



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

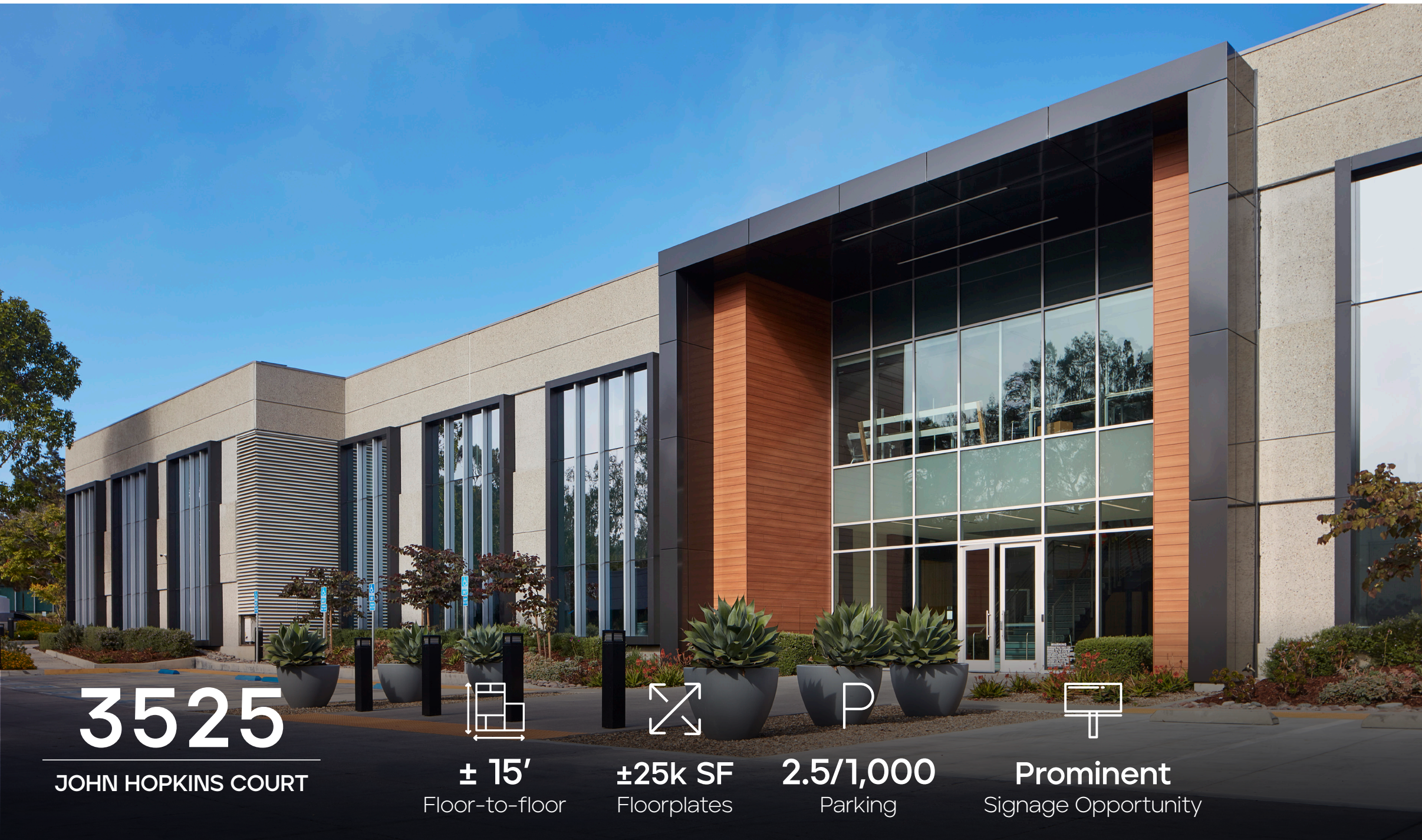
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50,297 SF

