



Center for Novel Therapeutics
SAN DIEGO

UC San Diego's Science Research Park

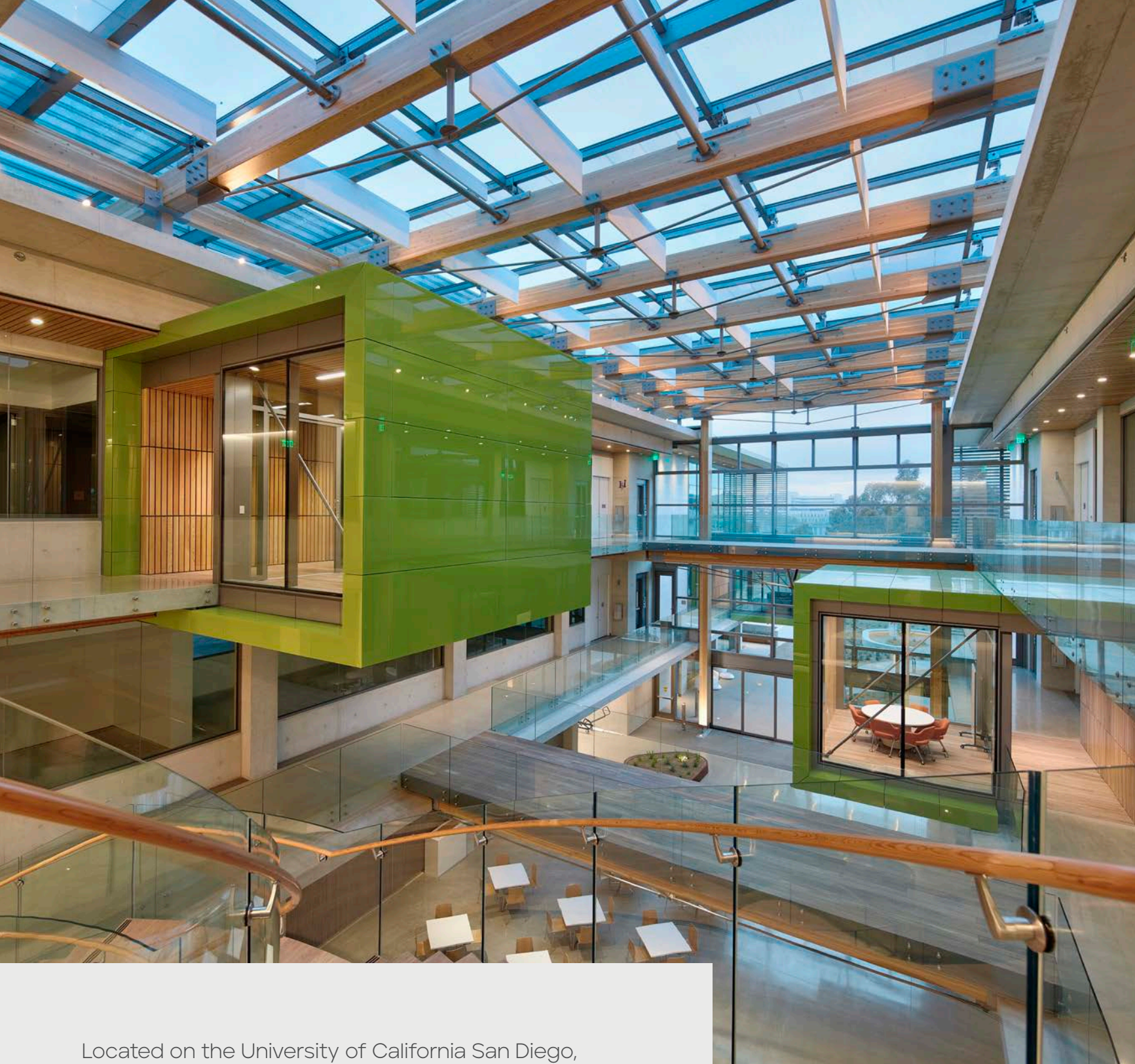
BioMed Realty's partnership with UC San Diego launches a new initiative by way of the Center for Novel Therapeutics (CNT) that will facilitate the transition of research from the laboratory into the clinic and from the campus to the marketplace. CNT will:

- Promote new personalized therapeutics through research conducted by UC San Diego investigators and private sector collaborators in shared space
- Create the first academic-industry drug discovery incubator site in San Diego
- Conduct novel therapeutic, prevention, diagnostic, and imaging intervention-directed research leading to early stage and advanced clinical trials

