



LA JOLLA

4775, 4781, & 4785 Executive Drive

FRONT ENTRY

iconic design

i3 is an iconic 316,000-square-foot life sciences campus designed to foster collaboration and innovation in the heart of San Diego's life sciences community.

We understand that life sciences companies require flexibility and room to grow. i3 offers tenants the opportunity to scale their operations seamlessly as their research progresses.



Environments that inspire

Designed with life sciences tenants in mind, i3 seamlessly integrates amenities that enhance daily life, fuel ideas, and create a sense of community.

Our activated central event lawn and outdoor gathering areas provide a space for inspiration, while the revitalized fitness center promotes work-life balance. The café and dining terrace featuring private dining options, offers a space to unwind and connect with fellow professionals, creating a supportive environment beyond the lab.



CENTRAL EVENT LAWN





DINING TERRACE



CAFÉ



Amenities include:



Fitness center with showers and locker rooms



Conference facility



Café and dining terrace



Event stage



Ping pong courts



Bocce courts



Electric car charging stations



Bike storage



Tenant storage



Three levels of subterranean parking



CAFÉ DINING TERRACE



Space that innovates

At i3, innovation is at the heart of our design. In addition to conference spaces, we strategically position informal meeting areas adjacent to the scientific lab zones, fostering collaboration. With access to exterior meeting terraces and outdoor stairwells, we deliberately create collision points where ideas are born and innovation flourishes.



EAST FACING VIEW





OFFICE SPACE

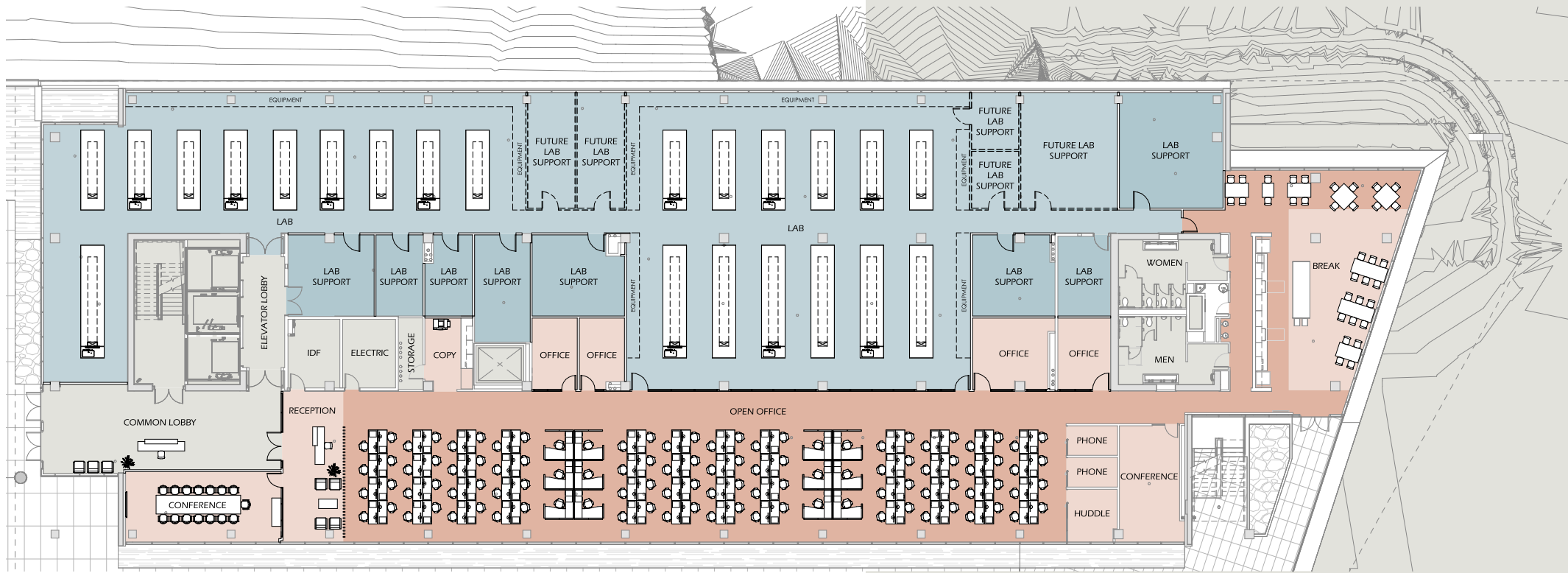


CONFERENCE FACILITY

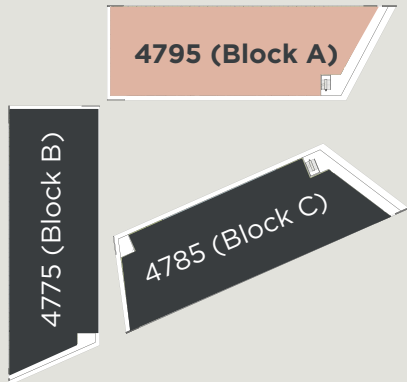


Typical Floorplate (4795 Executive Drive)

