

GENESIS

±330,000 RSF Life Science Campus

5505,5510-5590 Morehouse Drive
GENESIS-ScienceCenter.com

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PHASE3
— REAL ESTATE PARTNERS —

 **BainCapital**
REAL ESTATE

GENESIS Science Center

±330,000 RSF Class A Life Science Campus

AVAILABLE NOW - SPEC LAB & OFFICE SUITES

5505 MOREHOUSE DRIVE

- Suite 300 - 28,324 RSF

5510 MOREHOUSE DRIVE

- Suite 100 - 12,196 RSF
- Suite 110 - 5,315 RSF

5590 MOREHOUSE DRIVE

- 35,684 RSF

5550 MOREHOUSE DRIVE

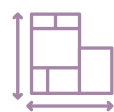
- Full Building Opportunity
- 22,756 RSF

5580 MOREHOUSE DRIVE

- Suite 100 - 19,465 RSF
- Suite 120 - 9,038 RSF

CAMPUS AMENITIES

- Centralized Amenity Courtyard
- Outdoor Gathering and Seating Areas
- State-of-the-Art Fitness Center
- Yoga Studio
- Shared Conference Center
- On-Site Facilities Teams
- Shared Glass Wash & Autoclave
- Walking Paths to Nearby Retail



±330K RSF
5-Building campus



Grow at Scale
within the campus



±360K SF
Build-to-suit opportunity



3/1,000
Parking





5505 MOREHOUSE DRIVE



5580 MOREHOUSE DRIVE

Genesis Science Center stands as a beacon of innovation within San Diego's biotech landscape. With five buildings spanning ±330,000 square feet, the campus offers top-tier lab spec suites with modern finishes, setting a new standard of excellence. Strategically located in the Sorrento Mesa biotech cluster, it provides easy access to Interstate 805 and a plethora of nearby amenities within walking distance.

The campus features a centralized amenity courtyard, enhancing the outdoor experience for its occupants. Furthermore, Genesis Science Center boasts a range of facilities, including a fitness center, conference center, and shared glasswash & autoclave facilities, catering to diverse needs. Beyond its physical attributes, the center serves as a dynamic hub where collaboration thrives and new innovations are fostered.



5550 MOREHOUSE DRIVE

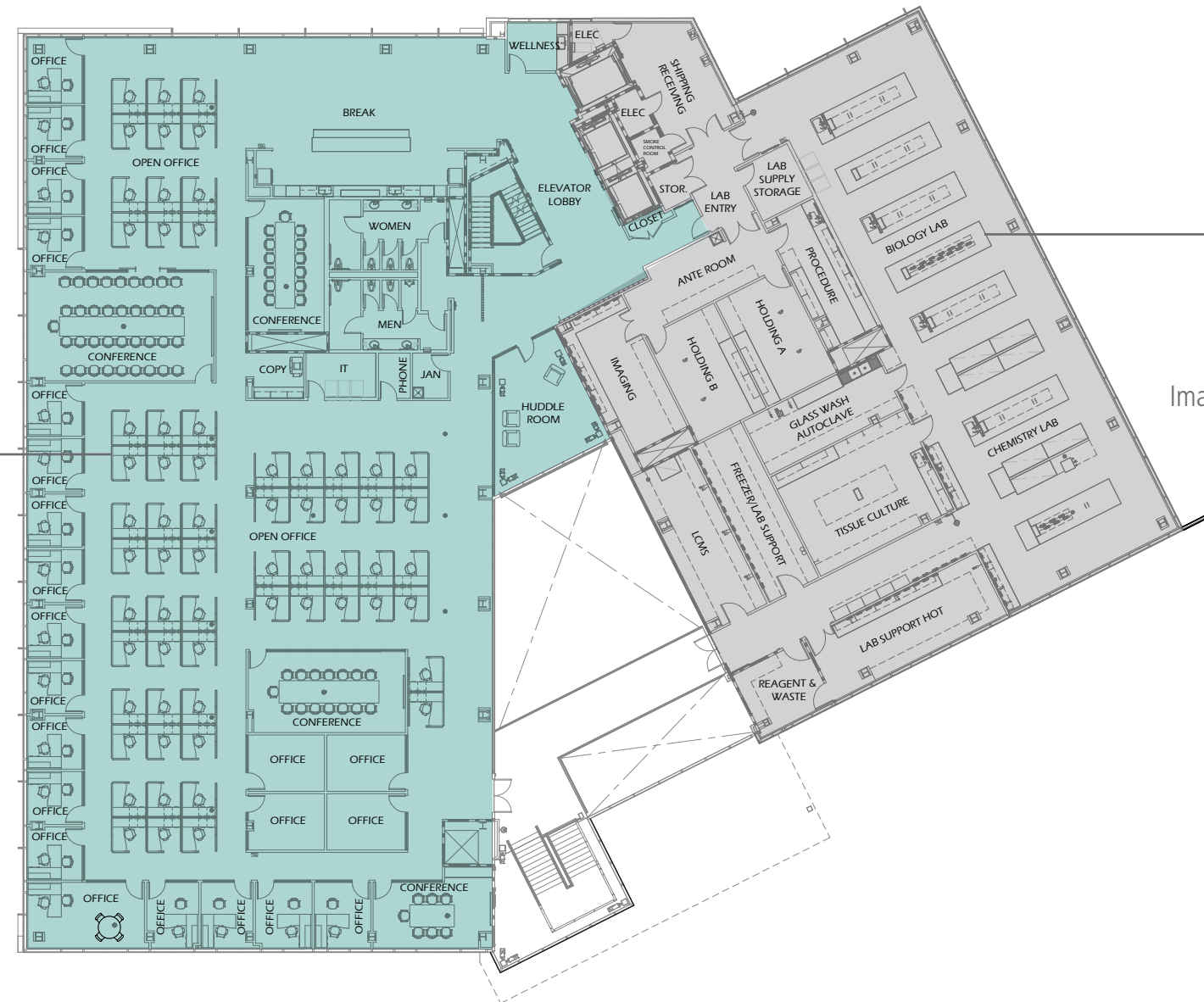
5505 MOREHOUSE DRIVE

SUITE 300: 28,324 RSF

AVAILABLE NOW

FURNITURE INCLUDED. EXISTING LAYOUT MAY VARY FROM FLOOR PLAN SHOWN.

