



LA JOLLA

4775, 4781, & 4785 Executive Drive



FRONT ENTRY

iconic design

i3 La Jolla is a 316,000-square-foot campus designed to inspire breakthrough innovation and foster collaboration within San Diego's thriving research community.

Featuring flexible, purpose-built laboratory environments, i3 provides companies with the infrastructure and scalability needed to support evolving research and long-term growth.



Environments that inspire

Designed with technology and life sciences tenants in mind, i3 seamlessly integrates amenities that enhance daily life, fuel ideas, and create a sense of community.

Purposefully designed for life science and technology innovators, i3 delivers an experience that extends beyond the laboratory. From the activated central event lawn and outdoor gathering spaces to the revitalized fitness center and café dining terrace, every amenity is designed to support wellness, foster collaboration, and inspire connection across the campus community.



CENTRAL EVENT LAWN





DINING TERRACE



CAFÉ



Amenities include:



Fitness center with showers and locker rooms



Conference facility



Café and dining terrace



Event stage



Ping pong courts



Bocce courts



Electric car charging stations



Bike storage



Tenant storage



Three levels of subterranean parking



CAFÉ DINING TERRACE



Space that innovates

At i3, innovation is at the heart of our design. In addition to conference spaces, we strategically position informal meeting areas to spark collaboration. With access to exterior meeting terraces and outdoor stairwells, we deliberately create collision points where ideas are born and innovation flourishes.



EAST FACING VIEW





OFFICE SPACE

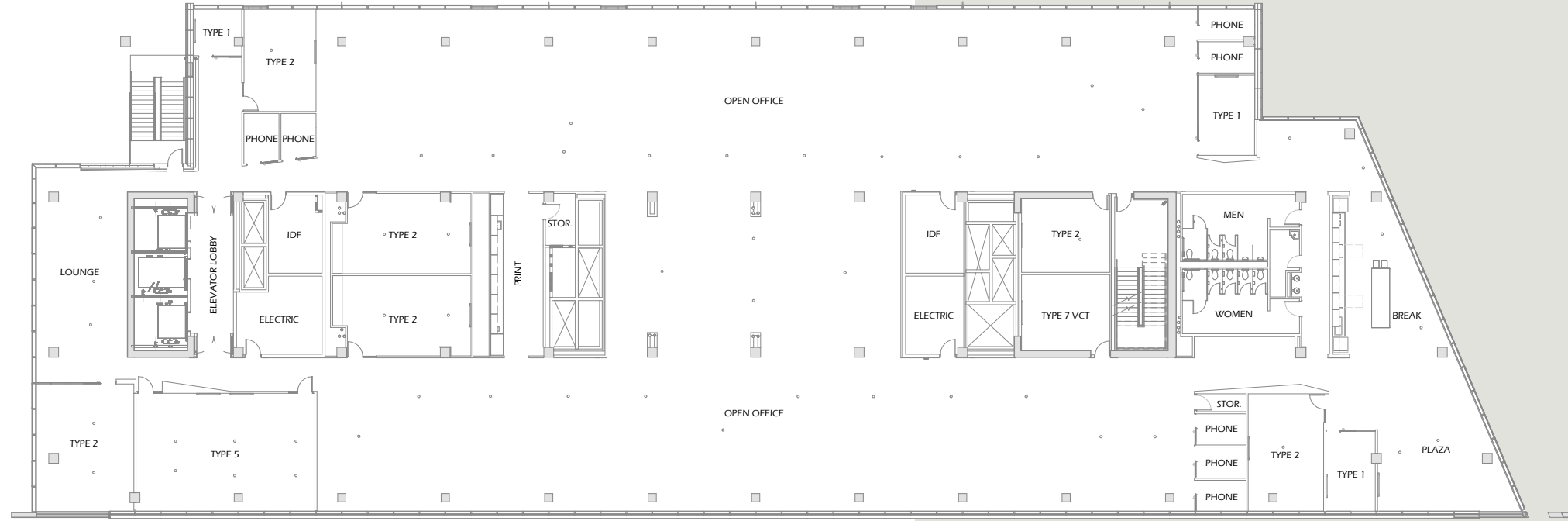


CONFERENCE FACILITY

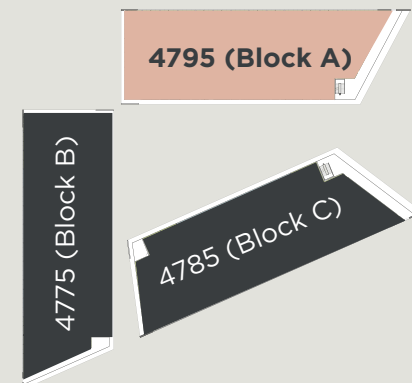


Typical Floorplate (4795 Executive Drive)