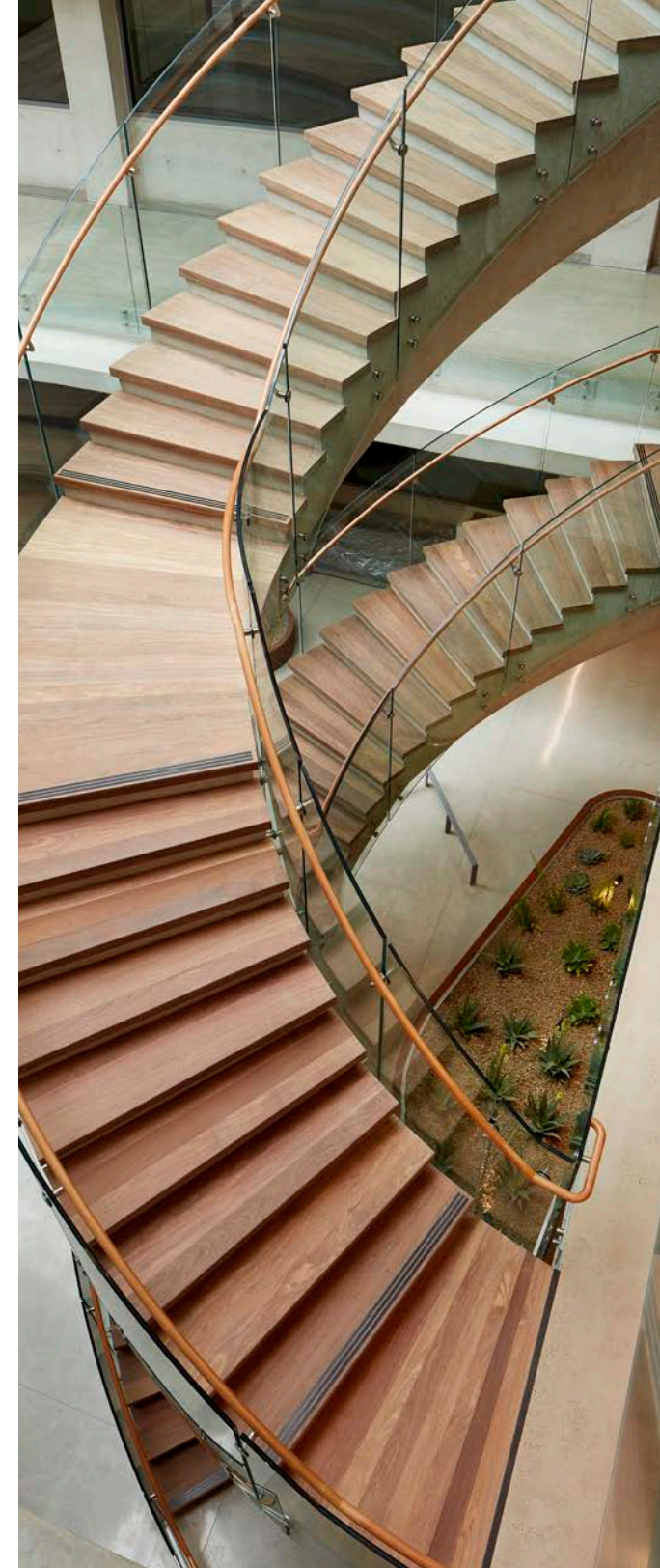


Welcome to CNT

a collaborative hub for transforming research
into life saving treatments around the world



Located on the University of California San Diego, Science Research Park, the Center for Novel Therapeutics is in the heart of an area rich in academic researchers, healthcare institutions and life science and technology companies.



