

±245,625 SF
LIFE SCIENCES CAMPUS

HqP

HEADQUARTERS
POINT

4902 & 4910 Headquarters Point





HEADQUARTERS
POINT



Prominent location positioned on the
Sorrento Mesa bluffs

Panoramic views of the
Pacific Ocean, Torrey Pines
& UTC



One-of-a-kind design offering
prestigious image and visibility

Unparalleled visibility with close
proximity to I-5 and I-805



Space for innovators

A ±245,625 SF life sciences campus

Located atop the Western Sorrento Mesa bluffs, this purpose-built work environment offers image and visibility to an innovative company looking to establish a presence in one of San Diego's most desirable life sciences markets. With an expansive fitness center, access to neighboring Cargo Café, and extensive outdoor amenity and balcony space, HQ Point delivers a life sciences campus primed for discovery.

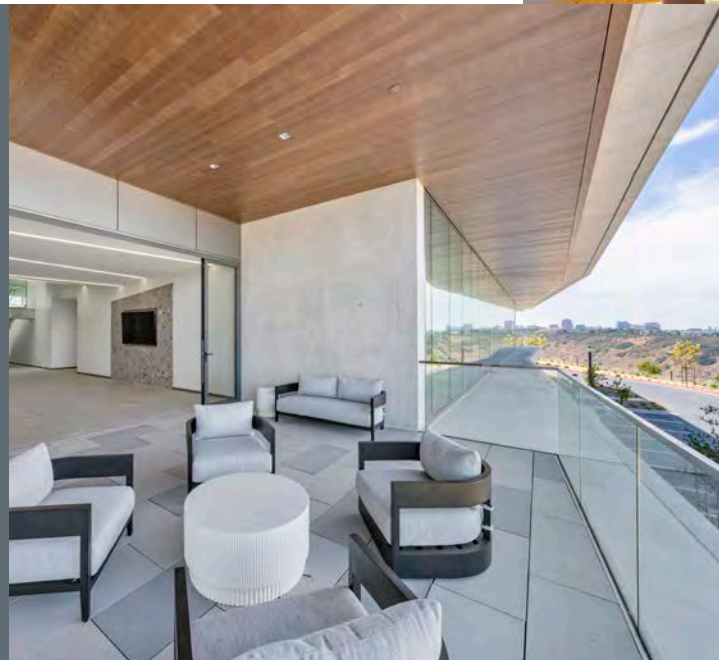


±5k-19k SF spec suites
delivering Q2 2026:

Suite 100: 19,088 SF

Suite 150: 8,832 SF

Suite 180: 5,065 SF





Building B main entry

project details

±245,625

SF life sciences campus

3,000

SF state-of-the-art fitness center

Delivered

core & shell

±18,000

SF below-grade space for specialty use

2

3-story, purpose built lab buildings

50 | 50

lab to office ratio



Flexible space

Thoughtfully designed lab space

±38,000

SF average
floorplates

16'

clear height

125 lb

PSF live load
capacity

42' x 30'