Third Floor Plan



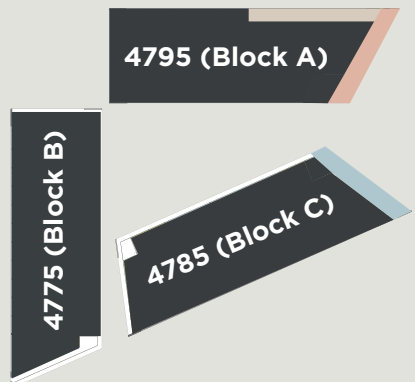
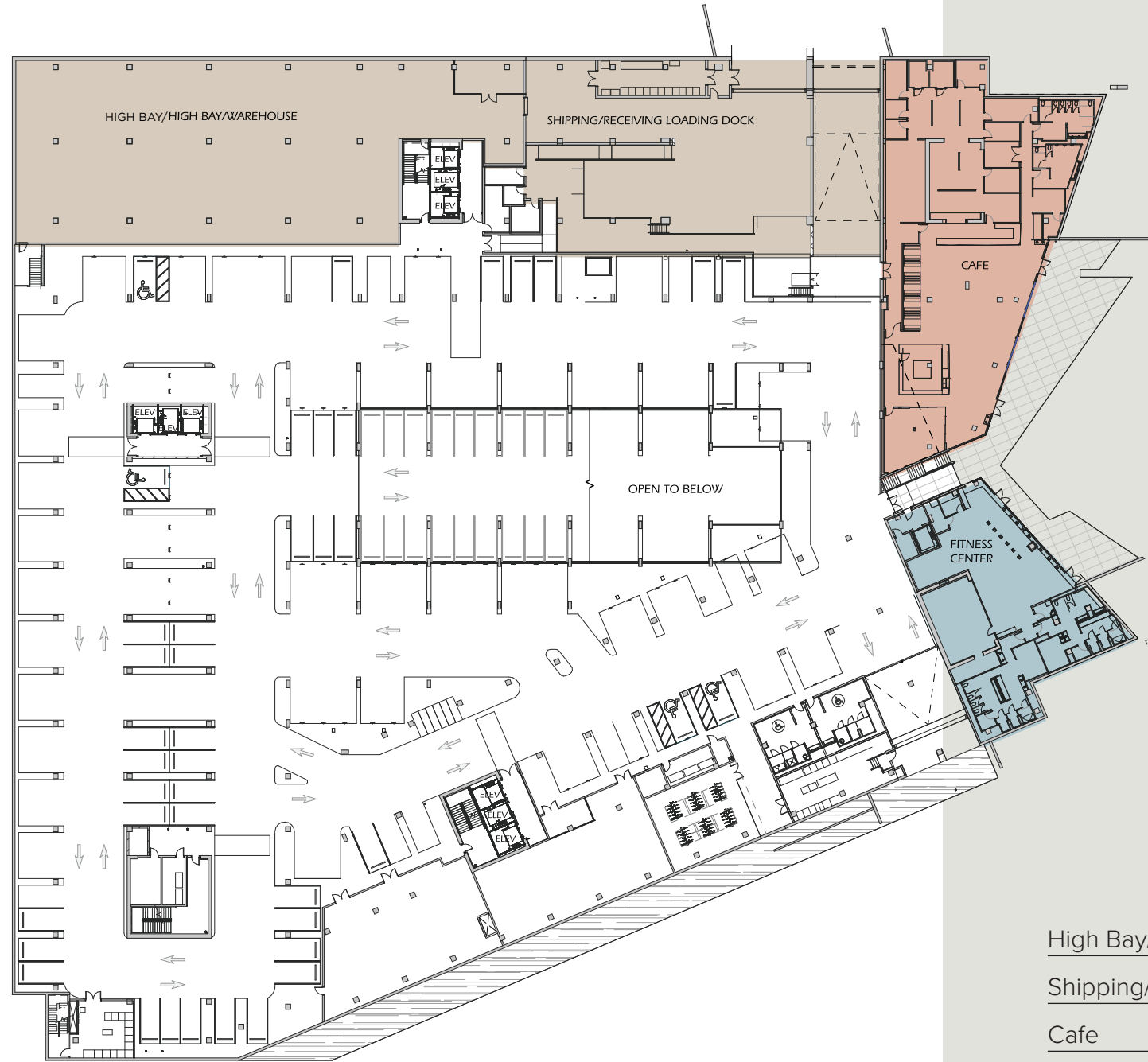
Open Office Areas	2
Conference Rooms	11
Phone Rooms	7
Lounge Area	1
Break Area	1



