



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 D | 4,074 SF | 50% 50% | 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

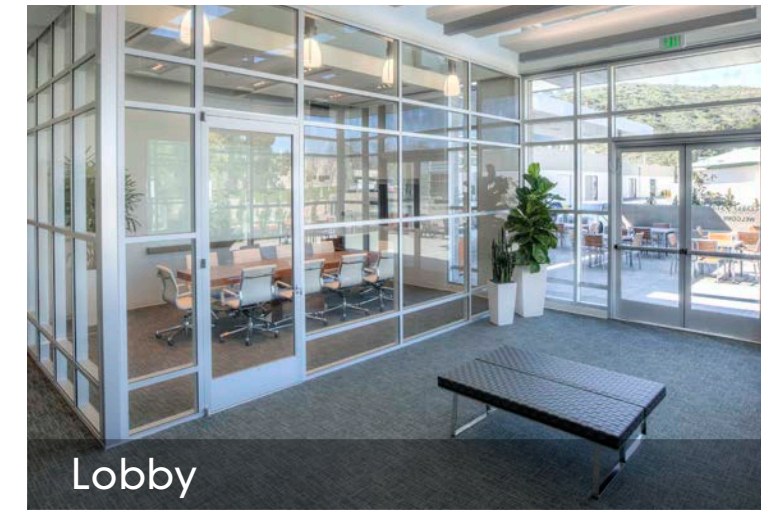
SPECS

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

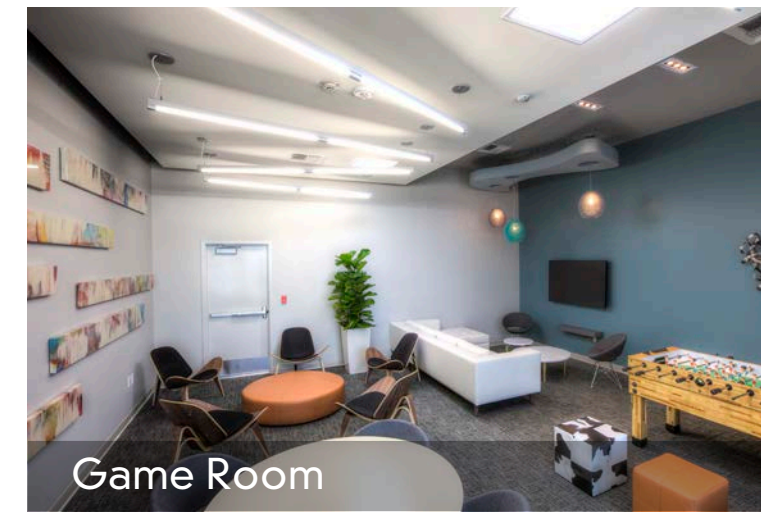
| | |
|----------------------------|--|
| Campus Size | 162,074 SF |
| Year Built | Phase I 1974; Phase II 1984 (renovated in 2012) |
| Building Heights | 18' 0" |
| Fire Sprinklers | Yes -- 11180 and 11080 Roselle Street. No on remaining buildings |
| Parking (stall count 269) | 2.6/1,000 |
| Power 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

