



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

# EASTGATE

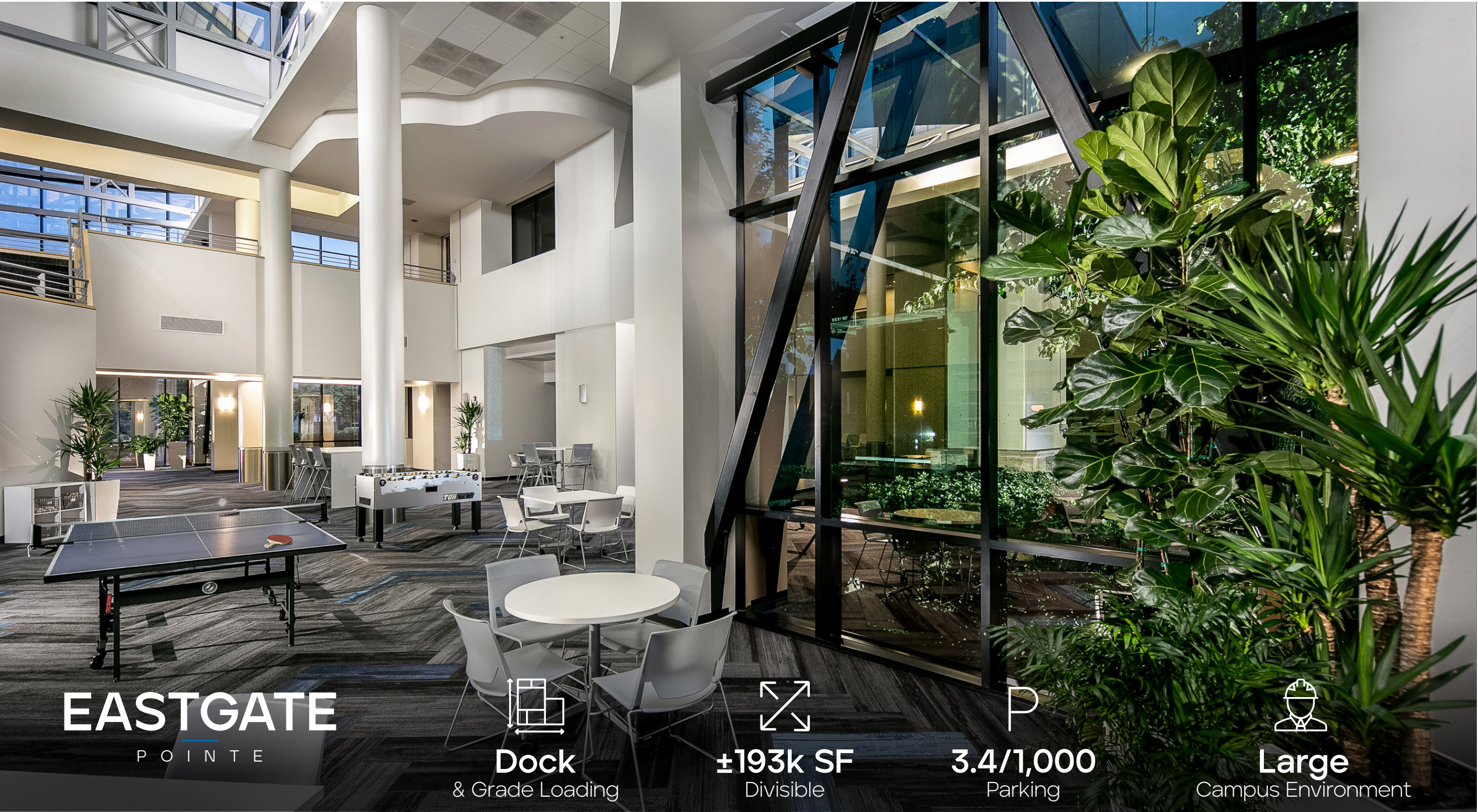
P O I N T E




**± 193,136 SF**  
OFFICE & LAB CAMPUS IN  
UNIVERSITY TOWN CENTER







**EASTGATE**  
P O I N T E

  
**Dock**  
& Grade Loading

  
**±193k SF**  
Divisible

  
**3.4/1,000**  
Parking

  
**Large**  
Campus Environment

# SPECS

## 9865 Towne Centre Drive

Project Size:	83,866 SF
Year Built:	2008
Building Heights:	15'
Parking:	3.4/1,000
Fire Sprinklers:	Yes
Elevators:	Yes
Loading:	1 Grade Level
Zoning:	IP-1-1
HVAC:	Central Plant/AHUs