Surrounded by the
brightest minds

UC San Diego's Science Research Park

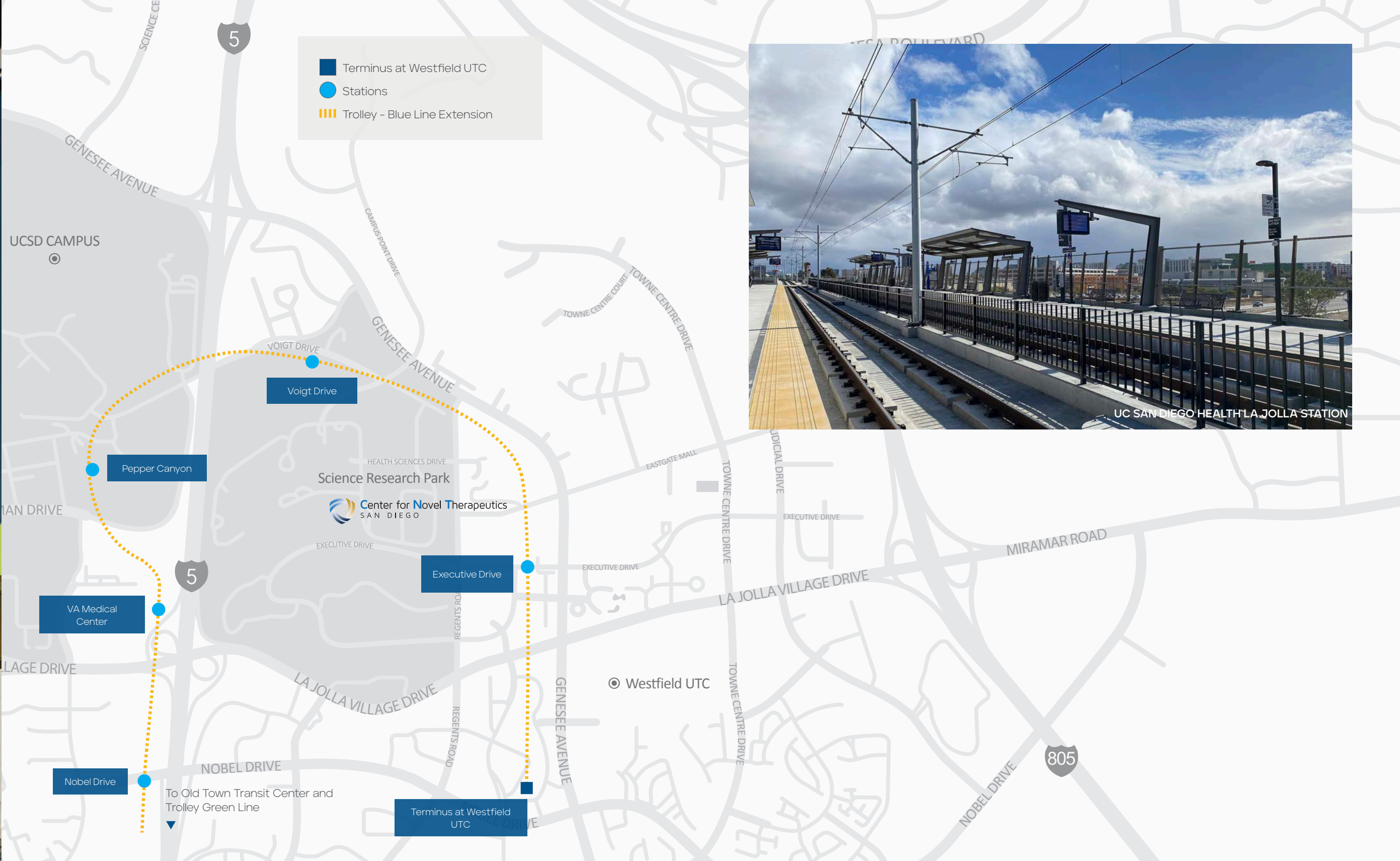


UC SAN DIEGO'S SURROUNDING BUILDINGS

- | | |
|---|----------------------------------|
| 1 Moores Cancer Center | 7 Altman CTRI Building |
| 2 Jacobs Retina Center | 8 Jacobs Medical Center |
| 3 Ratner Children's Eye Center | 9 Sulpizio Cardiovascular Center |
| 4 Shiley Eye Institute | 10 Outpatient Pavilion 1 |
| 5 Center for Translational Imaging and Precision Medicine | 11 Athena Parking Garage |
| 6 Thornton Hospital | |

▲ UC SAN DIEGO'S SCIENCE RESEARCH PARK

- | |
|--|
| 12 La Jolla Institute for Allergy and Immunology |
| 13 Kyowa Hakko Kirin California, Inc. |
| 14 Center for Novel Therapeutics |

