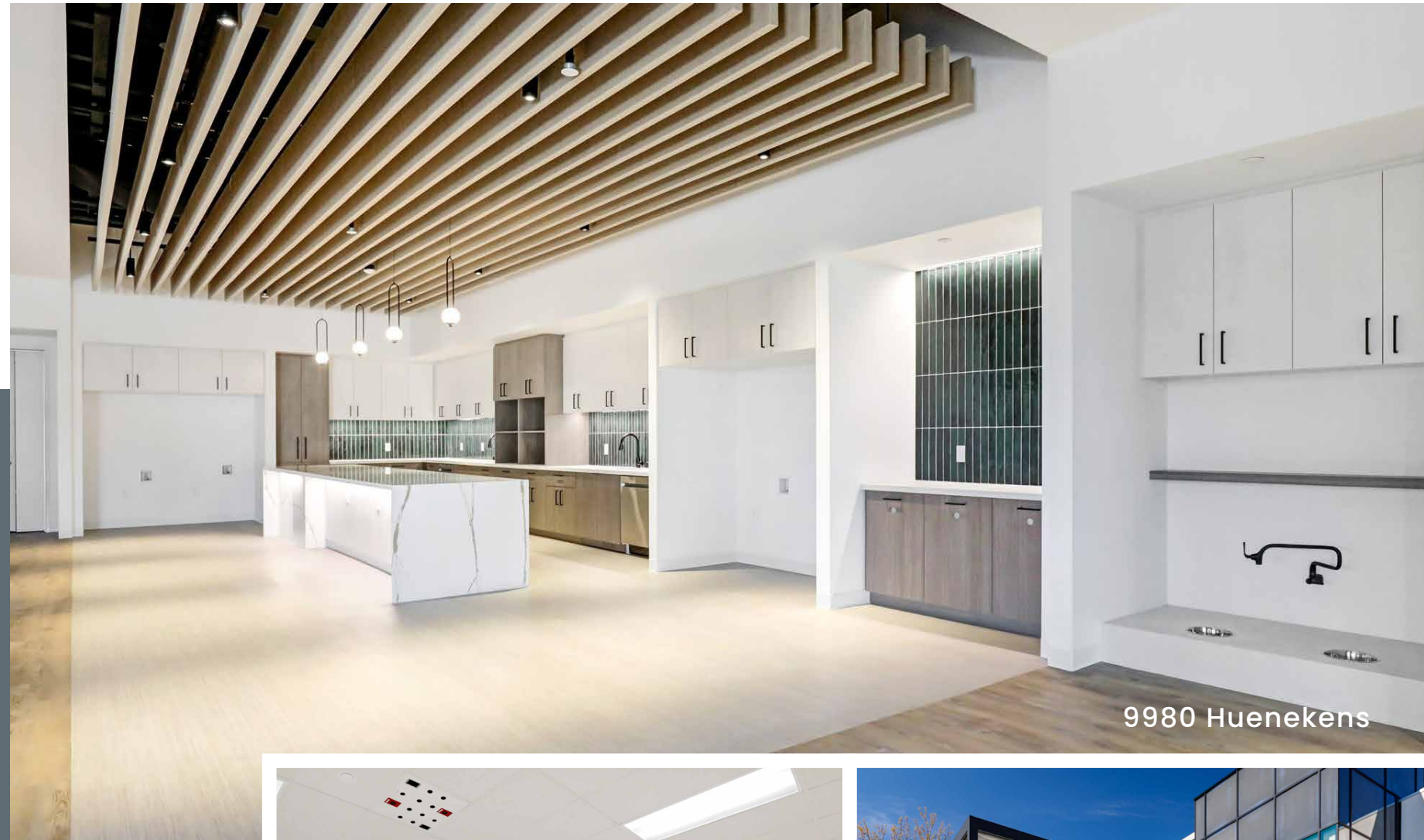
BPI builds the infrastructure that enables life science companies to thrive.

Experience

We work with the best of the best (and have for over 25 years). We have strong relationships and experience with San Diego's leading contractors, designers and engineers.

Hands-on Approach

We are a local developer and owner with a personal approach, leveraging our extensive experience and successful track record to consistently deliver exceptional life science buildings to San Diego's biotech community.



9980 Huenekens



10020 Huenekens



TEN770





CHAD URIE

+1 858 410 1187

chad.urie@jll.com

RE license #01261962

GRANT SCHONEMAN

+1 858 410 1252

grant.schoneman@jll.com

RE license #01516695

TAYLOR DEBERRY

+1 858 410 1198

taylor.deberry@jll.com

RE license #2014850



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