

GENESIS

±330,000 RSF Life Science Campus

5505,5510-5590 Morehouse Drive
GENESIS-ScienceCenter.com

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PHASE3
— REAL ESTATE PARTNERS —

 **BainCapital**
REAL ESTATE

GENESIS Science Center

±330,000 RSF Class A Life Science Campus

AVAILABLE NOW - SPEC LAB & OFFICE SUITES

5505 MOREHOUSE DRIVE

- Suite 300 - 28,324 RSF

5510 MOREHOUSE DRIVE

- Suite 100 - 12,196 RSF
- Suite 110 - 5,315 RSF

5590 MOREHOUSE DRIVE

- 35,684 RSF

5550 MOREHOUSE DRIVE

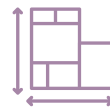
- Full Building Opportunity
- 22,756 RSF

5580 MOREHOUSE DRIVE

- Suite 100 - 19,465 RSF

CAMPUS AMENITIES

- Centralized Amenity Courtyard
- Outdoor Gathering and Seating Areas
- State-of-the-Art Fitness Center
- Yoga Studio
- Shared Conference Center
- On-Site Facilities Teams
- Shared Glass Wash & Autoclave
- Walking Paths to Nearby Retail



±330K RSF
5-Building campus



Grow at Scale
within the campus



±360K SF
Build-to-suit opportunity



3/1,000
Parking



5580 MOREHOUSE DRIVE



5590 MOREHOUSE DRIVE



5505 MOREHOUSE DRIVE

5530 MOREHOUSE DRIVE
±360,000 RSF build-to-suit opportunity



5510 MOREHOUSE DRIVE



5550 MOREHOUSE DRIVE

Mira Mesa Blvd



5505 MOREHOUSE DRIVE



5580 MOREHOUSE DRIVE

Genesis Science Center stands as a beacon of innovation within San Diego’s biotech landscape. With five buildings spanning ±330,000 square feet, the campus offers top-tier lab spec suites with modern finishes, setting a new standard of excellence. Strategically located in the Sorrento Mesa biotech cluster, it provides easy access to Interstate 805 and a plethora of nearby amenities within walking distance.

The campus features a centralized amenity courtyard, enhancing the outdoor experience for its occupants. Furthermore, Genesis Science Center boasts a range of facilities, including a fitness center, conference center, and shared glasswash & autoclave facilities, catering to diverse needs. Beyond its physical attributes, the center serves as a dynamic hub where collaboration thrives and new innovations are fostered.



5550 MOREHOUSE DRIVE

5505 MOREHOUSE DRIVE

SUITE 300: 28,324 RSF

AVAILABLE NOW

FURNITURE INCLUDED. EXISTING LAYOUT MAY VARY FROM FLOOR PLAN SHOWN.