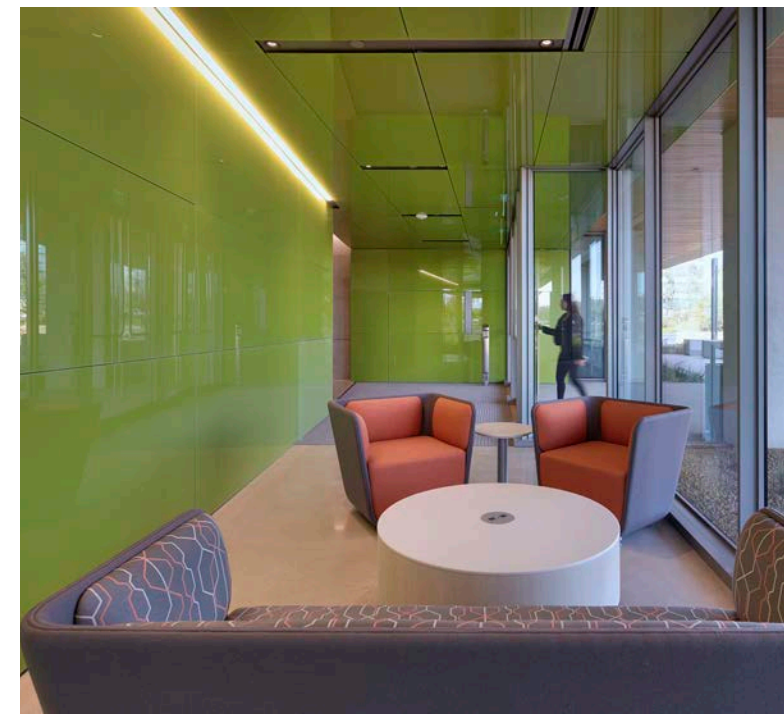
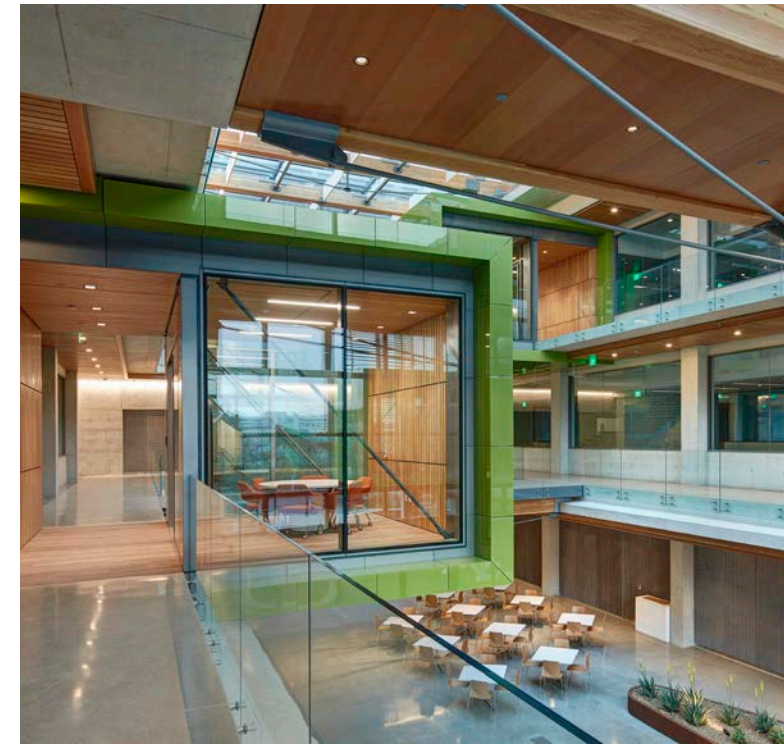
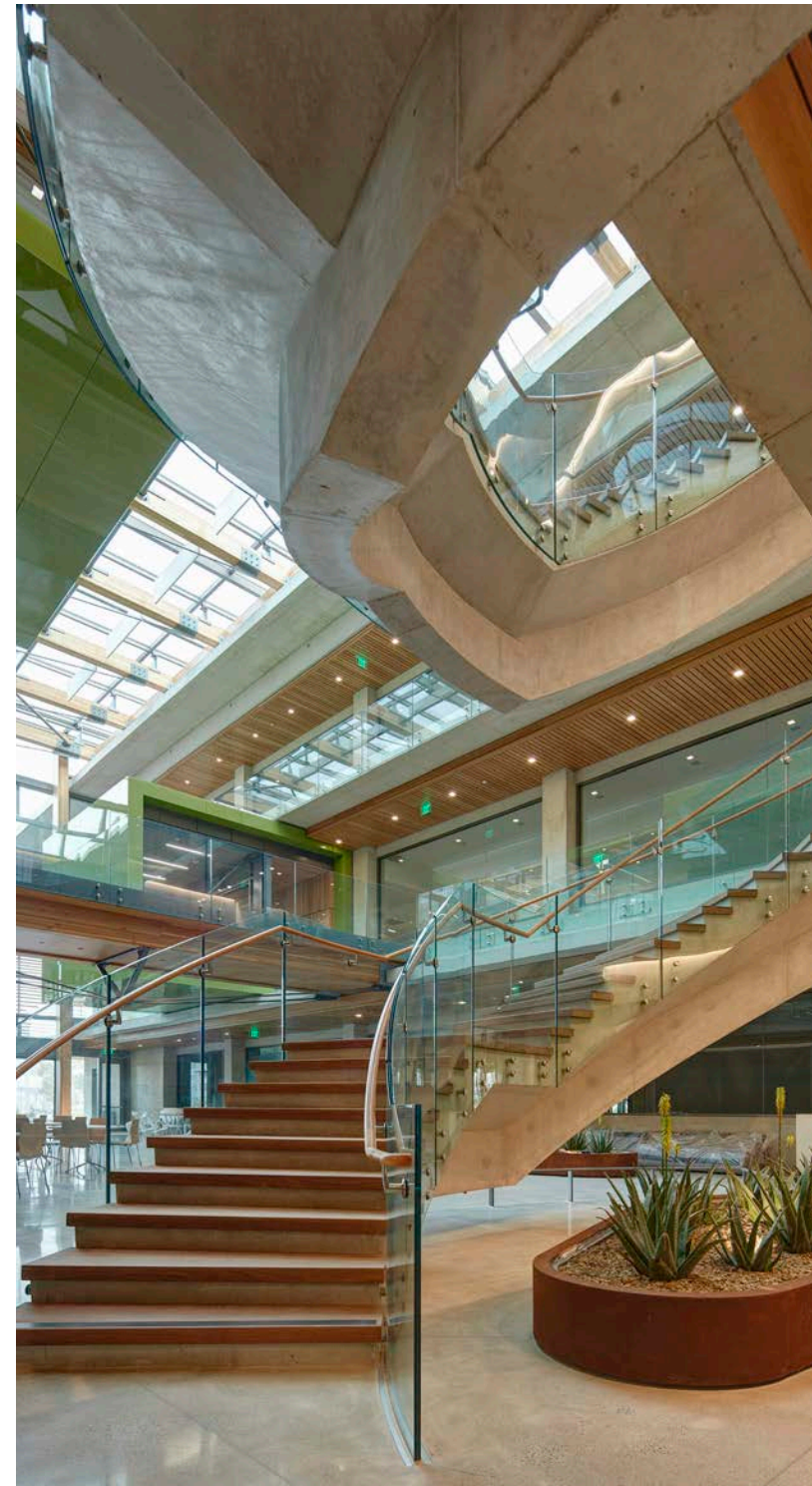