First Floor Conceptual Plan



Offices	4
Workstations	108
Reception	1
Conference Rooms	2
Huddle Rooms	1
Phone Rooms	2
Lab Support	13
Lab Benches	22



ZONING:	Industrial; IP-1-1
BUILDING HEIGHT:	51'-9"
ELEVATORS (loading/person):	1 passenger and 1 freight per building. Capabilities to add 1 additional passenger or freight in each building
FLOOR-TO-FLOOR HEIGHT:	High-Bay (varies) 16'-7" to 20'-0"; Amenities 11'-10"; L01-L03 14'-6"; L03-Roof 15'-6"
FLOOR-TO-CEILING HEIGHT:	High-Bay (varies) 15'-7" to 18'-0"; Amenities 10'-10"; L01-L03 13'-6"; L03-Roof (varies) 13'-6" to 14'-6"
FLOOR LIVE LOADS:	150 psf
TYPICAL COLUMN SPACING:	21'-0" x 31'-6"
FIRE SPRINKLERS:	yes
PARKING (surface & covered):	120 stalls at surface & 655 stalls in covered parking garage
SECURITY SYSTEM:	yes
LOADING SERVICES:	2 docks for Blocks A, B, & C; 1 dock for Amenity; 1 secure dock area for High-Bay
POWER CAPACITY:	4,000 amps per building + (1) 4,000 amp house service
AIR HANDLING CAPACITY:	100,000 cfm per building, future 30,000 cfm for P1 level high bay
BOILERS:	2-1,919 MBH output boilers per building
BUILDING MANAGEMENT SYSTEM:	Yes
HAZARDOUS MATERIALS STORAGE:	Bio-hazard storage in Loading area (105 SF)
# of CONTROL AREAS:	14
BATHROOMS WITH SHOWERS/ LOCKERS:	Yes. Bike storage and Shower/Locker Room at P1 Level



Site Plan



Availability

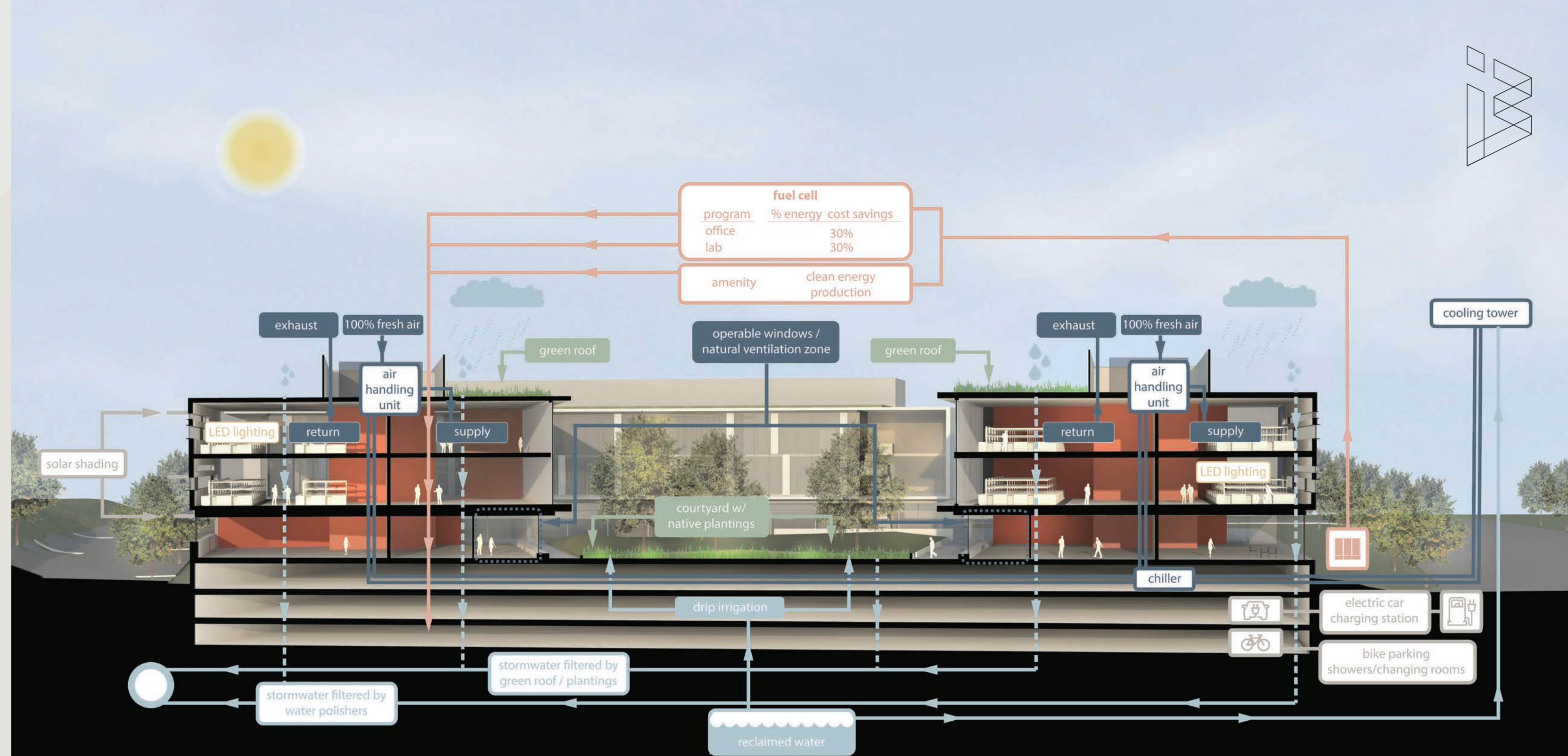
4795 including high bay:	115,270 SF
4775:	100,151 SF
4785:	100,956 SF