## 9875-9885 Towne Centre Drive

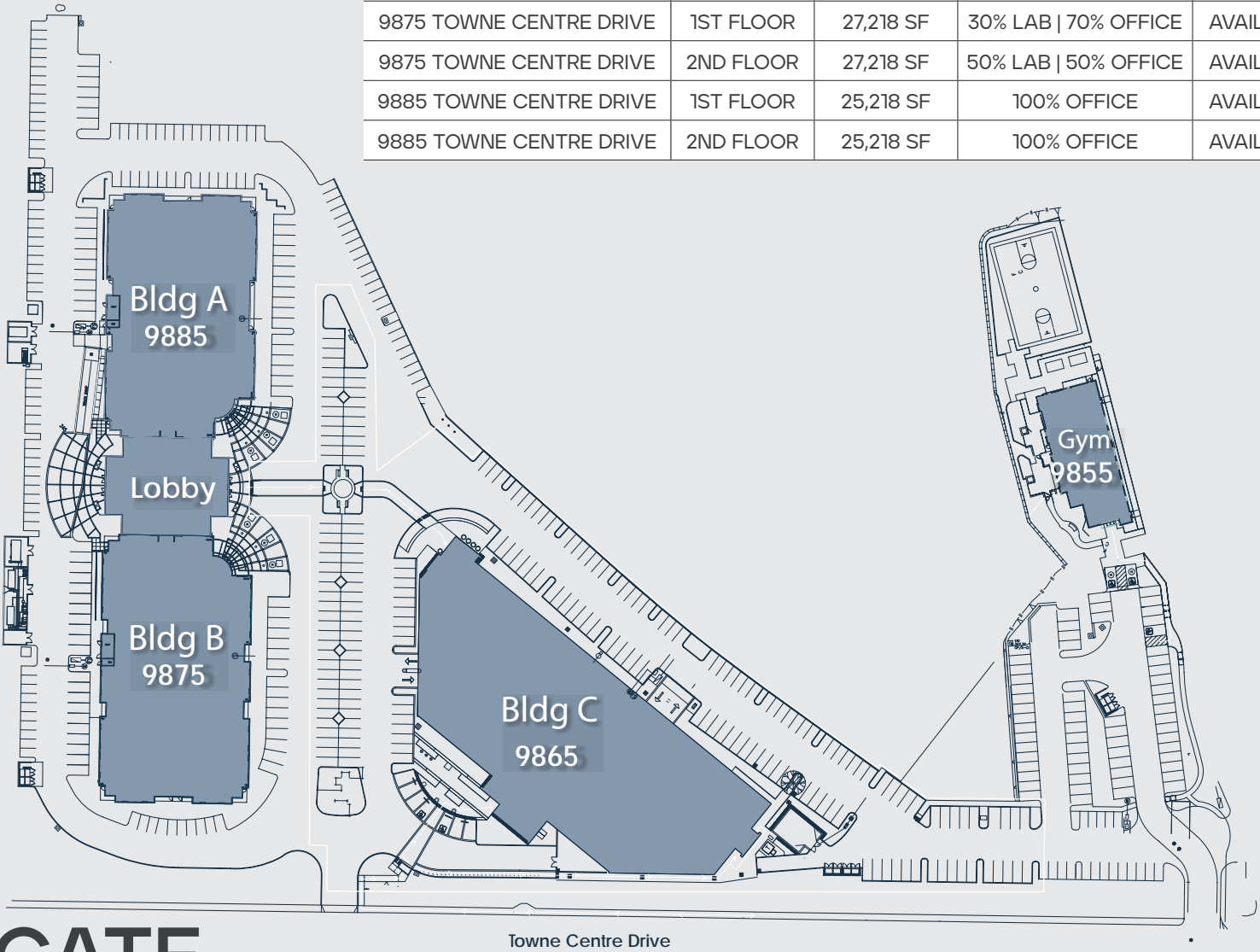
Project Size:	104,870 SF
Year Built:	2001
Building Heights:	15'
Parking:	3.4/1,000
Fire Sprinklers:	Yes
Elevators:	Yes
Loading:	1 dock height, 2 grade level
Zoning:	IP-1-1
HVAC:	Central Plant/AHUs