Streamlined
connectivity

The 137,500 sq ft research center leverages the strength of the university's world renowned doctors and research at the Moores Cancer Center with private sector companies looking to translate research into helping cancer patients throughout the world.

CNT offers exclusive access to the following Moores Cancer Center Core Lab Services:

- Biorepository and Tissue Technology
- Biostatistics
- Diet and Physical Activity
- Flow Cytometry
- Genomics and Computational Biology
- In Vitro Imaging
- Microscopy
- Transgenic Mouse



CONFERENCE CENTER

- Seven conference rooms for a variety of space needs including a training center, huddle rooms and boardrooms including teleconferencing abilities

ATRIUM

- The heart of the building provides a place for impromptu gatherings as well as event space for corporate functions

RESTAURANT

- High Tide Café serves breakfast, lunch and happy hour

MODERN FITNESS CENTER

- State-of-the-art fitness equipment & Yoga/Pilates room with showers and lockers

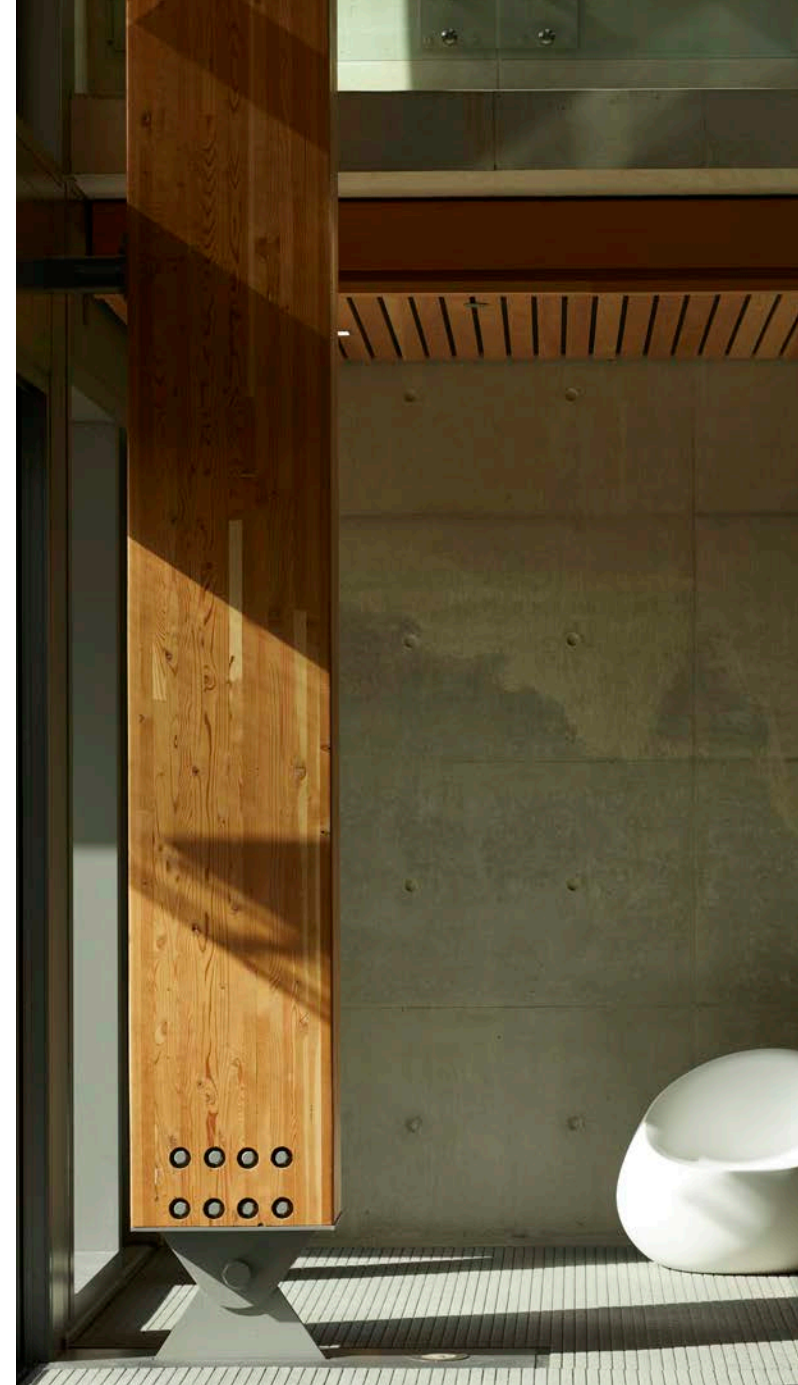
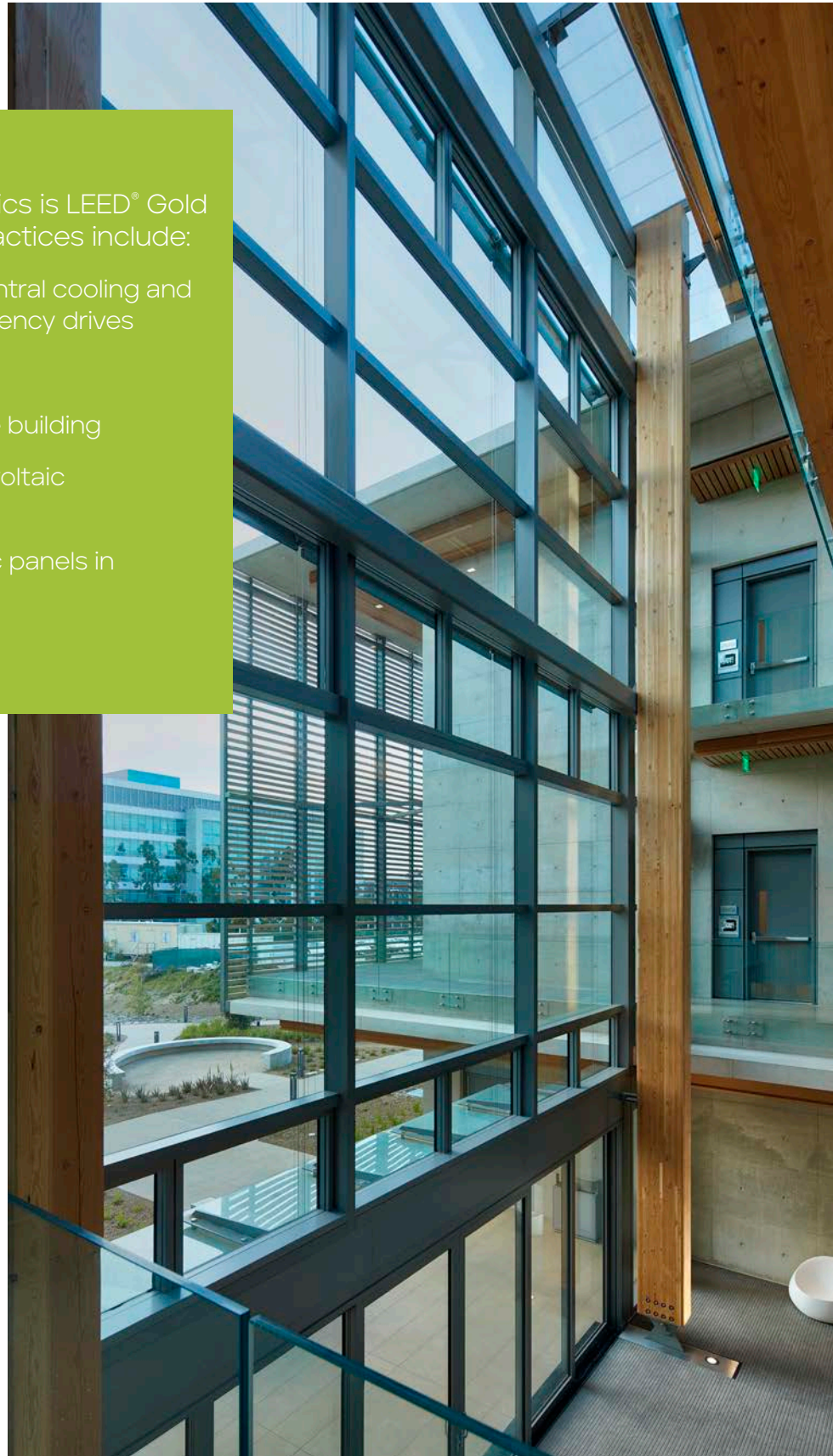


