



A  BioMed Realty property

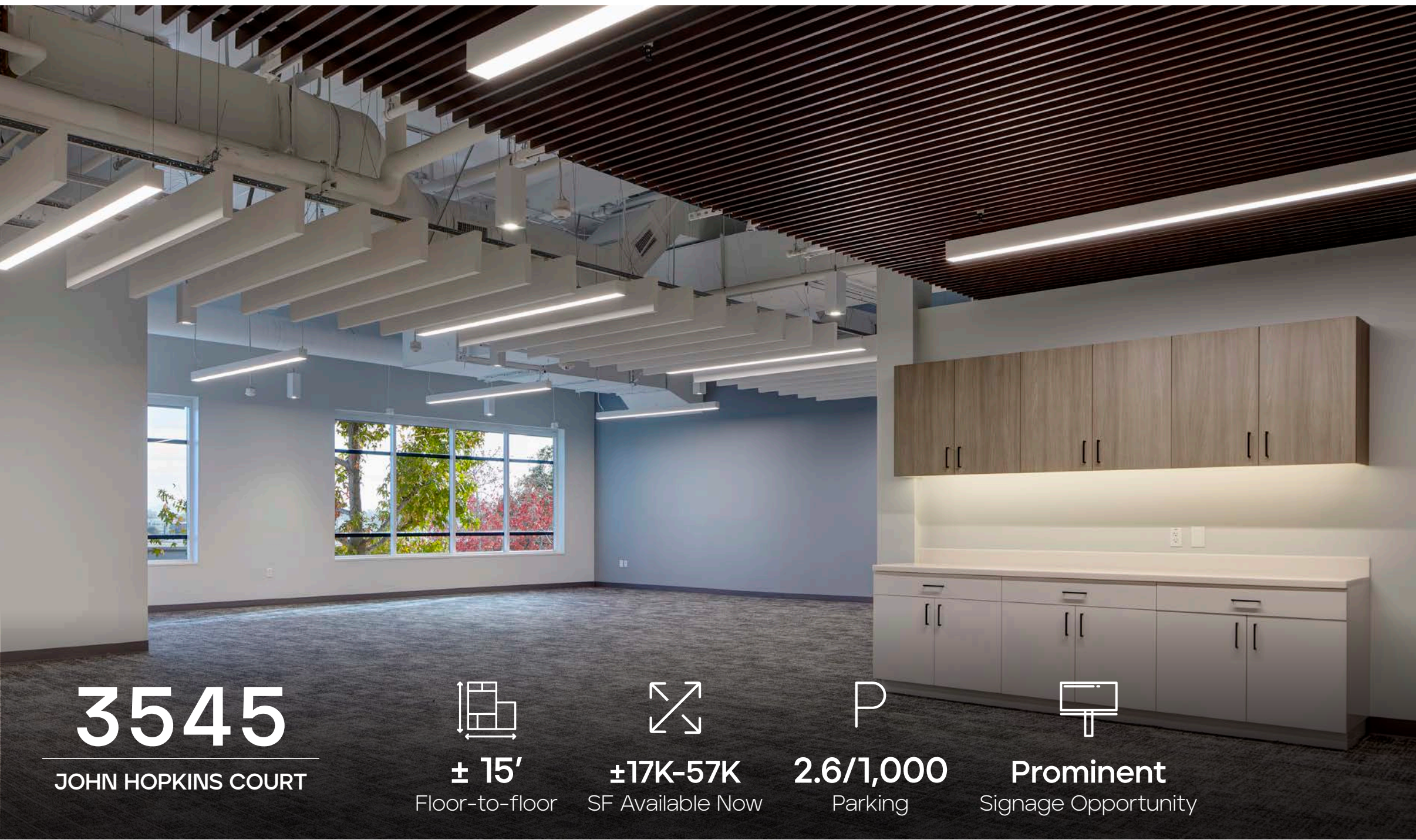
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

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72,192 SF
LAB BUILDING WITHIN
TORREY PINES





