



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

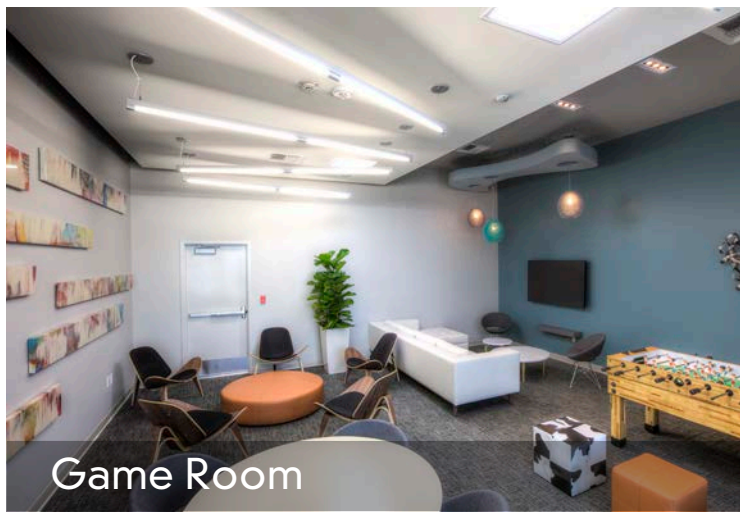
- Campus Size** 162,074 SF
- Year Built** Phase I 1974; Phase II 1984 (renovated in 2012)
- Building Heights** 18' 0"
- Fire Sprinklers** Yes -- 11180 and 11080 Roselle Street. No on remaining buildings
- Parking (stall count 269)** 2.6/1,000
- Power Capacity** Varies from 800 - 1600 amps. Primarily 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

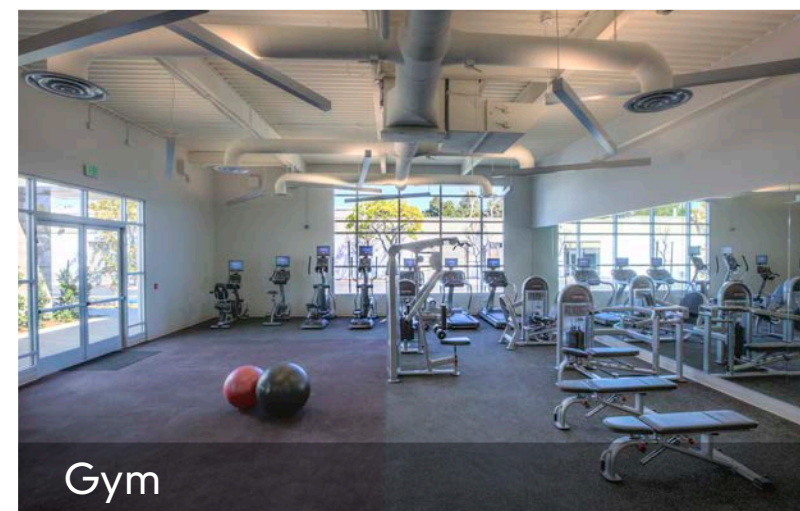


Game Room



AMENITIES

- Fully amenitized campus
- Soma Cafe & Deli
- Conference Center
- Fitness Center
- Collaboration Lounge
- Catering Kitchen
- Restrooms/locker rooms
- Bike Storage