An atmosphere for
fostering creativity

Driving sustainable futures

The Center for Novel Therapeutics is LEED® Gold certified. Environmental best practices include:

- High efficiency water-cooled central cooling and heating plant with variable frequency drives
- VAV air handling system
- LED light fixtures throughout the building
- Renewable energy from photo-voltaic panels
- Building integrated photo-voltaic panels in the glass roof of the atrium





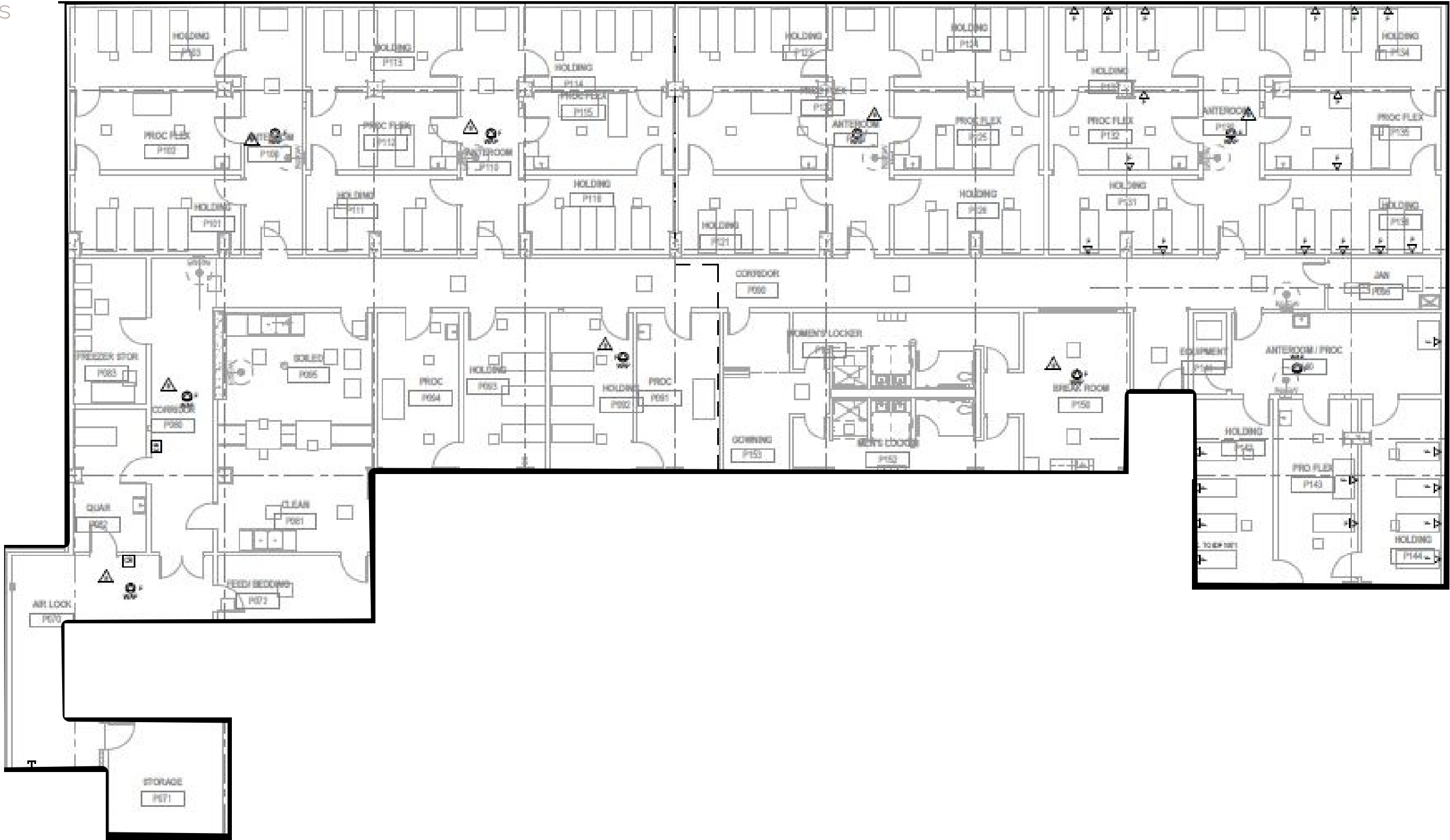
 Center for Novel Therapeutics
SAN DIEGO

SUITE	SF	AVAILABILITY
BASEMENT	21,315 SF	AVAILABLE NOW
SUITE 100	9,906 SF	AVAILABLE NOW
SUITE 220	6,025 SF	AVAILABLE NOW
SUITE 230	6,617 SF	AVAILABLE NOW
SUITE 300	19,474 SF	AVAILABLE NOW

