



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

# 10255

SCIENCE CENTER DRIVE

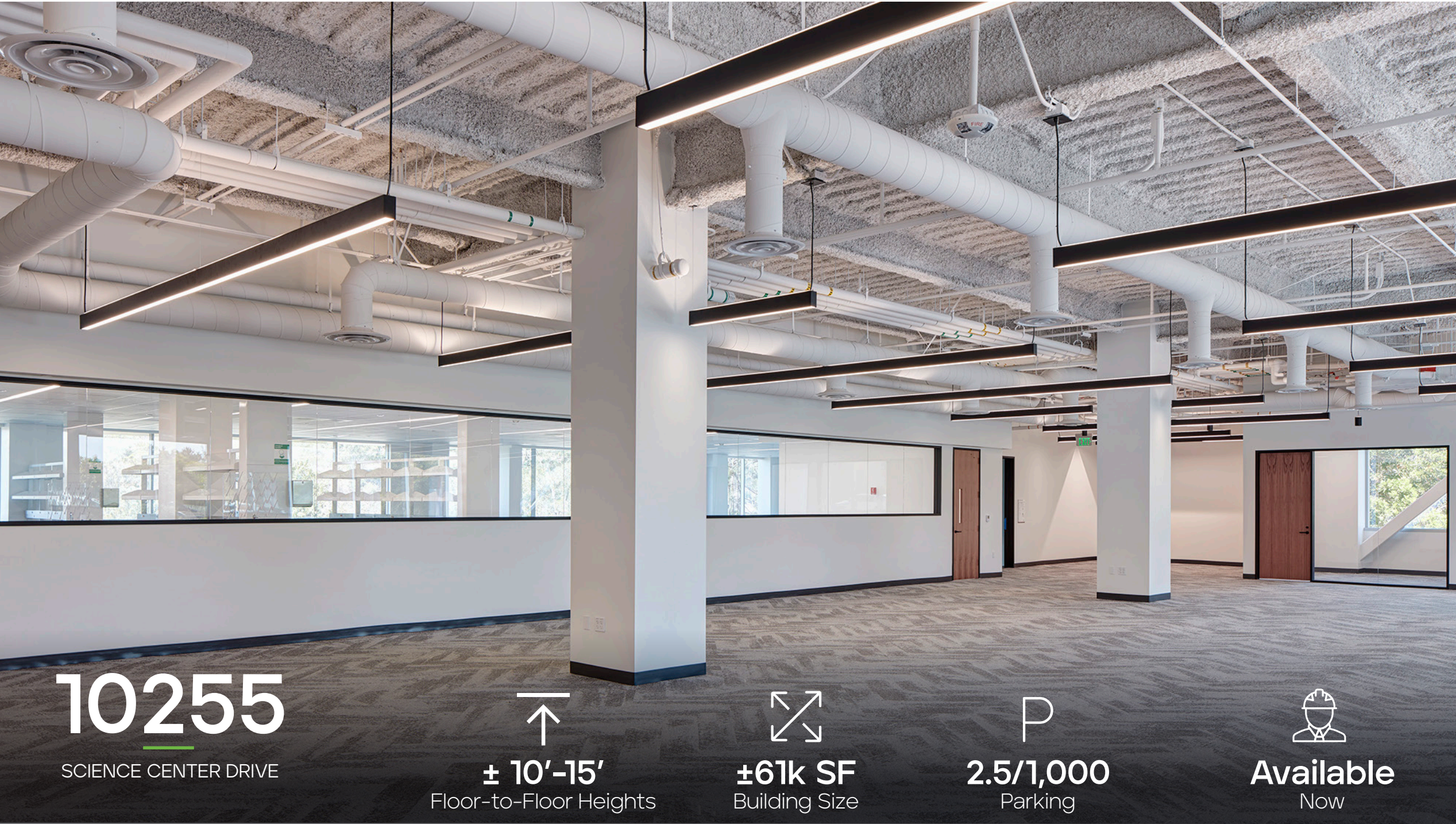


# 60,984 SF

LAB BUILDING WITHIN  
**TORREY PINES**







10255

SCIENCE CENTER DRIVE



± 10'-15'  
Floor-to-Floor Heights



±61k SF  
Building Size



2.5/1,000  
Parking



Available  
Now

# SPECS

Building Size:	60,984 SF
Year Built:	1996 (full renovation done in 2025)
Floor-to-floor Height:	Basement – 10'-0" First Floor – 15'-0" Second Floor – +/- 13'-6"
Elevators:	1 passenger & 1 freight
Building Floor Live Loads:	100 lbs/s.f.
Fire Sprinklers:	Yes
Parking:	154 stalls, 2.5/1,000
Power Capacity:	756kW
HVAC:	Four (4) new air handlers supply 68,000 CFM
Generators:	One (1) 600 kW & one (1) 350 kW
Building Management System:	Yes
Standby Power:	Yes