# AMENITIES

- Fitness Center
- Basketball Court
- Lockers/showers
- Conference/board rooms and all-hands space
- Outdoor gathering areas
- Ping Pong and other games in the 9885 building

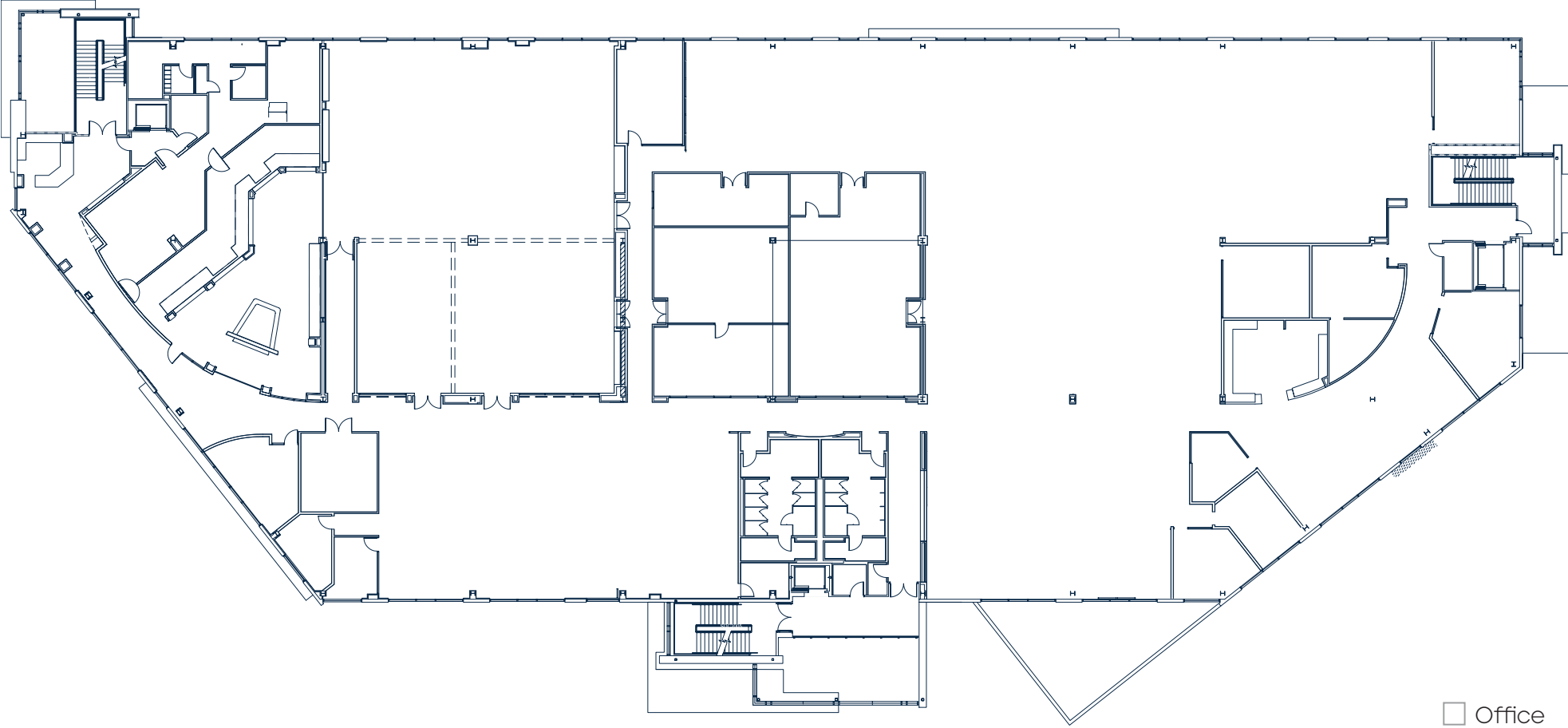


AVAILABILITY				
BUILDING	SUITE	SF	LAB   OFFICE	AVAILABILITY
9865 TOWNE CENTRE DRIVE	2ND FLOOR	41,933 SF	100% OFFICE	AVAILABLE NOW
9865 TOWNE CENTRE DRIVE	3RD FLOOR	41,933 SF	100% OFFICE	AVAILABLE NOW
9875 TOWNE CENTRE DRIVE	1ST FLOOR	27,218 SF	30% LAB   70% OFFICE	AVAILABLE NOW
9875 TOWNE CENTRE DRIVE	2ND FLOOR	27,218 SF	50% LAB   50% OFFICE	AVAILABLE NOW
9885 TOWNE CENTRE DRIVE	1ST FLOOR	25,218 SF	100% OFFICE	AVAILABLE NOW
9885 TOWNE CENTRE DRIVE	2ND FLOOR	25,218 SF	100% OFFICE	AVAILABLE NOW