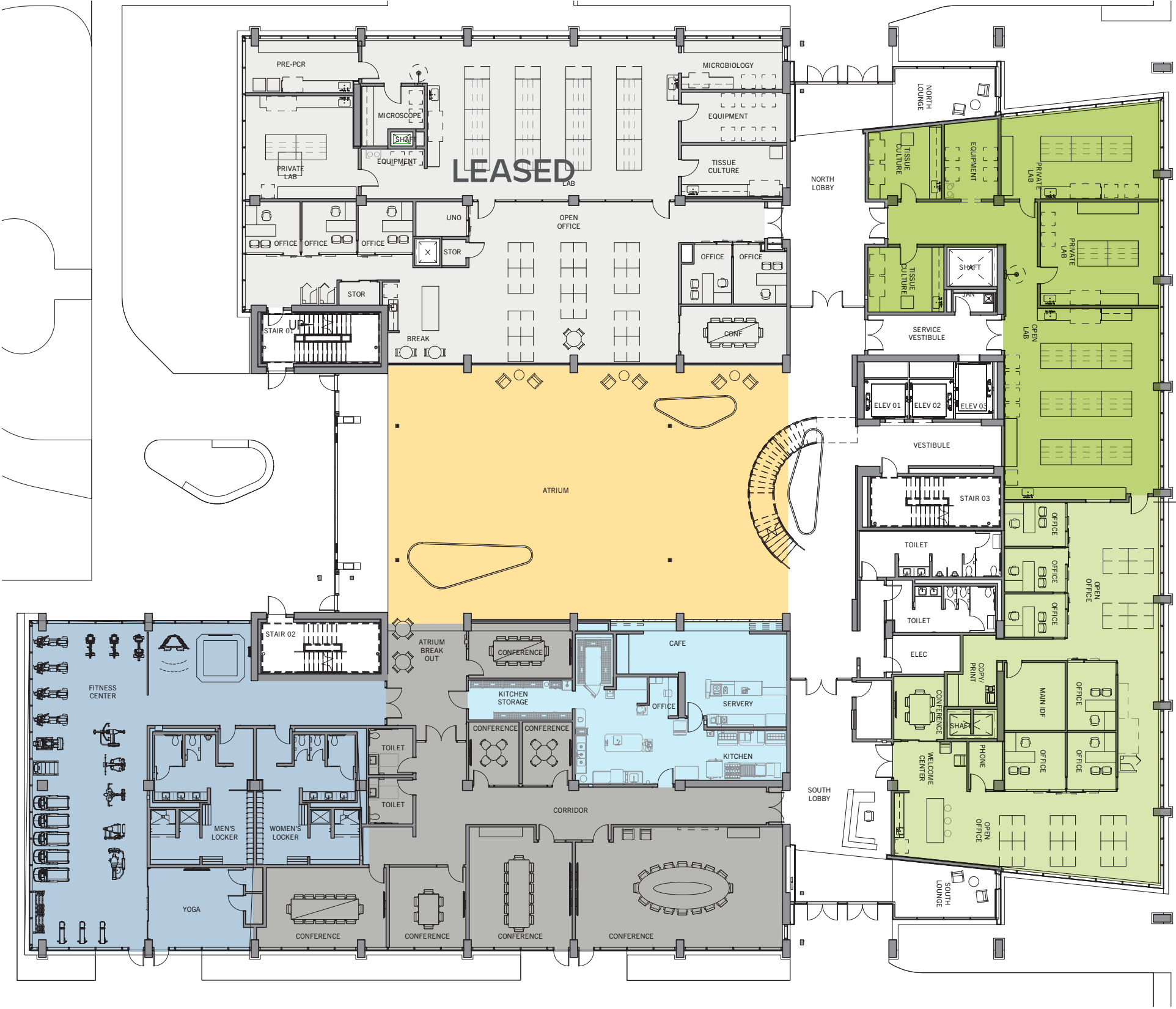
Basement Level | Vivarium

21,315 SF

- 18 holding rooms
- 10 procedure rooms
- Soiled and clean room
- Cage Wash
- Gowning
- Break area
- Restrooms



First Level | Suite 100
9,906 SF



Suite 100

Leased

Amenities

Atrium/event space

Fitness center

Restaurant

Conference center

Suite 100 | 9,906 SF

Lab: 5 lab benches, 2 lab support rooms, 3 lab rooms, equipment room

Office: 7 private offices, conference room, open office area, phone room

Second Level | Suite 220 & 230

Suite 220
6,025 SF

Lab: 6 lab support rooms, 5 lab benches, storage
Office: open office area



Lab: 3 lab support rooms, 3 lab benches
Office: Conference room, break area,
open office area

Suite 230
6,617 SF

Third Level | Suite 300



Suite 300 | 19,474 SF

Lab: 12 lab benches, 6 lab support rooms, 1 fume hood, equipment area, cold room, shipping/receiving area

Office: 6 private offices, 41 workstations, 2 huddle rooms, conference room, reception area, break area, 2 phone rooms



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.

- 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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A  BioMed Realty property