



A  BioMed Realty property

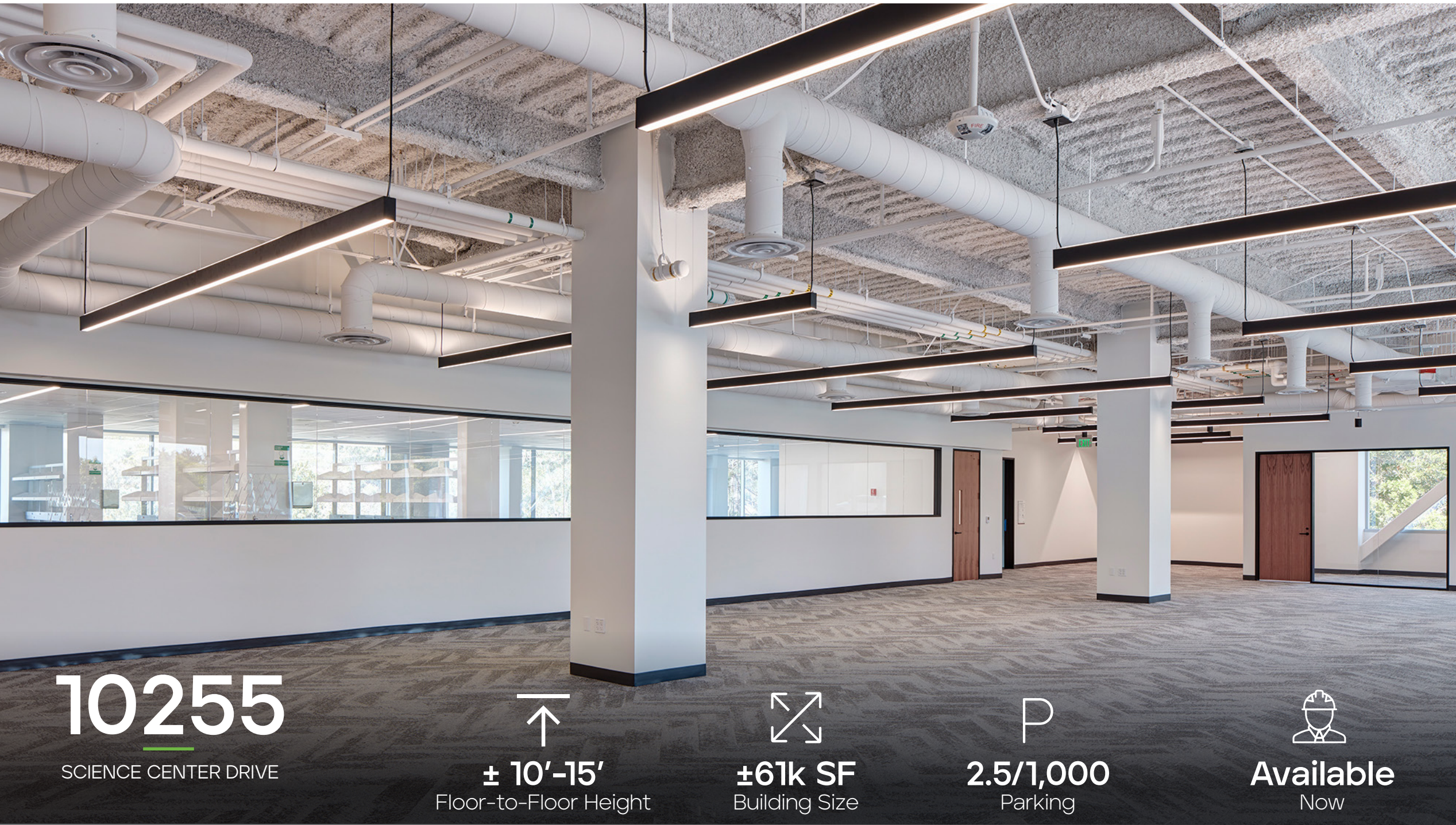
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10255

