

HqP
HEADQUARTERS
POINT

±245,625 SF
LIFE SCIENCES CAMPUS

4902 & 4910 Headquarters Point

bpi BioScience Property
Investments

JLL

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.



Building A

Spec suites delivering Q3 2026:

Suite 100: 19,625 SF

Suite 150: 13,600 SF



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



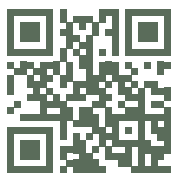
Building B
4910 Headquarters Point
±122,535 SF

Building A
4902 Headquarters Point
±122,920 SF

Campus facing West
±245k
total SF

Building A
terrace

Scan QR codes to
take a virtual tour
of each floor



Building B

±123k
square feet

Multi-tenant Spec Suites

±13,600 – 19,625 SF (BUILDING A FIRST LEVEL)

Suite 150 | 13,600

Office

- 4 Offices
- 9 Cubicles 6' X 6'
- 35 Desks 30" X 60"
- 2 Conference Rooms
- 1 Huddle Room
- 1 Break Room

Lab

- 5 Lab Support Rooms
- 12 Lab Benches
- 72 Lab Knee Spaces

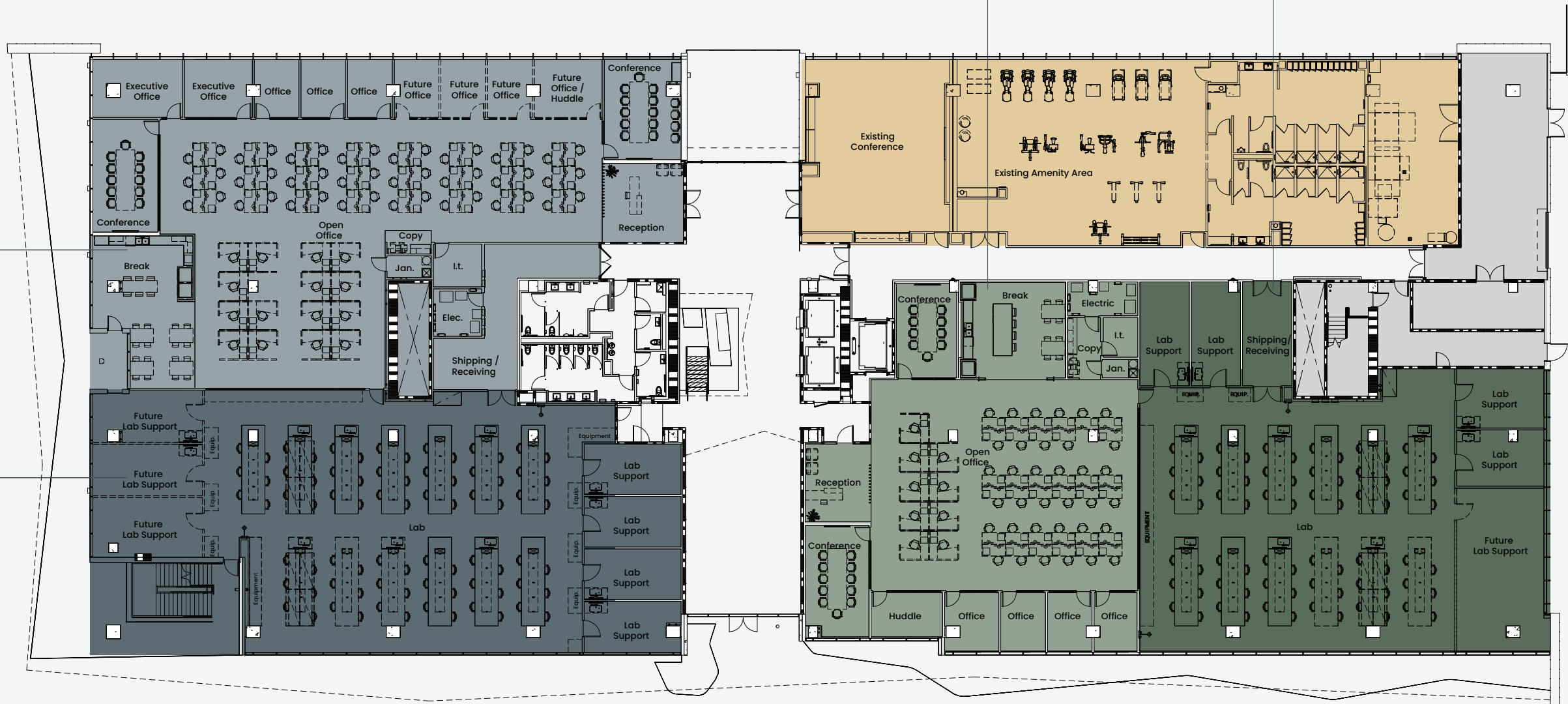
Suite 100 | 19,625 SF

Office

- 9 Offices
- 15 Cubicles 6' X 6'
- 48 Desks 24" X 60"
- 2 Conference Rooms

Lab

- 7 Lab Support Rooms
- 13 Lab Benches
- 78 Lab Knee Spaces
- Shipping/Receiving

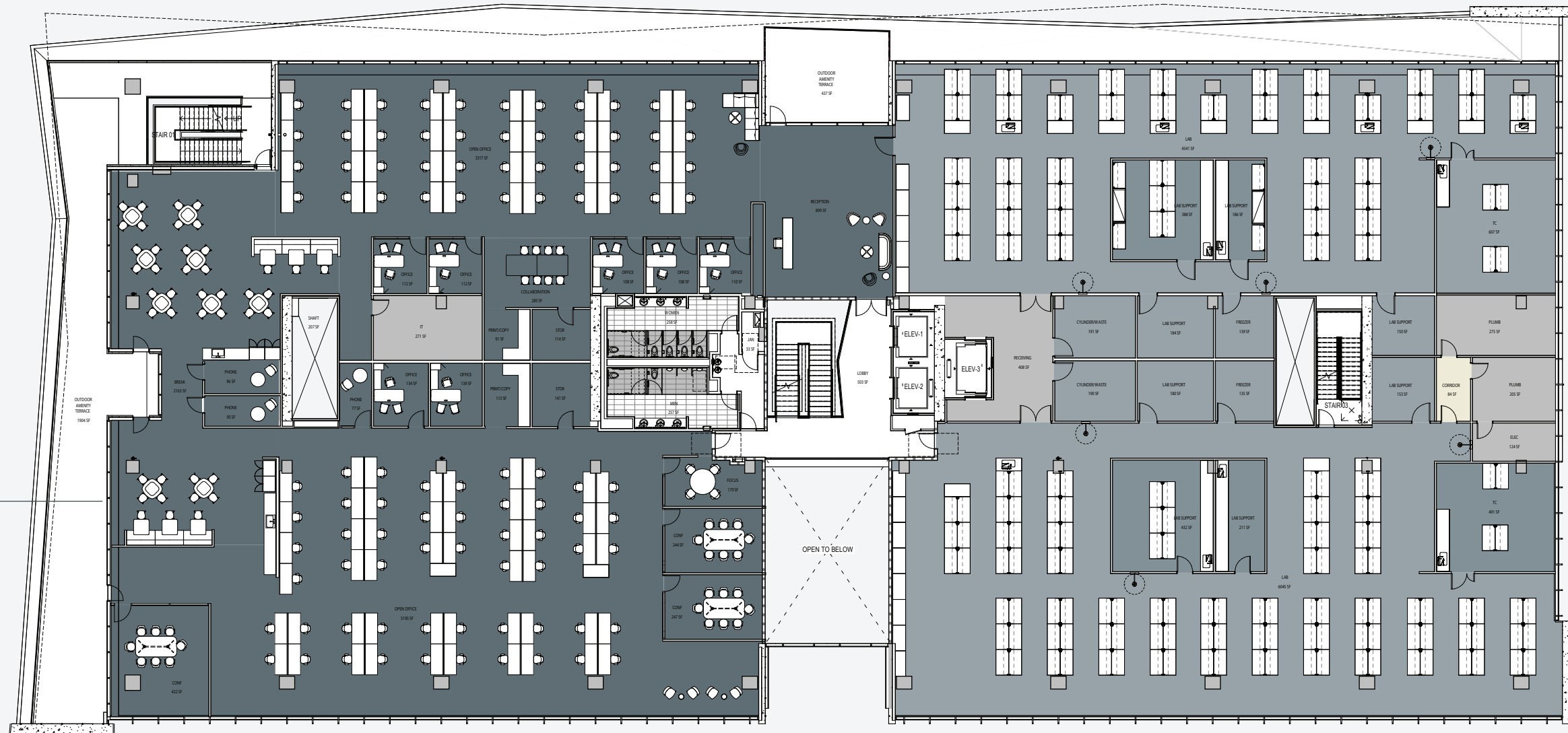


Single-tenant Conceptual Plan

Building B ±32,000 – 42,000 SF

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

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



HqP
HEADQUARTERS
POINT



Pacific Ocean

TORREY PINES

HqP

LIFE SCIENCES NEIGHBORS

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

RESTAURANTS

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



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.



9980 Huenekens



10020 Huenekens



TEN770



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