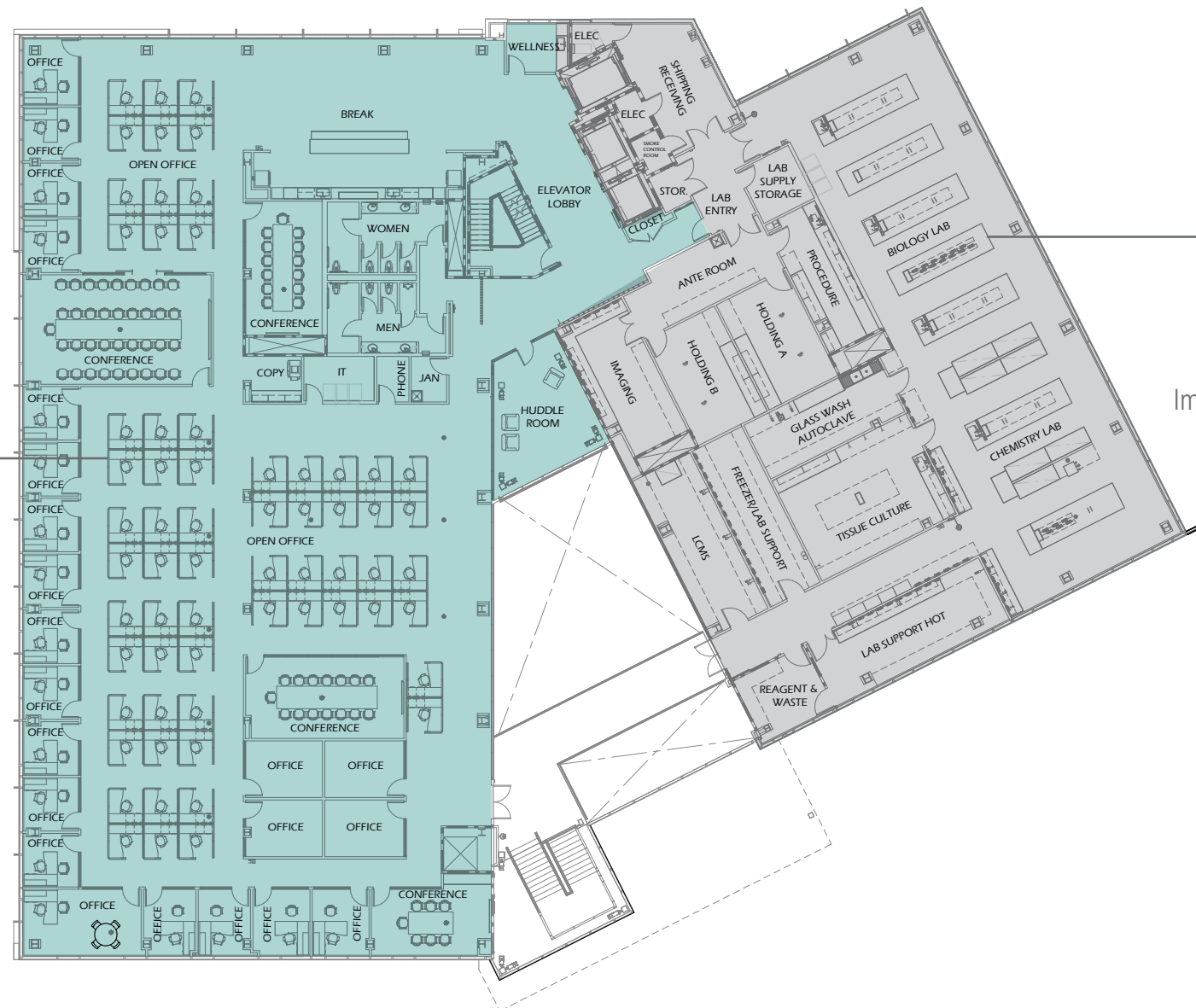
Lab
Office

Suite 300 (Office)

64 Workstations
22 Private Offices
4 Conference Rooms
Breakroom
Wellness Room
Huddle Room

Suite 300 (Lab)

7 Lab Benches
8 Fume Hoods
2 Lab Support Rooms
2 Holding Rooms
Imaging, LCMS, and Ante Room
Glass Wash Autoclave
Tissue Culture
Shipping/Receiving



5510 MOREHOUSE DRIVE

SUITE 100: 12,196 RSF

AVAILABLE NOW

FURNITURE INCLUDED. EXISTING LAYOUT MAY VARY FROM FLOOR PLAN SHOWN.