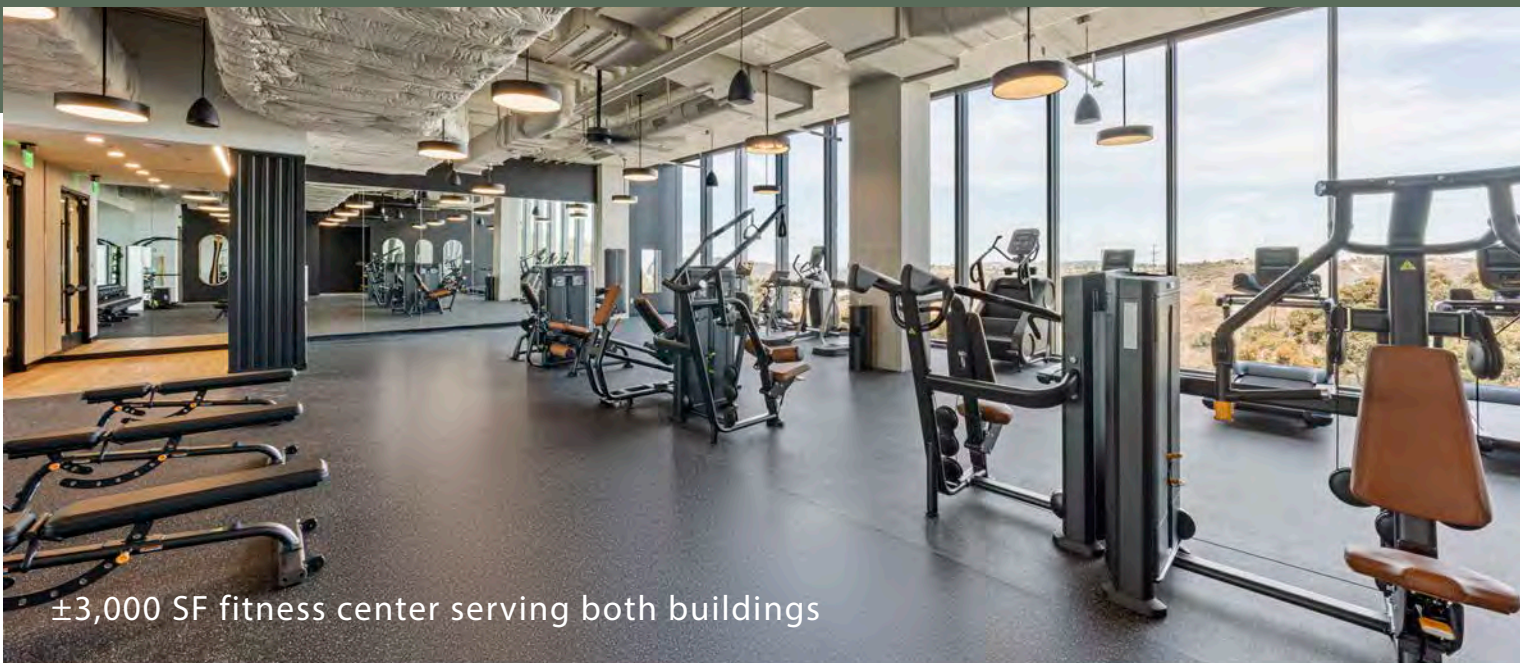
column spacing

2.7/1,000

parking ratio

Dock

high loading



±3,000 SF fitness center serving both buildings



HEADQUARTERS
POINT

Building B
4910 Headquarters Point
±122,535 SF

Campus
facing West

±245k
total SF

Building A
4902 Headquarters Point
±122,920 SF





HEADQUARTERS
POINT

Building A
terrace







Scan QR codes
to take a virtu-
al tour of each
floor



Building B

±123k
square feet





Multi-tenant Spec Plan

±5,065 – 19,088 SF (Building B, Level 1)

Suite 100 | 19,088 SF

Lab:

- 4 lab support rooms
- 9 lab benches
- receiving/storage room
- customizable shell space

Office:

- 5 private offices
- 42 workstations
- huddle room
- collaboration area
- 2 conference rooms
- break area
- copy area
- IT room
- reception
- customizable shell space