Lab
Office



Suite 300 (Office)

- 64 Workstations
- 22 Private Offices
- 4 Conference Rooms
- Breakroom
- Wellness Room
- Huddle Room

Suite 300 (Lab)

- 7 Lab Benches
- 8 Fume Hoods
- 2 Lab Support Rooms
- 2 Holding Rooms
- Imaging, LCMS, and Ante Room
- Glass Wash Autoclave
- Tissue Culture
- Shipping/Receiving



5510 MOREHOUSE DRIVE

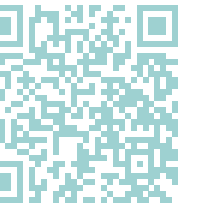
SUITE 100: 12,196 RSF

AVAILABLE NOW

FURNITURE INCLUDED. EXISTING LAYOUT MAY VARY FROM FLOOR PLAN SHOWN.

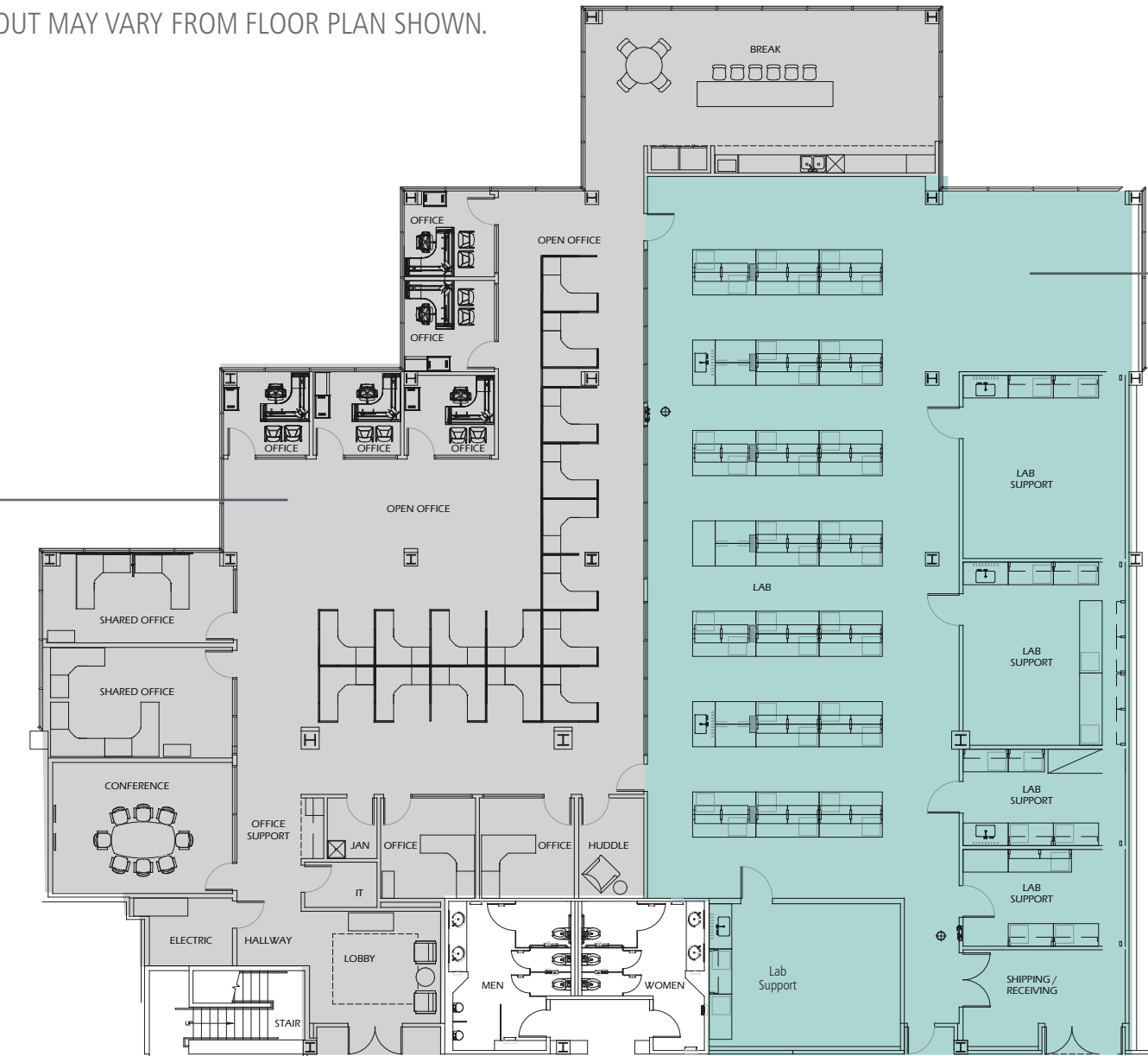
Lab
Office

VIRTUAL TOUR



Suite 100 (Office)

- 16 Workstations
- 9 Private Offices
- 1 Conference Room
- Break Room
- Print/Copy Area
- IT Server Room



Suite 100 (Lab)

