



GOVERNOR POINTE
BY BREAKTHROUGH

6220 Greenwich Drive | San Diego, CA 92122

Real Estate at the Speed of Science

Designed to serve the everyday needs of today's life science companies



SCALABILITY
7,500 – 163,000 RSF



CAMPUS IDENTITY
Highly visible signage opportunity:
±417,000 cars per day



STUDIOLABS
Private, fully-furnished,
lab-equipped suites



PARKLIKE SETTING
Indoor/outdoor collaboration areas



**NEW CAMPUS
CAFÉ AND LOUNGE**



**STATE-OF-THE-ART INDOOR/
OUTDOOR FITNESS CENTER**



**HIGH-END SHOWER AND
LOCKER FACILITIES**



**SUSTAINABLE
DESIGN**



Amenity Rich Campus



StudioLabs lab and office suites

- A** StudioLabs A
- B** StudioLabs B
- C** StudioLabs C
- D** StudioLabs D

StudioLabs shared facilities and lab support

- E** Shared Conference Rooms and Wellness Room
- F** Common Lab Equipment & Shipping/Receiving (Suites A&B)
- G** Common Area Support Rooms & Shipping/Receiving (Suites A&B)
- H** Welcome Gallery

Building common areas

- I** The Paseo
- J** Fitness Center & Fitness Lawn
- K** OnSite Cafe and Kitchen
- L** Lobby/Atrium and Lounge
- M** Front Lawn

Growth opportunity (warm shell space)

- N** Customizable Warm Shell





Lobby/Atrium and Lounge



The Grove: On-Site Cafe and Kitchen



Front Entry

Strategic Connectivity

In the fast-paced world of life sciences, every minute counts. Governor Point is **strategically located to maximize your team's productivity and minimize time spent on the road.**

UNPARALLELED ACCESSIBILITY

UTC Westfield Mall inclusive of numerous restaurants, shopping and amenities

5 MIN

North County's STEM talent pool

12 MIN

UC San Diego, Salk Institute, and Scripps Research via I-5 North

15 MIN

Downtown San Diego and the International Airport via I-805

12 MIN

Scripps Ranch via SR-52

15 MIN



Access to Talent

Governor Pointe is located within the highest concentration of STEM employees in San Diego. The project is an ideal commute, located within a 20-minute drive of a majority of employees throughout the county.



DIRECT FREEWAY SIGNAGE OPPORTUNITY

visible to ±417,000 cars per day



BOOMING TALENT POOL

Draw in top talent from world-renowned research institution, University of California, San Diego (UCSD).