Suite 150 | 8,832 SF

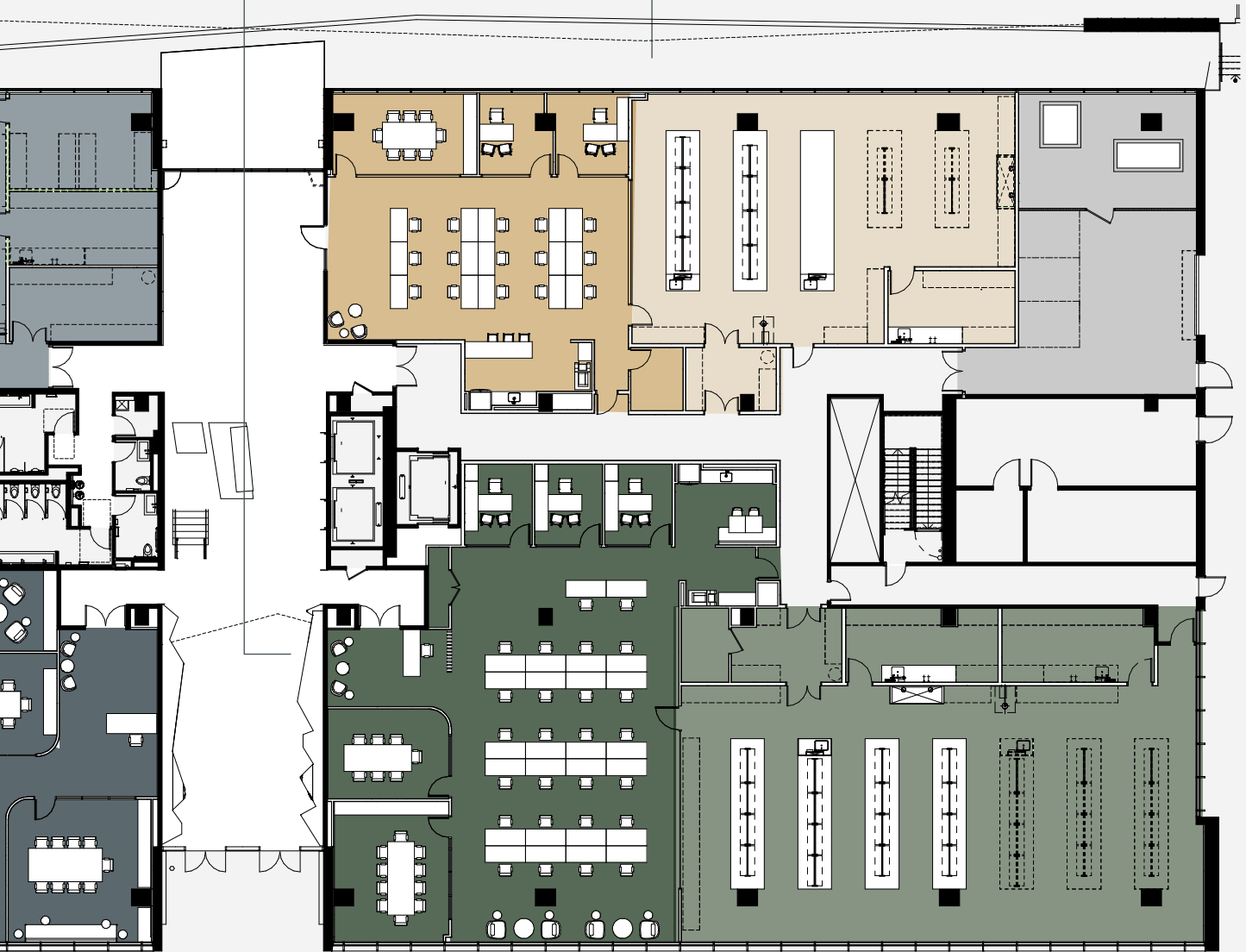
Lab:
2 lab support rooms
7 lab benches
receiving/storage area

Office:
3 private offices
26 workstations
2 conference rooms
break area
copy area
IT room
reception