Gym



Training Room

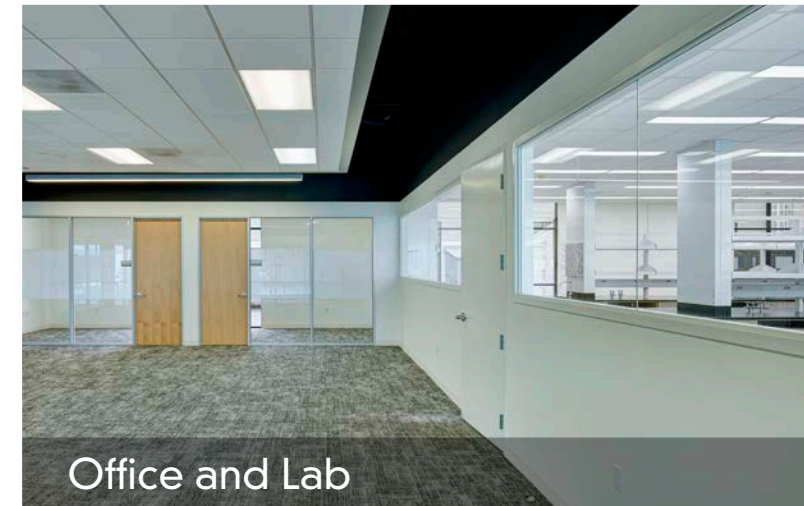


Cafe



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, 1 fume hood

Office: 3 private offices, break room, conference room

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



[Virtual Tour](#)

11095 FLINTKOTE AVENUE

SUITE E: 3,094 SF | AVAILABLE NOW

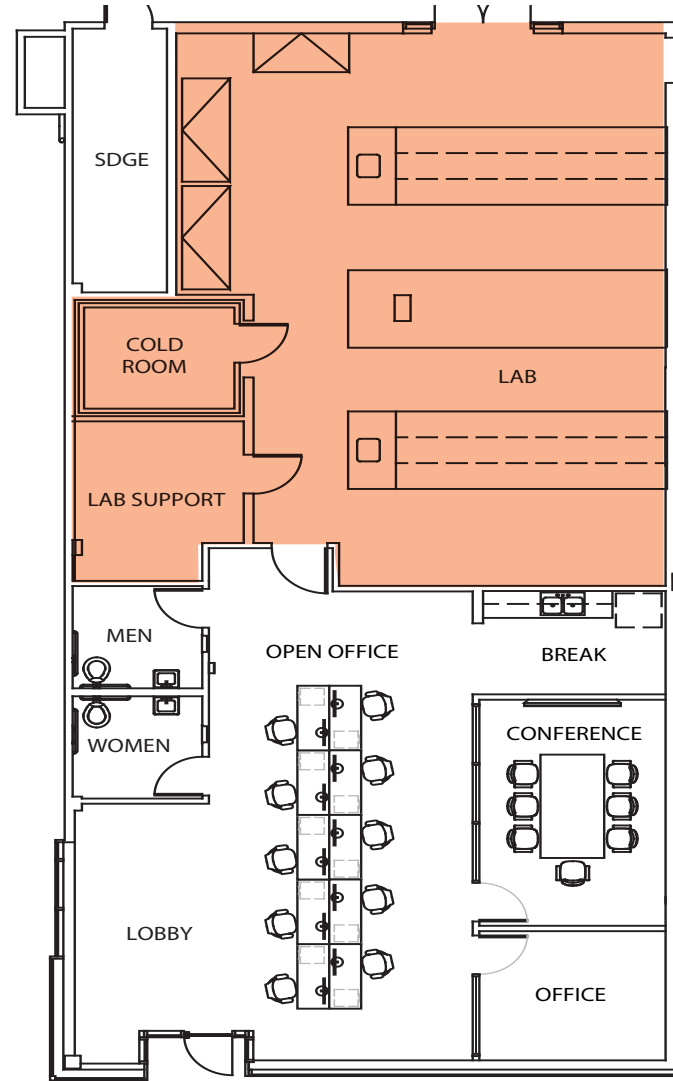
50% LAB | 50% OFFICE

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.