LAB BUILDING WITHIN
TORREY PINES





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± 15'
Floor-to-floor

±25k SF
Floorplates

2.5/1,000
Parking

Prominent
Signage Opportunity

SPECS

| | |
|----------------------------------|--|
| Building Size | 50,297 SF, 2 story building |
| Floor Plates | 25,000 SF |
| Year Built | 1991 (renovated in 2019) |
| Elevators | 2 (1 passenger, 1 freight) |
| Building Total Floor Load | 126/SF |
| Fire Sprinklers | Yes |
| Parking (stall count 269) | 2.5/1,000 |
| Power Capacity | 2,500 KVA, 4,000 amp, 480/277V |
| HVAC Cooling Capacity | 2 chillers = 360 tons |
| Ceiling Heights | First Floor - 15'10" Second Floor - 15'4" |
| Estimated Delivery | Available Now |



Breakroom



Lobby



Open Area



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THE PROJECT

- Two building life science campus
- Single tenant or multi-tenant opportunity
- New interior TI's, including all new building infrastructure
- Exterior facade modernization
- Indoor/outdoor fitness center
- Showers and lockers
- Conference facilities
- Walkable amenities
- Easy access to freeway and public transportation



Outdoors



Indoor/Outdoor Fitness Facility



Conference Facilities



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LAB

- Flexible and efficient lab design
- Customizable to tenant need
- Compressed air, vacuum and DI water
- Multiple shipping and receiving locations
- Backup power



Lab Support



Open Lab



Open Lab



3525 JOHN HOPKINS COURT 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.



| AVAILABILITY | | | | |
|-------------------------|-----------|-----------|--------------|------------------|
| BUILDING | SUITE | SF | LAB OFFICE | AVAILABILITY |
| 3525 JOHN HOPKINS COURT | SUITE 100 | 10,867 SF | 40% 60% | AVAILABLE NOW |
| 3525 JOHN HOPKINS COURT | SUITE 150 | 10,515 SF | 40% 60% | AVAILABLE NOW |
| 3525 JOHN HOPKINS COURT | SUITE 200 | 28,915 SF | 50% 50% | 120 DAYS' NOTICE |