EASTGATE  
P O I N T E

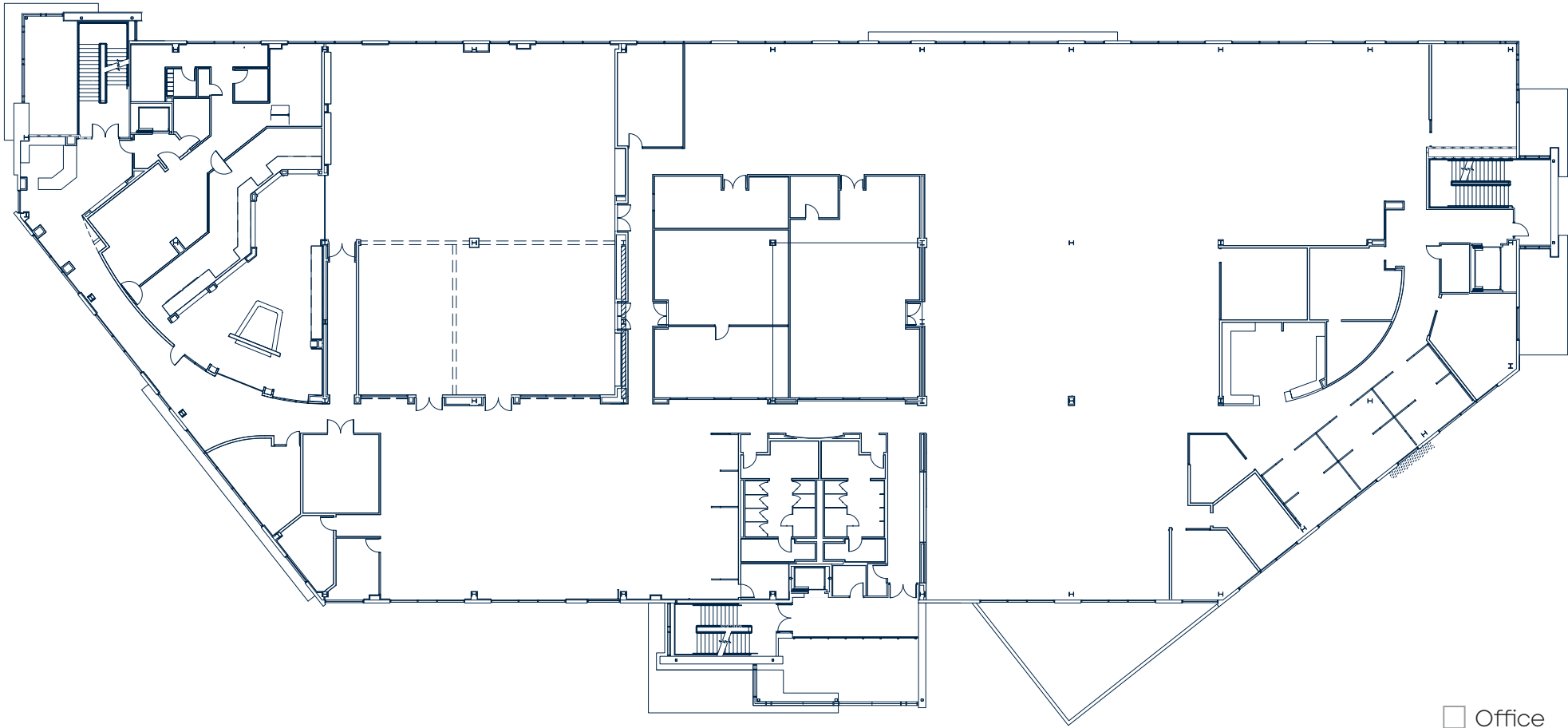
9865 TOWNE CENTRE DRIVE

2ND FLOOR: 41,933 SF  
±180 workstations, 11 conference rooms, 2 seminar rooms, 1 copy/break room



