



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

COAST9

162,074 SF

LIFE SCIENCE CAMPUS WITHIN
SORRENTO VALLEY





SPECS

11055, 11095, 11111, 11125 & 11175 Flintkote Avenue |
11080, 11100, 11120 & 11180 Roselle Street

Campus Size	162,074
Year Built	Phase I 1974; Phase II 1984 (renovated in 2012)
Building Heights	18' 0"
Fire Sprinklers	Yes -- 11180 and 11080 Roselle Street. No on remaining buildings
Parking (stall count 269)	2.6/1,000
Power Capacity	Varies from 800 - 1600 amps. Primarily 208 volts
HVAC Cooling Capacity	Individual roof-mounted package units
Boilers	Reheat boilers in place serving all lab spaces
Building Management System	Available at 11080, 11120, 11180 Roselle Street and 11095 Flintkote Avenue
Generator	Individually sized for each building



Amenities Building



Lobby



Game Room



AMENITIES

Fully amenitized campus

Soma Cafe & Deli

Conference Center

Fitness Center

Collaboration Lounge

Catering Kitchen

Restrooms/locker rooms

Bike Storage



Gym



Training Room



Cafe



LAB

Flexible and efficient lab design

Shipping and receiving locations adjacent to lab

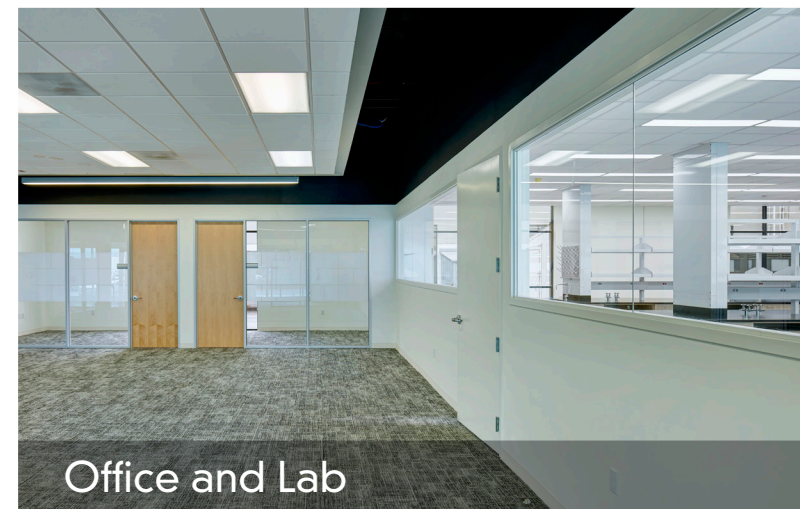
Backup power

Compressed air & vacuum

6'-8' fume hoods

High ceilings

Quality finishes