Sustainability

- LEED Platinum Certification
- EV Chargers
- Fuel Cell providing Co2 and greenhouse gas reduction
- Green Roof
- Solar Shading
- High efficiency water-cooled central cooling and heating plants
- Variable air volume (VAV) air handling system with 100% outside air
- Reclaimed water for cooling tower and landscape irrigation



Live, work and play

Restaurants

- Seasons 52
- Eureka!
- Tender Greens
- Café Fusion
- Lemonade
- Red O Restaurant
- Javier's
- Corner Bakery Café
- Bistro 24
- P.F. Chang's
- The Patio at Axiom
- Specialty's Cafe & Bakery
- Truluck's
- The Melting Pot
- Draft Republic
- Sammy's Woodfired Pizza
- Peet's Coffee & Tea
- The Bean
- Elixir Espresso Bar
- Starbucks
- Gelato in San Diego Bottega Italiana
- Einstein Bros Bagels

Shopping Centers

- Westfield UTC Mall
- The Shops at La Jolla Village

Housing

- The Villas of Renaissance
- La Jolla Crossroads Apartments
- Valentia Apartments
- 360 Luxury Apartments

Hotels

- Embassy Suites
- Marriott La Jolla
- Hyatt Regency La Jolla
- Residence Inn San Diego La Jolla

Entertainment

- ArcLight Cinemas La Jolla
- AMC Theaters La Jolla
- La Jolla Playhouse
- Torrey Pines Golf Course
- Birch Aquarium
- at Scripps Institution of Oceanography

Parks

- Nobel Athletic Area
- Doyle Community Park
- Muir Field
- Mandell-Weiss Eastgate City Park
- Rose Canyon Open Space
- University Village Park
- Swanson Memorial Swimming Pool

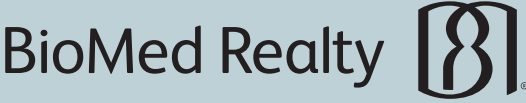
Corporate Neighbors

- 1. Illumina
- 2. Marsh & McLennan Agency
- 3. Amazon
- 4. Calidi Bio
- 5. Axos Bank
- 6. Human Longevity
- 7. Poseida Therapeutics
- 8. Apple
- 9. LPL Financial
- 10. Genomatica
- 11. ServiceNow
- 12. Vistage Worldwide
- 13. Takeda
- 14. Apple
- 15. Lytx
- 16. Novartis
- 17. Leidos
- 18. Eli Lilly
- 19. Zentalix
- 20. General Atomics
- 21. Avidity Biosciences
- 22. Novartis
- 23. Mirati Therapeutics
- 24. BioMed HQ

Central San Diego location

with access to I-5, SR-52, I-805 and La Jolla Village Drive and within walking distance of the UTC regional shopping mall





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





LA JOLLA

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

A  BioMed Realty property