9865 TOWNE CENTRE DRIVE

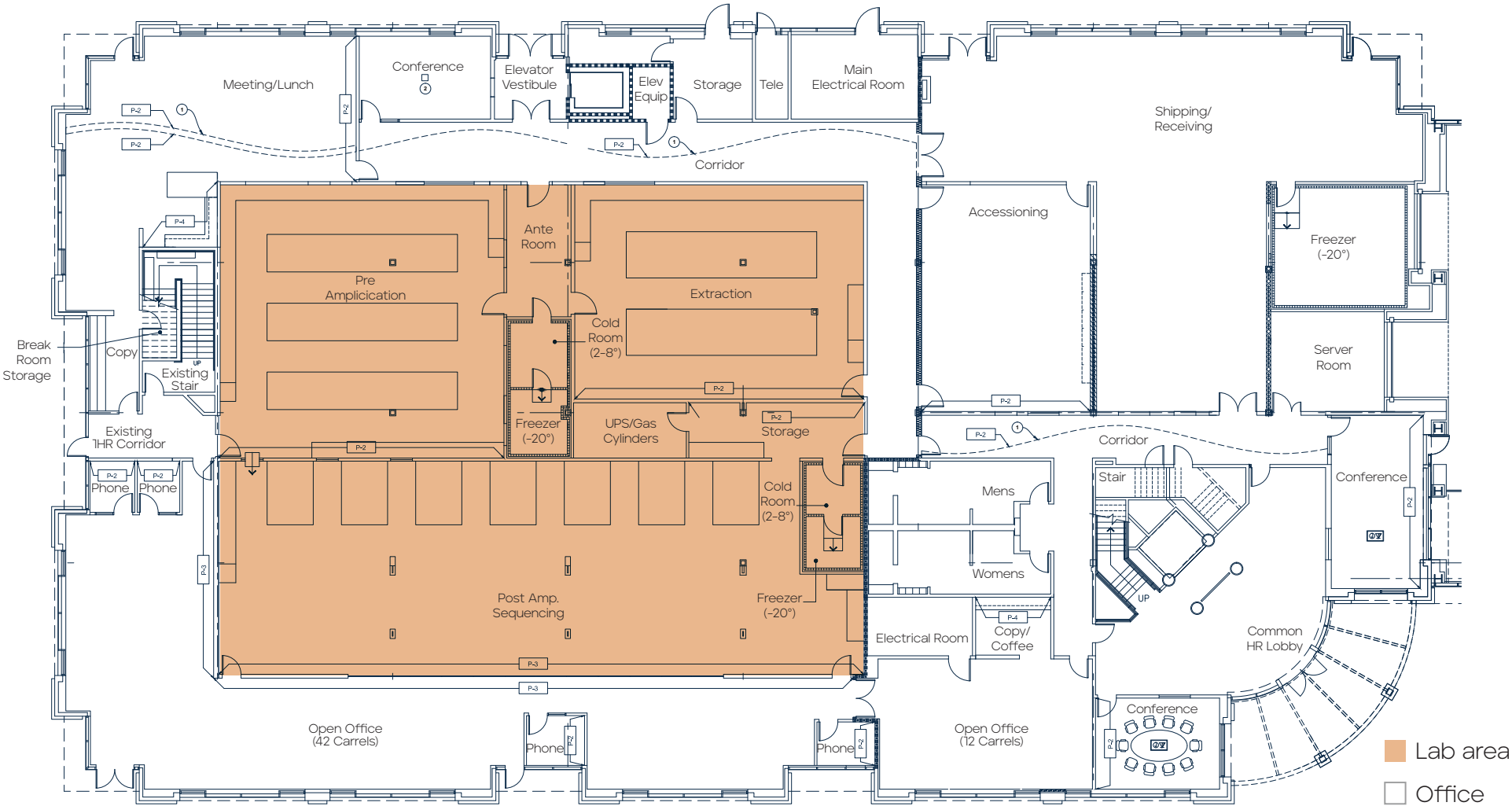
3RD FLOOR: 41,933 SF  
±222 workstations, 18 conference rooms, 2 copy/break rooms, kitchen