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± 15'
Floor-to-floor

±17K-57K
SF Available Now

P
2.6/1,000
Parking

Prominent
Signage Opportunity

SPECS

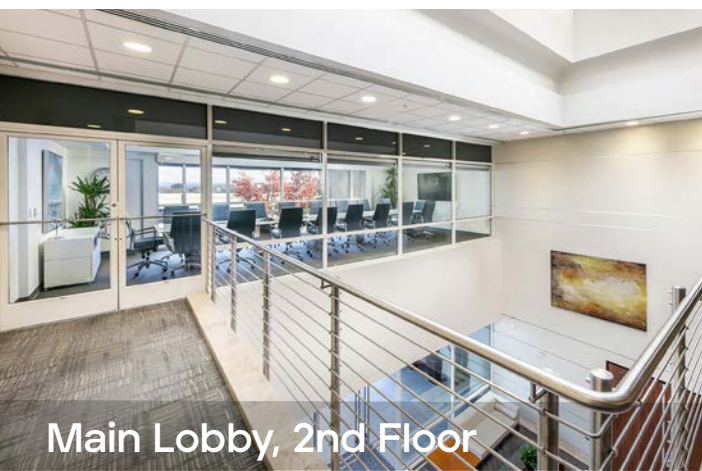
Building Size	72,192 s.f.
Floor Plates	36,000 r.s.f.
Year Built	1991 (renovated in 2019)
Elevators	3 (1 passenger, 2 freight)
Building Total Floor Load	100 lbs/s.f.
Fire Sprinklers	Yes
Parking (stall count 269)	2.61/1,000
Power Capacity	4,000 AMP, 277/480v
HVAC Cooling Capacity	600 tons of cooling capacity
Boilers	Two, 3.2mBh gas-fired boilers
Building Management System	Fully integrated DDC sytem
Generator	500kW capacity



Exterior



Lobby



Main Lobby, 2nd Floor

Shared Conference Room

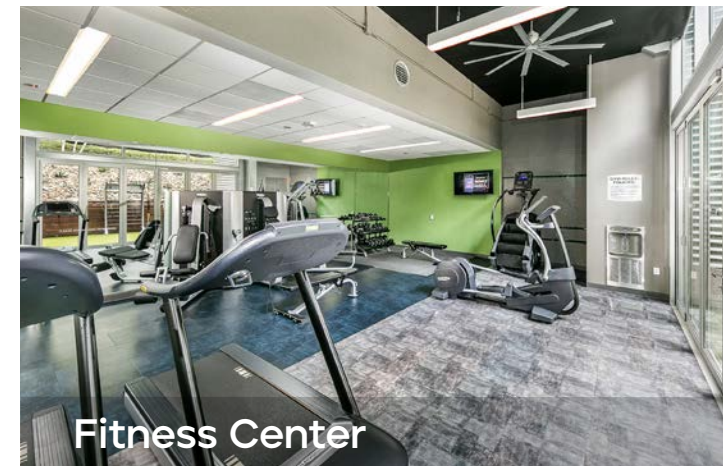


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THE PROJECT

- Two building life science campus
- New interior TI's, including all new building infrastructure
- Exterior facade modernization
- Indoor/Outdoor fitness center
- Showers and lockers
- Conference facilities
- Walkable amenities
- Easy access to freeway and public transportation



Fitness Center



New Interior Finish



Break Room



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LAB

- Flexible and efficient lab design
- Customizable to tenant need
- Compressed air, vacuum and DI water
- Multiple shipping and receiving locations
- Backup power



View into Lab



Biology Lab



Biology Lab



AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
3545 JOHN HOPKINS COURT	SUITE 100	18,363 SF	25% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 150	8,024 SF	50% 50%	AVAILABLE Q3 2026
3545 JOHN HOPKINS COURT	SUITE 160	7,185 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 200	21,470 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 250	17,083 SF	50% 40%	AVAILABLE NOW

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FIRST FLOOR | SUITE 100 | 18,363 SF | **AVAILABLE NOW**
25% Lab | 25% Vivarium | 50% Office