Office and Lab



Lab



Equipment

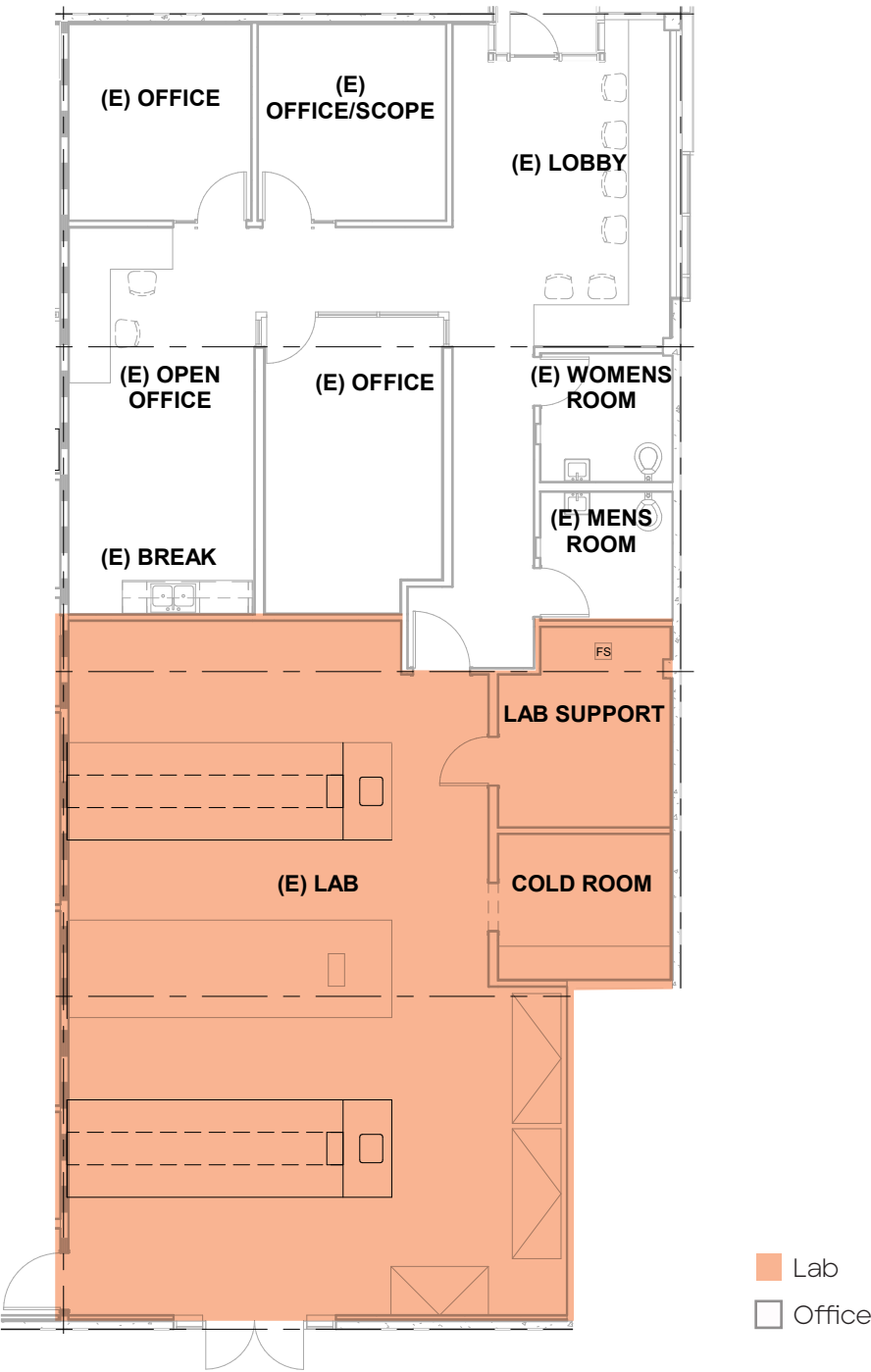
11080 ROSELLE STREET

FULL BUILDING: 20,074 SF
30% LAB | 10% VIVARIUM | 60% OFFICE
AVAILABLE NOW



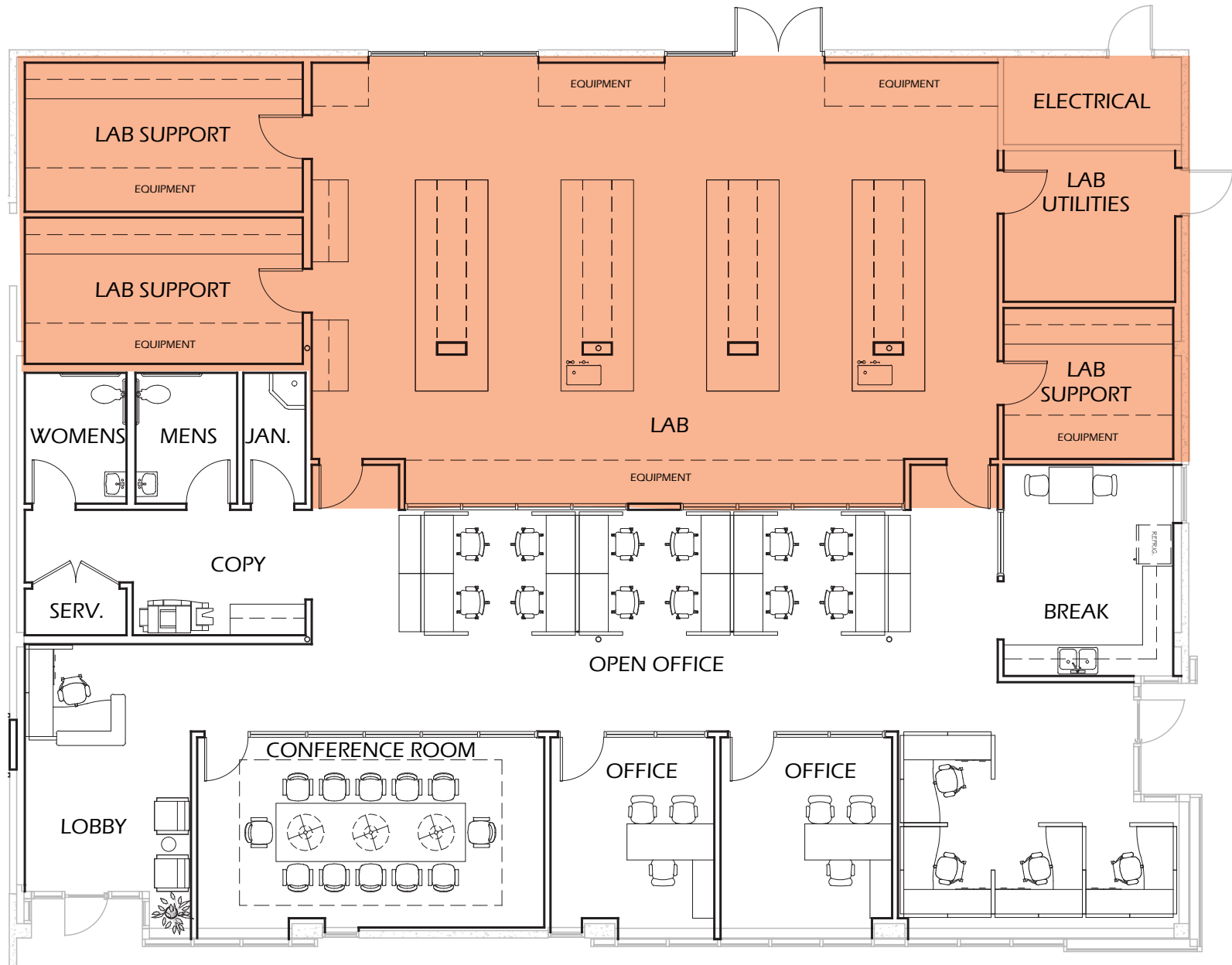
11095 FLINTKOTE AVENUE

SUITE E - 3,094 SF
50% OFFICE | 50% LAB
AVAILABLE NOW



11100 ROSELLE STREET

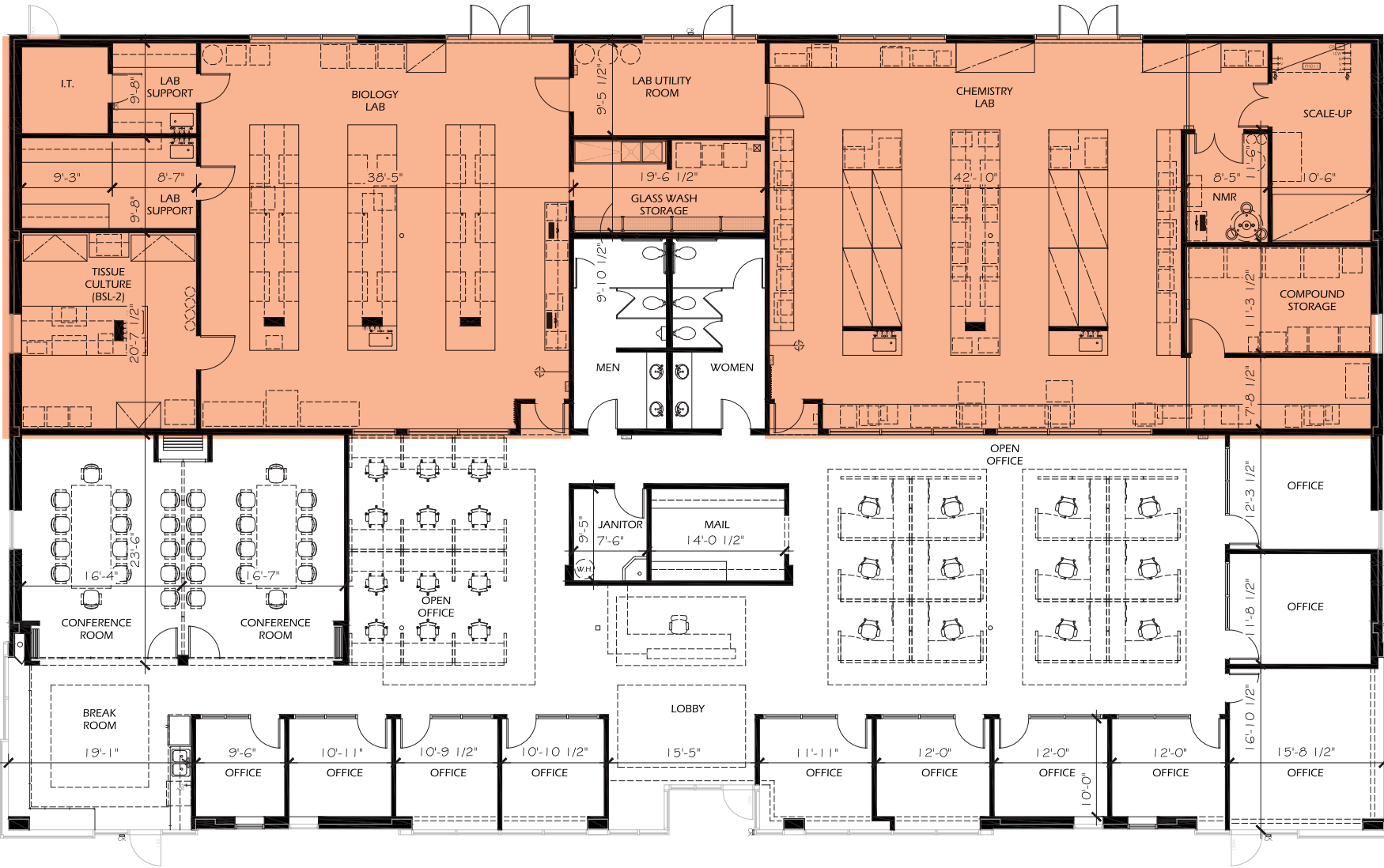
SUITE B: 5,086 SF
55% OFFICE | 45% LAB
AVAILABLE NOW