SCIENCE CENTER DRIVE

60,984 SF
LAB BUILDING WITHIN
TORREY PINES





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SCIENCE CENTER DRIVE



± 10'-15'
Floor-to-Floor Height



±61k SF
Building Size



2.5/1,000
Parking



Available
Now

SPECS

Building Size:	60,984 SF
Year Built:	1996 (full renovation done in 2025)
Floor-to-Floor Height:	Basement - 10'-0" First Floor - 15'-0" Second Floor - +/- 13'-6"
Elevators:	1 passenger & 1 freight
Building Floor Live Loads:	100 lbs/s.f.
Fire Sprinklers:	Yes
Parking:	154 stalls, 2.5/1,000
Power Capacity:	756 kW
HVAC:	Four (4) new air handlers supply 68,000 CFM
Generators:	One (1) 600 kW & one (1) 350 kW
Building Management System:	Yes
Standby Power:	Yes

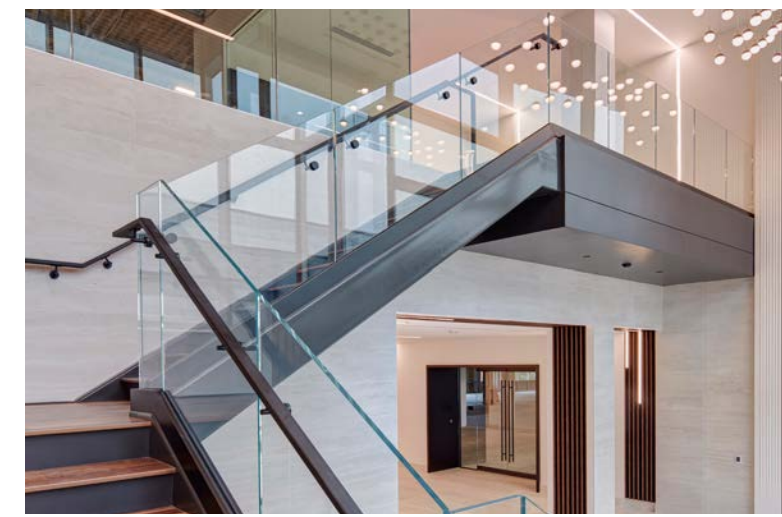




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SCIENCE CENTER DRIVE

PROJECT HIGHLIGHTS

- Torrey Pines "gateway" location
- Close proximity to UTC biotech cluster and amenities
- Freeway visible building top signage
- New exterior patio with modern amenities and expansive views
- Brand new, full-building renovation including:
 - Complete exterior remodel and modernization;
 - New MEP systems;
 - First generation, Class A lab and office improvements
- Dedicated shipping/receiving with dock loading
- Freight elevator
- Below and at-grade parking
- Gym & locker room facilities





10255 SCIENCE CENTER DRIVE IS NOW OFFERING
Flexible, move-in ready lab and office space built for groundbreaking research.

BioMed Realty has developed a move-in ready lab and office space at a premier selection of our Class A properties located in major life sciences ecosystems across the U.S. and UK. With our vertically integrated platform that provides unmatched expertise and world-class quality, the Velocity Labs infrastructure and technology allow biotech innovators to execute mission-critical research and scale as needed, all while reducing expenditures.

WHAT MAKES BIOMED REALTY VELOCITY LABS UNIQUE?



MOVE-IN READY LABS

Our pre-built lab spaces have the robust infrastructure innovators need already in place, so you can go from ideas to impact in record time.



STRATEGIC LOCATIONS IN KEY MARKETS

Your lab is in expert hands, rooted in the world's most active life science ecosystems across Boston/Cambridge, Bay Area, San Diego, Seattle, Boulder, and Cambridge, UK.



SPECIALIZED & PURPOSE-BUILT

Velocity Labs are designed with the flexibility to grow alongside your research and offer scalability for today, tomorrow, and beyond.



20+ YEARS OF INDUSTRY EXPERIENCE

Our expertise is scientific, drawing on over 250 years of seasoned executive experience and trusted by the industry's best and brightest.



