



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

 COAST9

162,074 SF
LIFE SCIENCE CAMPUS WITHIN
SORRENTO VALLEY





CURRENT AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
11080 ROSELLE STREET	FULL BUILDING	20,074 SF	30% 60%	NOW
11095 FLINTKOTE	SUITE E	3,094 SF	50% 50%	NOW
11111 FLINTKOTE	FULL BUILDING	11,710 SF	50% 50%	NOW
11180 ROSELLE STREET	SUITE A & B	13,596 SF	60% 40%	NOW



± 9'6"
Ceiling Heights

± 54,000 SF
Available

P
2.6/1,000
Parking

SPECS

11055, 11095, 11111, 11125 & 11175 Flintkote Avenue |
11080, 11100, 11120 & 11180 Roselle Street

Campus Size	162,074
Year Built	Phase I 1974; Phase II 1984 (renovated in 2012)
Building Heights	18' 0"
Fire Sprinklers	Yes -- 11180 and 11080 Roselle Street. No on remaining buildings
Parking (stall count 269)	2.6/1,000
Power Capacity	Varies from 800 - 1600 amps. Primarily 208 volts
HVAC Cooling Capacity	Individual roof-mounted package units
Boilers	Reheat boilers in place serving all lab spaces
Building Management System	Available at 11080, 11120, 11180 Roselle Street and 11095 Flintkote Avenue
Generator	Individually sized for each building



Amenities Building



Lobby



Game Room



AMENITIES

- Fully amenitized campus
- Soma Cafe & Deli
- Conference Center
- Fitness Center
- Collaboration Lounge
- Catering Kitchen
- Restrooms/locker rooms
- Bike Storage



Gym



Training Room

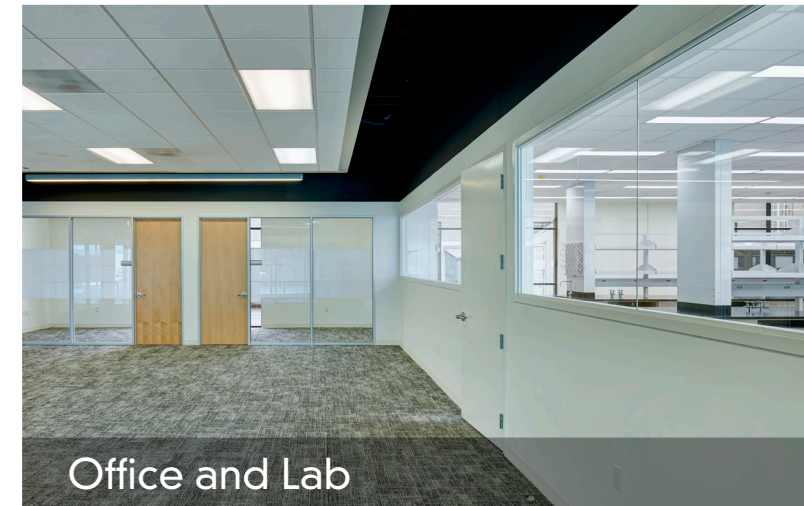


Cafe



LAB

- Flexible and efficient lab design
- Shipping and receiving locations adjacent to lab
- Backup power
- Compressed air & vacuum
- 6'-8' fume hoods
- High ceilings
- Quality finishes



Office and Lab



Lab



Equipment

11080 ROSELLE STREET

FULL BUILDING: 20,074 SF | AVAILABLE NOW

30% LAB | 10% VIVARIUM | 60% OFFICE

Lab: 7 lab benches, 13 fume hoods (5 six foot and 8 eight foot), 3 lab support rooms, glasswash, NMR room, chemical storage room, walk-in cold room, vivarium

Office: 13 private offices, 50 workstations, 4 conference rooms, 2 huddle rooms, break room