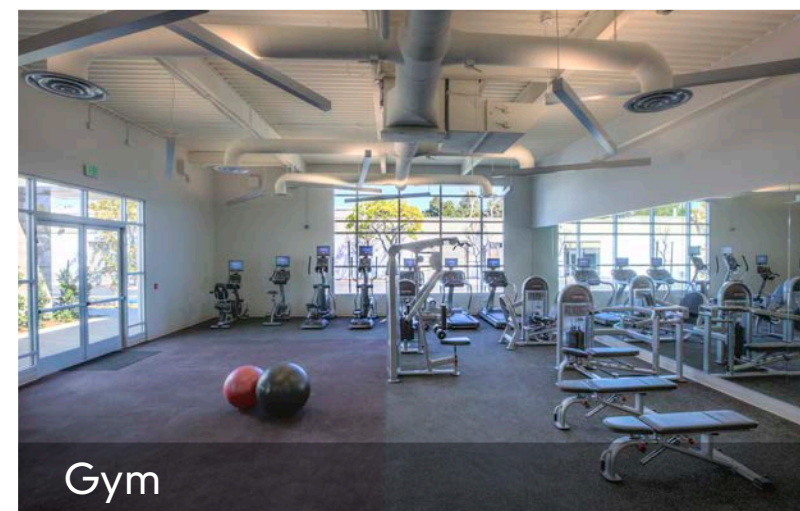


Game Room



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

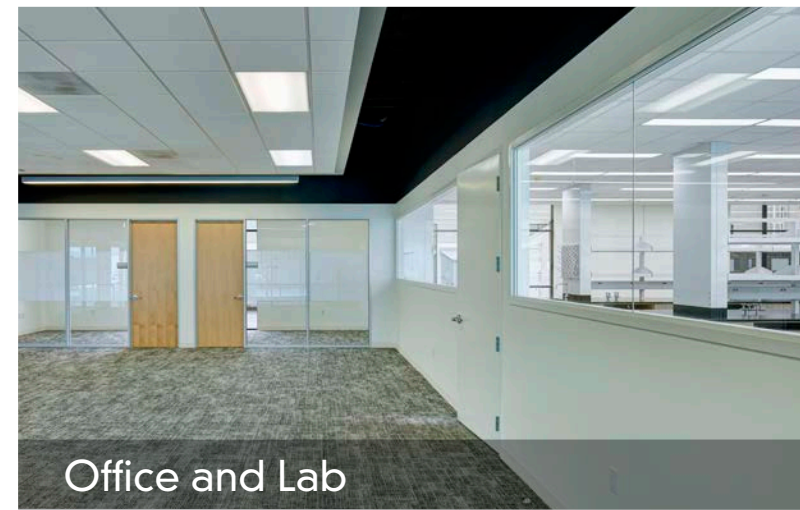
Backup power

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

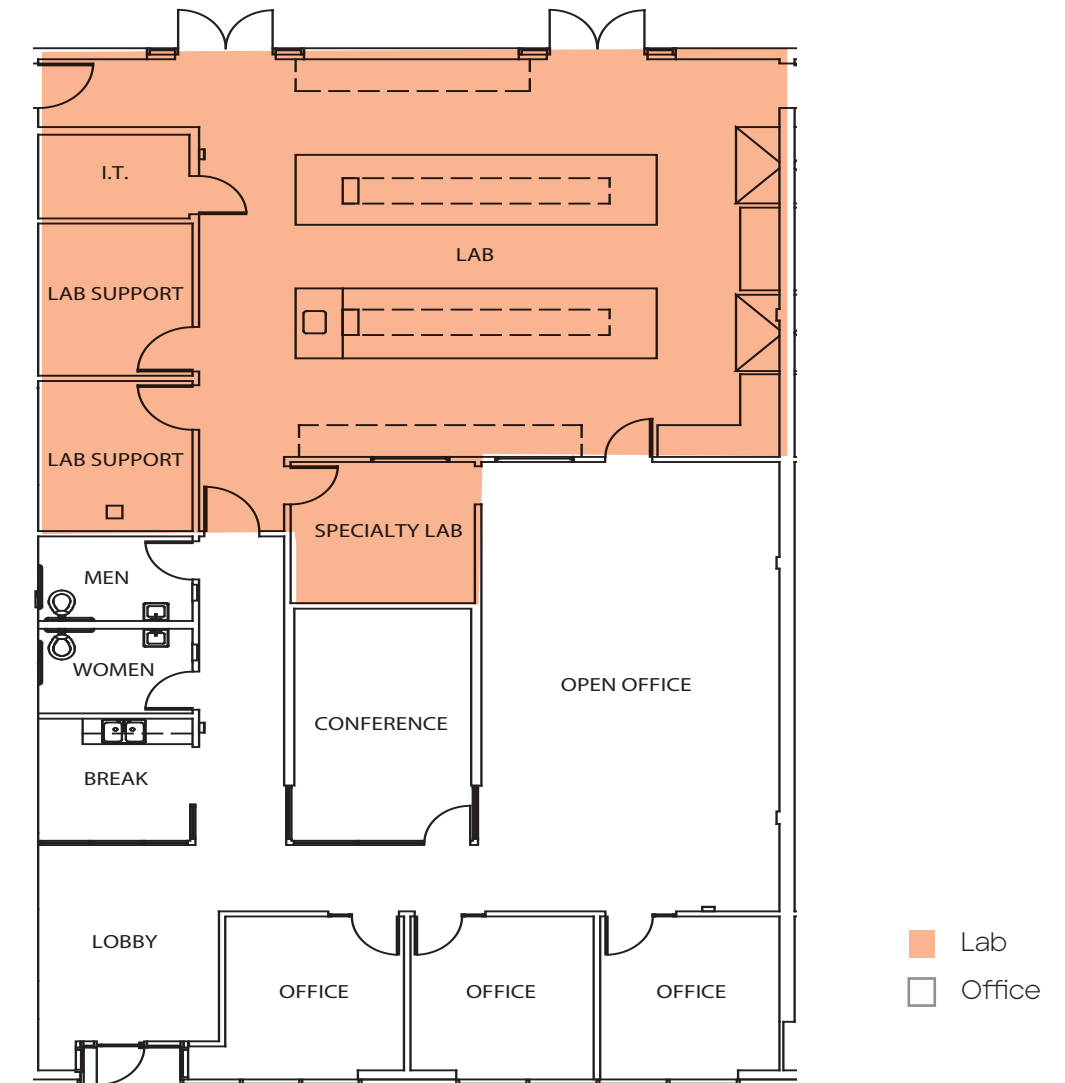
SUITE D: 4,074 SF | AVAILABLE NOW

50% LAB | 50% OFFICE

Lab: 2 lab benches, 2 lab support rooms, specialty lab room

Office: 3 private offices, break room, conference room