- 7 Lab Benches
- 5 Lab Support Rooms
- 1 Fume Hood

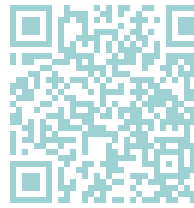


5510 MOREHOUSE DRIVE

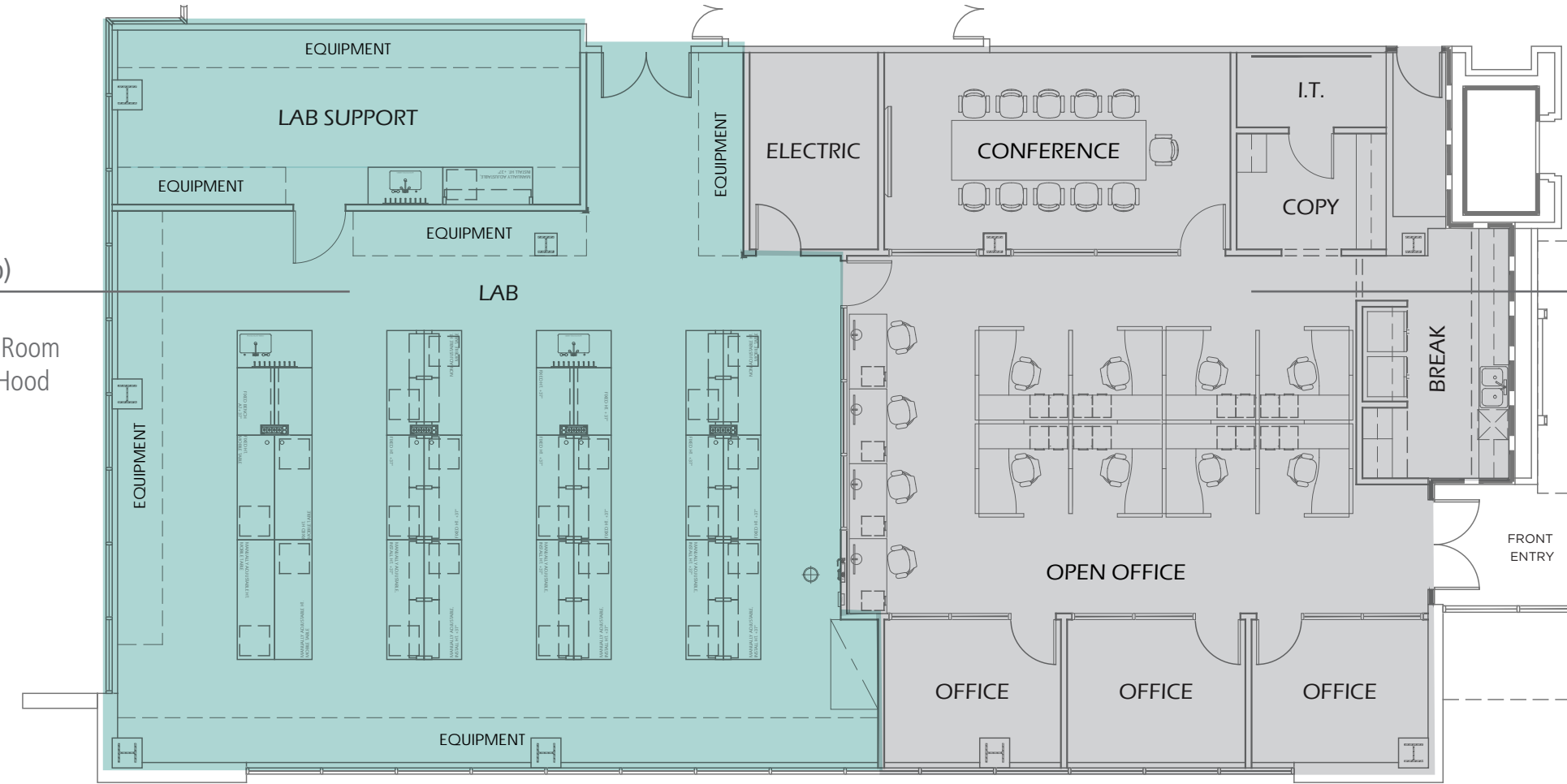
SUITE 110: 5,315 RSF
 AVAILABLE NOW
 FURNITURE NOT INCLUDED

Lab
 Office

VIRTUAL TOUR



Suite 110 (Lab)
 4 Lab Benches
 1 Lab Support Room
 1 Six Ft Fume Hood



Suite 110 (Office)
 12 Workstations
 3 Private Offices
 1 Conference Room
 Print/Copy Area
 IT Server Room
 Break Room