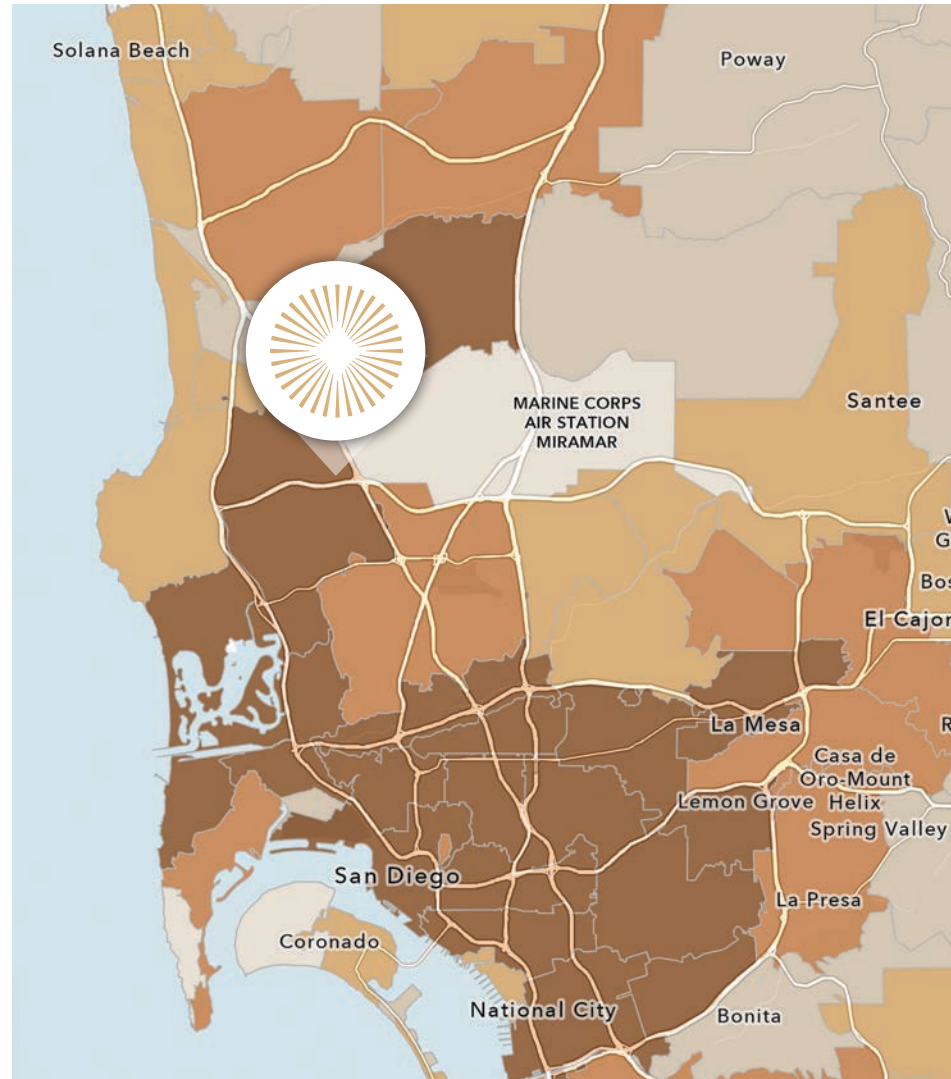
POISED FOR GROWTH

San Diego stands at the forefront of the nation's life science industry, consistently attracting top-tier professionals.



STRONG KNOWLEDGEABLE COMMUNITY

Collaborate with the nation's most innovative life science minds in a vibrant and thriving ecosystem



STEM EMPLOYEES PER SQ MILE



First Floor

PLAN

Total - 76,000 SF

- 38,000 SF - TI Ready (hypothetical)
- 1 StudioLab Move-in Ready Suite 10,490 SF
- StudioLabs Amenity Space
- Common Amenity Space
- Leased