Can be combined with adjacent Suite E space to total 7,168 SF



11095 FLINTKOTE AVENUE

SUITE E: 3,094 SF | AVAILABLE NOW

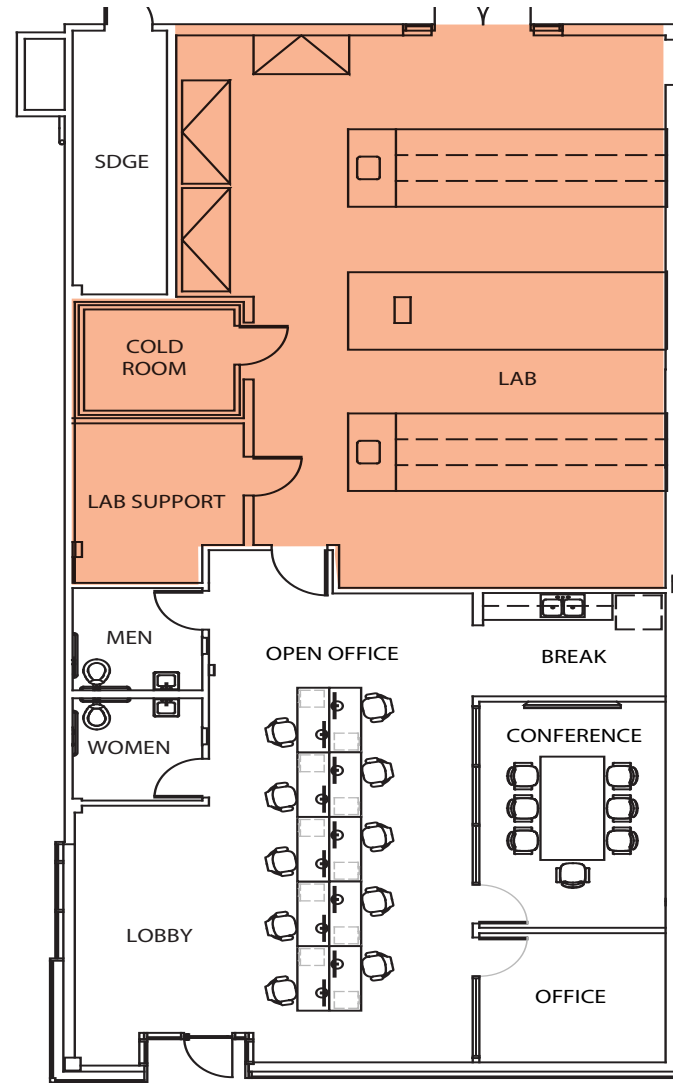
50% LAB | 50% OFFICE

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

Office: 1 private office, 10 workstations, 1 conference room, break room

Can be combined with adjacent Suite D space to total 7,168 SF

*Furniture not included.