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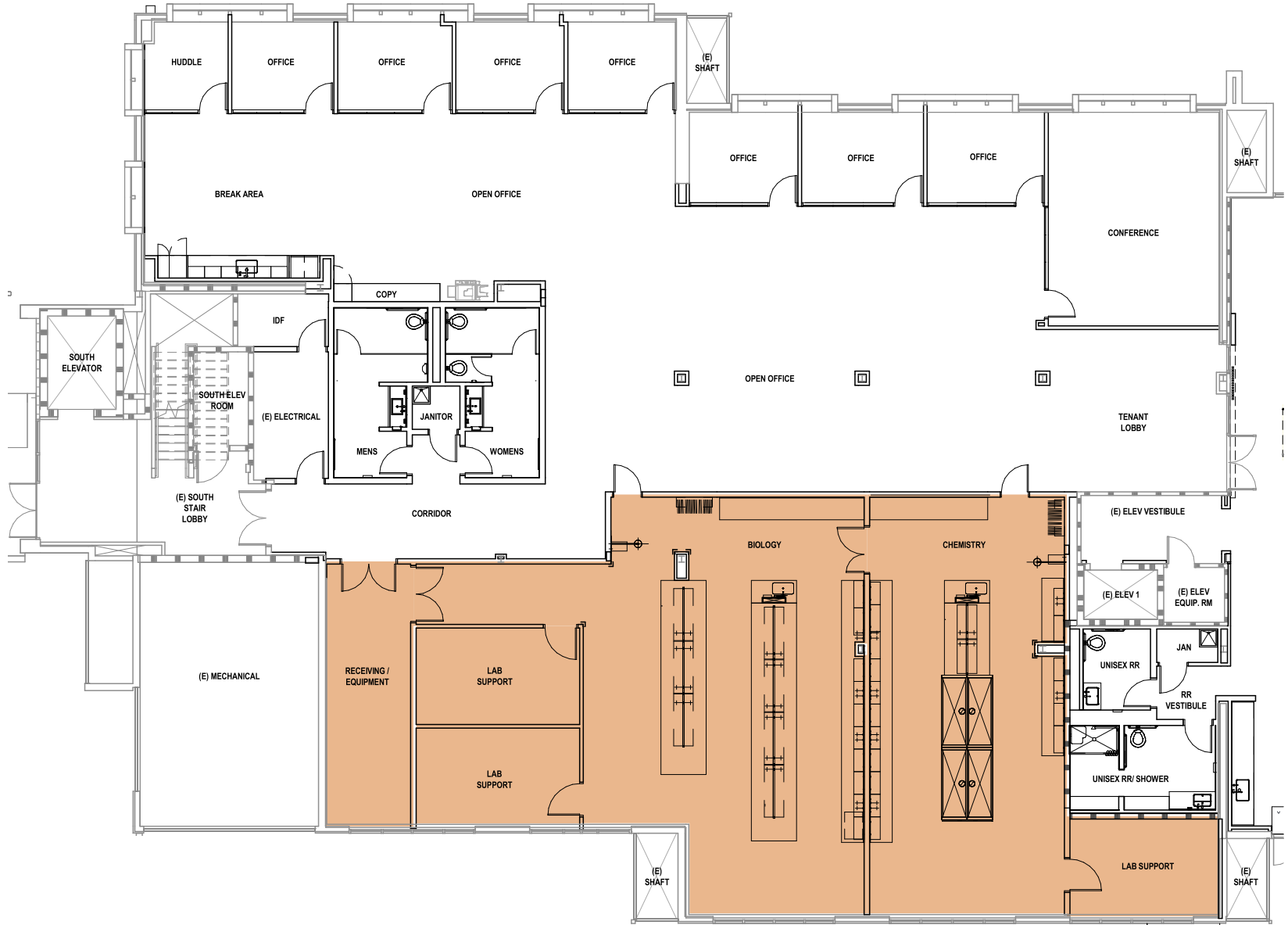
FIRST FLOOR | SUITE 100 | 10,867 SF | AVAILABLE NOW

40% Lab | 60% Office

Lab: Biology and chemistry lab, 3 lab support rooms, 4 fume hoods

Office: 7 private offices, huddle room, conference room, IDF, restrooms and break area

[View Matterport](#)