Suite 180 | 5,065 SF

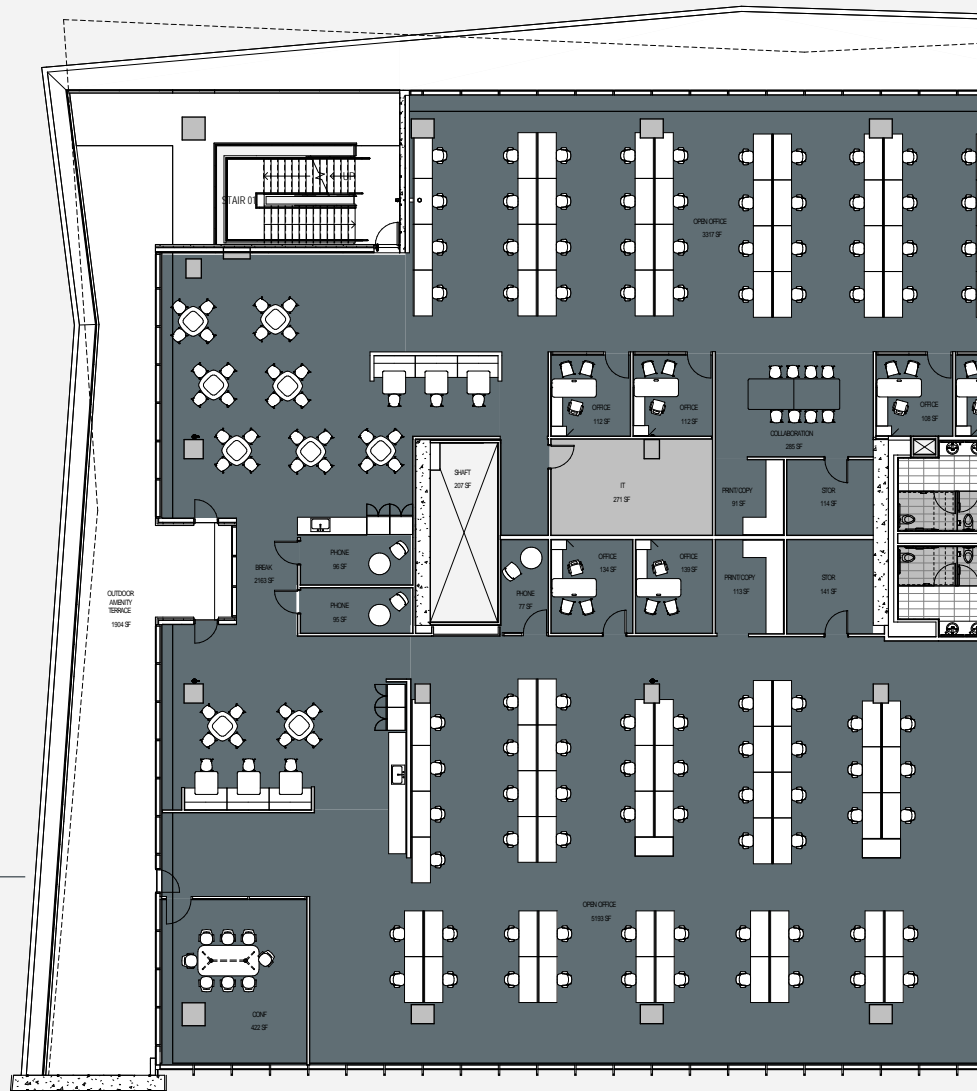
Lab:
1 lab support room
5 lab benches
receiving/storage area

Office:
2 private offices
15 workstations
1 conference room
break area
copy area
IT room
reception