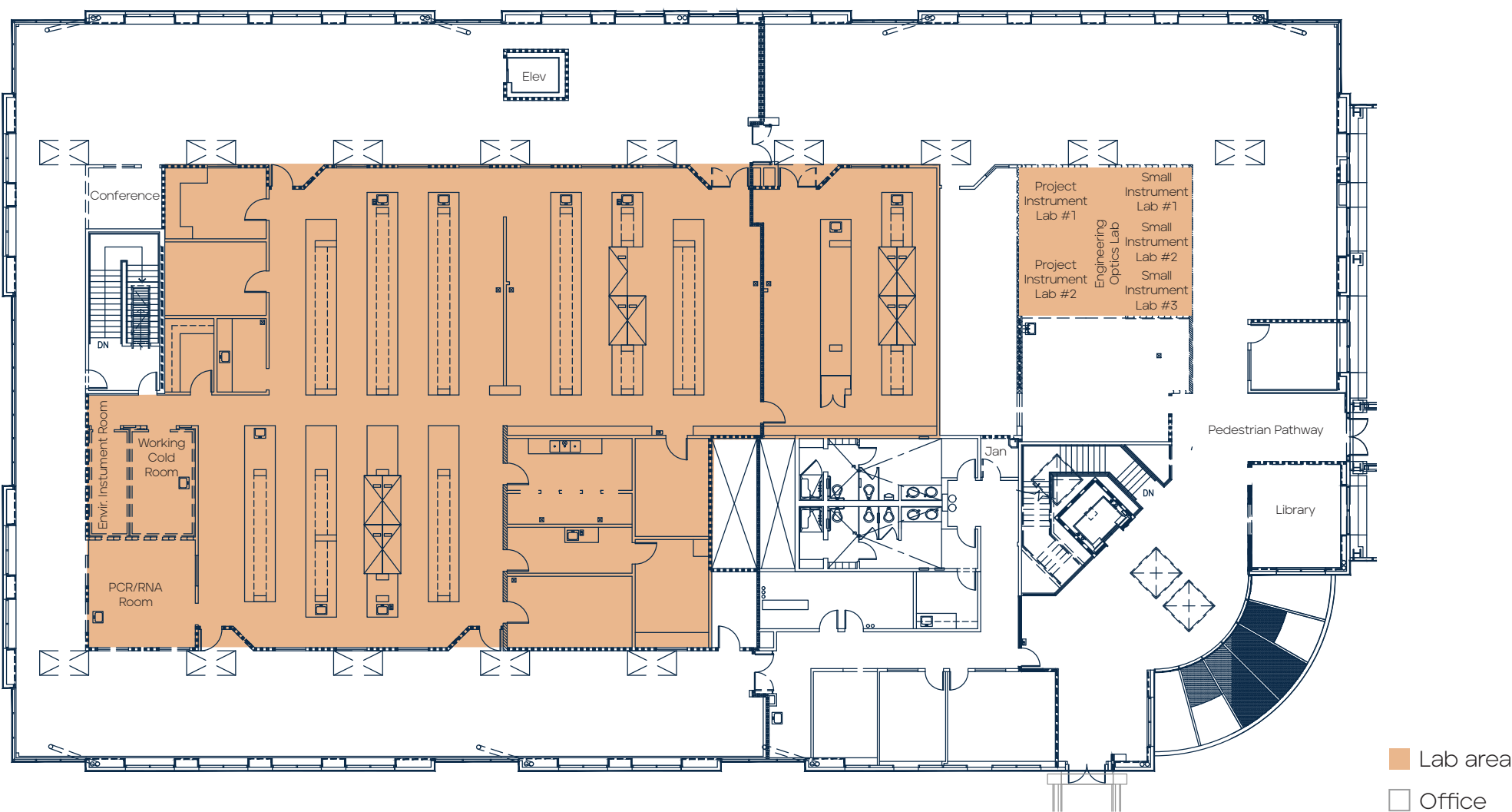
9875 TOWNE CENTRE DRIVE

1ST FLOOR: 27,218 SF  
20 workstations, 2 conference rooms, lab space