Lab
Office

VIRTUAL TOUR

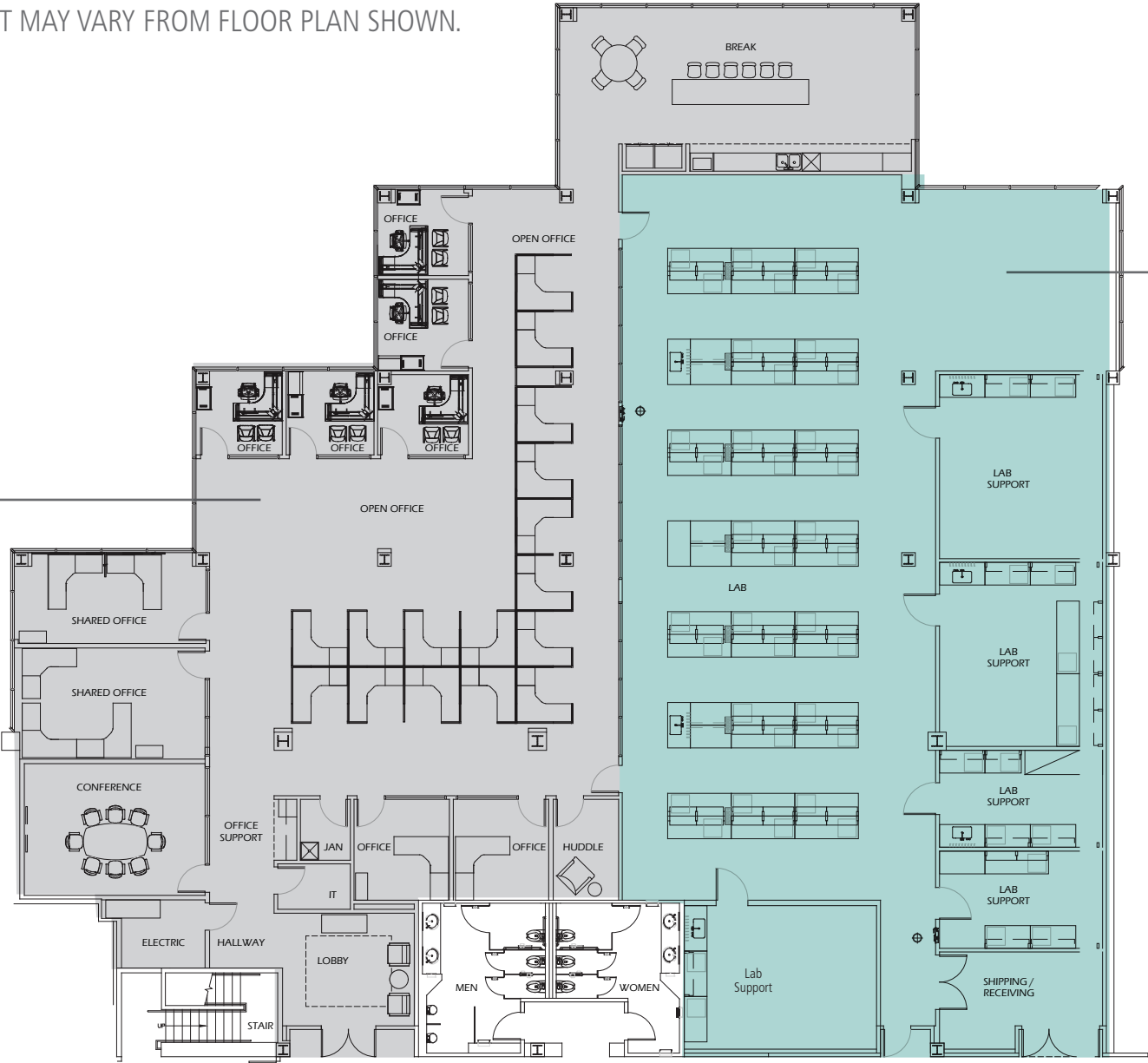


Suite 100 (Office)

- 16 Workstations
- 9 Private Offices
- 1 Conference Room
- Break Room
- Print/Copy Area
- IT Server Room

Suite 100 (Lab)