[Virtual Tour](#)

■ Lab
□ Office

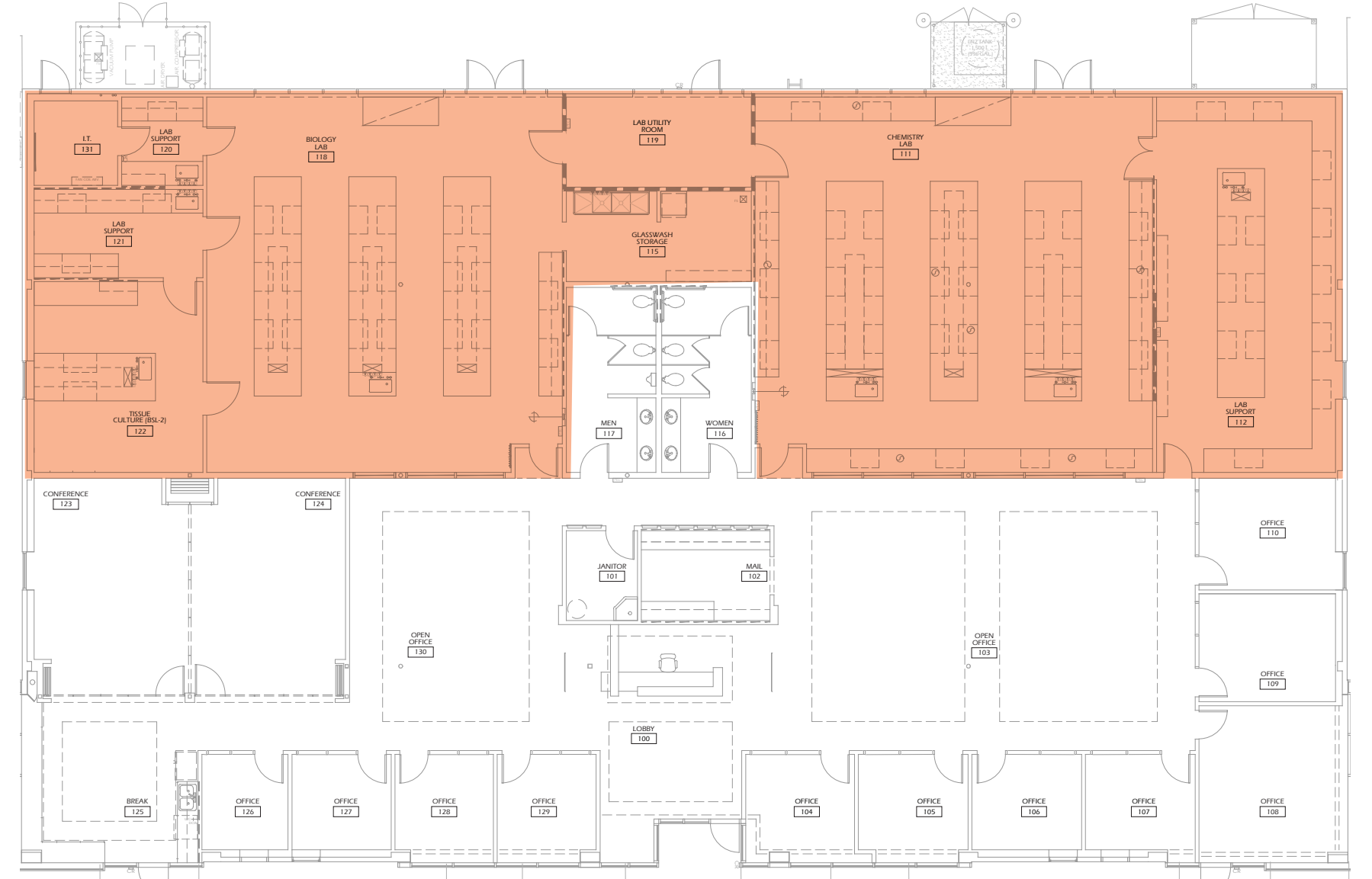
11111 FLINTKOTE AVENUE

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

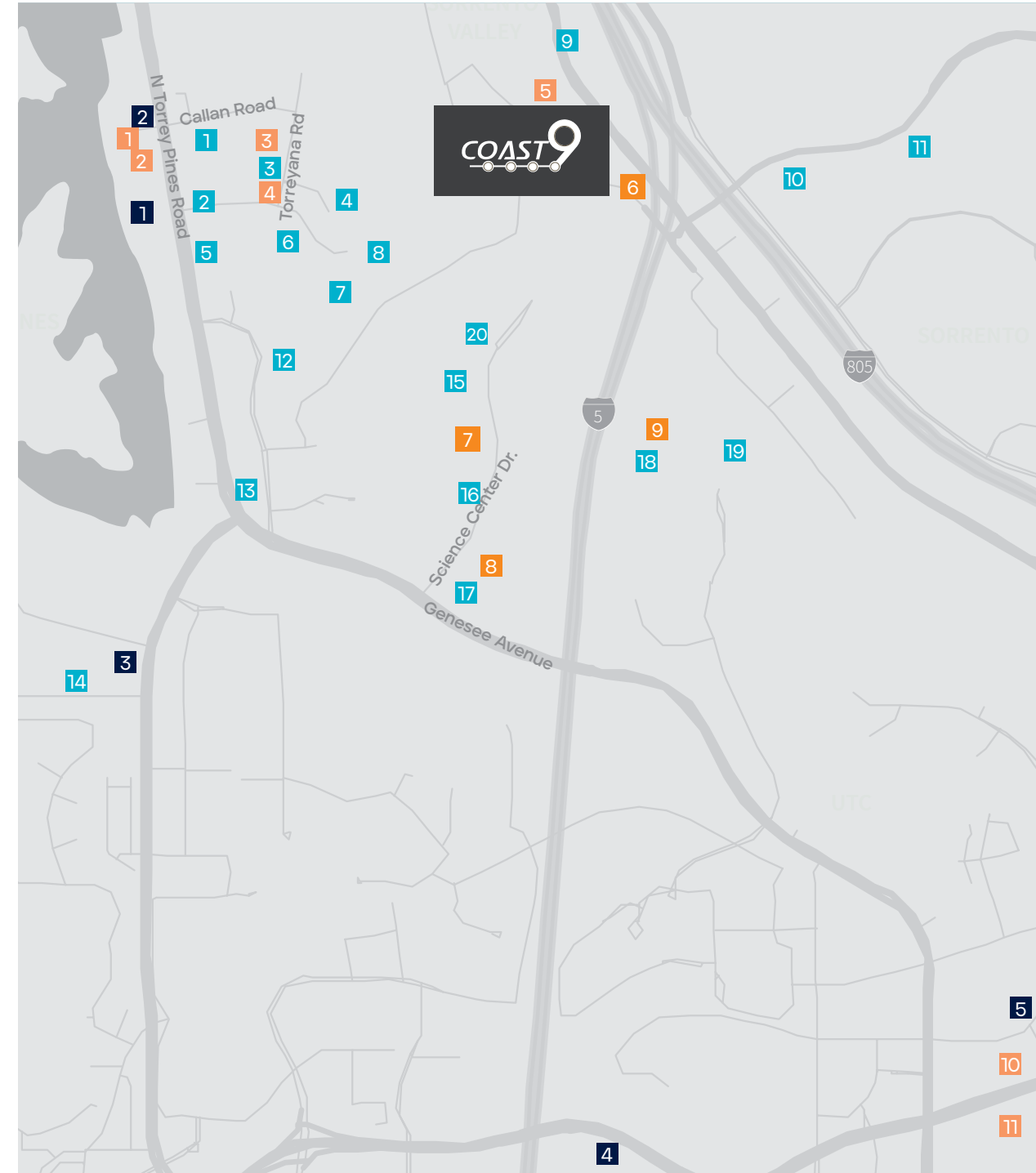
Lab: 3 lab benches, 12 eight-foot fume hoods, 2 lab support rooms, NMR room

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!





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