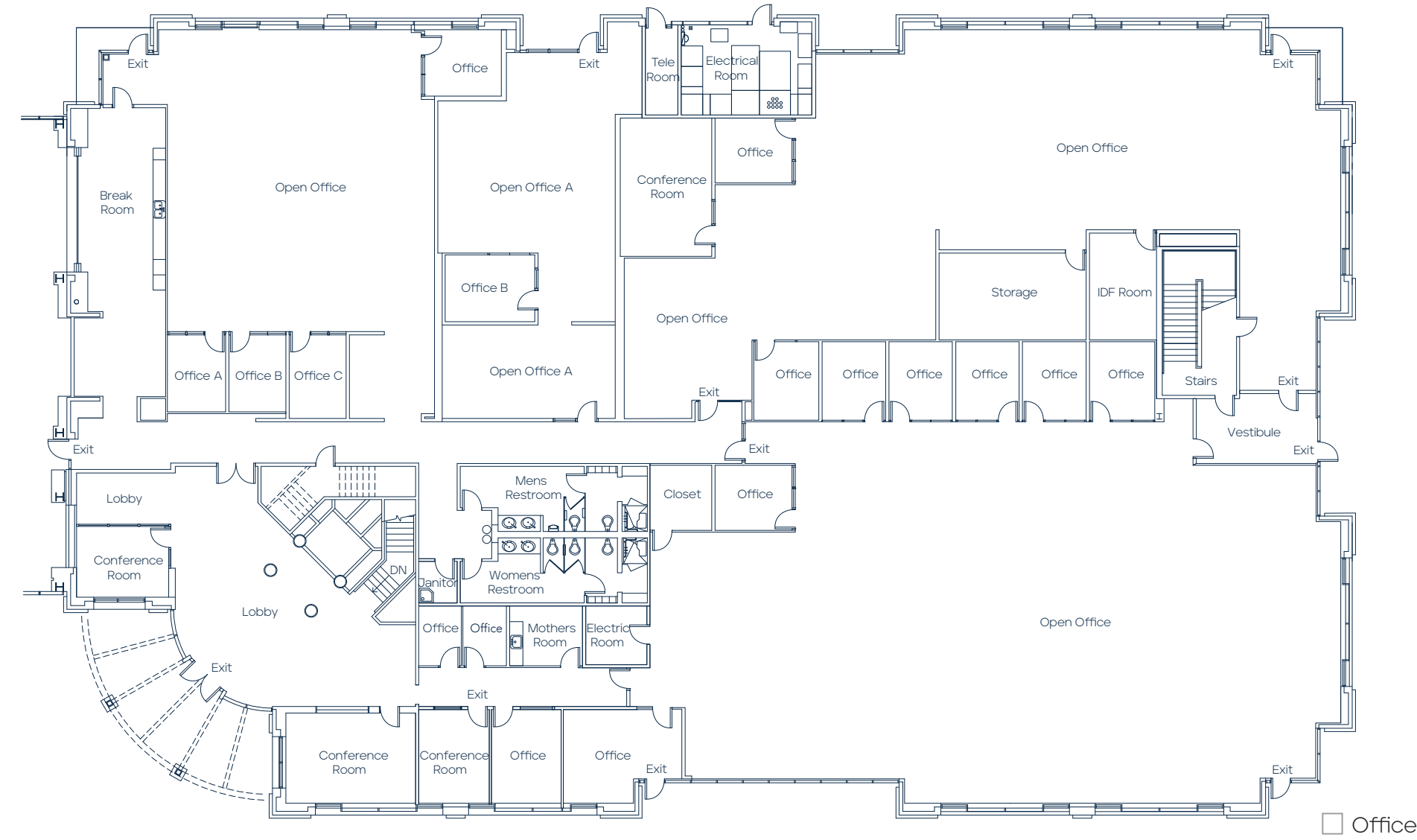
9875 TOWNE CENTRE DRIVE

2ND FLOOR: 27,218 SF  
106 workstations, 5 conference rooms, 1 copy/break room, data center, lab space