- 7 Lab Benches
- 5 Lab Support Rooms
- 1 Fume Hood

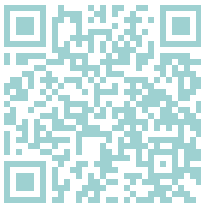


5510 MOREHOUSE DRIVE

SUITE 110: 5,315 RSF
AVAILABLE NOW
FURNITURE NOT INCLUDED

Lab
Office

VIRTUAL TOUR

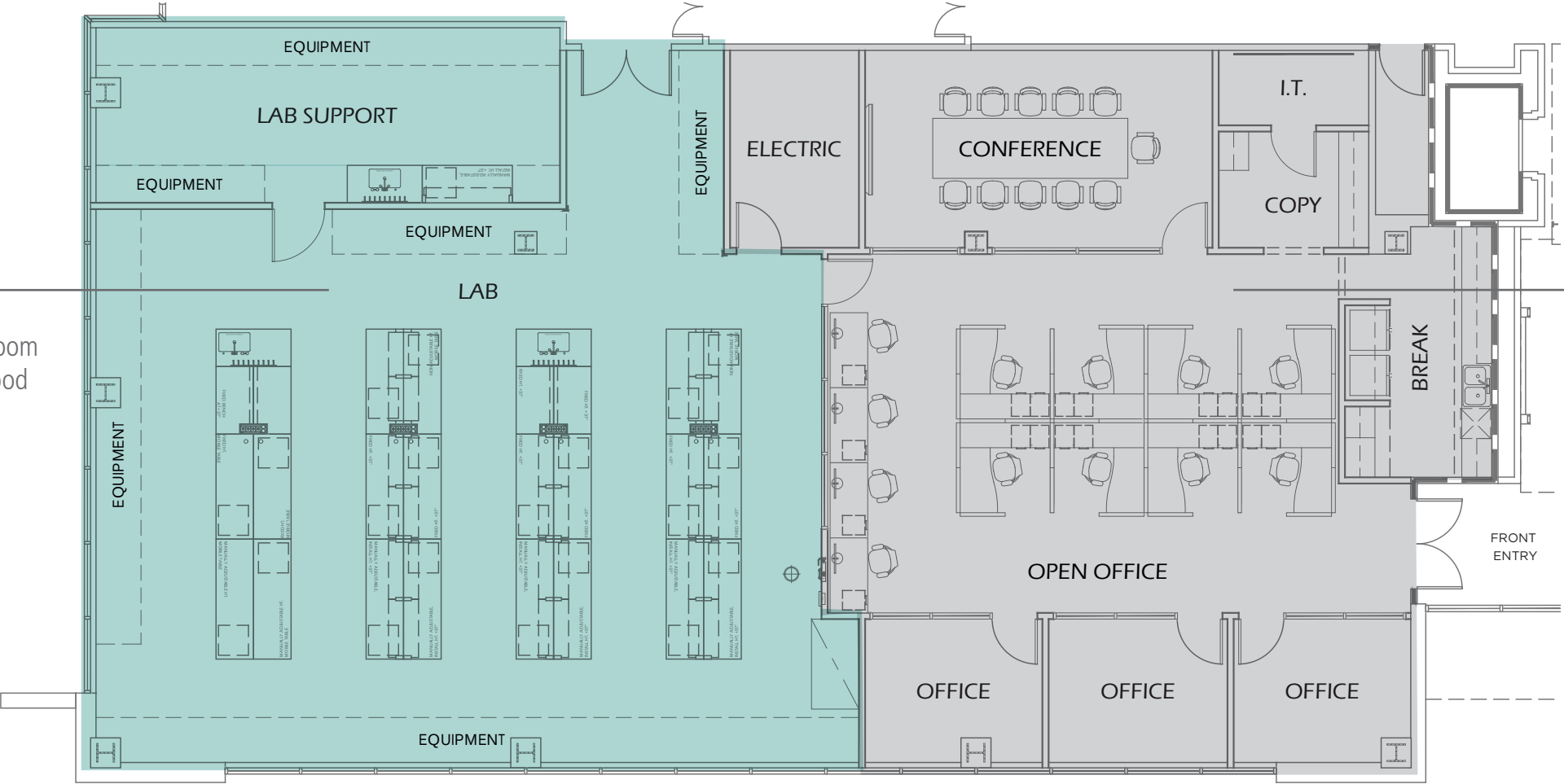


Suite 110 (Lab)

- 4 Lab Benches
- 1 Lab Support Room
- 1 Six Ft Fume Hood

Suite 110 (Office)

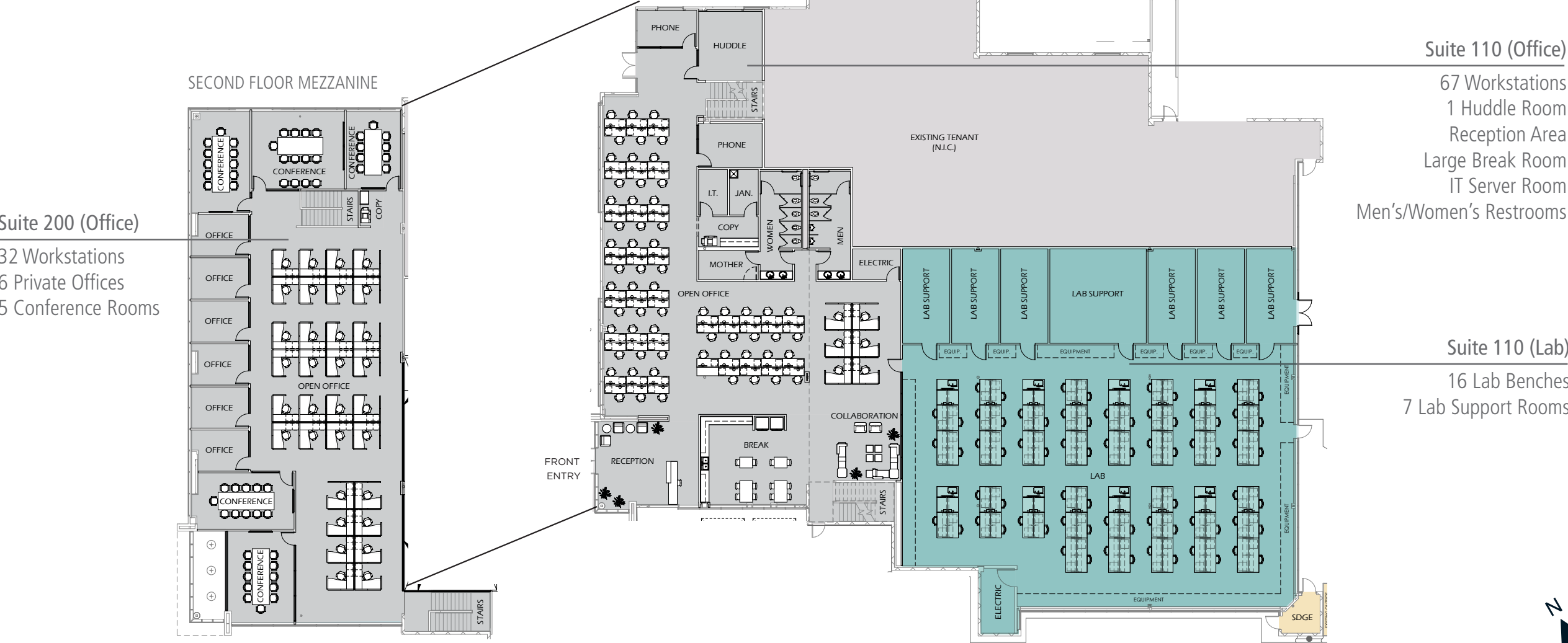
- 12 Workstations
- 3 Private Offices
- 1 Conference Room
- Print/Copy Area
- IT Server Room
- Break Room