*Furniture not included



11095 FLINTKOTE AVENUE

SUITE E - 3,094 SF

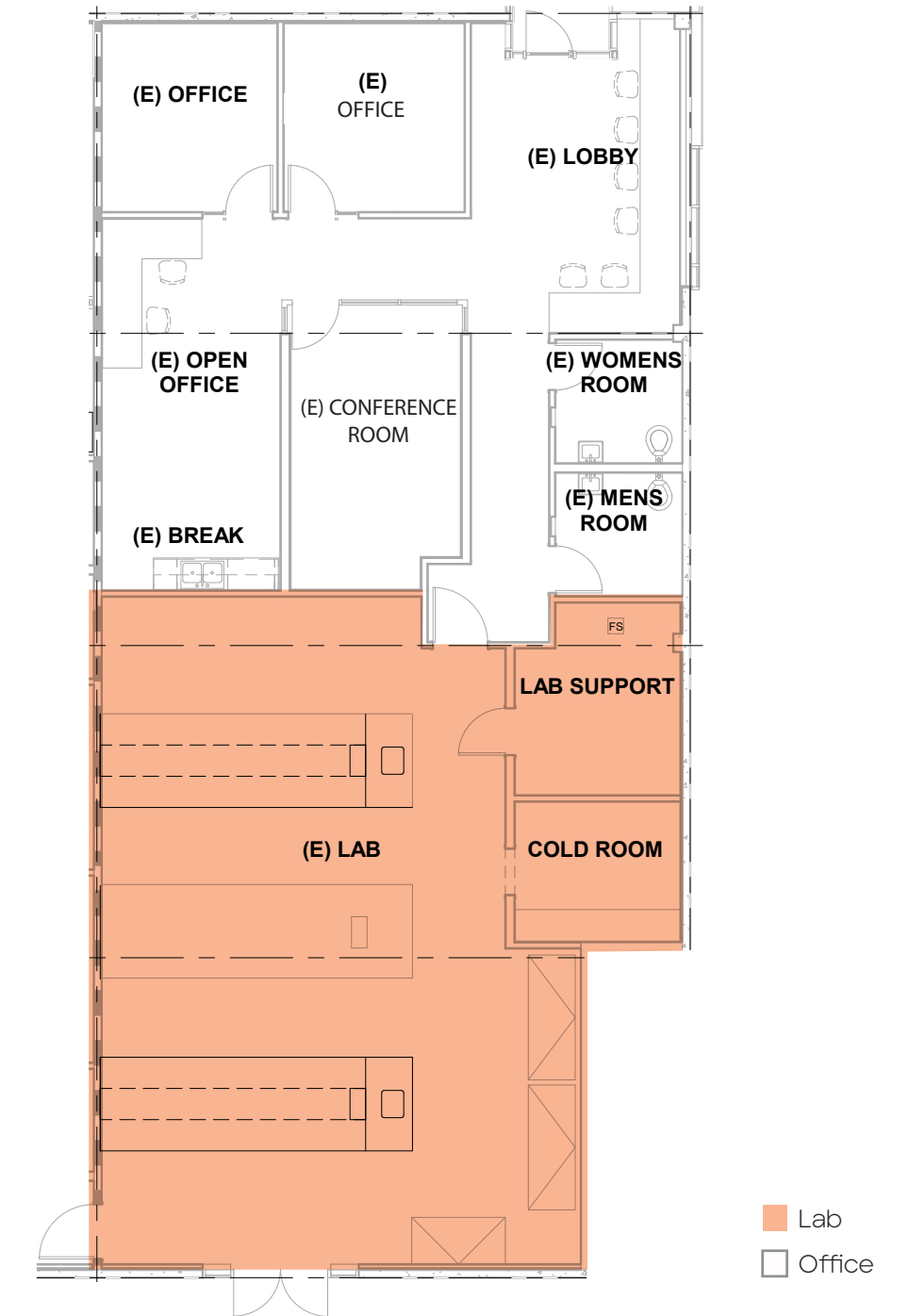
50% OFFICE | 50% LAB

AVAILABLE NOW

Lab: 3 lab benches, 3 fume hoods (1 six foot and 2 eight foot), 1 lab support room, walk-in cold room