■ Lab
□ Office

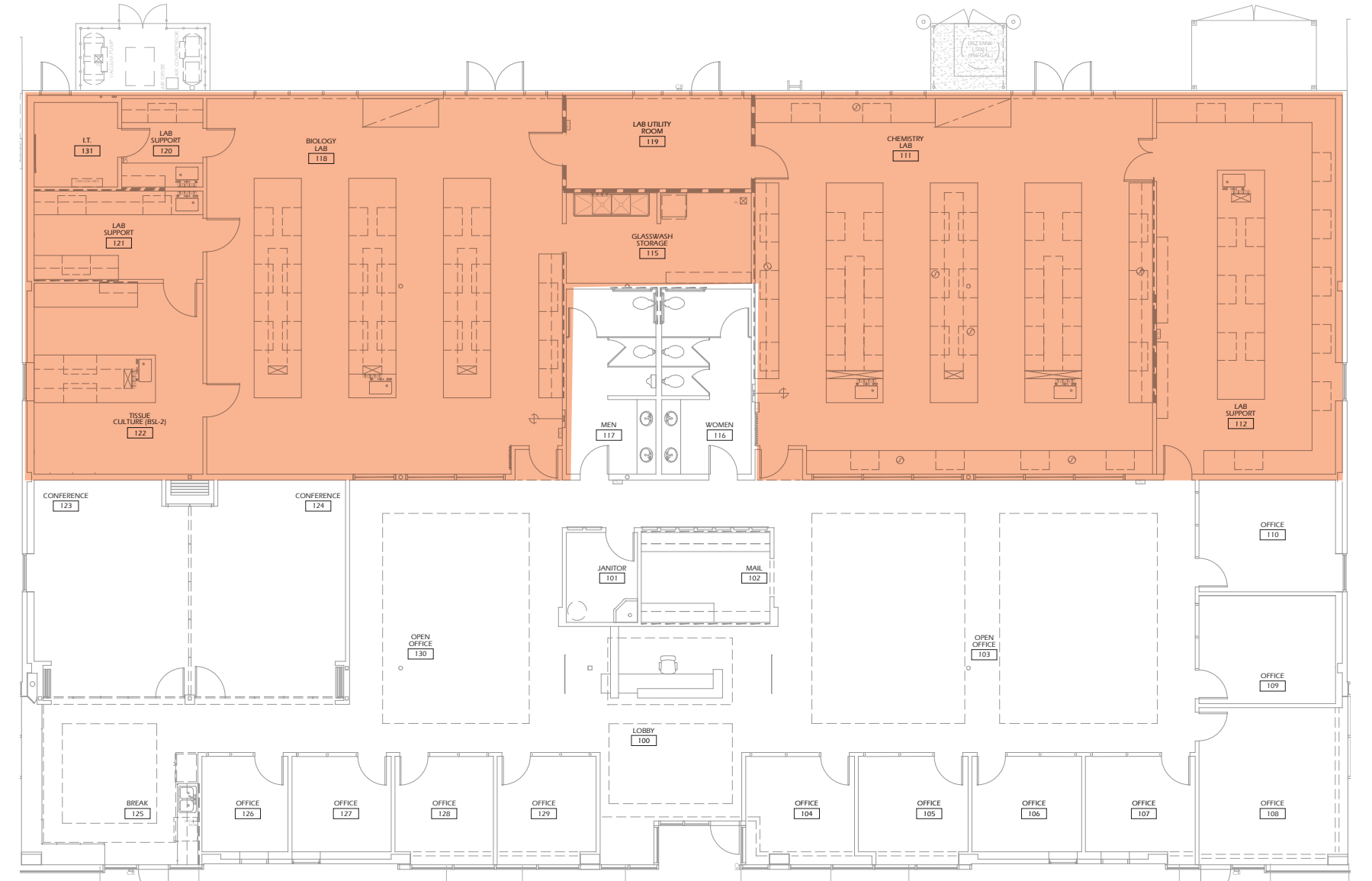
11111 FLINTKOTE AVENUE

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



■ Lab
□ Office

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

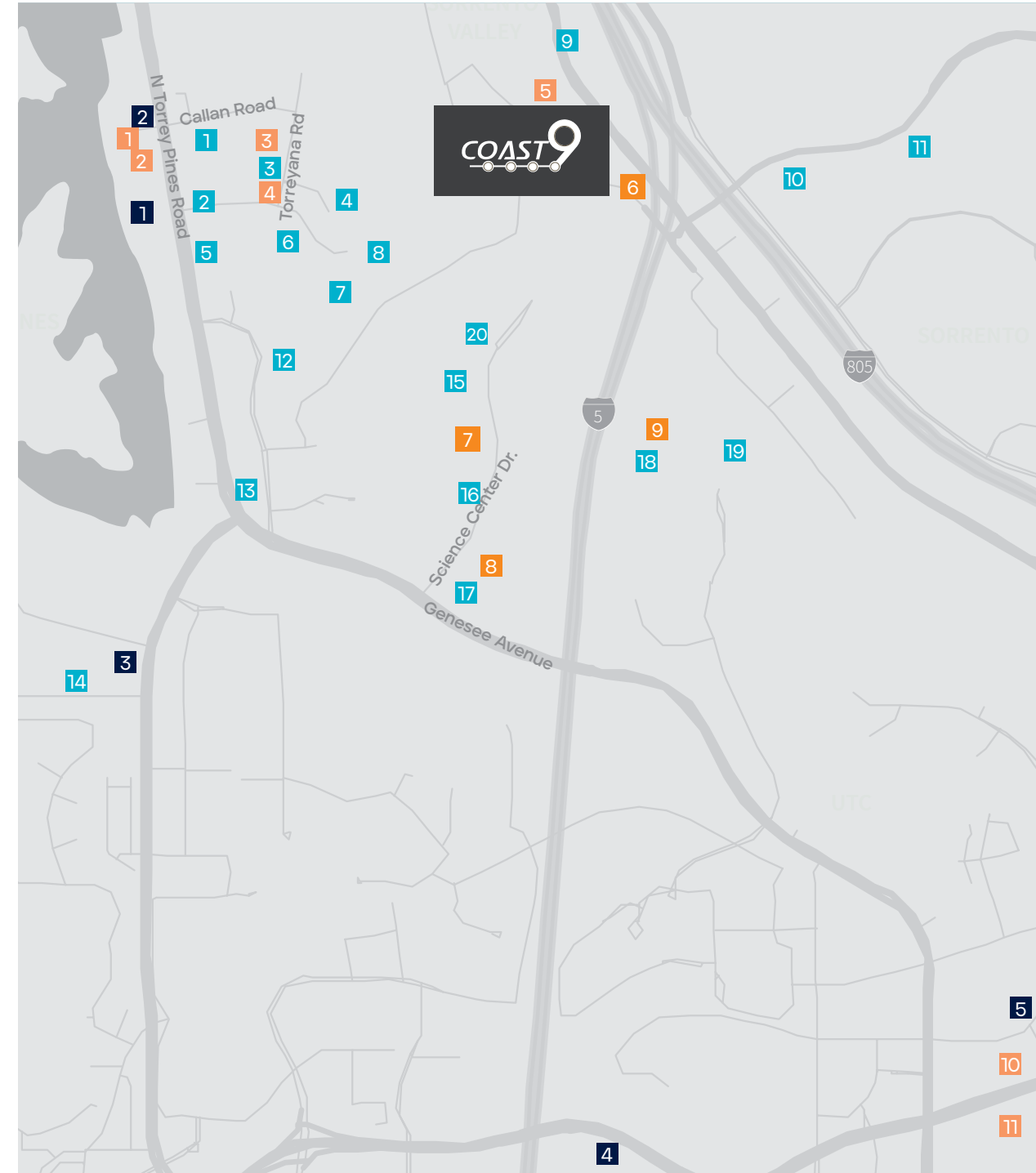
Lab: 3 lab benches, 12 eight-foot fume hoods, 2 lab support rooms, NMR room

Office: 2 private offices, 15 workstations, 2 huddle rooms, 1 conference room

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



■ Lab
 Office



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.



LEARNING & NETWORKING

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



ENTERTAINMENT & SOCIAL

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



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.





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