



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

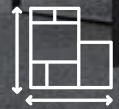
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288,289 SF
LIFE SCIENCE CAMPUS IN
UTC





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±14'

Ceiling Heights



±33 K

Floorplates



2020

Renovations to outdoor
gathering area



2.8/1,000

Parking

SPECS

4570 Executive Drive

Project Size:	125,219 SF
Year Built:	1999
Building Heights:	56'
Parking:	2.8/1,000
Fire Sprinklers:	Yes
Power Capacity:	8,000 Amp
Boilers:	Four 499 MBH = 1,996 MBH
Building Management System:	Yes - Tridium
Generator:	2 - Spectrum 105 kW; Spectrum 355 kW

9360 Towne Centre Drive

Project Size:	71,390 SF
Year Built:	1990
Building Heights:	42'
Parking:	2.8/1,000
Fire Sprinklers:	Yes
Power Capacity:	3,000 Amp
Boilers:	Two 2,000 MBH = 4,000 MBH
Building Management System:	Yes - Siemens Desigo
Generator:	1 - Generac 500 kW

9390 Towne Centre Drive

Project Size:	72,921 SF
Year Built:	1999
Building Heights:	42'
Parking:	2.8/1000
Fire Sprinklers:	Yes
Power Capacity:	4,000 Amp
Boilers:	Two 3,680 MBTU
Building Management System:	Yes - DDC (Siemens)
Generator:	1 - Kohler 500 kW





PROJECT HIGHLIGHTS

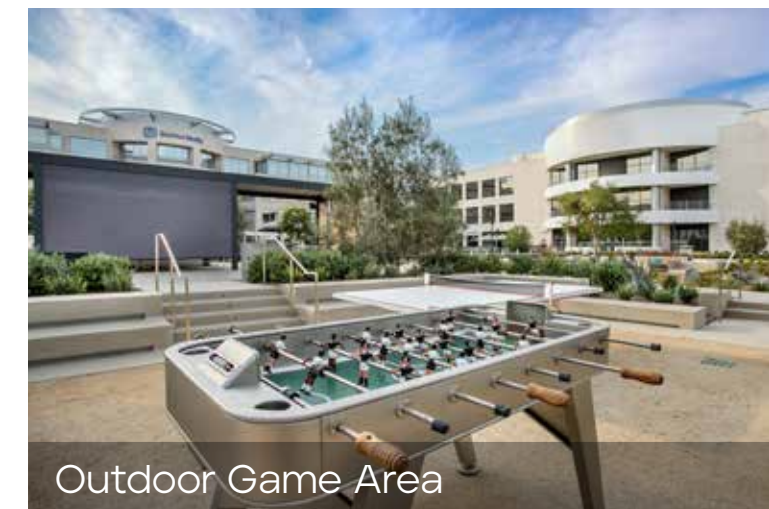
- Four building Class A life science campus located in UTC
- Mixture of single tenant and multi-tenant buildings
- Centrally located exterior gathering area that provides a tranquil campus setting for tenants
- Access to common restaurant
- Fitness Center w/ showers and lockers
- Conference Center
- Tenant Lounge
- Walking distance to the Westfield UTC Mall
- Close proximity to freeway and public transportation (Blue Line Trolley)