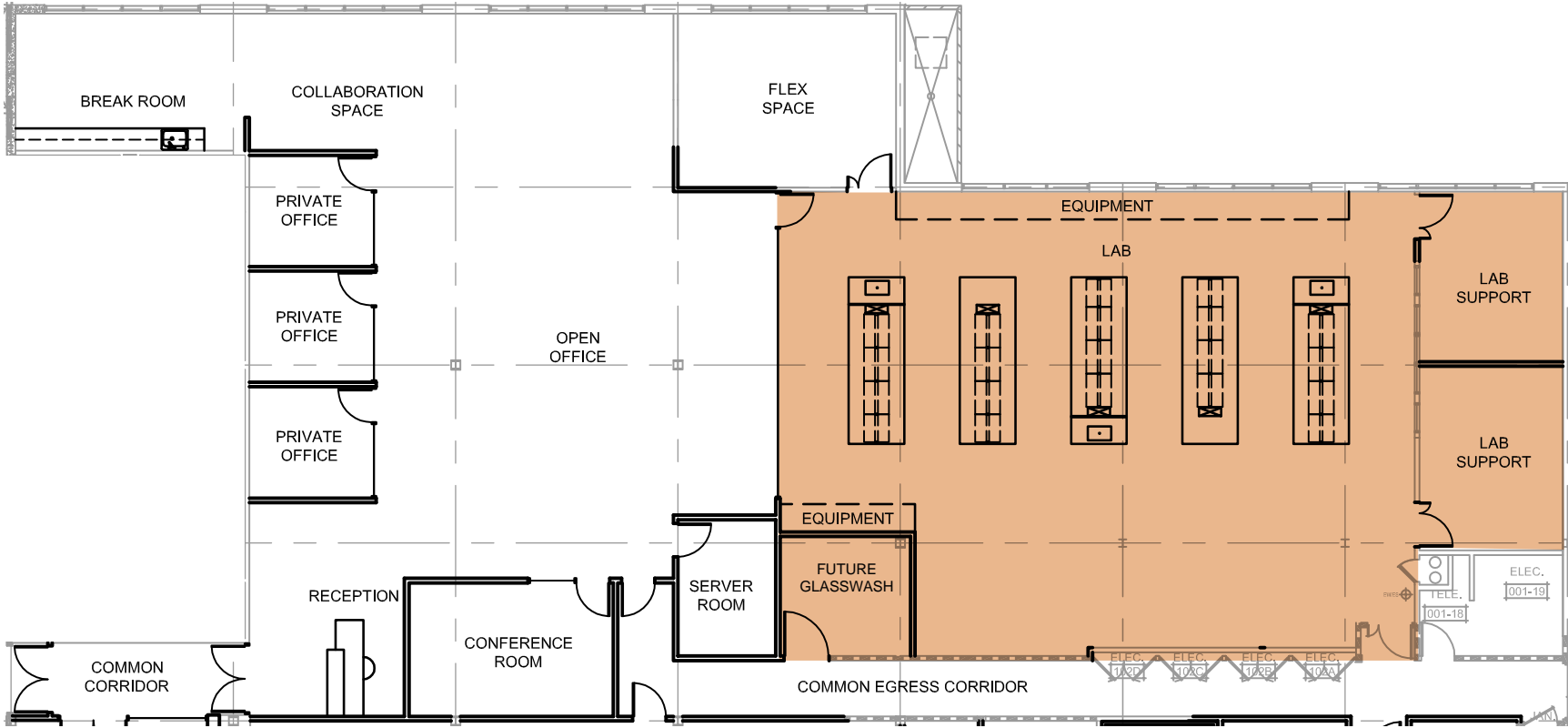
Vivarium can be leased separately - 3,358 SF



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FIRST FLOOR | SUITE 150 | 8,024 SF | AVAILABLE Q3 2026 (POTENTIALLY SOONER)