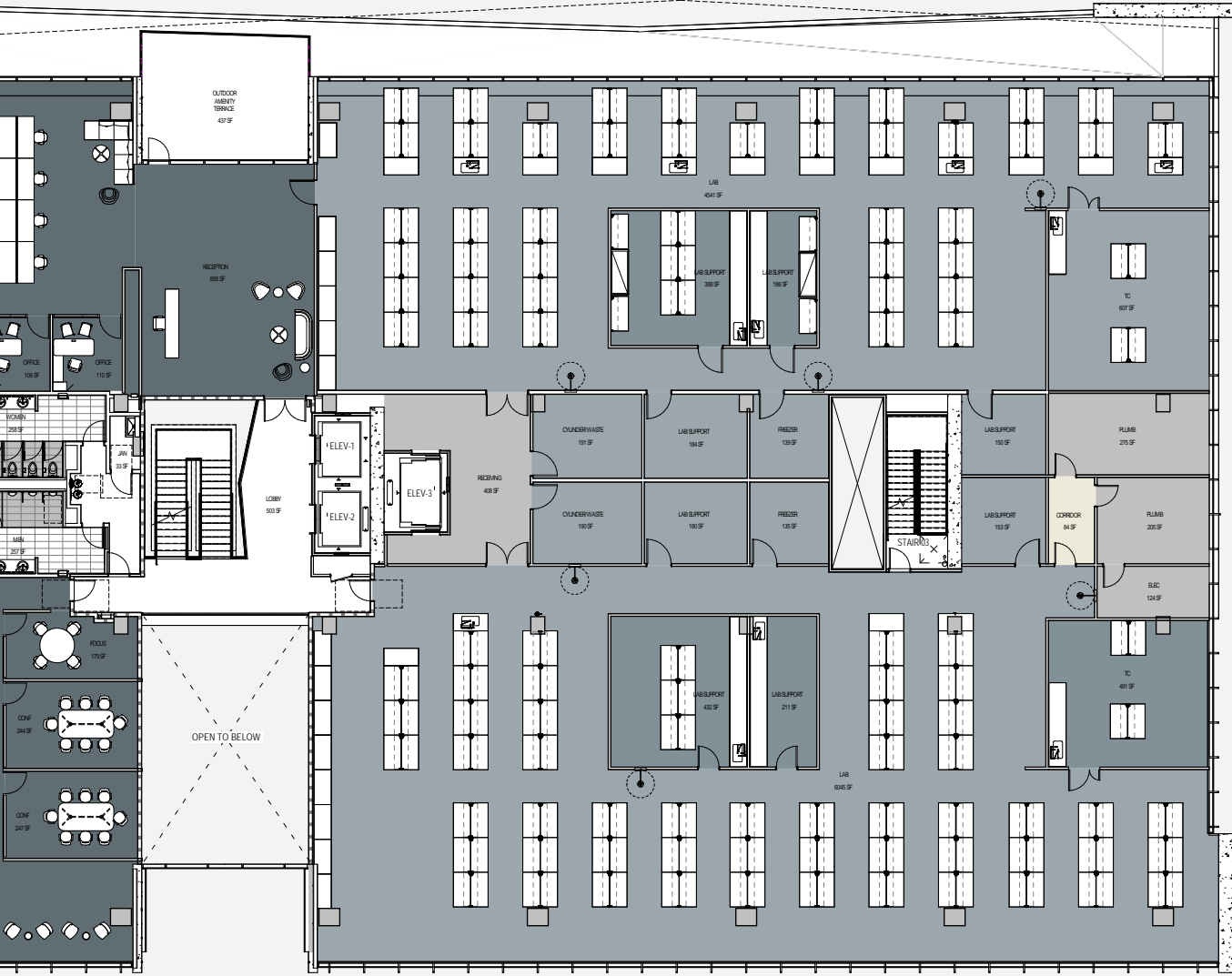
Single-tenant Conceptual Plan

Building B ±32,000 – 42,000 SF



- Office:
- 7 offices
 - 96 workstations
 - 3 conference rooms
 - break area
 - collaboration area
 - 3 phone rooms
 - 2 copy rooms
 - focus room
 - reception

Lab:
6 lab support rooms
33 lab benches
2 tissue culture rooms
2 freezer rooms



Pacific Ocean

TORREY PINES

HqP



2

1

1

4

3

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7

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13

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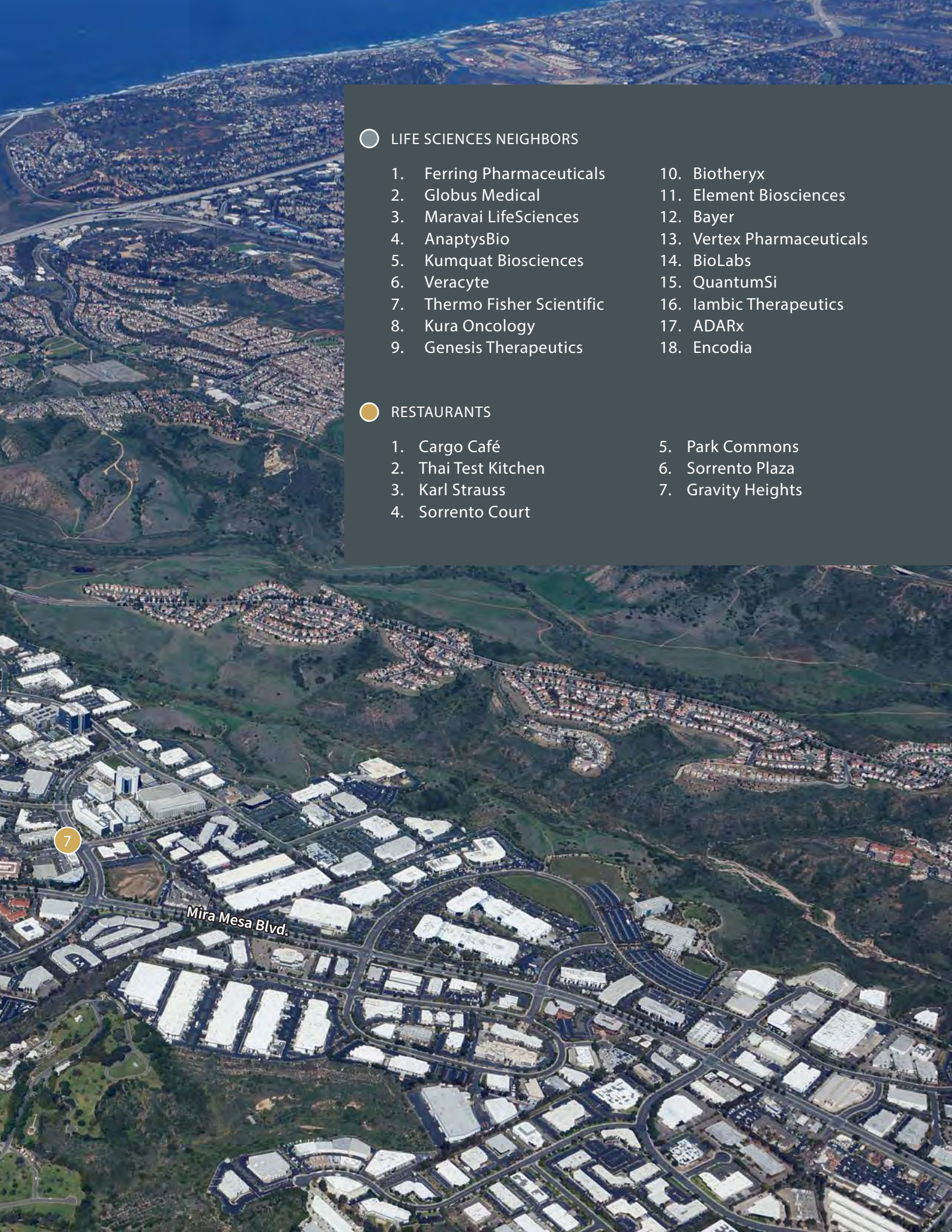
15