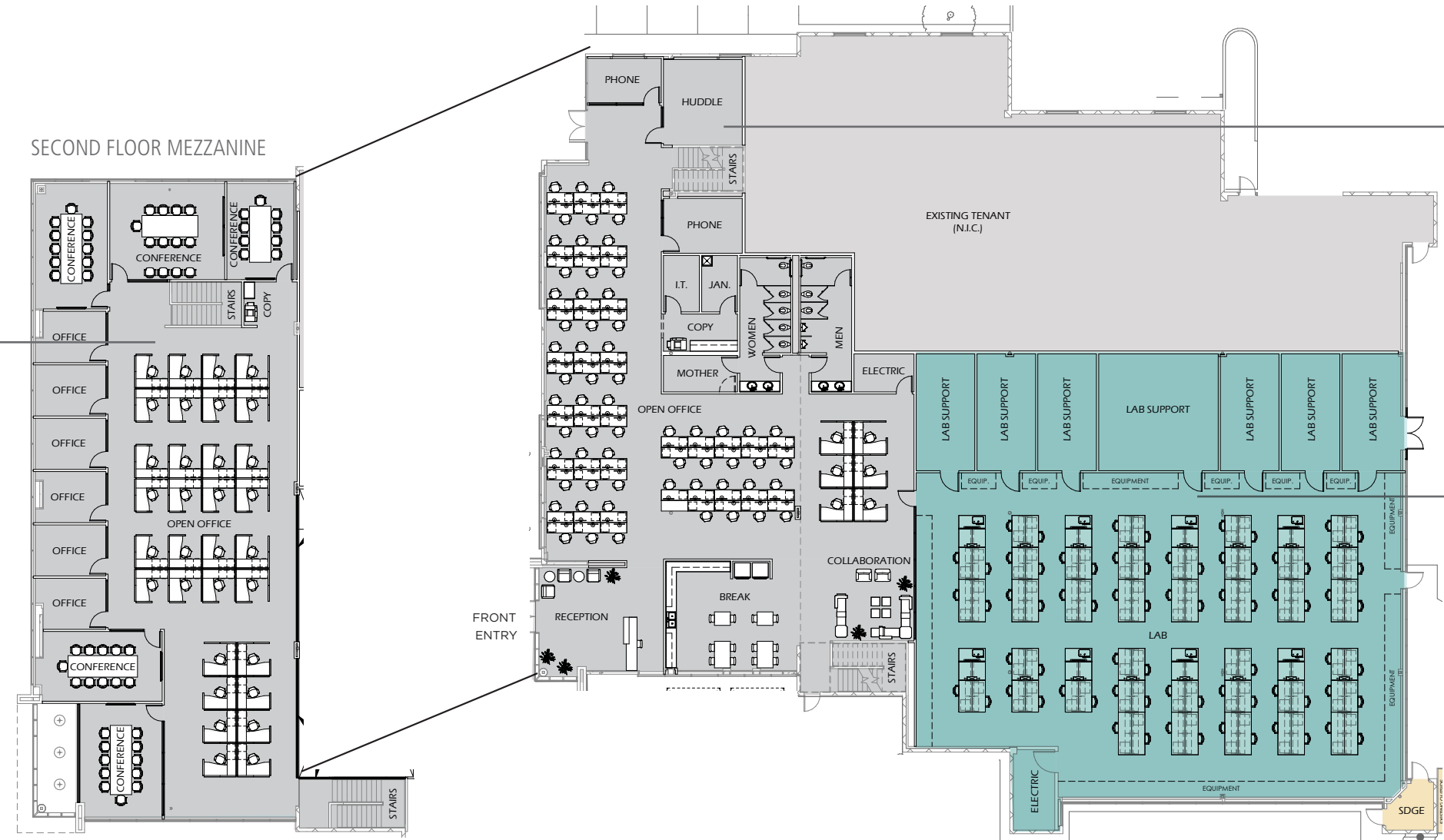


5550 MOREHOUSE DRIVE

SUITE 110: 22,756 RSF
 AVAILABLE NOW
 CONCEPT PLAN

Lab
 Office

Suite 200 (Office)
 32 Workstations
 6 Private Offices
 5 Conference Rooms



Suite 110 (Office)
 67 Workstations
 1 Huddle Room
 Reception Area
 Large Break Room
 IT Server Room
 Men's/Women's Restrooms

Suite 110 (Lab)
 16 Lab Benches
 7 Lab Support Rooms



5580 MOREHOUSE DRIVE

SUITE 100: 19,465 RSF

AVAILABLE NOW

FURNITURE INCLUDED. EXISTING LAYOUT MAY VARY FROM THE FLOOR PLAN SHOWN.

Suite 100 (Lab)

- 10 Lab Benches
- 3 Lab Support Rooms
- 1 Six Ft Fume Hood

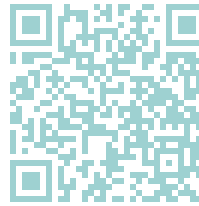
Suite 100 (Office)

- 56 Workstations
- 8 Private Offices
- 1 Conference Room
- Print/Copy Area
- IT Server Room
- Break Room
- Reception Area