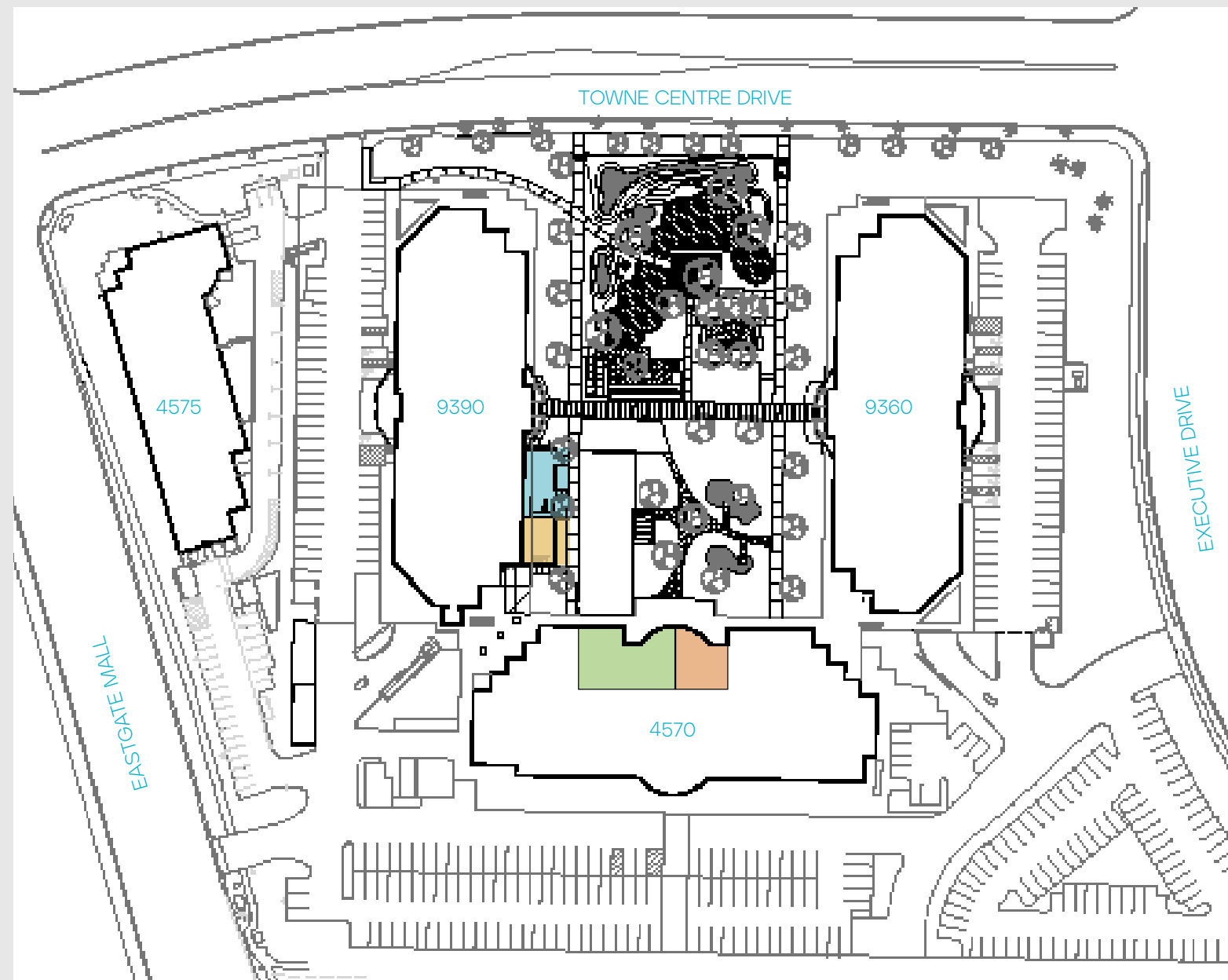
Fitness Center



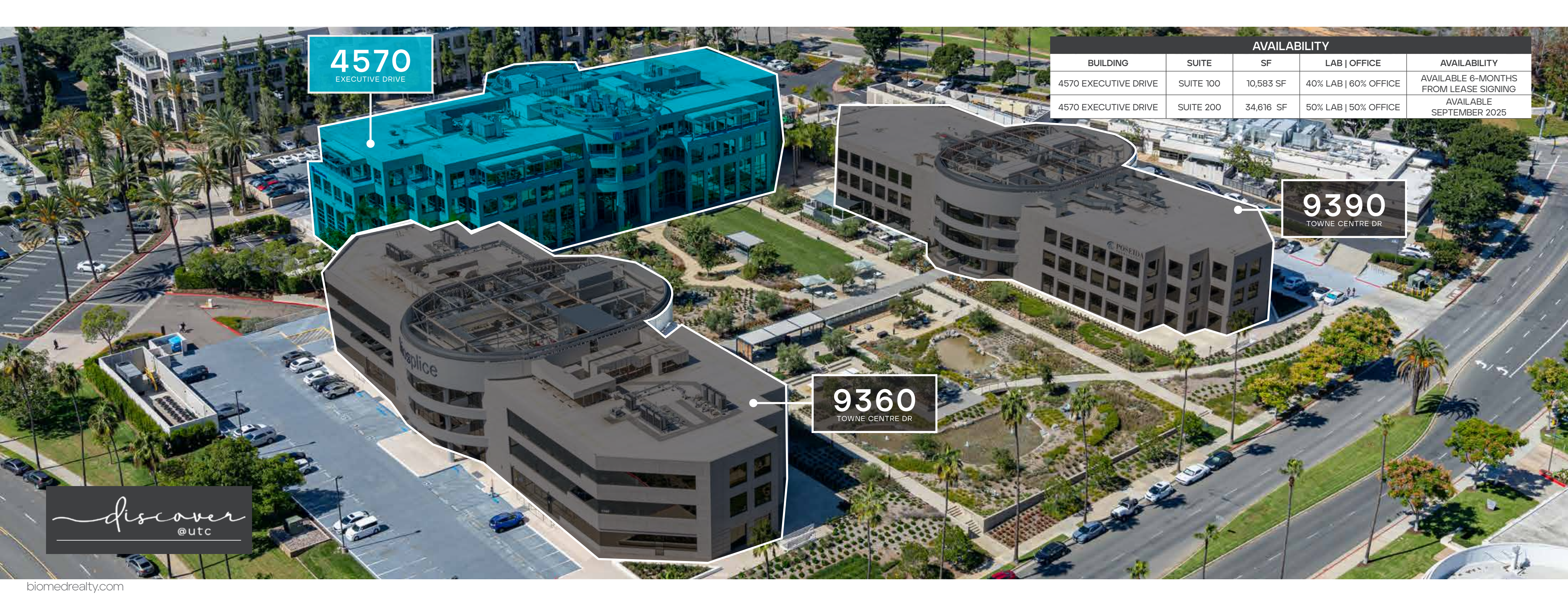
Tenant Lounge



Outdoor Game Area



- Cafe
- Fitness center
- Conference center
- Tenant lounge



4570
EXECUTIVE DRIVE

AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