6

16

18

17



○ LIFE SCIENCES NEIGHBORS

- | | |
|-----------------------------|----------------------------|
| 1. Ferring Pharmaceuticals | 10. Biotheryx |
| 2. Globus Medical | 11. Element Biosciences |
| 3. Maravai LifeSciences | 12. Bayer |
| 4. AnaptysBio | 13. Vertex Pharmaceuticals |
| 5. Kumquat Biosciences | 14. BioLabs |
| 6. Veracyte | 15. QuantumSi |
| 7. Thermo Fisher Scientific | 16. Iambic Therapeutics |
| 8. Kura Oncology | 17. ADARx |
| 9. Genesis Therapeutics | 18. Encodia |

● RESTAURANTS

- | | |
|----------------------|--------------------|
| 1. Cargo Café | 5. Park Commons |
| 2. Thai Test Kitchen | 6. Sorrento Plaza |
| 3. Karl Strauss | 7. Gravity Heights |
| 4. Sorrento Court | |

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Mira Mesa Blvd.



About BPI

BPI builds the infrastructure that enables life science companies to thrive.

Experience

We work with the best of the best (and have for over 25 years). We have strong relationships and experience with San Diego's leading contractors, designers and engineers.

Hands-on Approach

We are a local developer and owner with a personal approach, leveraging our extensive experience and successful track record to consistently deliver exceptional life science buildings to San Diego's biotech community.