Lab Area
 Office

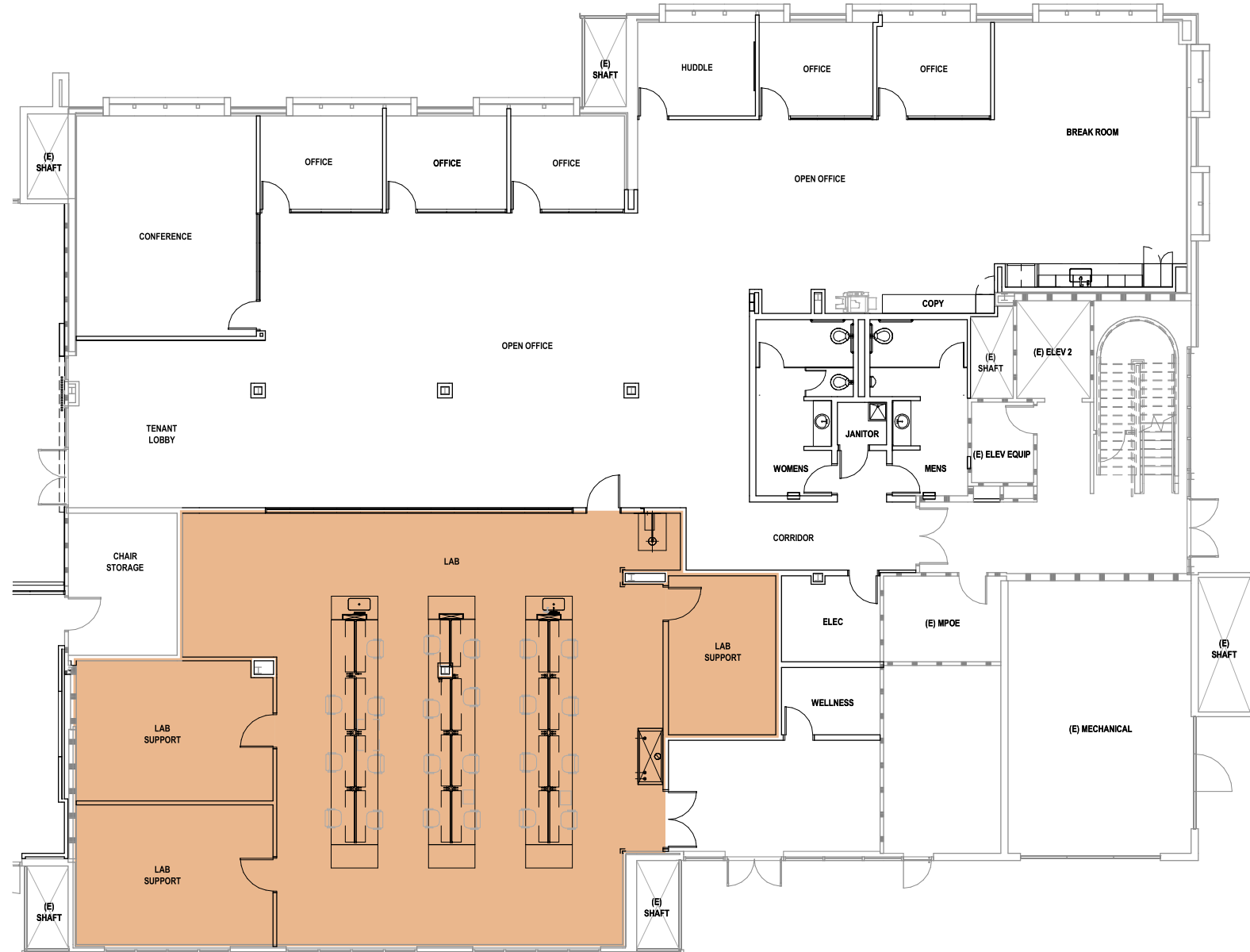
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FIRST FLOOR | SUITE 150 | 10,515 SF | **AVAILABLE NOW**

40% Lab | 60% Office

Lab: Open lab, 3 lab support rooms, fume hood

Office: 5 private offices, huddle room, conference room, break area



■ Lab Area
□ Office

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SECOND FLOOR | SUITE 200 | 28,915 SF | **AVAILABLE WITHIN 120 DAYS' NOTICE**