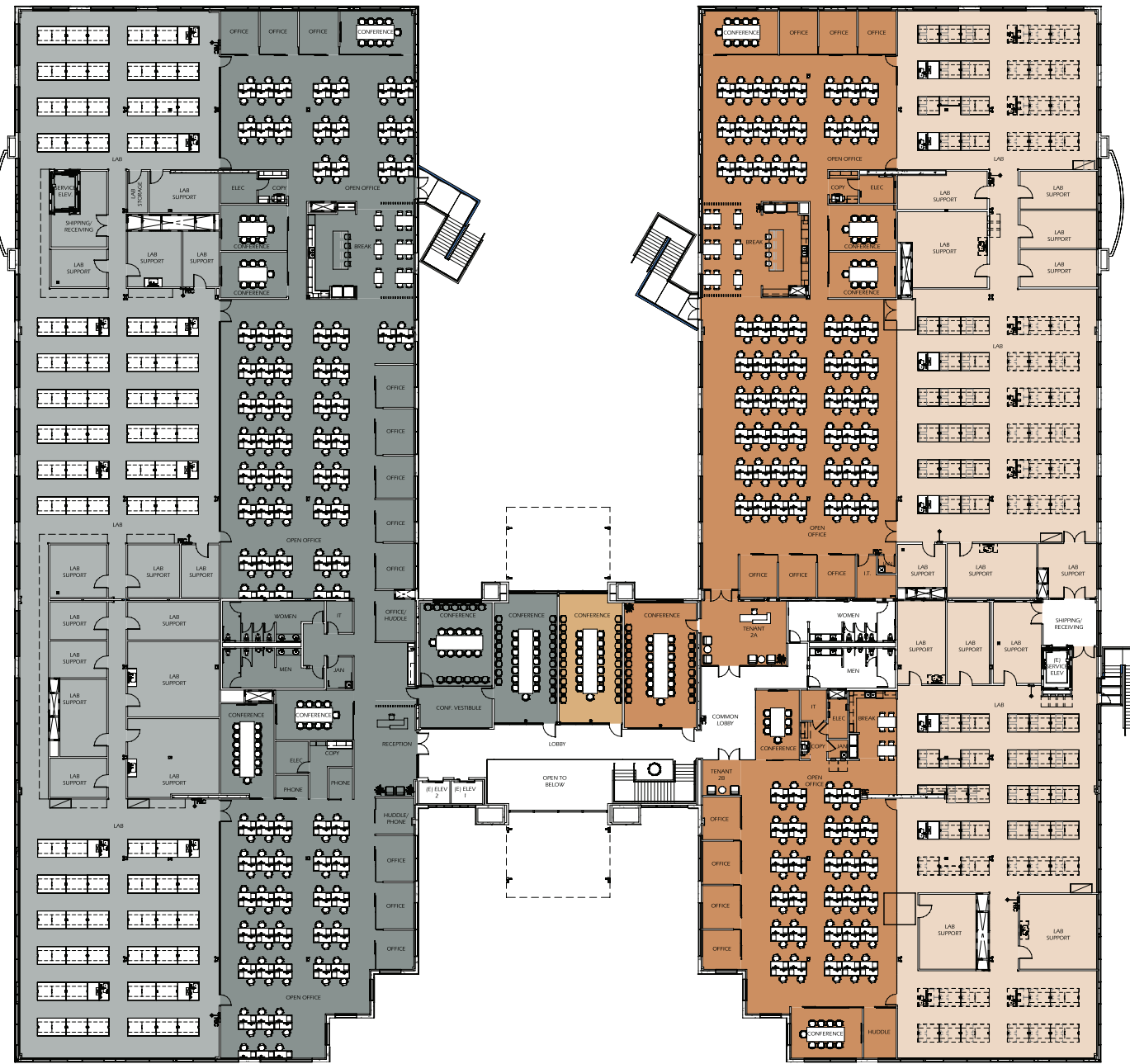
Second Floor

PLAN

Total - 86,000 SF

Divisible to 16,000 - 45,000 SF

- 45,000 SF - TI Ready (hypothetical)
- 2 Science Ready Suites 16,000 SF - 26,000 SF
- Common Amenity Space



Where Science Happens on Day 1

StudioLabs by Breakthrough are private lab and office spaces designed for discovery. The fully furnished suites offer a curated plug-and-play solution, saving users valuable time and resources. Our unique services and amenities allow you to focus on the science and leave the property operations to us.



7,500 – 12,200 RSF
PRIVATE SUITE SIZES



ON-SITE LAB MANAGEMENT &
CLIENT EXPERIENCE TEAMS



SCALE WITHIN THE
BREAKTHROUGH PORTFOLIO

studiolabs
BY BREAKTHROUGH

LEARN MORE AT
[YOURSTUDIOLABS.COM](https://yourstudiolabs.com)



Welcome Center



Interior Office & Lab

Global Reach, Local Expertise

Choose StudioLabs at Governor Pointe for a truly global experience beyond just a private suite. Join our global platform and gain access to unparalleled resources. With our Scientific Advisory Board's R&D expertise, valuable vendor relationships and comprehensive support services, you can focus solely on your science while we take care of the rest.



**ACCESS TO STRATEGIC
PARTNERS & ADVISEMENT**



**PREFERRED VENDOR
RELATIONSHIPS**



**FLEXIBLE TERM LEASES &
PREDICTABLE MONTHLY COSTS**



The Breakthrough Experience

Quality and design are part of the ethos in everything Breakthrough does. From the thoughtful designer touches and curated finishes in both offices and labs to the focus on client services and hospitality, Breakthrough is defining a new standard in life science real estate.

Breakthrough Properties (“Breakthrough”) is a joint venture between Tishman Speyer and Bellco Capital, combining Tishman Speyer’s global real estate platform with Bellco Capital’s deep life science investment expertise to deliver cutting-edge lab facilities in leading biotechnology clusters, life science real estate industry.

Breakthrough is led by an experienced management team with a proven track record of acquiring, developing and operating life science real estate. Their mission is to deliver best-in-class innovation communities that enable entrepreneurs and researchers to make life-changing discoveries.



TISHMAN SPEYER



BELCO CAPITAL



A Real Estate Partner

FOR LEADING COMPANIES WITH DIVERSE RESEARCH NEEDS



ONE HELIX
Amsterdam, NL



TORREY VIEW
San Diego, CA



THE 105
Boston, MA



CALLAN RIDGE
San Diego, CA



BELCO LIFE SCIENCE ECOSYSTEM

BUILD



Company building and incubation firm that partners with scientific founders and experienced management to create, finance and operate innovative companies in the life science sector

INVEST



Leading life science venture capital investment firm advancing biomedical innovations into therapies that have a meaningful impact for patients

GROW



Global growth capital platform dedicated to investing in food and agriculture technology businesses that improve agricultural productivity, nutrition, health, sustainability and supply chain efficiency

LEND



Life science credit platform, focused on providing non-dilutive, growth-oriented capital solutions to life science companies across industry subsectors

DEVELOP



Joint-venture combining Tishman Speyer's global real estate platform with Bellco's deep life science investment expertise to develop and own R&D facilities for mission-driven companies



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