



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

3525

JOHN HOPKINS COURT

50,297 SF
LAB BUILDING WITHIN
TORREY PINES



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± 15'

Floor-to-floor

±25k SF

Floorplates

2.5/1,000

Parking

Prominent

Signage Opportunity

SPECS

Building Size	50,297 SF, 2 story building
Floor Plates	25,000 SF
Year Built	1991 (renovated in 2019)
Elevators	2 (1 passenger, 1 freight)
Building Total Floor Load	126/SF
Fire Sprinklers	Yes
Parking (stall count 269)	2.5/1,000
Power Capacity	2,500 KVA, 4,000 amp, 480/277V
HVAC Cooling Capacity	2 chillers = 360 tons
Ceiling Heights	First Floor - 15'10" Second Floor - 15'4"
Estimated Delivery	Available Now



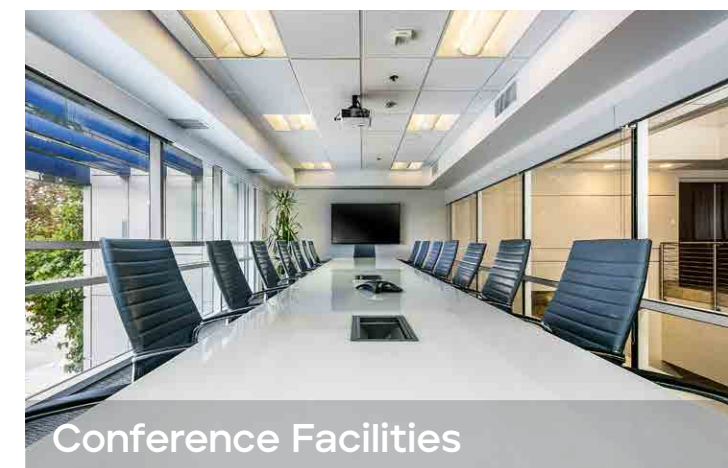


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THE PROJECT

- Two building life science campus
- Single tenant or multi-tenant opportunity
- 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





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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