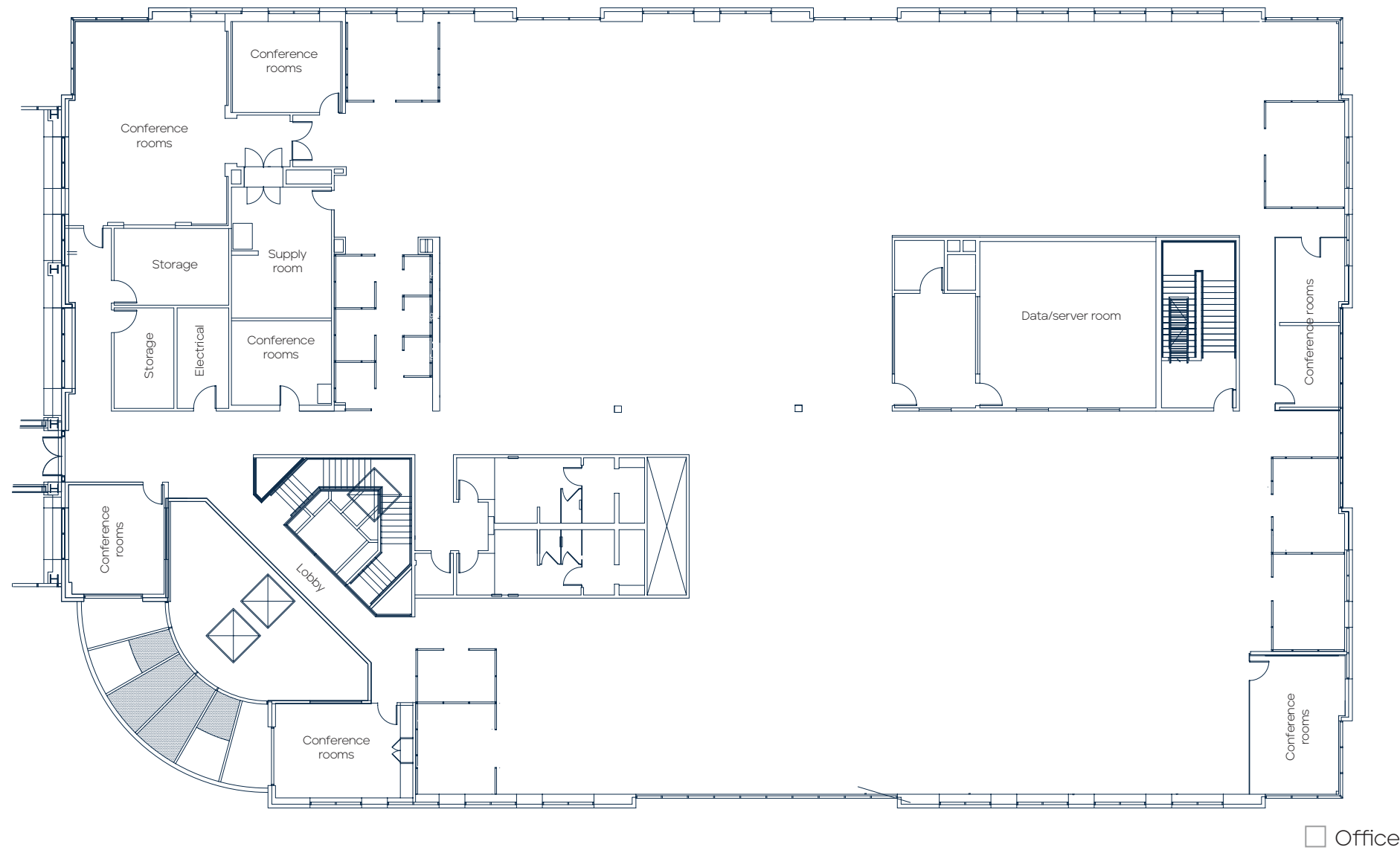
9885 TOWNE CENTRE DRIVE

1ST FLOOR: 25,218 SF  
±50 workstations, 16 private offices, 4 conference rooms, breakroom



9885 TOWNE CENTRE DRIVE

2ND FLOOR: 25,218 SF  
±150 workstations, 8 conference rooms, 1 supply room, 1 data/server rooms





# THE AREA

70+

DINING OPTIONS  
IN UTC

1.5

MILES TO EXECUTIVE  
DR TROLLEY STATION

172+

RETAIL SHOPS  
IN UTC

1.5

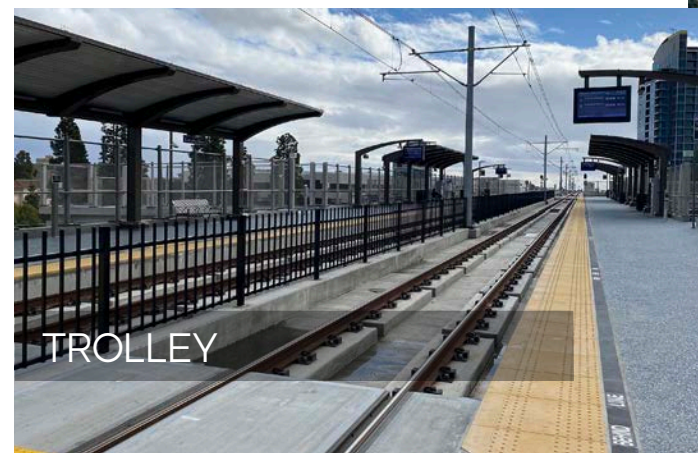
MILES TO I-805

2

MILES TO I-5

1.7

MILES TO UC  
SAN DIEGO







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





# EASTGATE

P O I N T E



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