DISCOVER HERE™ EXCEPTIONAL EXPERIENCES

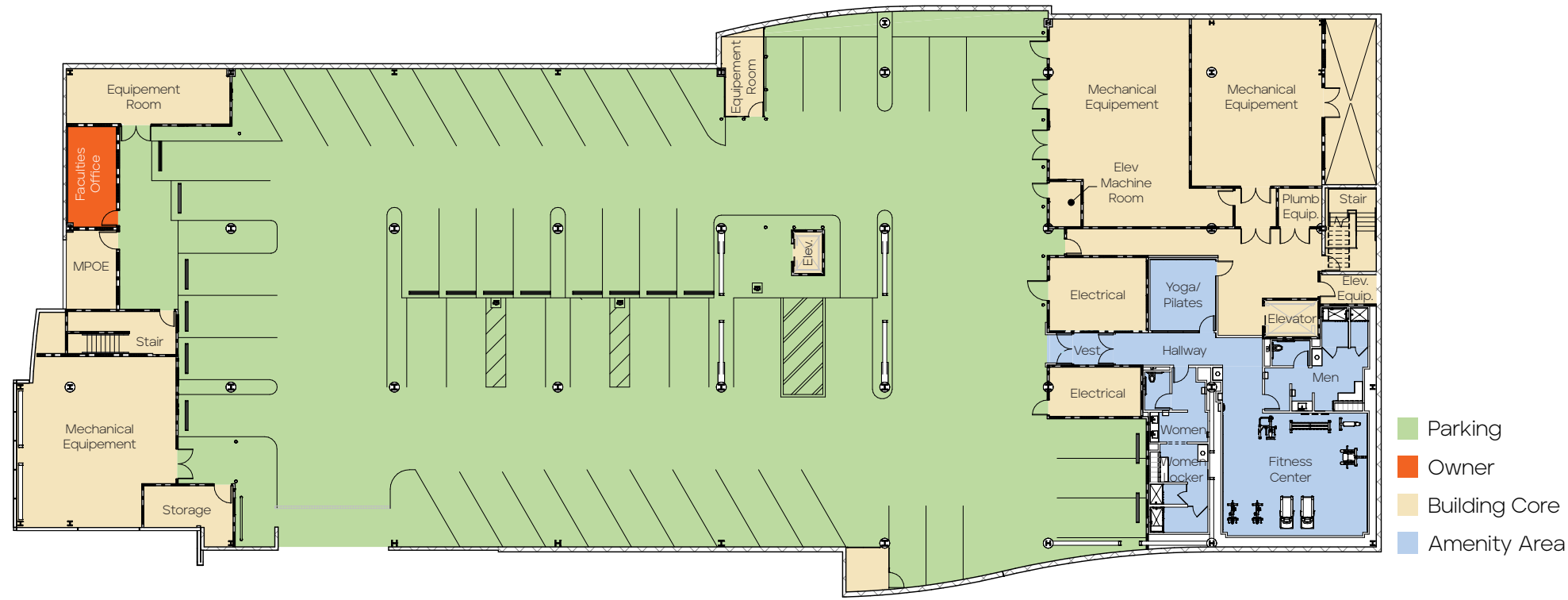
Attract and retain top talent with spaces, programming, and community your team wants to be part of.