Can be combined with Suite 160 for 15,209 SF
50% Lab | 50% Office

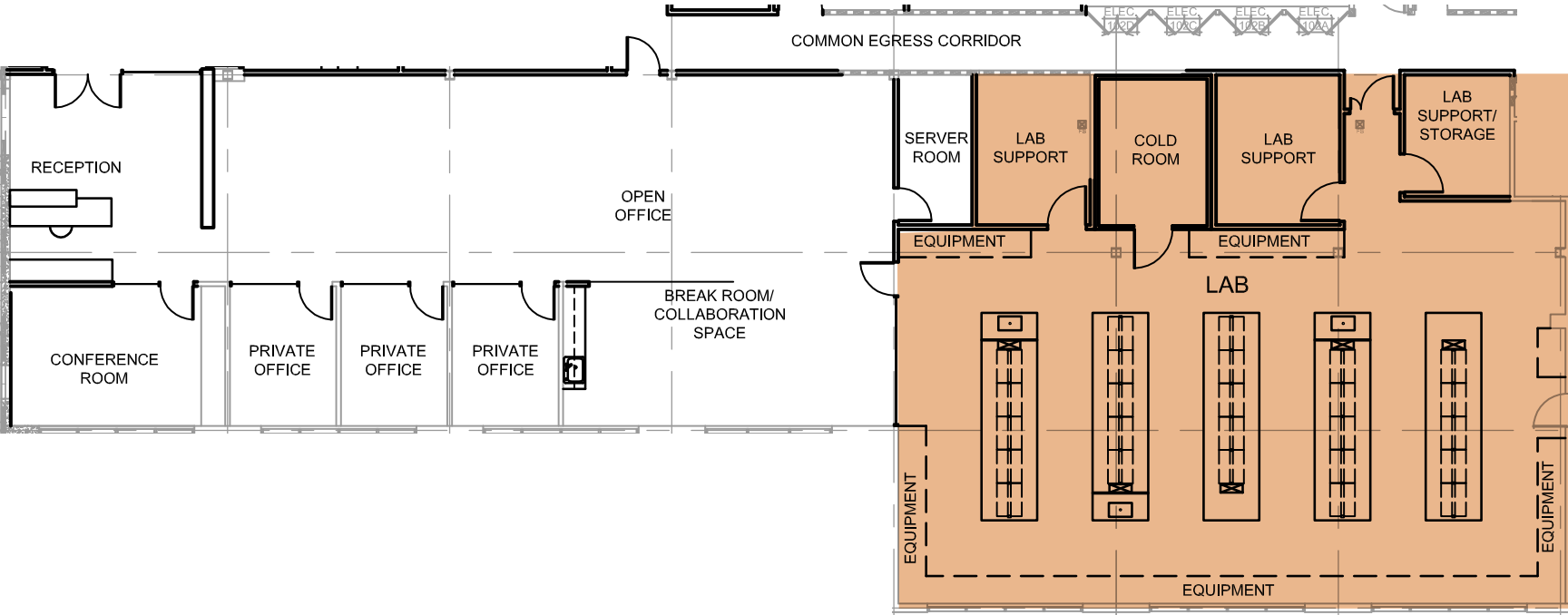


Lab area
Office

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FIRST FLOOR | SUITE 160 | 7,185 SF | AVAILABLE NOW