4570 EXECUTIVE DRIVE	SUITE 100	10,583 SF	40% LAB 60% OFFICE	AVAILABLE 6-MONTHS FROM LEASE SIGNING
4570 EXECUTIVE DRIVE	SUITE 200	34,616 SF	50% LAB 50% OFFICE	AVAILABLE SEPTEMBER 2025

9390
TOWNE CENTRE DR

9360
TOWNE CENTRE DR

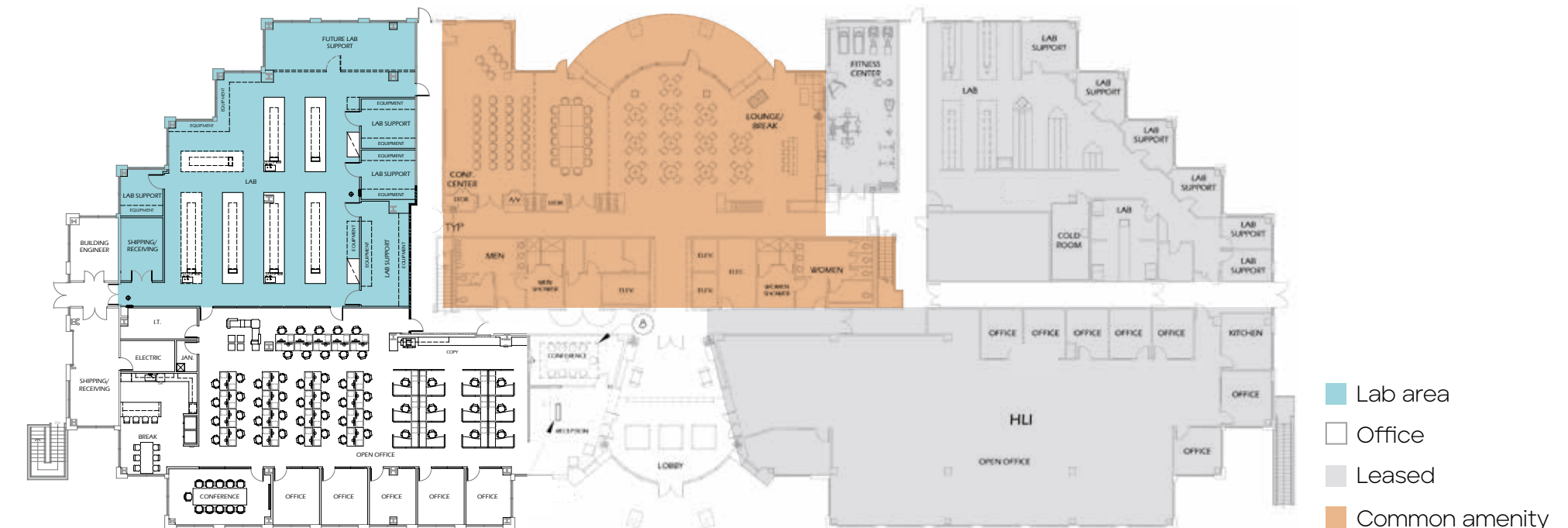
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4570 EXECUTIVE DRIVE