Lab Support



Lab Space



Lab Utilities

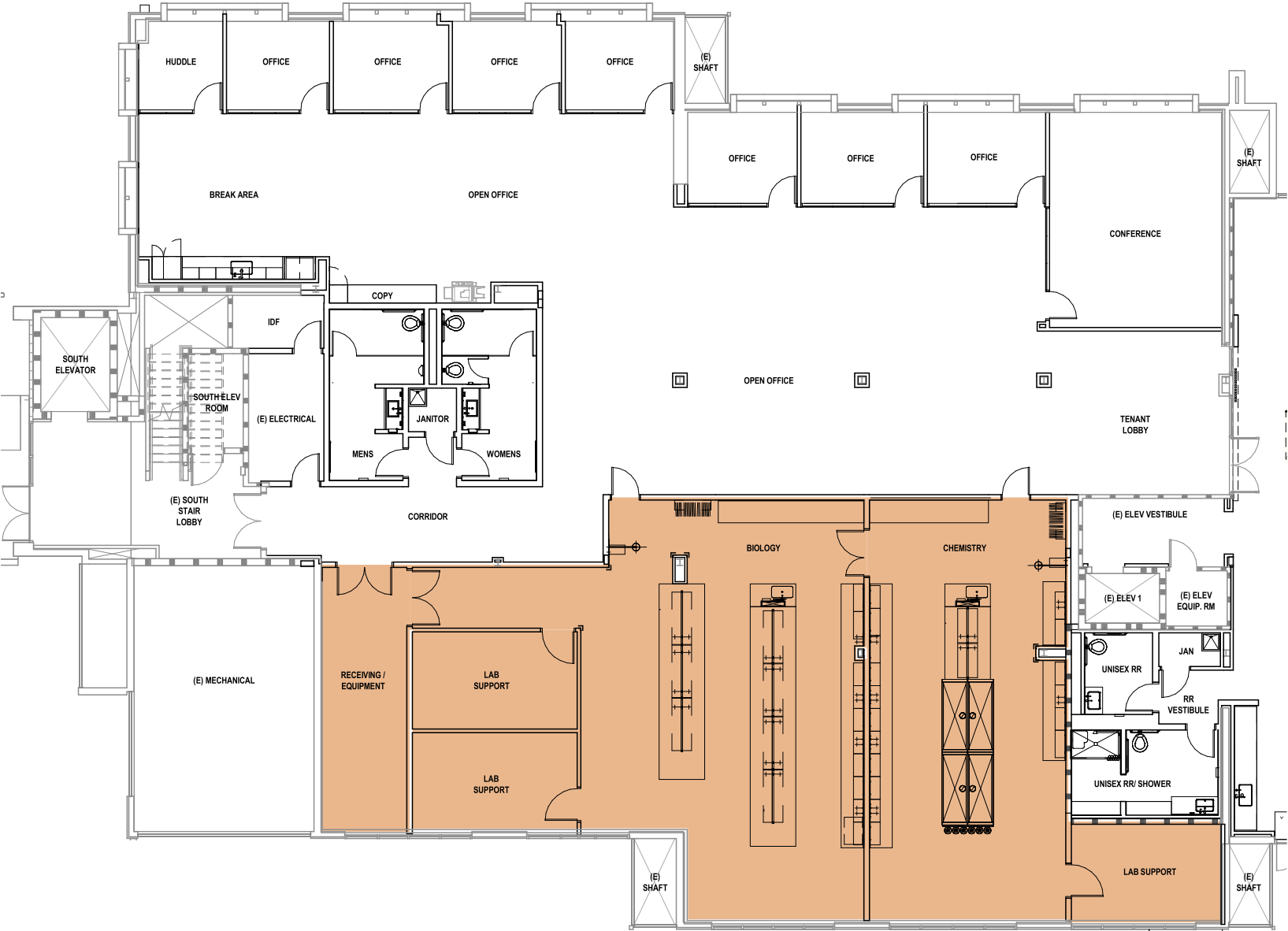


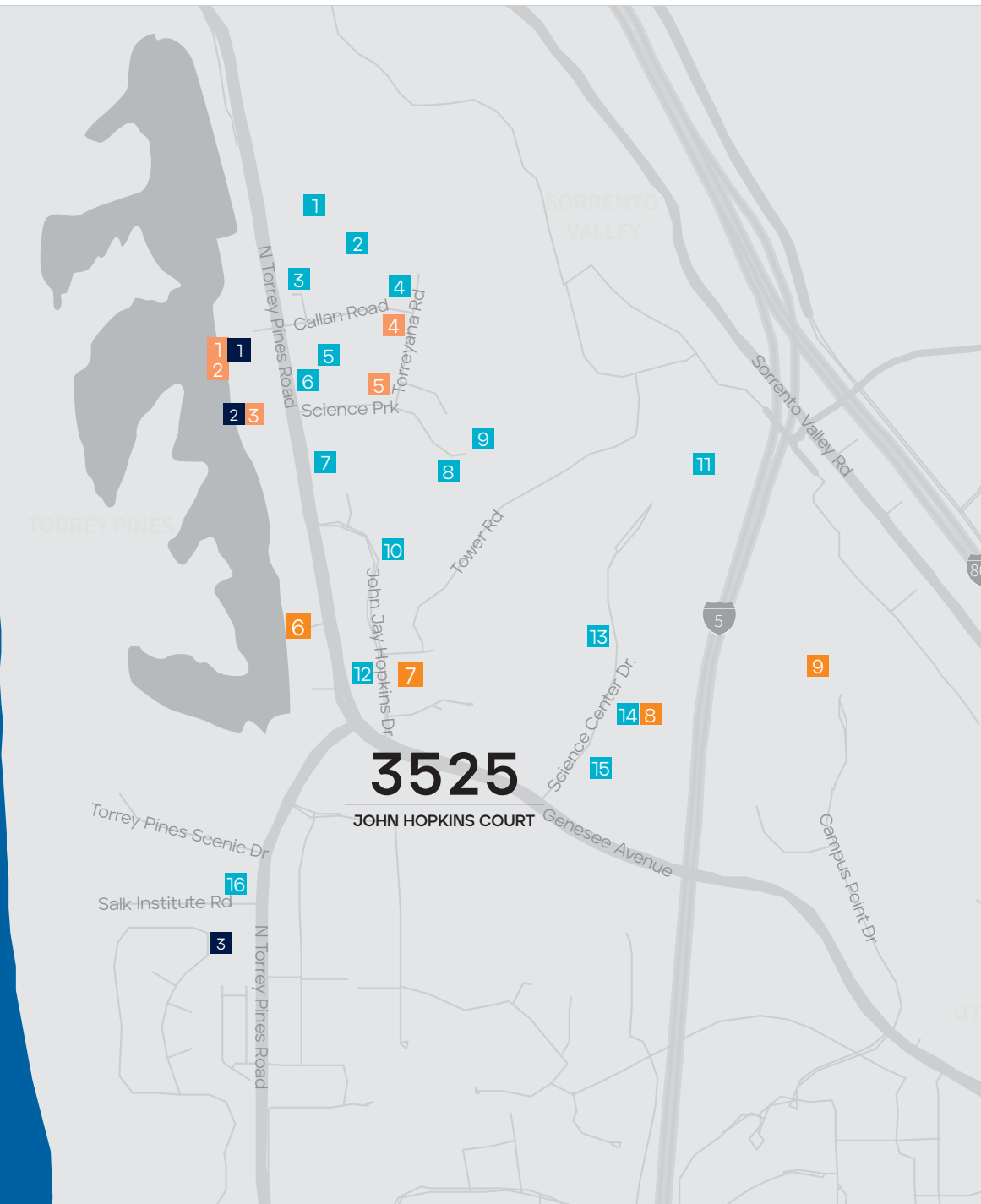
AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
3525 JOHN HOPKINS COURT	SUITE 100	10,867 SF	52% 48%	AVAILABLE NOW

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FIRST FLOOR | SUITE 100 | 10,867 SF | AVAILABLE NOW
52% Lab | 48% Office

Lab: 3 lab benches, 3 lab support rooms, biology & chemistry lab, 4 fume hoods, shipping/receiving
Office: 7 private offices, huddle room, conference room, break area





Life Science Community

- 1 Calibr at Scripps Research
- 2 Avidity Biosciences
- 3 Inhibrx
- 4 Foundation Medicine
- 5 Boundless Bio
- 6 Altos Labs
- 7 Sanford Burnham
- 8 Vertex Pharmaceuticals
- 9 Johnson & Johnson
- 10 Navartis
- 11 Pfizer
- 12 Scripps Research Institute
- 13 Pacira Biosciences
- 14 Zentalis
- 15 BlossomHill Therapeutics
- 16 Salk Institute

RESTAURANTS

- 1 The Grill at Torrey Pines
- 2 A.R. Valentine
- 3 Torreyana Grill
- 4 Farmer & The Seahorse
- 5 Gold Finch Delicatessen
- 6 Cargo Cafe
- 7 Parakeet Cafe
- 8 Joya Kitchen
- 9 Green Acre

HOTELS

- 1 The Lodge at Torrey Pines
- 2 Hilton La Jolla
- 3 Estancia La Jolla



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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