Lab
Office

11111 FLINTKOTE AVENUE

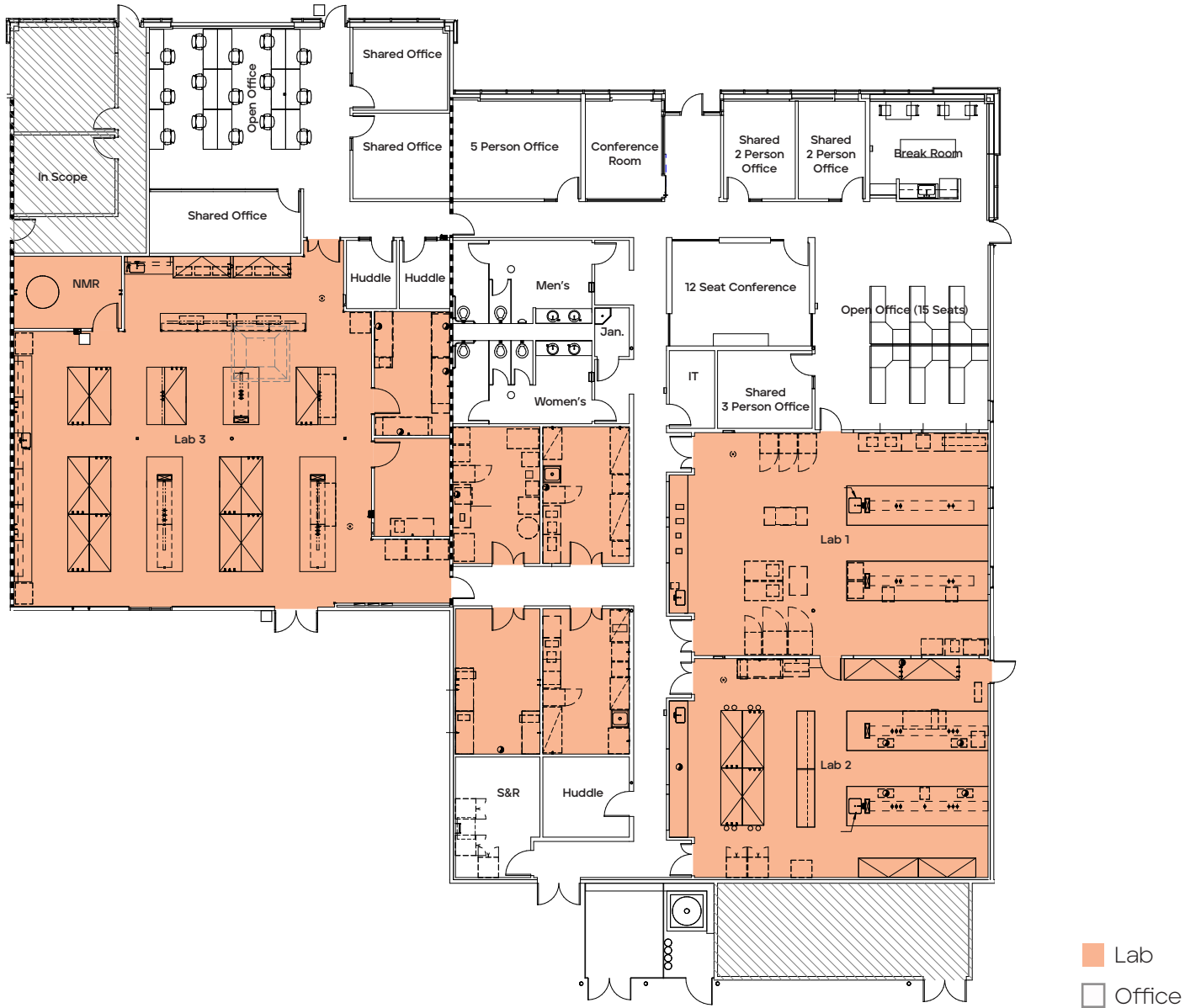
1ST FLOOR - 11,710 SF
50% OFFICE | 50% LAB
AVAILABLE Q4 2025 (POTENTIALLY SOONER)