ZONING:	Industrial; IP-1-1
BUILDING HEIGHT:	51'-9"
ELEVATORS (loading/person):	2 passenger and 1 freight per building
FLOOR-TO-FLOOR HEIGHT:	High-Bay (varies) 16'-7" to 20'-0"; Amenities 11'-10"; L01-L03 14'-6"; L03-Roof 15'-6"
FLOOR-TO-CEILING HEIGHT:	High-Bay (varies) 15'-7" to 18'-0"; Amenities 10'-10"; L01-L03 13'-6"; L03-Roof (varies) 13'-6" to 14'-6"
FLOOR LIVE LOADS:	150 psf
TYPICAL COLUMN SPACING:	21'-0" x 31'-6"
FIRE SPRINKLERS:	Yes
PARKING (surface & covered):	120 stalls at surface & 655 stalls in covered parking garage
SECURITY SYSTEM:	Yes
LOADING SERVICES:	2 docks for Blocks A, B, & C; 1 dock for Amenity; 1 secure dock area for High-Bay
POWER CAPACITY:	4000 Amp 480V/277V per building, plus one, 4,000 amp house service, plus 200kW Fuel Cell on site
AIR HANDLING CAPACITY:	<ul style="list-style-type: none"> • Base-Building Supply – 2 existing AHUs for min 8 air changes • Future Supply – space allocation for future AHU to support up to 12 ACH • Base-Building Exhaust – 6, 25k CFM exhaust fans, 2 per floor accommodates 2 control areas per floor
BOILERS:	2-1,919 MBH output boilers per building
BUILDING MANAGEMENT SYSTEM:	Yes
HAZARDOUS MATERIALS STORAGE:	Bio-hazard storage in Loading area (105 SF)
# of CONTROL AREAS:	14
BATHROOMS WITH SHOWERS/LOCKERS:	Yes. Bike storage and Shower/Locker Room at P1 Level