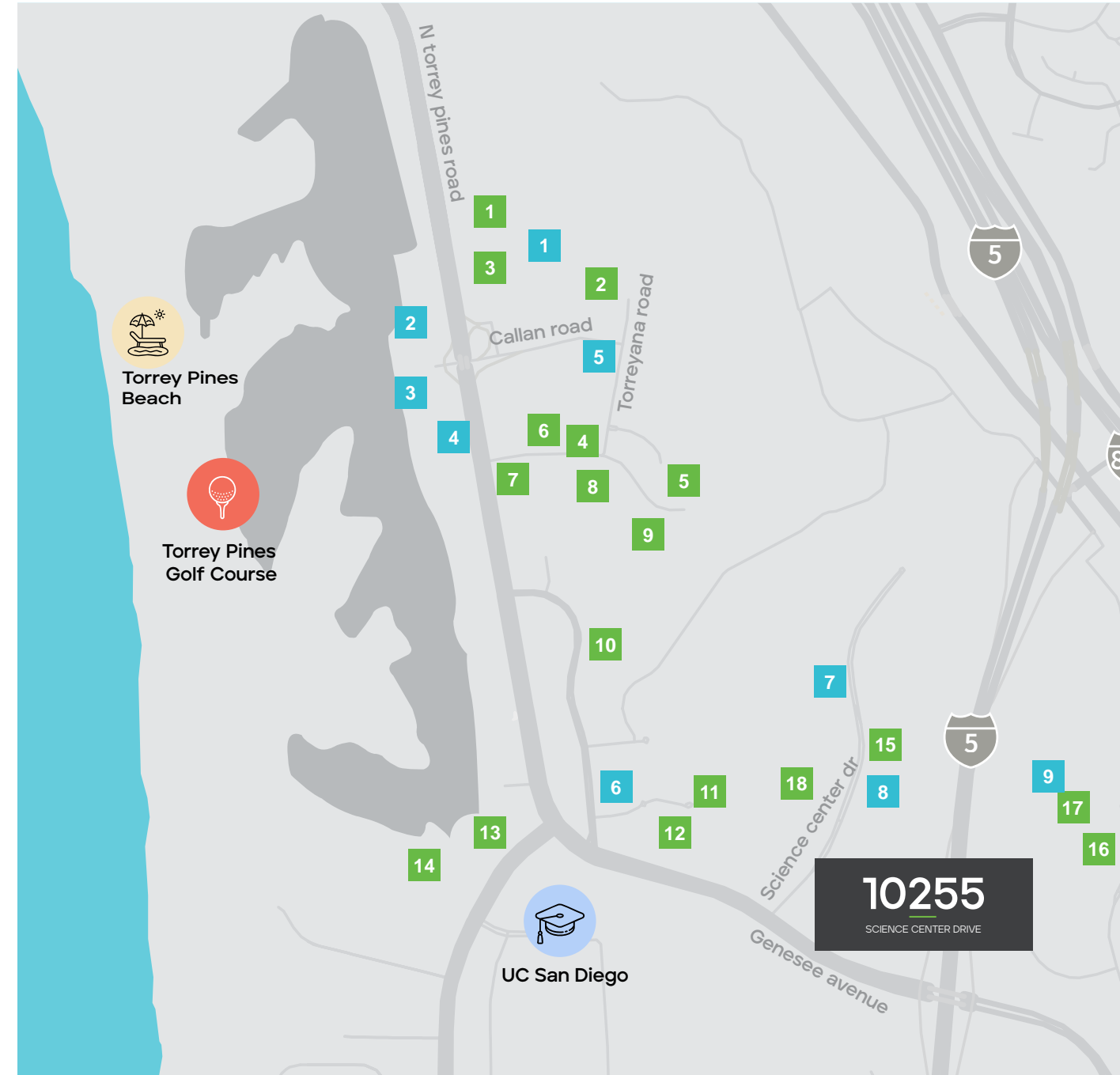
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SUITE	SF	LAB OFFICE	AVAILABILITY
SUITE 100	14,631 SF	50% LAB 50% OFFICE	NOW

Basement Floorplan | Parking



- Parking
- Owner
- Building Core
- Amenity Area



Life Science Community

- | | |
|---|---|
| ■ 1 Scripps Research | ■ 1 Base Pair Cafe |
| ■ 2 Foundation Medicine | ■ 2 The Grill & Bar |
| ■ 3 Inhibrx | ■ 3 A. R. Valentien the Lodge at TP |
| ■ 4 Merck | ■ 4 Torreyana Hilton |
| ■ 5 Johnson & Johnson | ■ 4 La Jolla |
| ■ 6 Singular Genomics | ■ 5 Farmer & Seahorse |
| ■ 7 Sanford Burnham Prebys | ■ 6 Parakeet Cafe |
| ■ 8 Erasca | ■ 7 Copa Vida |
| ■ 9 Vertex | ■ 8 Joya Kitchen |
| ■ 10 Novartis | ■ 9 Green Acre |
| ■ 11 General Atomics | |
| ■ 12 Labcorp | |
| ■ 13 West Wireless Health | |
| ■ 14 Salk Institute | |
| ■ 15 Arcturus Therapeutics | |
| ■ 16 Eli Lilly | |
| ■ 17 Bristol Myers Squibb | |
| ■ 18 Pacira | |

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.



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SCIENCE CENTER DRIVE

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