FIRST FLOOR | SUITE 100: 10,583 SF | CONCEPTUAL
 40% LAB | 60% OFFICE | **AVAILABLE NOW** (SPACE IS CURRENTLY IN SHELL CONDITION, CAN BE DELIVERED ± 6 MONTHS FROM LEASE SIGNING)

Lab: 4 lab support rooms, 7 lab benches, shipping/receiving area, 1 fume hood
 Office: Reception, 2 conference rooms, huddle room, 2 phone rooms, 5 private offices, break area



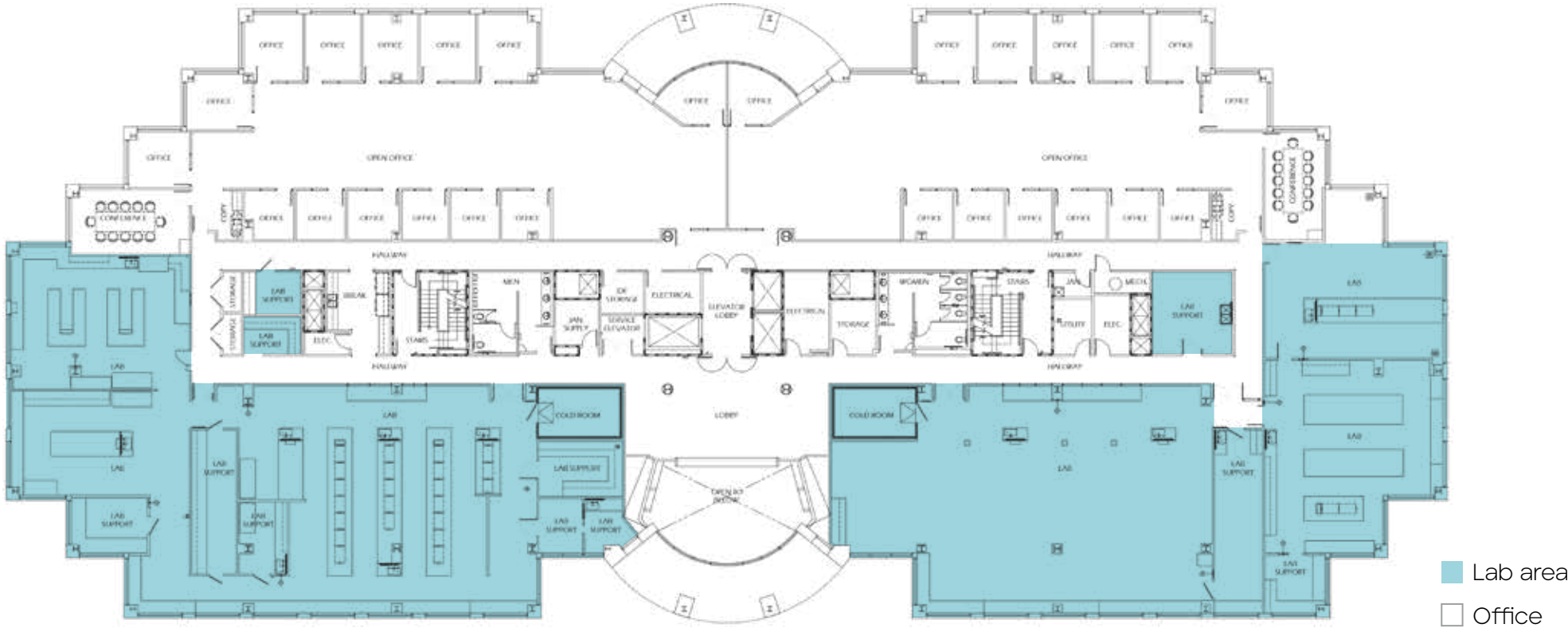
Common amenity area includes:

- Conference center with multiple meeting rooms and “all-hands” meeting room
- Lounge/Break area