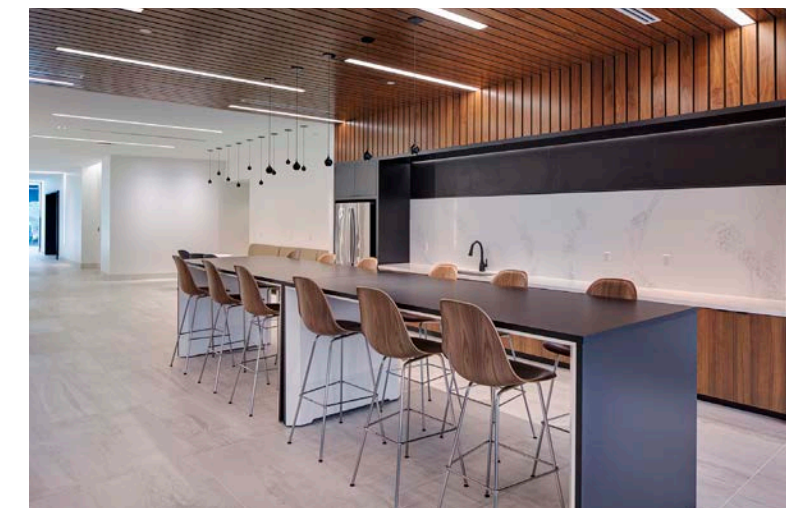
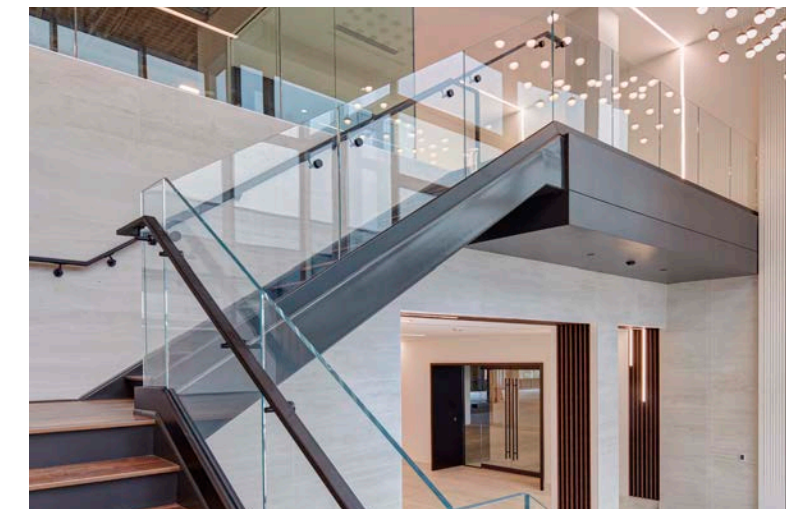


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# PROJECT HIGHLIGHTS

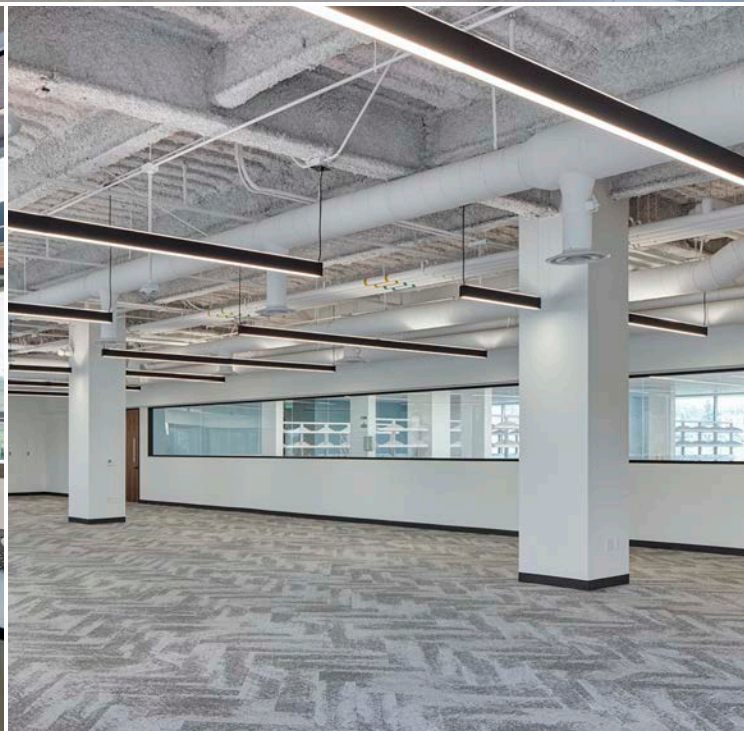
- Torrey Pines "gateway" location
- Close proximity to UTC biotech cluster and amenities
- Freeway visible building top signage
- New exterior patio with modern amenities and expansive views
- Brand new, full-building renovation including:
  - Complete exterior remodel and modernization;
  - New MEP systems;
  - First generation, Class A lab and office improvements
- Dedicated shipping/receiving with dock loading
- Freight elevator
- Below and at-grade parking
- Gym & locker room facilities