Office: 2 private offices, 8 workstations, 1 conference room, break room

*Furniture not included

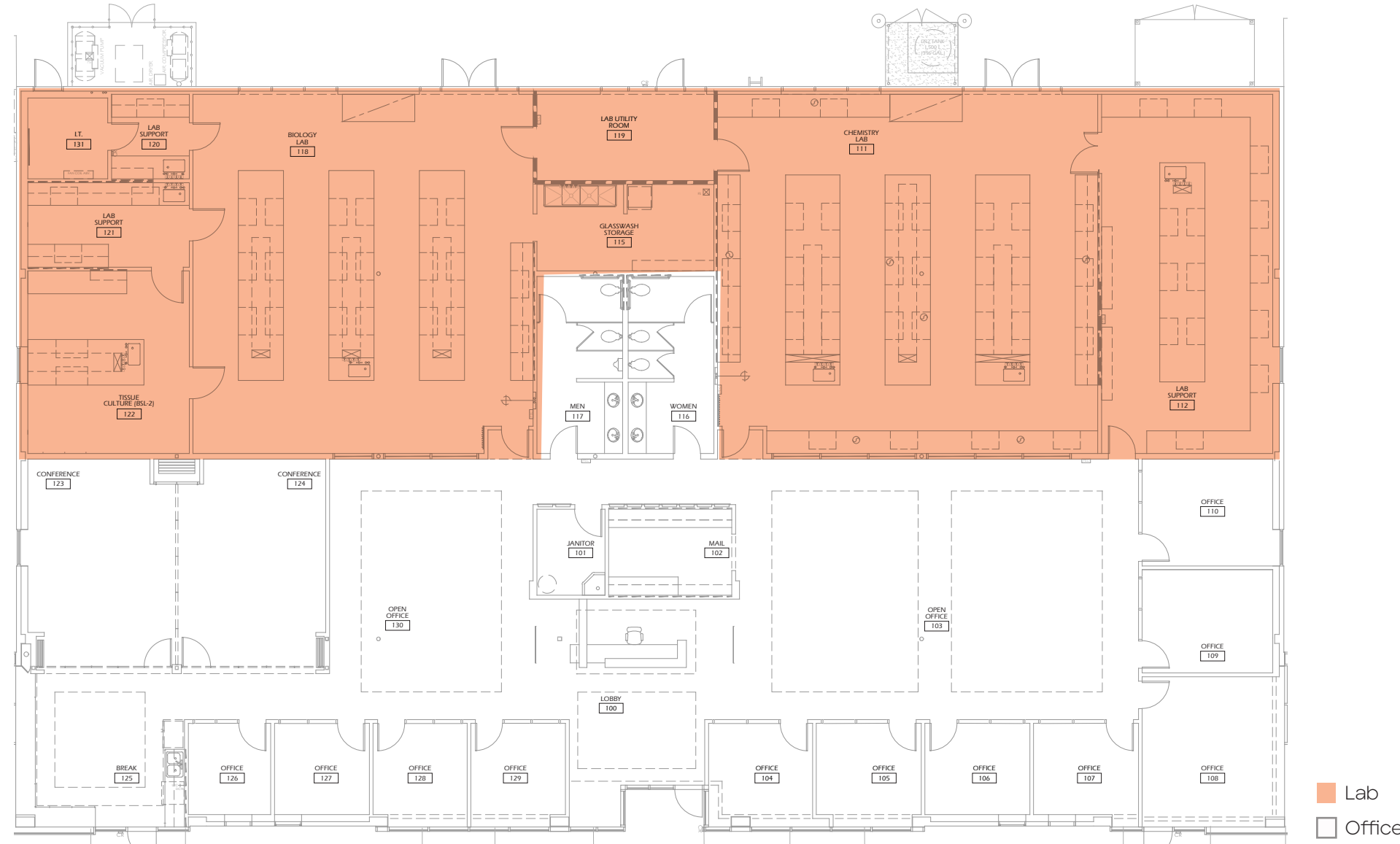


11111 FLINTKOTE AVENUE

FIRST FLOOR: 11,710 SF | AVAILABLE NOW
50% LAB | 50% OFFICE

Lab: 7 lab benches, 2 eight foot fume hoods, 4 lab support rooms and glasswash

Office: 11 private offices, 18 workstations, 2 conference rooms and break room



11180 ROSELLE STREET

SUITE A & B: AVAILABLE NOW

SUITE A: 8,906 SF | 65% LAB | 35% OFFICE

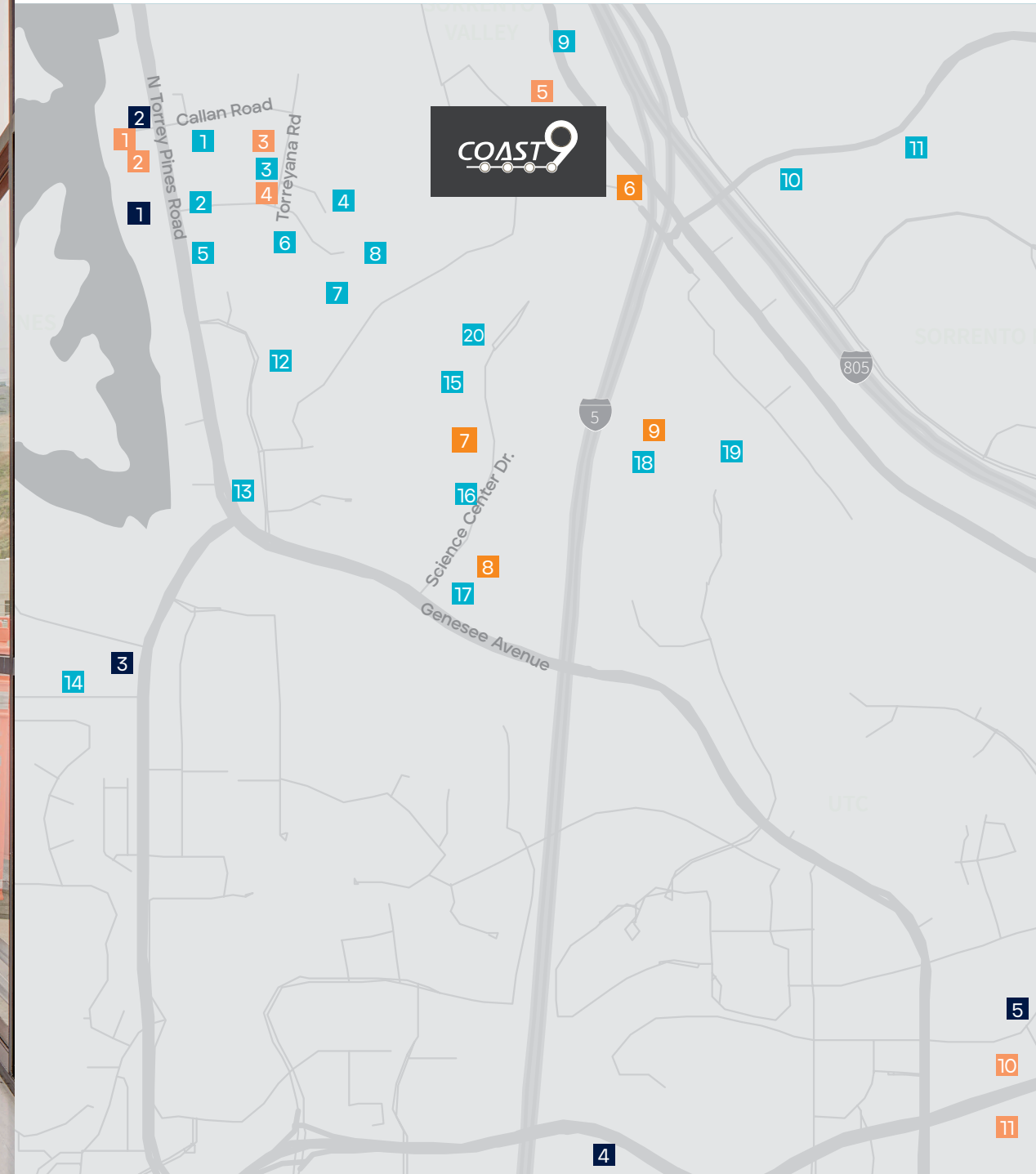
Lab: 4 lab benches, 8 eight-foot fume hoods, 4 lab support rooms and shipping/receiving area
Office: 3 private offices, 6 workstations (count can be increased), 3 conference rooms, break room

SUITE B: 4,600 SF | 75% LAB | 25% OFFICE

Lab: 3 lab benches, 12 eight-foot fume hoods, 2 lab support rooms, NMR room
Office: 2 private offices, 15 workstations, 2 huddle rooms, 1 conference room

**Furniture included. Existing layout may vary from floor plan shown.*





Life Science Community

- | | |
|--------------------------|-----------------------------|
| 1 Ambrx | 1 The Grill at Torrey Pines |
| 2 Altos Labs | 2 A.R. Valentine |
| 3 Merck | 3 Farmer & the Seahorse |
| 4 Capricor Therapeutics | 4 Gold Finch Delicatessen |
| 5 Sanford Burnham Prebys | 5 City Tacos |
| 6 Erasca | 6 Zumbar Coffee |
| 7 Vertex Pharmaceuticals | 7 Copa Vida |
| 8 Johnson & Johnson | 8 Joya Kitchen |
| 9 Abzena | 9 Green Acre |
| 10 Treeline Biosciences | 10 Red O |
| 11 Precision Diagnostics | 11 Westfield UTC |