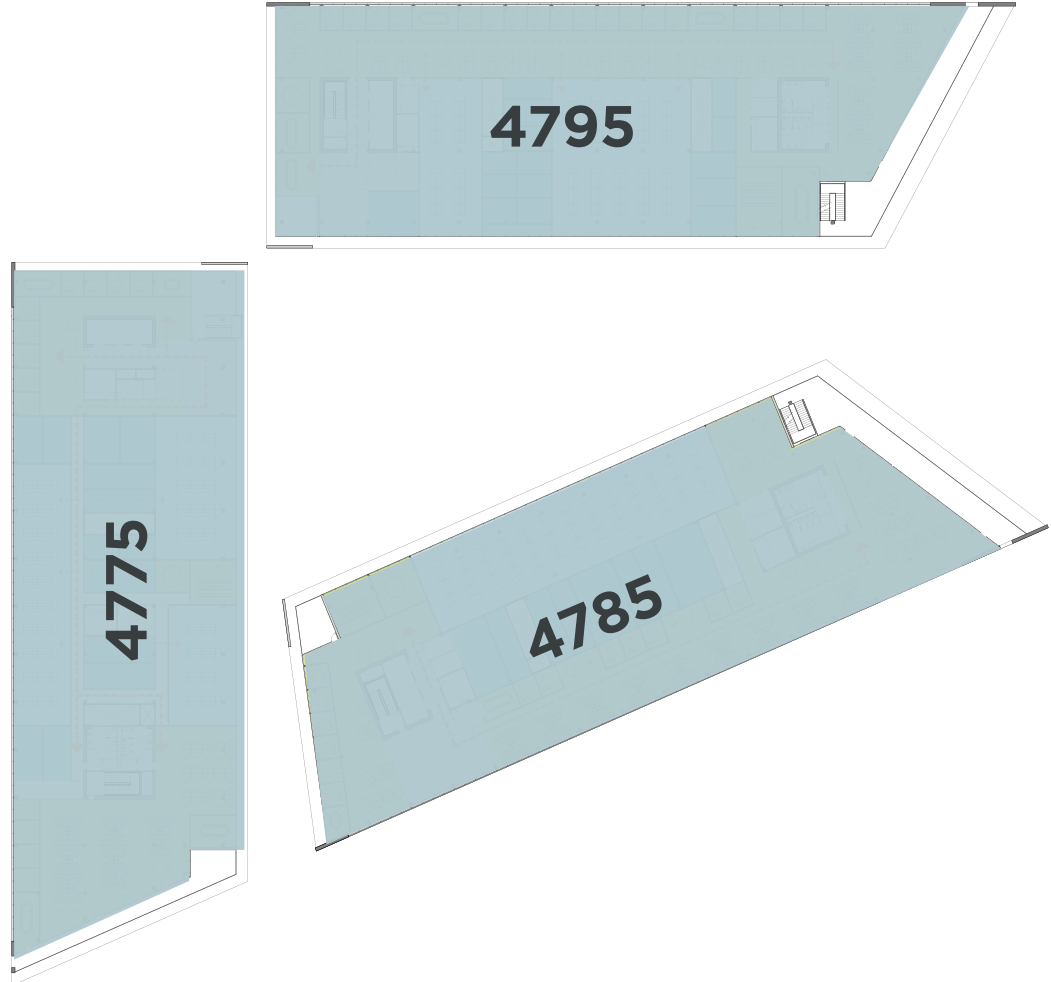
P1 Floor Plan



High Bay/Warehouse	1
Shipping/Receiving Loading Dock	1
Cafe	1
Fitness Center	1



Site Plan



Availability

4795 including high bay:	115,270 SF
4775:	100,151 SF
4785:	100,956 SF

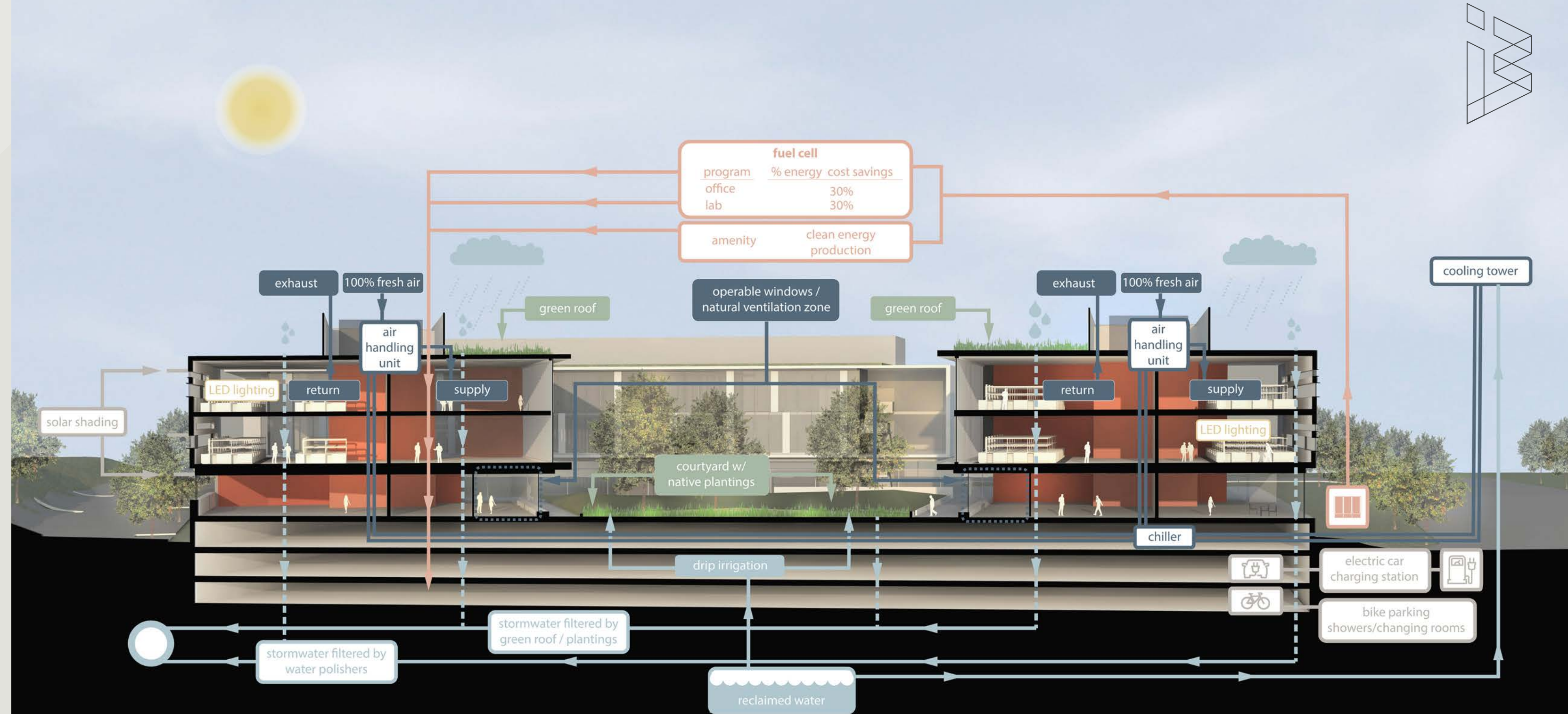


BREAK AREA



Sustainability

- LEED® Platinum Certification
- EV Charging Stations
- Fuel Cell Providing Co2 and Greenhouse Gas Reduction
- Green Roof
- Solar Shading
- High Efficiency Water-Cooled Central Cooling and Heating Plants
- Variable Air Volume (VAV) Air Handling System with 100% Outside Air
- Reclaimed Water for Cooling Tower and Landscape Irrigation



Live, work and play

Restaurants

The Quay Café
 Cargo Café
 Lone Pine Eatery
 Fleurette
 Joey La Jolla
 Daffodil Café
 Seasons 52
 Eureka!
 Tender Greens
 Red O Restaurant
 Javier's

True Food Kitchen
 Corner Bakery Café
 P.F. Chang's
 Specialty's Cafe & Bakery
 Sammy's Woodfired Pizza
 Peet's Coffee & Tea
 The Bean

Elixir Espresso Bar
 Starbucks

Gelato in San Diego Bottega Italiana
 Einstein Bros Bagels

Shopping Centers

Westfield UTC Mall
 The Shops at La Jolla Village

Housing

The Villas of Renaissance