SUITE	SF	LAB   OFFICE	AVAILABILITY
SUITE 100	14,631 SF	50% LAB   50% OFFICE	NOW

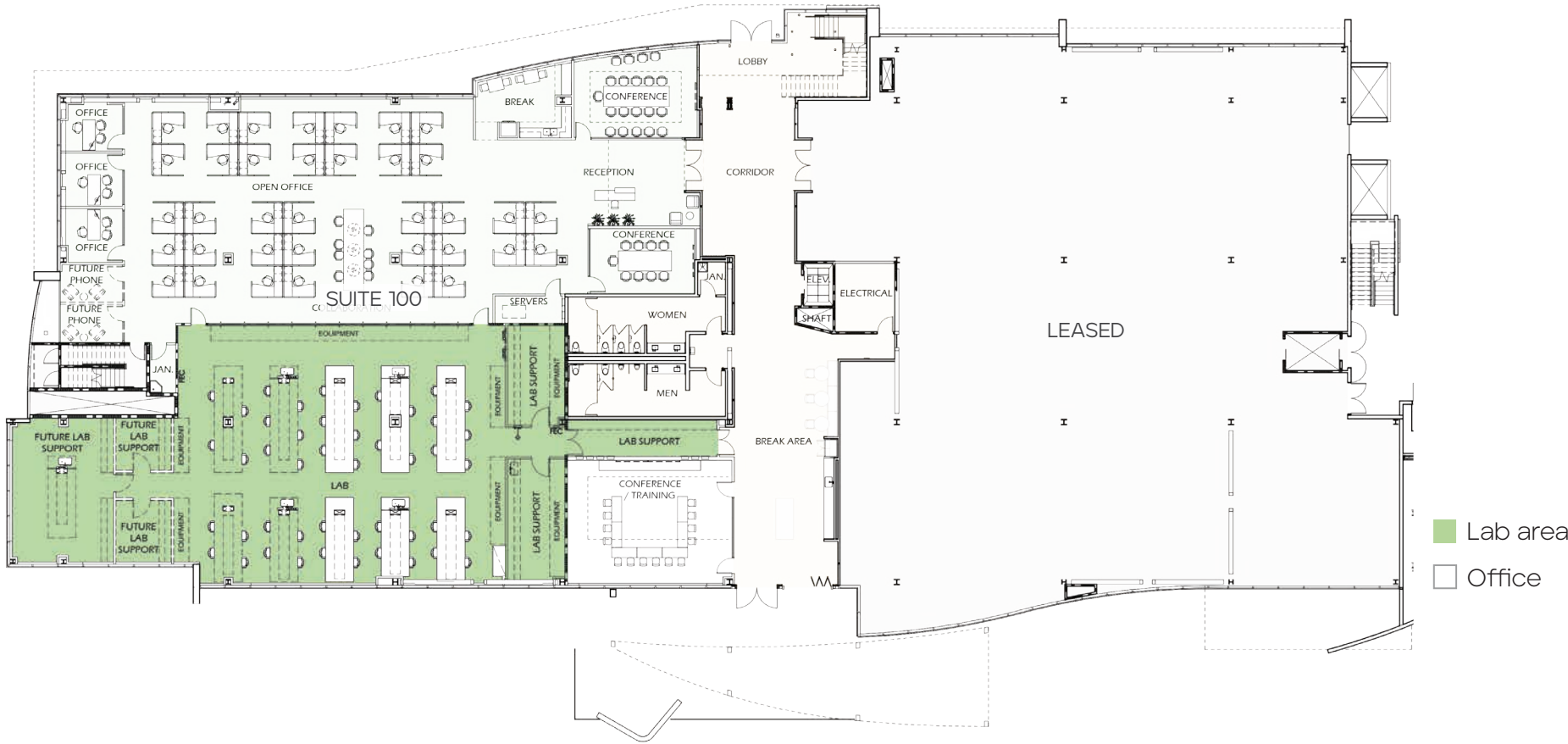




FIRST FLOOR:

SUITE 100: 14,631 SF  
50% OFFICE | 50% LAB | **AVAILABLE NOW**

Lab: 11 lab benches, 5 lab support rooms, shipping/receiving area  
Office: 38 workstations, 3 private offices, huddle room, 2 conference rooms, 2 phone rooms, break area



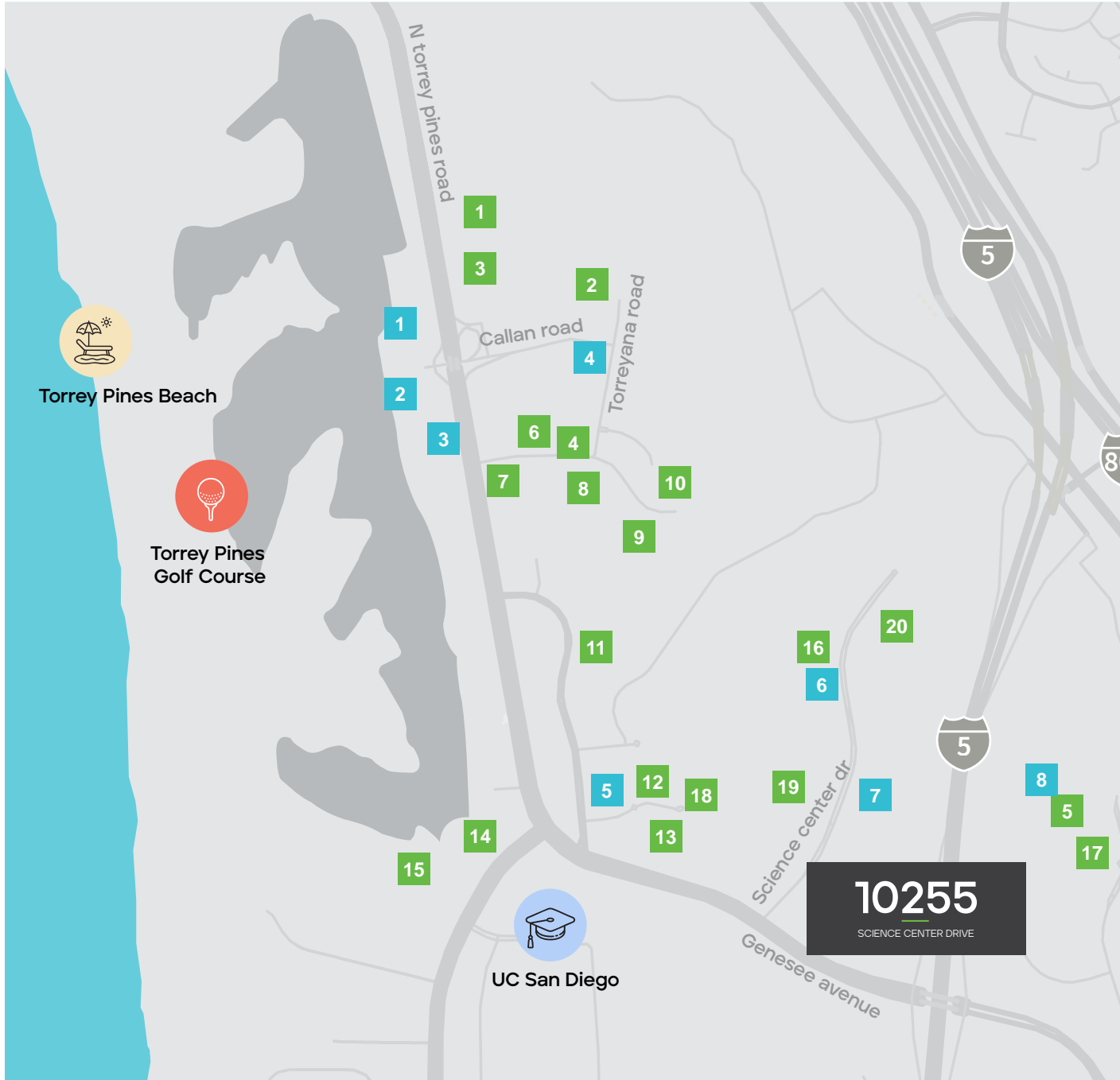
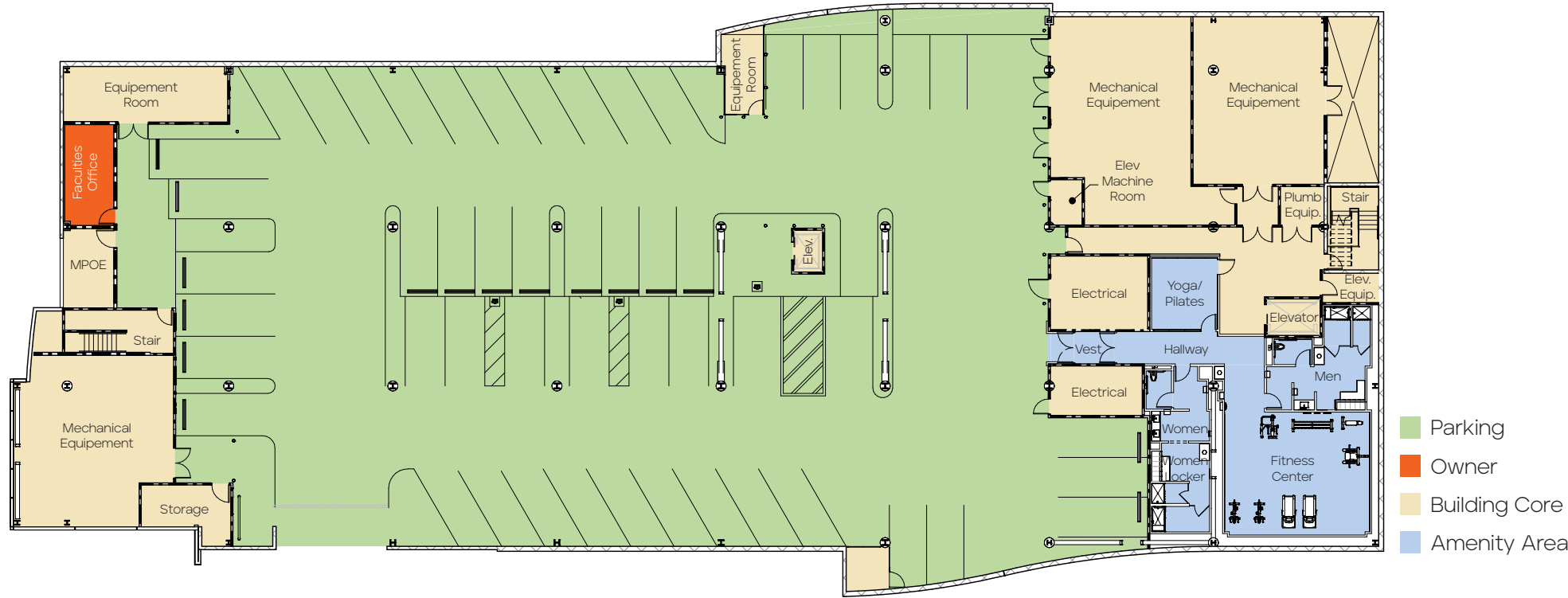
SUITE 150: 15,246 SF  
**LEASED**