- Lab
- Office

VIRTUAL TOUR



5580 MOREHOUSE DRIVE

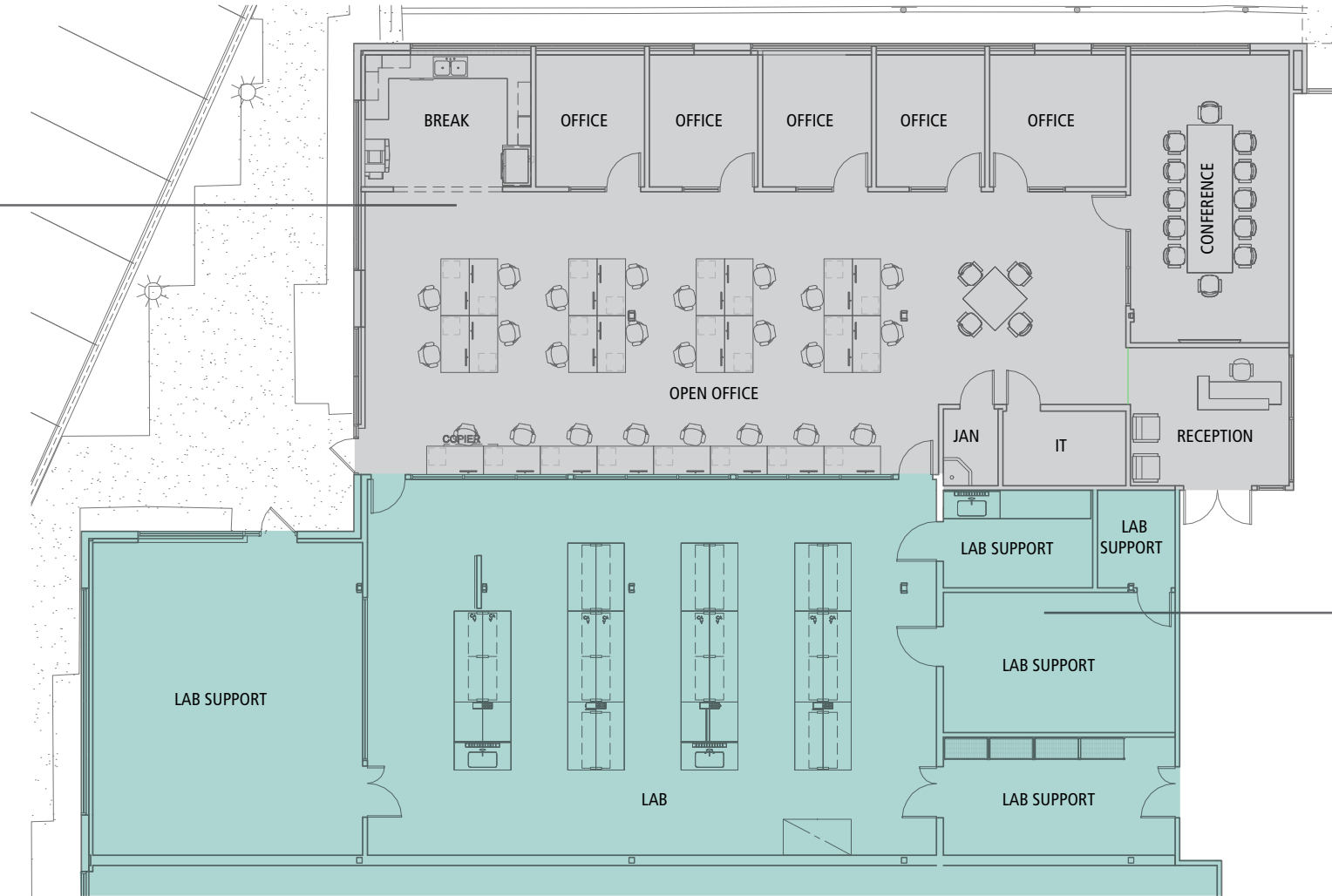
SUITE 120: 9,038 RSF

AVAILABLE NOW

CONCEPT PLAN

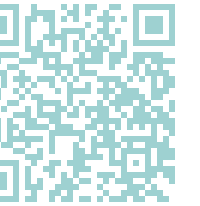
Suite 120 (Office)

- 24 Workstations
- 5 Private Offices
- 1 Conference Room
- 1 Break Area
- IT Server Room
- Reception Area



- Lab
- Office

VIRTUAL TOUR



Suite 120 (Lab)

- 4 Lab Benches
- 4 Lab Support Rooms

5590 MOREHOUSE DRIVE

FULL BUILDING | 35,684 RSF

AVAILABLE Q1 2027

FURNITURE INCLUDED. EXISTING LAYOUT MAY VARY FROM THE FLOOR PLAN SHOWN.

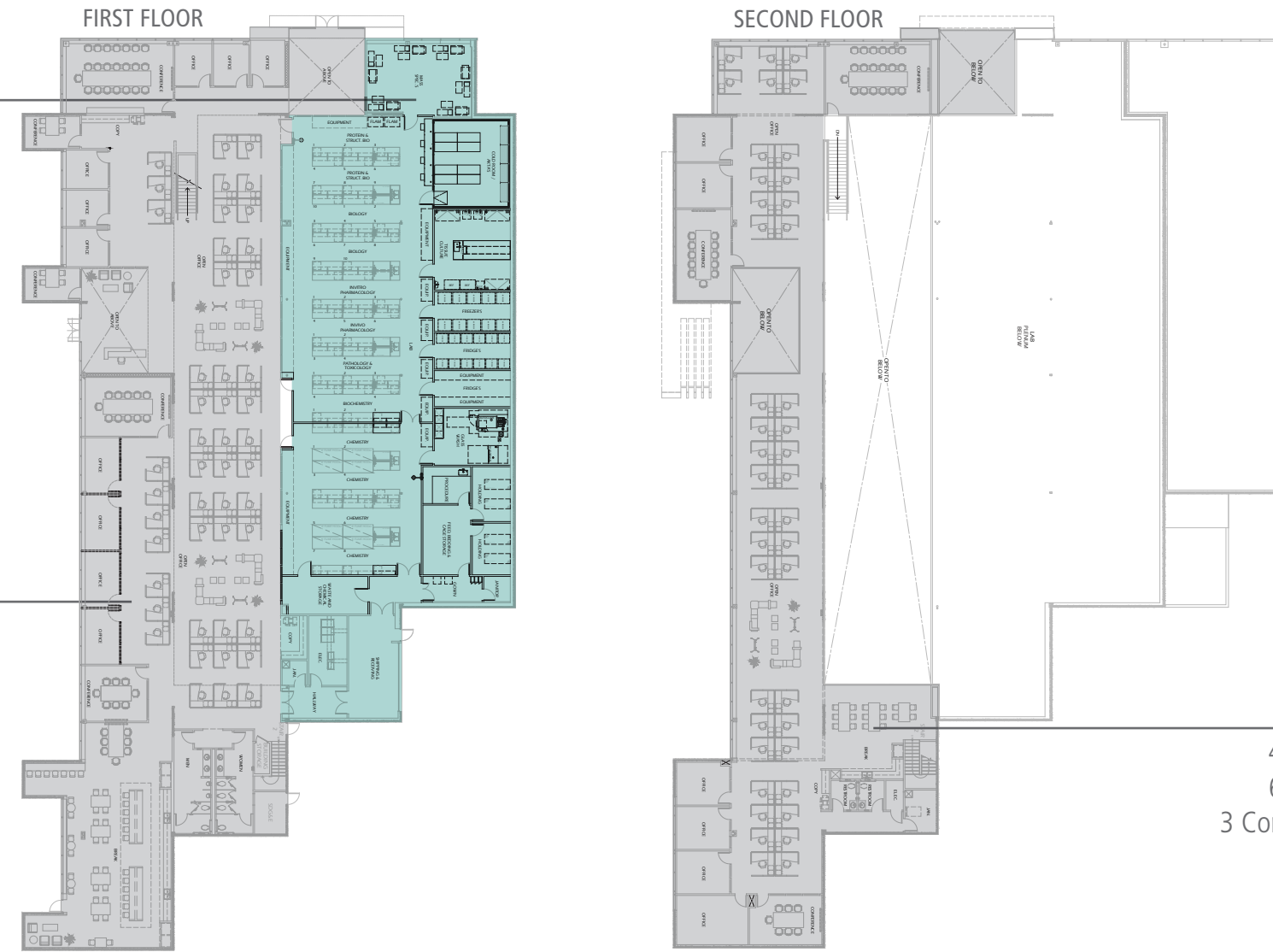
- Lab
- Office

Lab

- 11 Lab Benches
- Tissue Culture Room
- Cold Room
- 2 Freezer & 1 Fridge Room
- Glass Wash
- 2 Holding Rooms
- 2 Storage Rooms
- Mass Spec's Room
- Shipping/Receiving