Making space for human ingenuity



9980 Huenekens

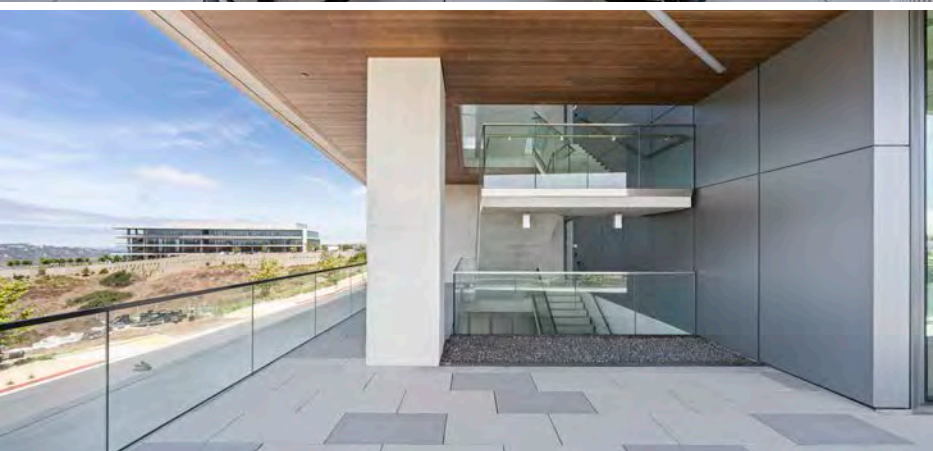
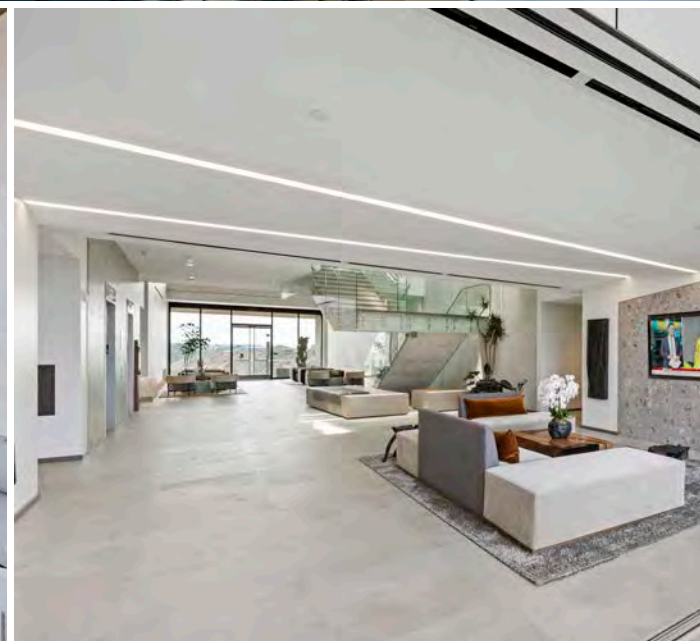
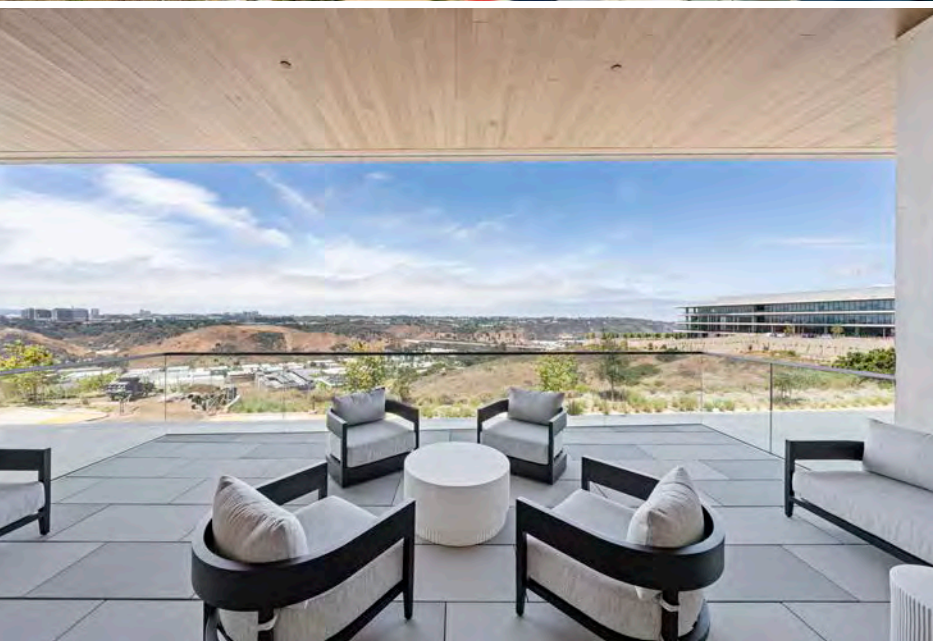