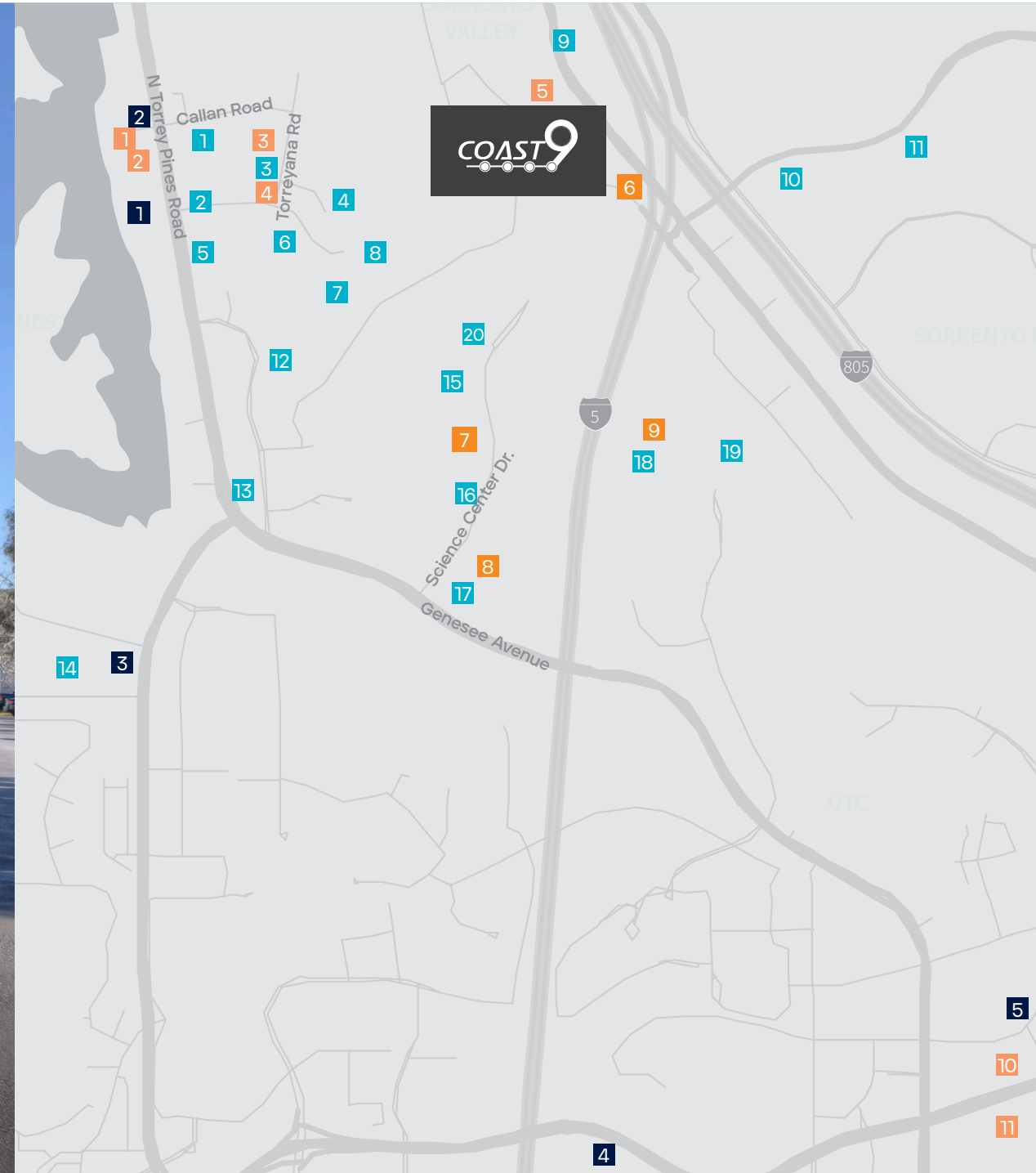


Lab
Office

11180 ROSELLE STREET

SUITE A & B: 13,596 SF (CAN BE DEMISED TO 8,906 SF & 4,600 SF)
40% OFFICE | 60% LAB
AVAILABLE Q4 2025





Life Science Community

- | | |
|--------------------------|-----------------------------|
| 1 Ambrx | 1 The Grill at Torrey Pines |
| 2 Altos Labs | 2 A.R. Valentine |
| 3 Merck | 3 Farmer & the Seahorse |
| 4 Capricor Therapeutics | 4 Gold Finch Delicatessen |
| 5 Sanford Burnham Prebys | 5 City Tacos |
| 6 Erasca | 6 Zumbar Coffee |
| 7 Vertex Pharmaceuticals | 7 Copa Vida |
| 8 Johnson & Johnson | 8 Joya Kitchen |
| 9 Abzena | 9 Green Acre |
| 10 Treeline Biosciences | 10 Red O |
| 11 Precision Diagnostics | 11 Westfield UTC |
| 12 Novartis | - Javier's |
| 13 Scripps Research | - Pacific Catch |
| 14 Salk Institute | - Lucrezia |
| 15 Arcturus Therapeutics | - Raised by Wolves |
| 16 Pacira | - True Food Kitchen |
| 17 BlossomHill | - Shake Shack |
| 18 Bristol Myers Squibb | - La Colombe Coffee |
| 19 Eli Lilly | |

HOTELS

- | |
|-----------------------|
| 1 Hilton |
| 2 The Lodge at Torrey |
| 3 Pines |
| 4 Estanica La Jolla |
| 5 Hyatt |



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





Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

A  BioMed Realty property



Exclusive leasing agents:

Chad Urie
tel +1 858 410 1187
chad.urie@jll.com
RE license #01261962

Grant Schoneman
tel +1 858 410 1252
grant.schoneman@jll.com
RE license #01516695

Taylor DeBerry
tel +1 858 410 6392
taylor.deberry@jll.com
RE license #02014850