4570 TOWNE CENTRE DRIVE

SECOND FLOOR - AS-BUILT PLAN: 34,616 SF
50% OFFICE | 50% LAB | **AVAILABLE SEPTEMBER 2025**

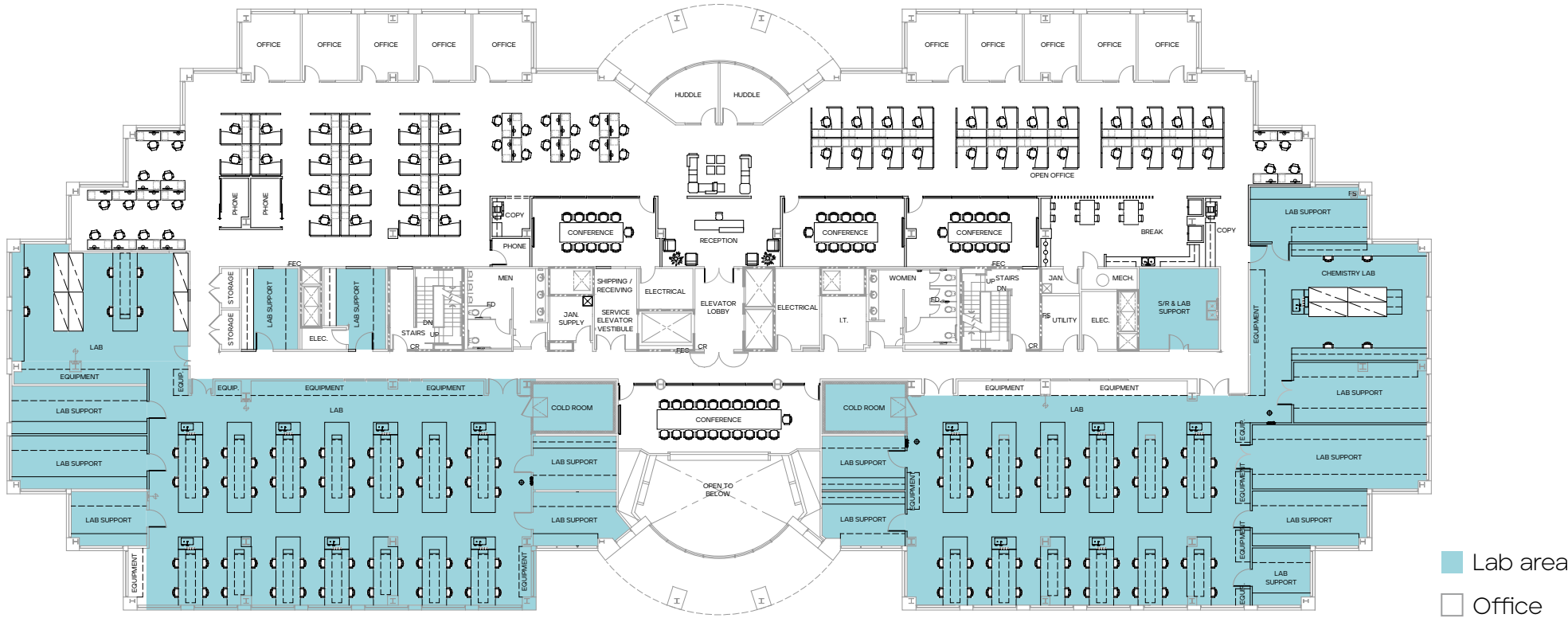
Lab: 2 main lab areas, 4 ancillary lab areas, 10 lab support rooms, 2 cold rooms
Office: 27 private offices, 2 conference rooms, open office bullpen, main entrance lobby