 La Jolla Crossroads Apartments
 Valentia Apartments
 360 Luxury Apartments

Hotels

Embassy Suites
 Marriott La Jolla
 Hyatt Regency La Jolla
 Residence Inn San Diego La Jolla

Entertainment

ArcLight Cinemas La Jolla
 AMC Theaters La Jolla
 La Jolla Playhouse
 Torrey Pines Golf Course
 Birch Aquarium
 at Scripps Institution of Oceanography

Parks

Nobel Athletic Area
 Doyle Community Park
 Muir Field
 Mandell-Weiss Eastgate City Park
 Rose Canyon Open Space
 University Village Park
 Swanson Memorial Swimming Pool
 Standley Park and Recreation Center

Corporate Neighbors

1. Illumina
2. Marsh & McLennan Agency
3. Amazon
4. Axos Bank
5. Human Longevity
6. Poseida Therapeutics
7. Apple
8. LPL Financial
9. Genomatica
10. ServiceNow
11. Vistage Worldwide
12. Apple
13. Lytx
14. Novartis
15. Leidos
16. Eli Lilly
17. Zentalix
18. General Atomics
19. Avidity Biosciences
20. Novartis
21. BioMed HQ

Central San Diego location

with access to I-5, SR-52, I-805 and La Jolla Village Drive and within walking distance of the UTC regional shopping mall





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.





LA JOLLA

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