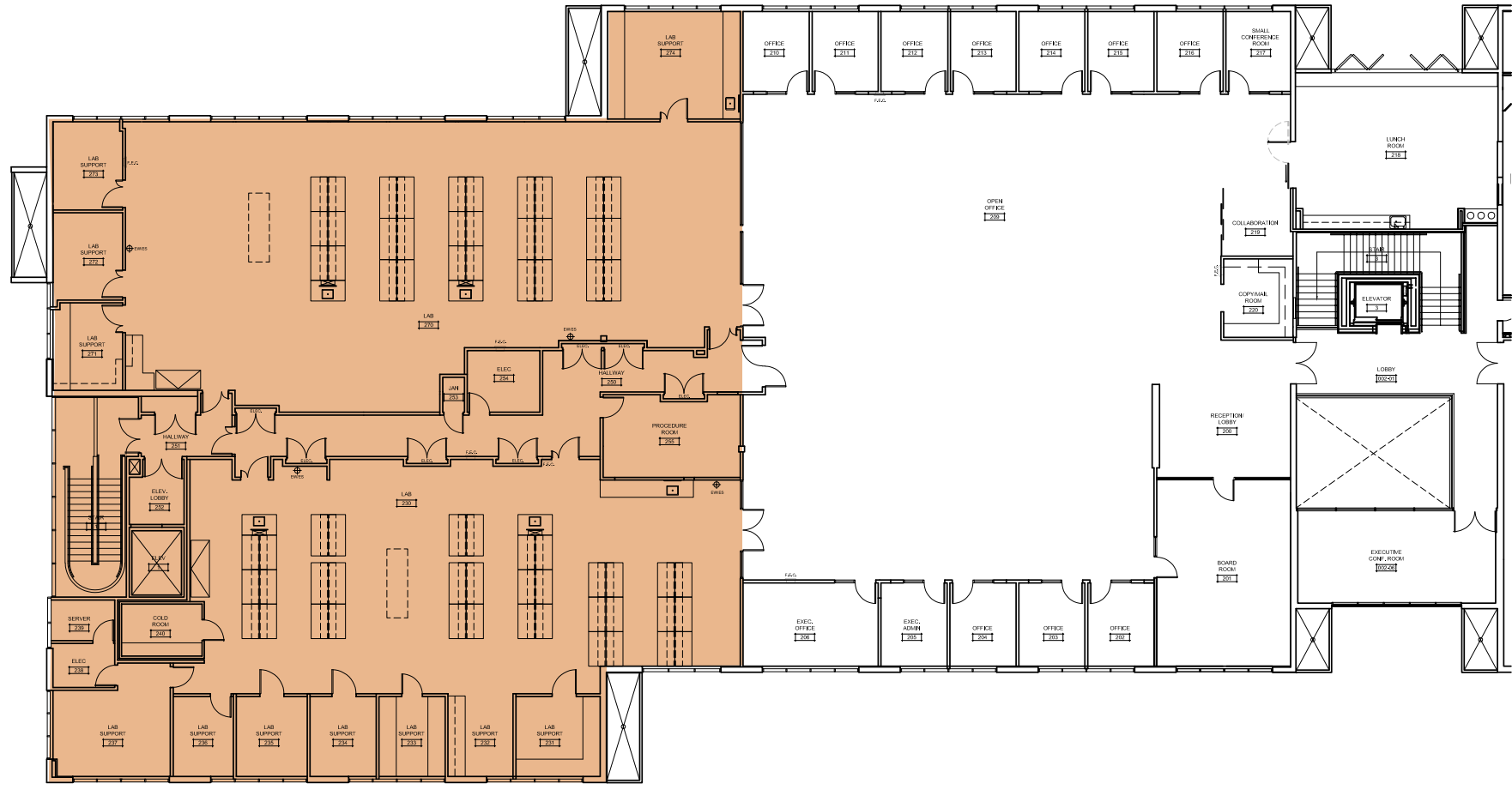
Can be combined with Suite 150 for 15,209 SF
50% Lab | 50% Office



Lab area
Office

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SECOND FLOOR | SUITE 200 | 27,470 SF | AVAILABLE NOW
50% Lab | 50% Office