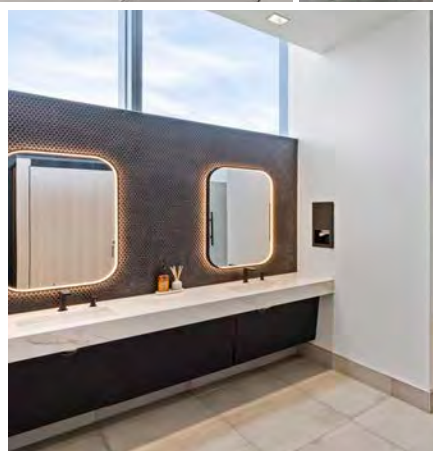
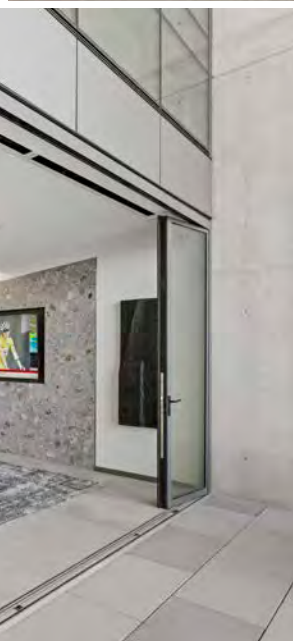
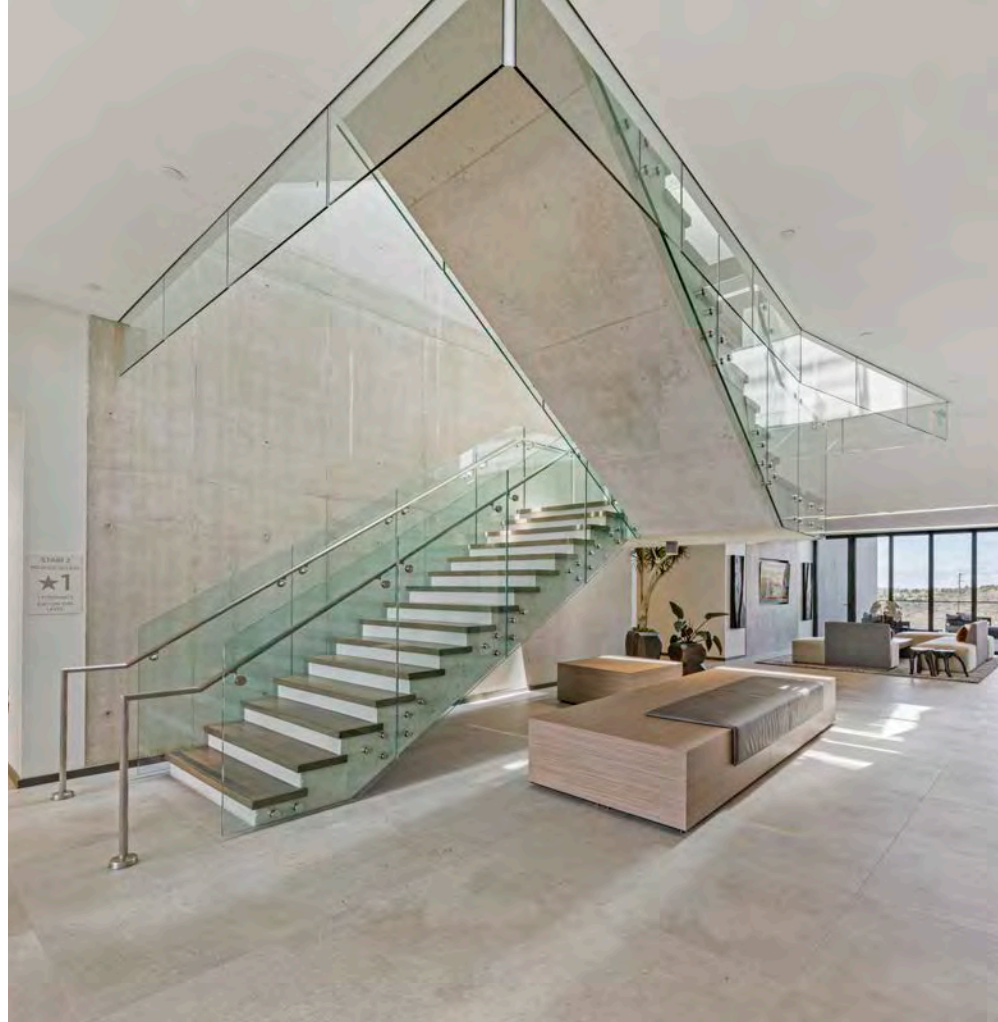
10020 Huenekens



TEN770

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