

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 Q1 2027:**

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



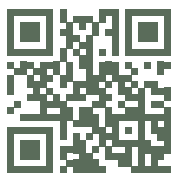
Building B  
4910 Headquarters Point  
±122,535 SF

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

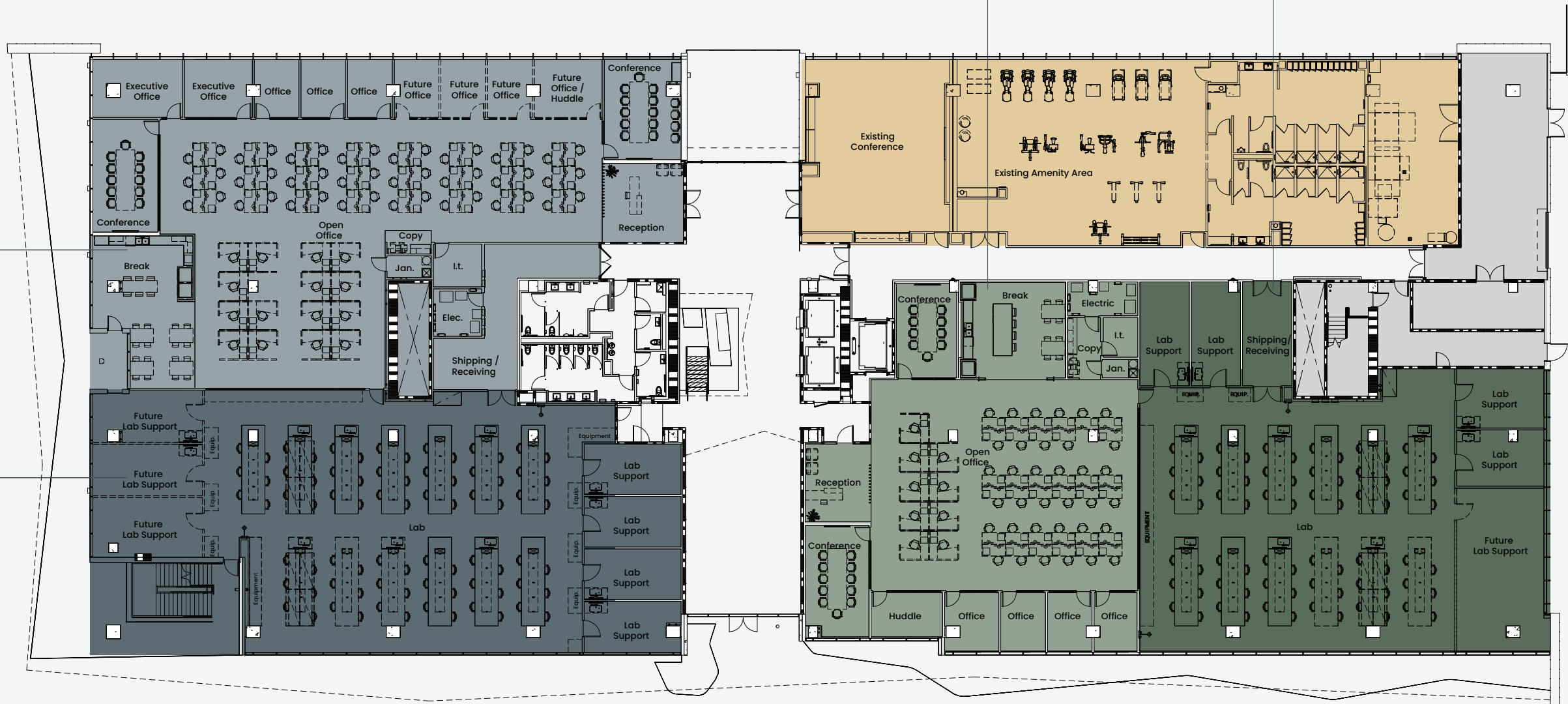