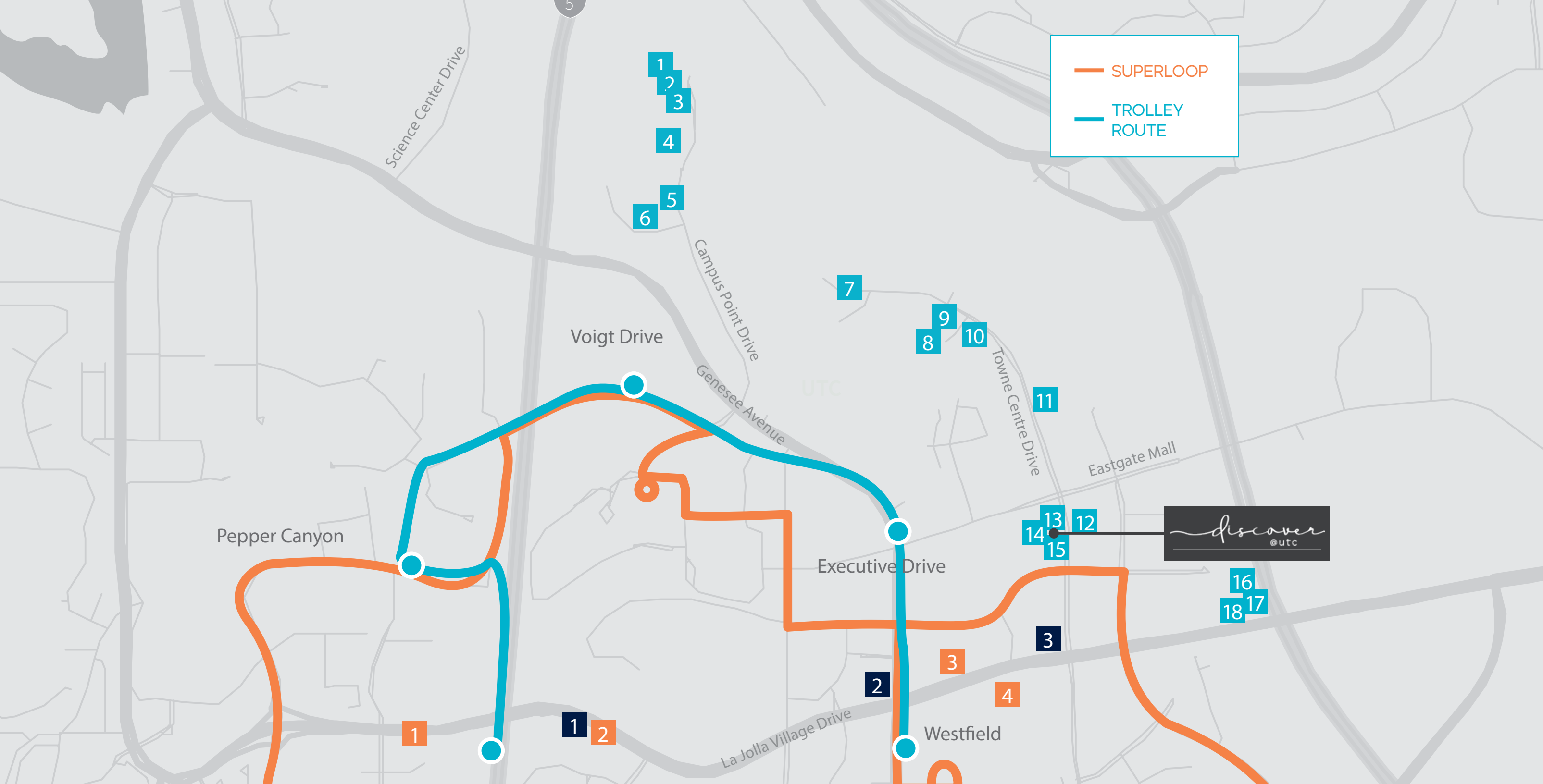


4570 TOWNE CENTRE DRIVE

SECOND FLOOR - CONCEPTUAL FLOOR PLAN: 34,616 SF
50% OFFICE | 50% LAB

Lab: 12 lab support rooms, 2 ancillary lab areas, 2 main lab areas, 2 cold rooms, 28 lab benches
Office: 10 private offices, 4 conference rooms, 2 huddle rooms, 3 phone rooms, open office bullpen, reception area





Life Science Community

- 1 Celgene
- 2 Covance
- 3 UC San Diego
- 4 Lilly
- 5 Avexis
- 6 Heron Pharmaceuticals
- 7 Helix
- 8 Tanabe Research
- 9 Abbott Laboratories
- 10 Cardea
- 11 Takeda
- 12 Sorrento Therapeutics
- 13 Poseida Therapeutics
- 14 Human Longevity
- 15 Biosplice
- 16 Genomatica
- 17 Firmenich
- 18 illumina

- ### RESTAURANTS
- 1 The Shops at La Jolla Village
 - 2 Aventine
Trulucks Fleming's
The Melting Pot
 - 3 Red O
 - 4 Westfield UTC
Shake Shack
La Colombe Coffee
SoulCycle
Raised by Wolves
True Food Kitchen
Javier's
The Wine Bar

- ### HOTELS
- 1 Hyatt
 - 2 Marriott
 - 3 Embassy Suites



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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