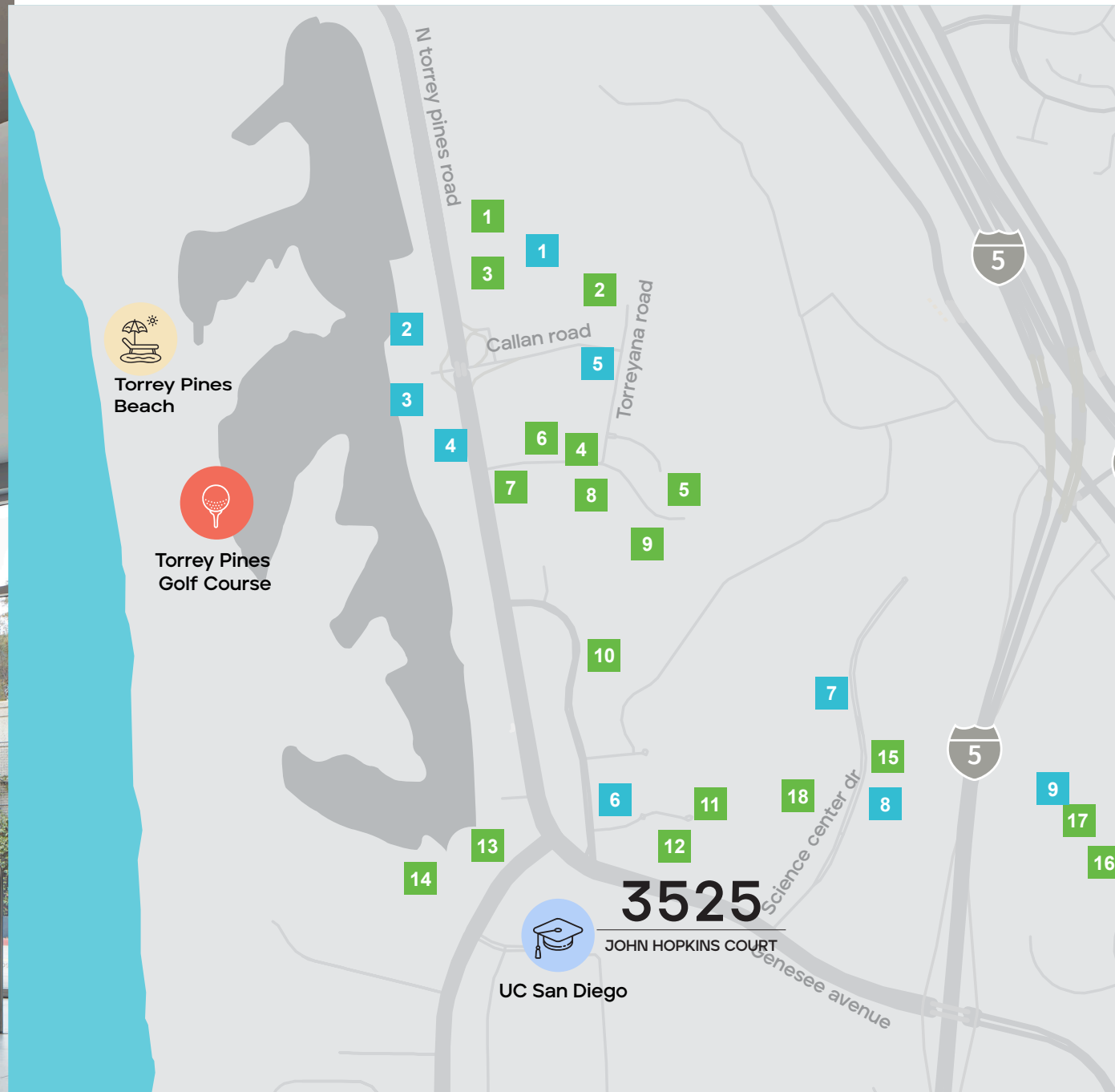
50% Lab | 50% Office

Lab: 11 lab support rooms, 4 holding rooms, 2 cold rooms, 2 staging rooms, autoclave room, ante room, gowning room, quarantine room

Office: 24 private offices, 3 facilities rooms, wellness room, conference room, IDF, restrooms and break area



■ Lab Area
□ Office



Life Science Community

| | |
|--------------------------|---------------------|
| 1 Scripps Research | 1 Base Pair Cafe |
| 2 Foundation Medicine | 2 The Grill & Bar |
| 3 Inhibrx | A. R. Valentien the |
| 4 Merck | 3 Lodge at TP |
| 5 Johnson & Johnson | Torreyana Hilton |
| 6 Singular Genomics | 4 La Jolla |
| 7 Sanford Burnham | 5 Farmer & Seahorse |
| 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 sciences 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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