Office

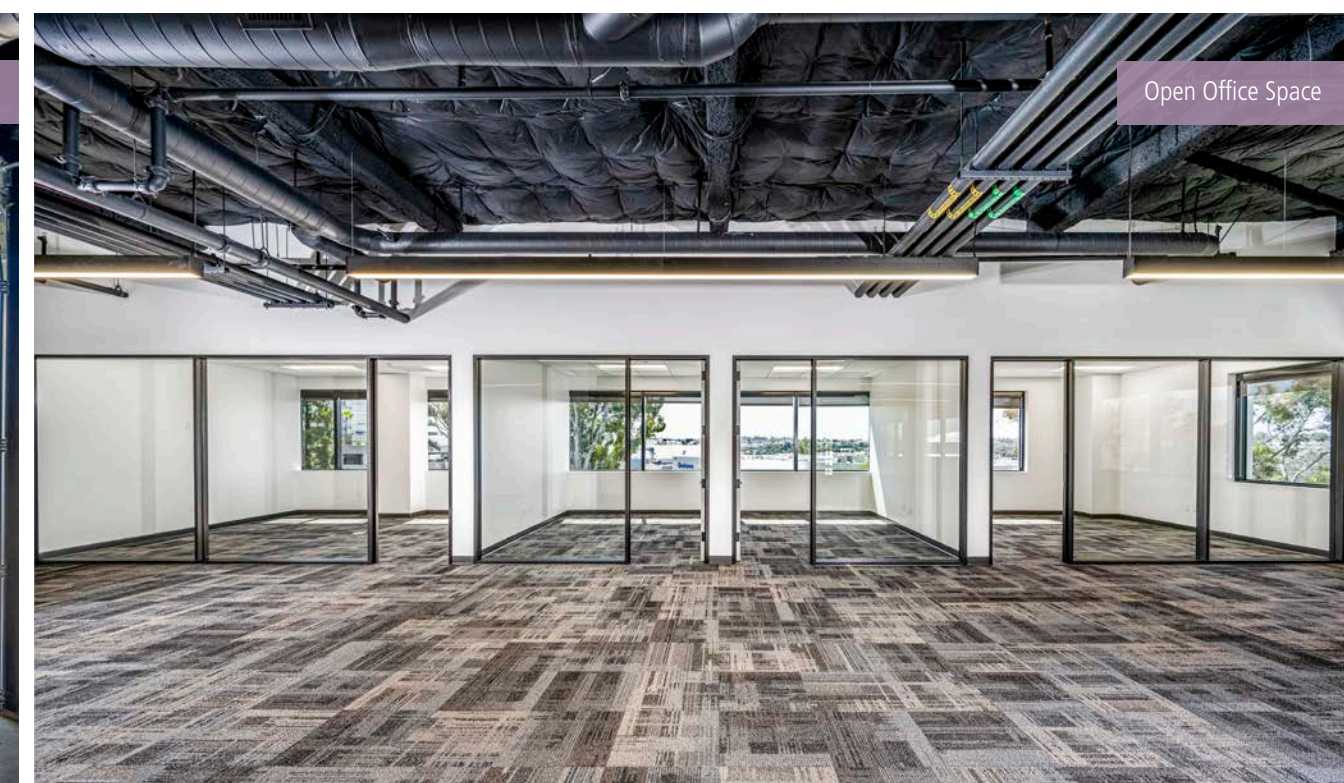
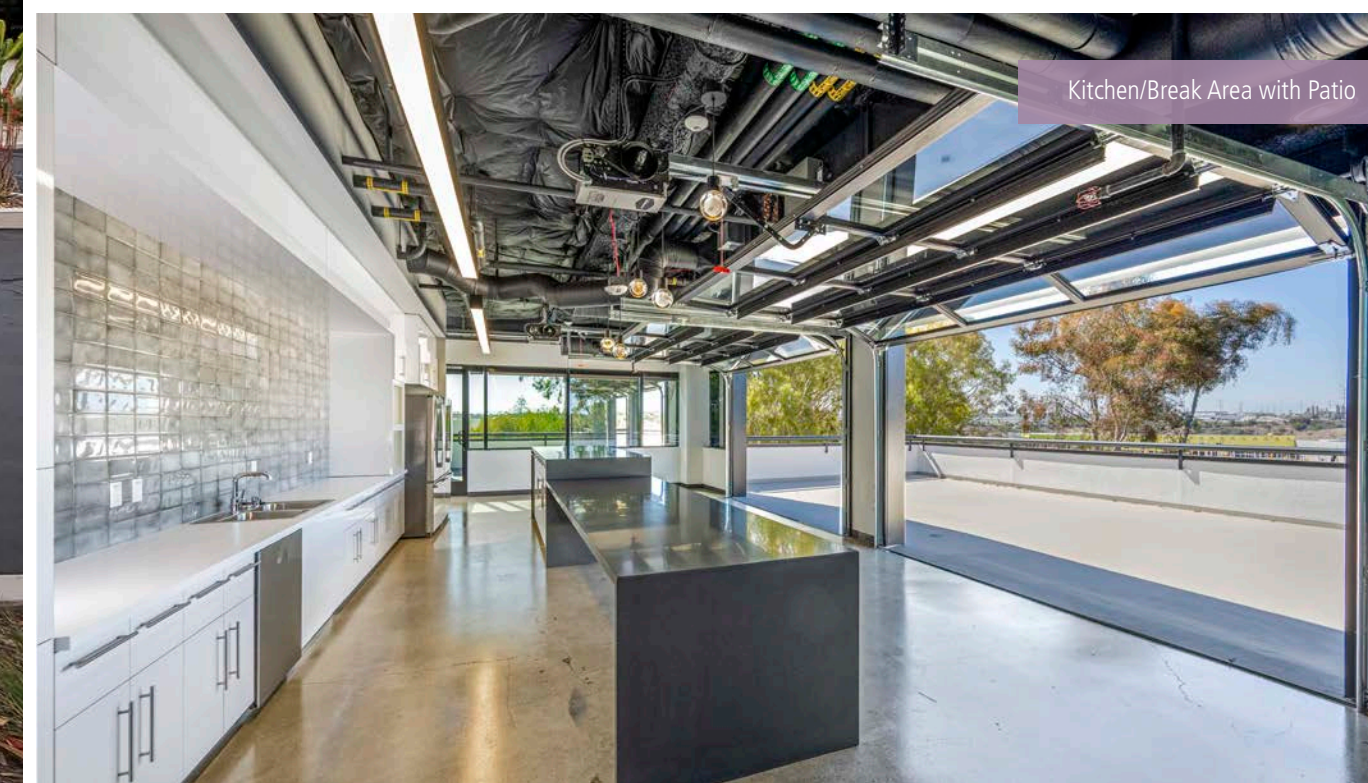
- 47 Workstations
- 10 Private Offices
- 5 Conference Rooms
- Break Area
- Reception Area