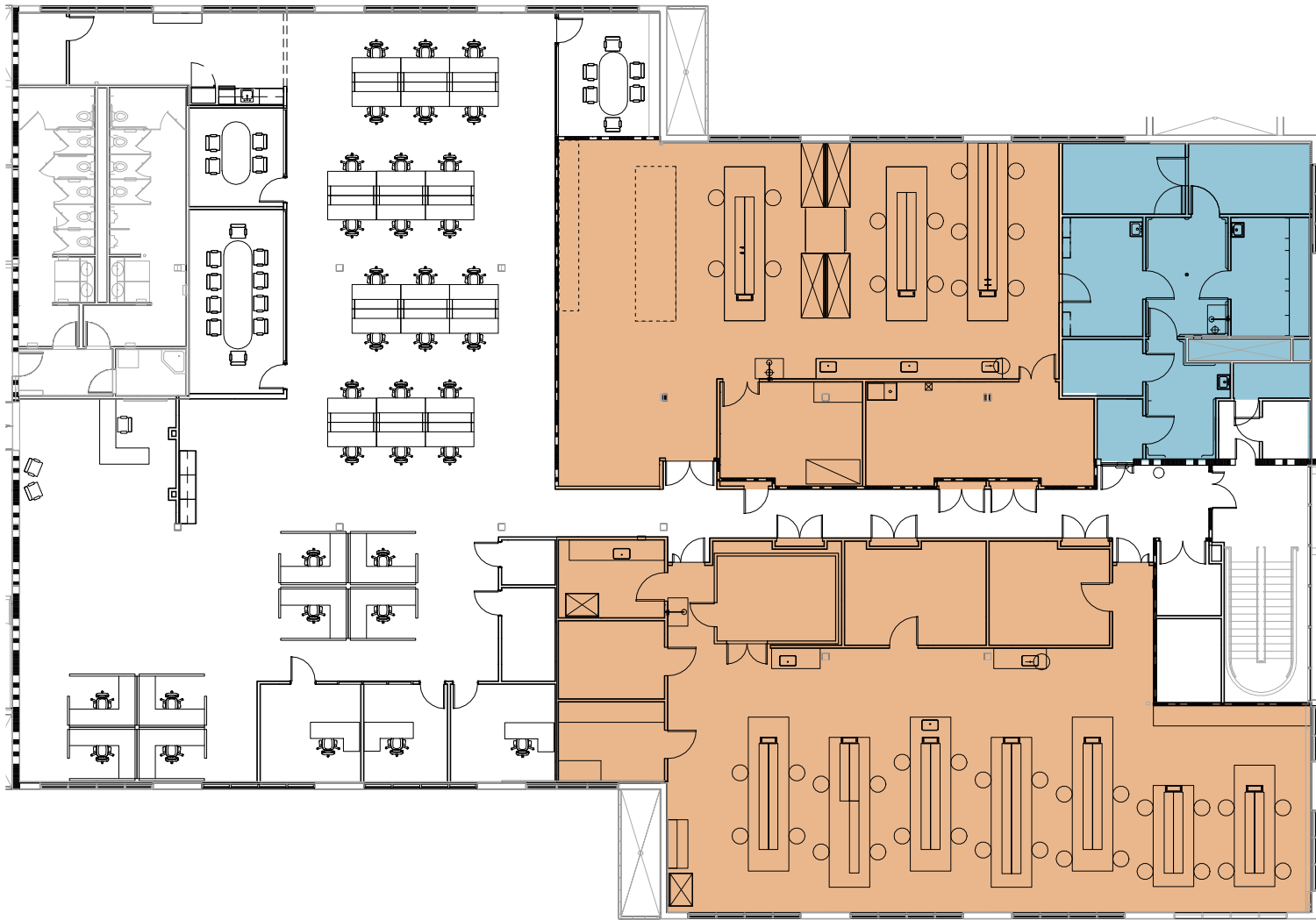


Lab area
Office

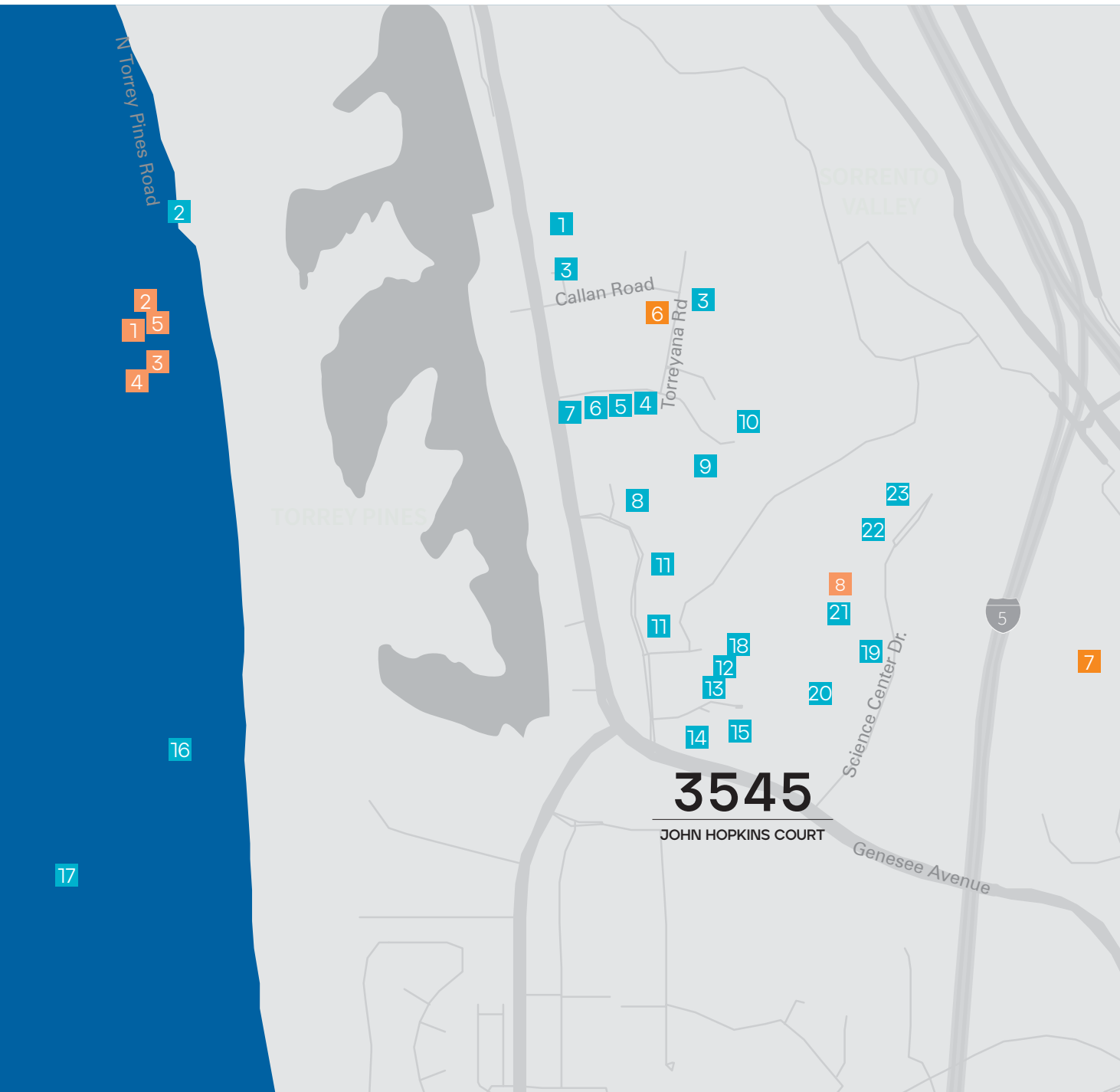
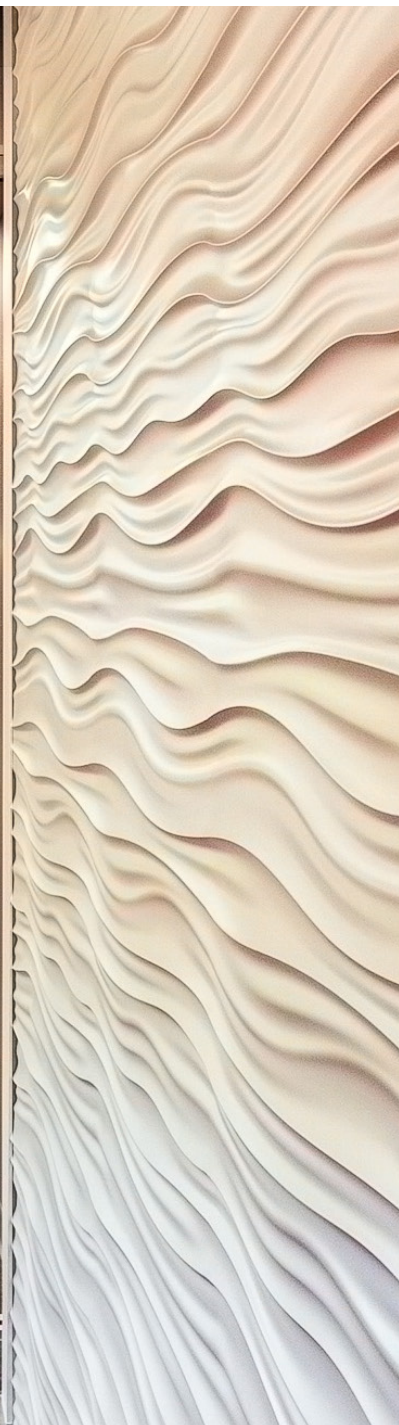
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SECOND FLOOR | SUITE 250 | 17,083 SF | 17,083 SF
50% Lab | 10% Vivarium | 40% Office