| 12 Novartis | - Javier's |
| 13 Scripps Research | - Pacific Catch |
| 14 Salk Institute | - Lucrezia |
| 15 Arcturus Therapeutics | - Raised by Wolves |
| 16 Pacira | - True Food Kitchen |
| 17 BlossomHill | - Shake Shack |
| 18 Bristol Myers Squibb | - La Colombe Coffee |
| 19 Eli Lilly | |

HOTELS

- | |
|-----------------------|
| 1 Hilton |
| 2 The Lodge at Torrey |
| 3 Pines |
| 4 Estanica La Jolla |
| 5 Hyatt |

Experience more where you work

Curated events designed to inspire, connect, and recharge—bringing more to your workday beyond the office.

- Coat Drive
- Blood Drive
- E-Waste Drive
- Back to School Drive
- Headshot Series
- Sunset rooftop tastings
- Summer BBQ
- Holiday party
- Community lawn events
- Rooftop yoga
- Fitness Classes
- Toy Drive



WELLNESS & FITNESS

Yoga, cycling, and group fitness to refresh and recharge.



ENTERTAINMENT & SOCIAL

Live music, food tastings, and creative workshops to unwind.



LEARNING & NETWORKING

Expert panels, skill-building sessions, and industry meetups.



GIVING BACK

Blood drives, coat drives, toy donations, Core giving (food charity), and more!





BioMed Realty, a Blackstone real estate portfolio company, is a leading provider of real estate solutions to the innovation economy.

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.





Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

A  BioMed Realty property



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

Michelle Westoby
tel +1 858 410 1190
michelle.westoby@jll.com
RE license #01377091