Office

- 42 Workstations
- 6 Private Offices
- 3 Conference Rooms
- Break Area
- Print/Copy Area







Glasswash/Autoclave



Conference Center



Fitness Center

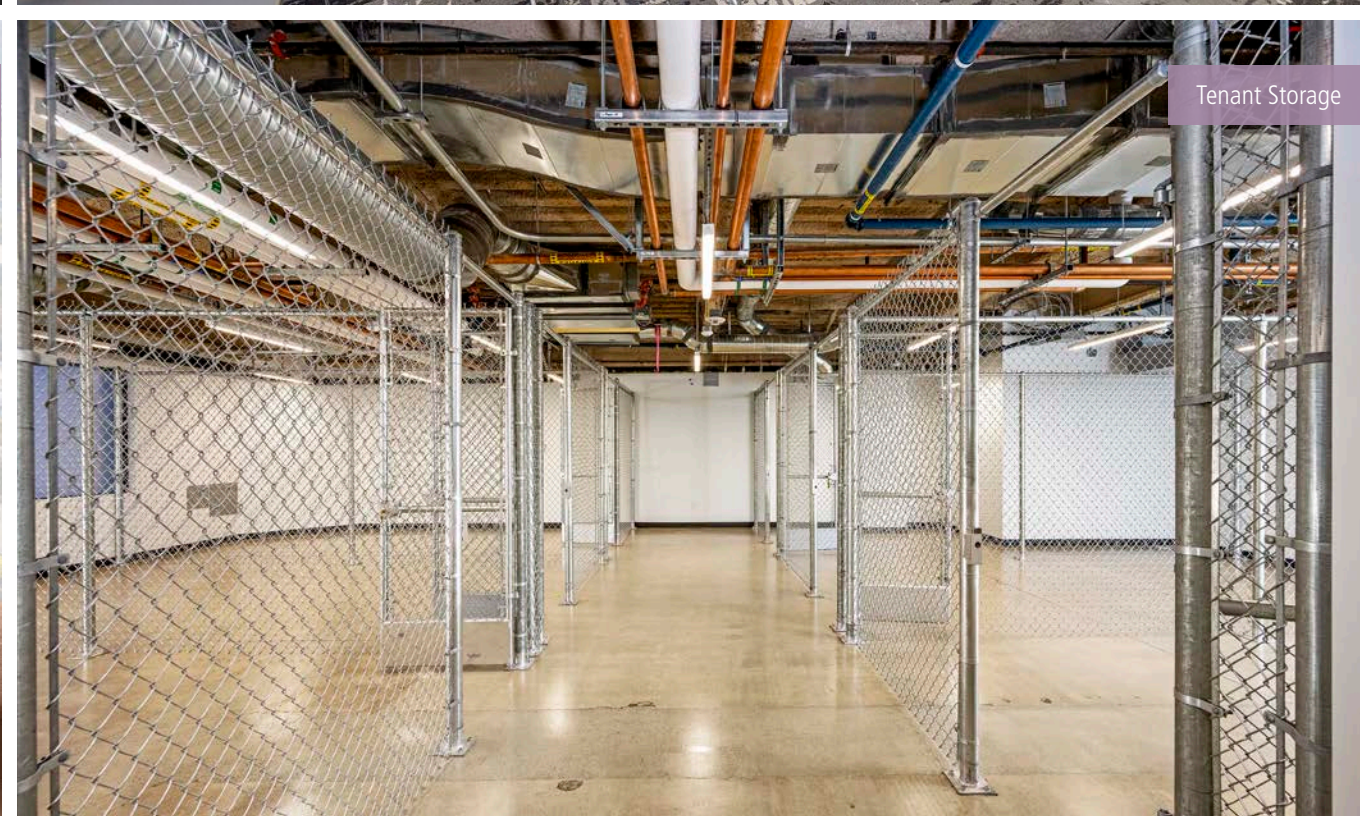


Outdoor Patio

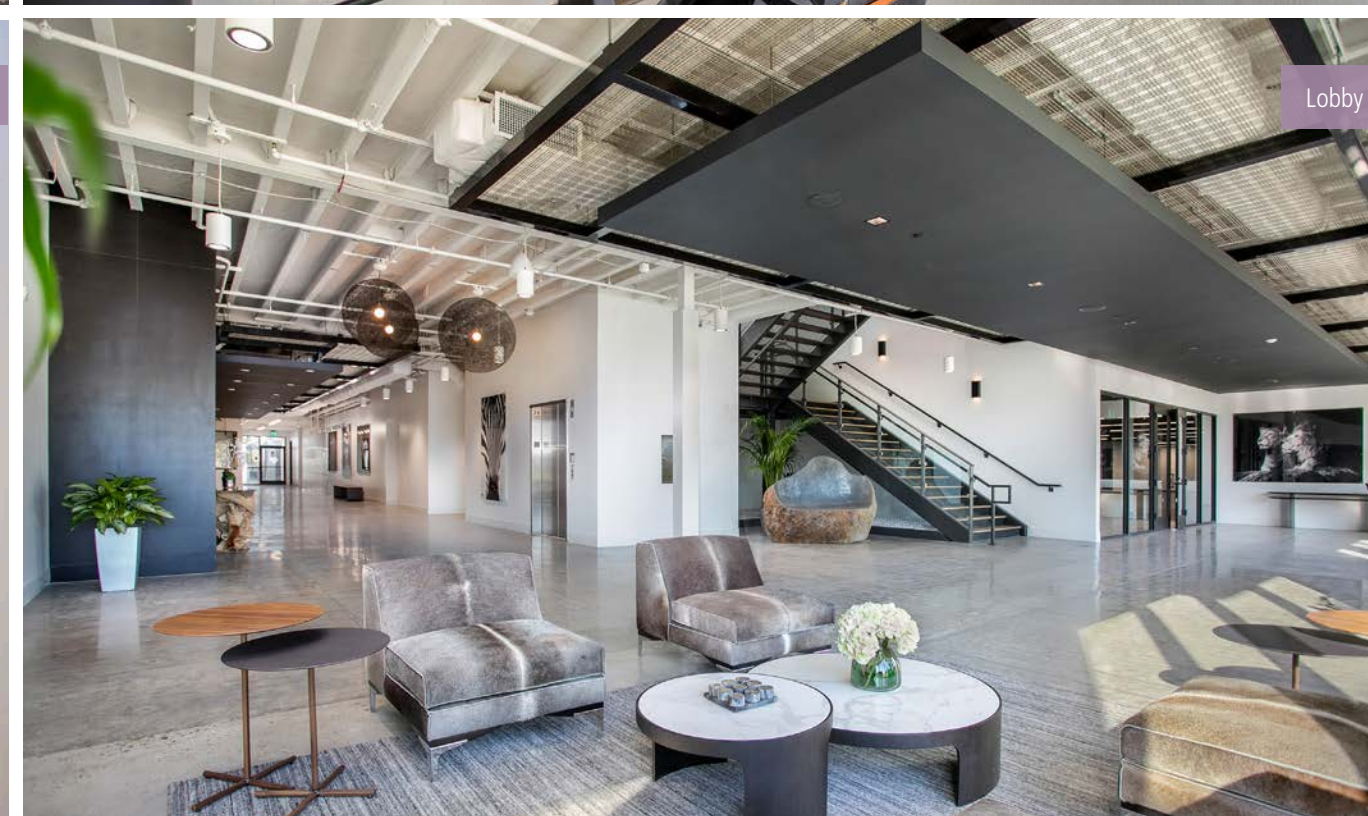


GENESIS eXchange App
(Tenant Experience)

GENESIS EXCHANGE



Tenant Storage



Lobby



Fitness Center

LOCAL AMENITIES

SOLANA BEACH



DEL MAR

SC

The new Sorrento Court will be a place for food, fitness, and community. There will be five new fast casual dining options.

9-minute walk from Genesis to Sorrento Court

4-minute bike ride from Genesis to Sorrento Court

LIFE SCIENCE NEIGHBORS

<ul style="list-style-type: none"> Ajinomoto Crinetics Pharmaceuticals Tandem Diabetes Veracyte Maravai LifeSciences NuVasive Johnson & Johnson Vertex Pharmaceuticals 	<ul style="list-style-type: none"> Sanford Burnham Prebys Scripps Research Thermo Fisher Eurofins STA Therapeutics Artiva Biotherapeutics BioLabs ADARx
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Restaurants

- Chick fil A
- Cafe de Anza
- Jersey Mike's
- Ike's Sandwiches
- Corner Office Pizza & Craft Beer
- BHC Chicken
- Karl Strauss Brewing Company
- California English
- Hawaiian Fresh Seafood
- 8 Elements
- Gravity Heights
- Croutons Restaurant
- Subway
- Sher Punjab Indian
- Skewers
- Opera Café and Patisserie
- Chicks Natural
- Thai Chada
- Salad Farm
- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille



Coffee

- Starbucks
- Copa Vida
- Cargo Cafe

Shopping Center

- Sorrento Court
- Sorrento Plaza
- Sorrento Mesa Crossroads
- Plaza Sorrento

Hotels

- Courtyard by Marriott
- Residence Inn
- Holiday Inn Express
- Country Inn & Suites



- Kabul House of Kabobs
- Pho Station Vietnamese
- Moose's BBQ and Philly
- Nico's Taco Shop
- Submarina
- The Grill and Market
- Hanaya Sushi
- Kings Garden Chinese
- Spices Thai Café





OWNERSHIP & SPONSOR

PHASE3

REAL ESTATE PARTNERS

With over 30 years of experience in the life science industry, Phase 3 Real Estate Partners, Inc. has been a leader in owning, operating, repositioning, and developing over 6 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

www.P3RE.com



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

www.BainCapitalRealEstate.com



GENESIS - Science Center



GENESIS - Del Mar



GENESIS - San Diego



GENESIS - Summit



GENESIS - Roselle

GENESIS

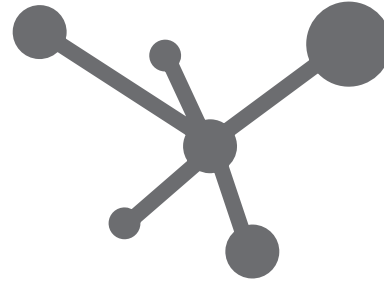
{ The root of innovation }

±5 MILLION SF
LIFE SCIENCE PORTFOLIO

“Our vision is to deliver premier research-ready life science environments for tomorrow’s technology.”

NATIONAL PRESENCE IN THE TOP LIFE SCIENCE CLUSTERS

- San Diego - San Francisco - Boston -



GENESIS

{ The root of innovation }

GENESIS-ScienceCenter.com



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