## Suite 100 | 19,625 SF

### 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

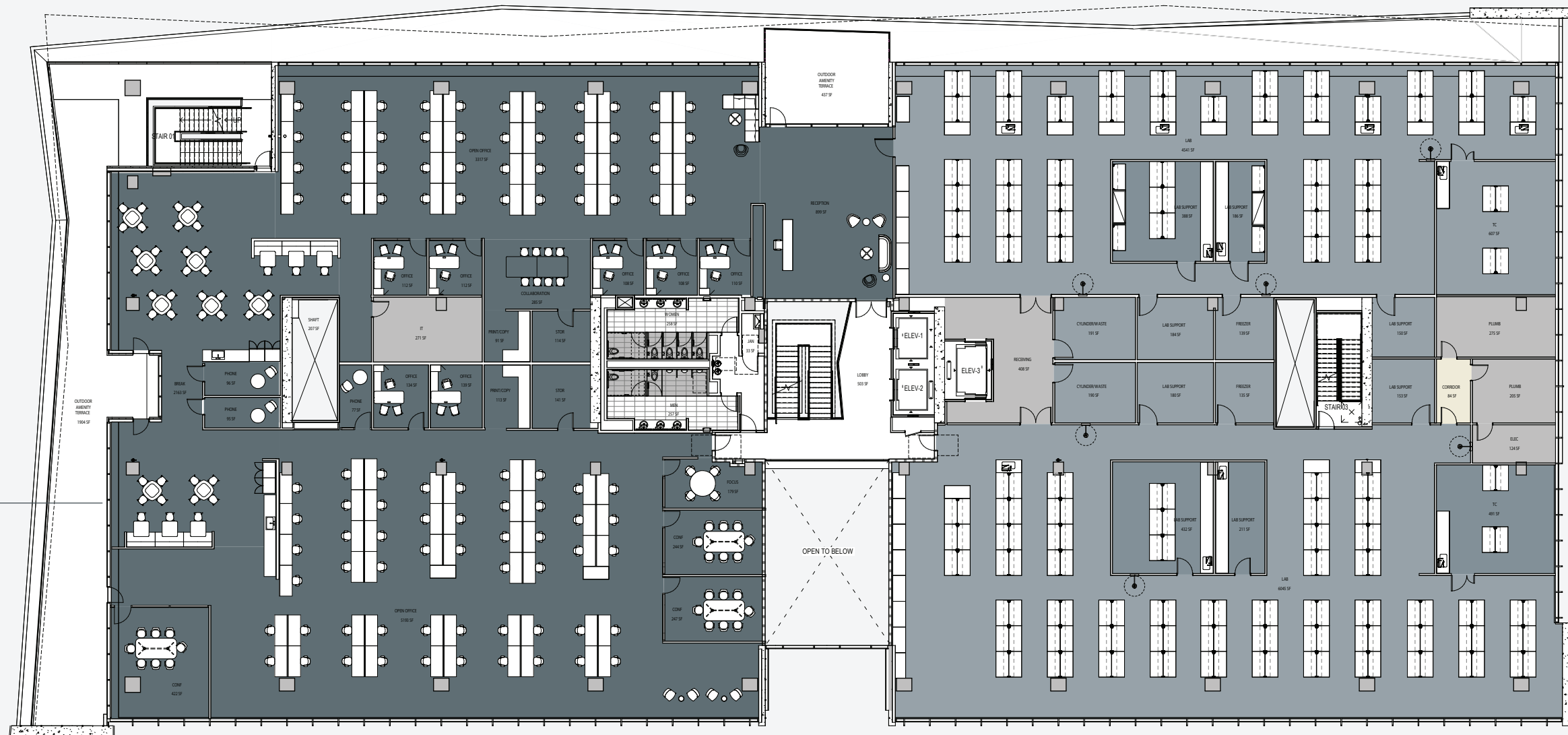


# Single-tenant Conceptual Plan

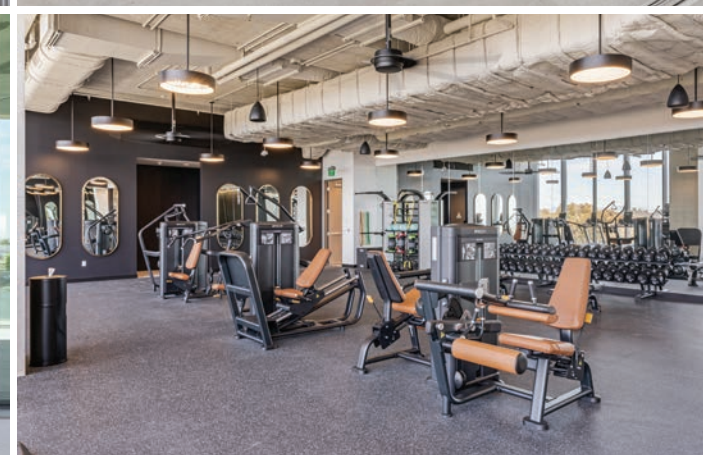
Building B ±32,000 – 42,000 SF

**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



# 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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