SECOND FLOOR:

SUITE 200: 30,492 SF  
**LEASED**



Basement Floorplan | Parking



Life Science Community

- |                          |                                   |
|--------------------------|-----------------------------------|
| 1 Scripps Research       | 1 The Grill & Bar                 |
| 2 Foundation Medicine    | 2 A. R. Valentien the Lodge at TP |
| 3 BD                     | 3 Torreyana Hilton La Jolla       |
| 4 Merck                  | 4 Farmer & Seahorse               |
| 5 Bristol Myers Squibb   | 5 Parakeet Cafe                   |
| 6 Singular Genomics      | 6 Copa Vida                       |
| 7 Sanford Burnham Prebys | 7 Joya Kitchen                    |
| 8 Erasca                 | 8 Green Acre                      |
| 9 Vertex                 |                                   |
| 10 Johnson & Johnson     |                                   |
| 11 Novartis              |                                   |
| 12 BASF                  |                                   |
| 13 Labcorp               |                                   |
| 14 West Wireless Health  |                                   |
| 15 Salk Institute        |                                   |
| 16 Arcturus Therapeutics |                                   |
| 17 Eli Lilly             |                                   |
| 18 General Atomics       |                                   |
| 19 Pacira                |                                   |
| 20 Pfizer                |                                   |





**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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SCIENCE CENTER DRIVE

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