Office: 32 workstations, 3 private offices, phone room, 2 huddle rooms, conference room, wellness room, break room
Lab: 10 lab benches, 6 lab support rooms, 2 cold rooms, small vivarium



Lab area
Office
Vivarium



Life Science Community

- 1 Calibr at Scripps Research
- 2 Synthetic Genomics
- 3 BD
- 4 Erasca
- 5 Resilience
- 6 The Medicines Company
- 7 SBP
- 8 Mirati Therapeutics
- 9 Vertex
- 10 Johnson & Johnson
- 11 Novartis
- 12 CoNKwest
- 13 BASF
- 14 Locanabio
- 15 Sequenom
- 16 West Wireless Health
- 17 Salk Institute
- 18 Fate Therapeutics
- 19 Zentalis Pharmaceuticals
- 20 General Atomics
- 21 Pacira
- 22 Avidity Bio
- 23 Pfizer
- 1 A.R. Valentine
- 2 The Grill & Bar
- 3 Hilton La Jolla Torrey Pines
- 4 Torreyana Grille
- 5 The Lodge at Torrey Pines
- 6 Farmer & Seahorse
- 7 Green Acres
- 8 Copa Vida



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 in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. We're proud that our tenants continue to rapidly advance human health and the industry's breakthroughs. Over the past two decades, our tenant contributions to healthcare have improved the lives of millions of people worldwide.

We are fortunate to have Blackstone as a world-class sponsor, a strong believer of long-term life science market fundamentals driven by unprecedented scientific growth and breakthroughs. Since 2016, Blackstone and BioMed Realty have been actively investing in developing, modernizing, and expanding research facilities to support the life science and technology industries.

SAN DIEGO PROPERTIES:

TORREY PINES

- 1. 10255 Science Center Drive
- 2. 10240 Science Center Drive
- 3. University Science Center - East
- 4. University Science Center - West
- 5. The Research Park at Torrey Pines
- 6. Aura

SORRENTO VALLEY

- 7. Coast 9

UNIVERSITY TOWNE CENTRE

- 8. i3
- 9. Discover@UTC
- 10. Axiom
- 11. 9865 Towne Centre Drive
- 12. 9885 Towne Centre Drive
- 13. Towne Center View
- 14. APEX

UCSD

- 15. Center for Novel Therapeutics

SORRENTO MESA

- 16. Wateridge Circle
- 17. Wateridge Pointe
- 18. Moda Sorrento
- 19. Summers Ridge
- 20. 5717 Pacific Center



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