5550 MOREHOUSE DRIVE

SUITE 110: 22,756 RSF
AVAILABLE NOW
CONCEPT PLAN

Lab
Office



5580 MOREHOUSE DRIVE

SUITE 100: 19,465 RSF

AVAILABLE NOW

FURNITURE INCLUDED. EXISTING LAYOUT MAY VARY FROM THE FLOOR PLAN SHOWN.

Suite 100 (Lab)

- 10 Lab Benches
- 3 Lab Support Rooms
- 1 Six Ft Fume Hood

Suite 100 (Office)

- 56 Workstations
- 8 Private Offices
- 1 Conference Room
- Print/Copy Area
- IT Server Room
- Break Room
- Reception Area



Lab
Office

VIRTUAL TOUR



5590 MOREHOUSE DRIVE

FULL BUILDING | 35,684 RSF

AVAILABLE Q1 2027

FURNITURE INCLUDED.EXISTING LAYOUT MAY VARY FROM THE FLOOR PLAN SHOWN.

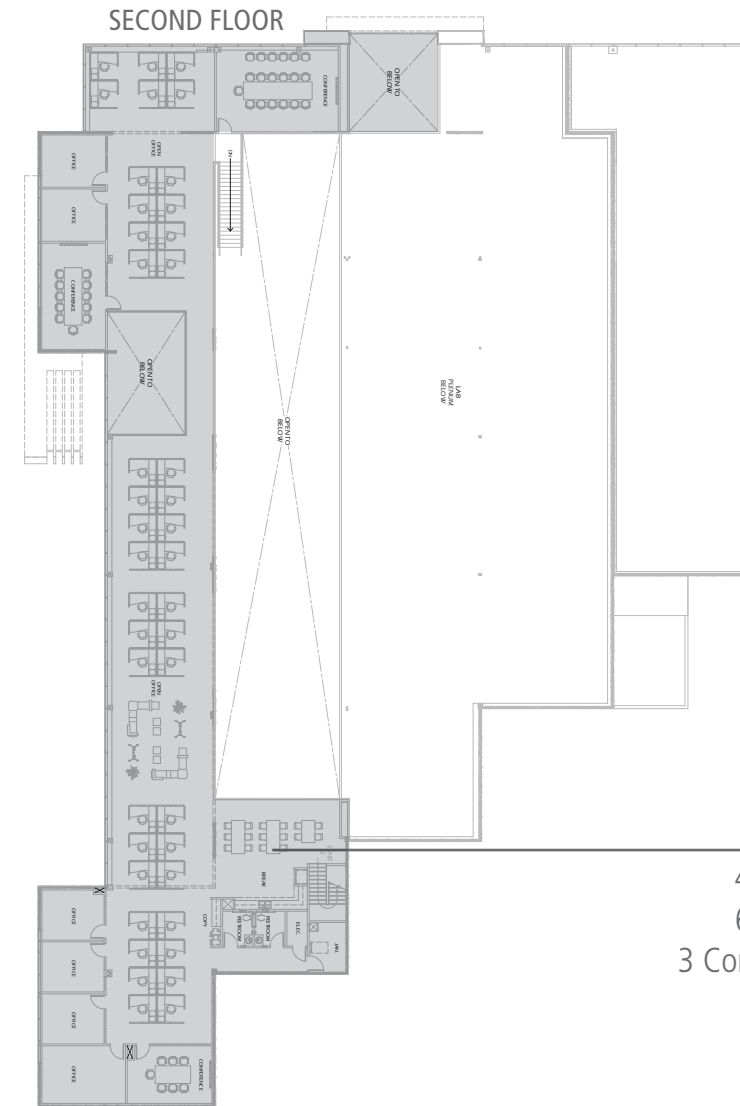
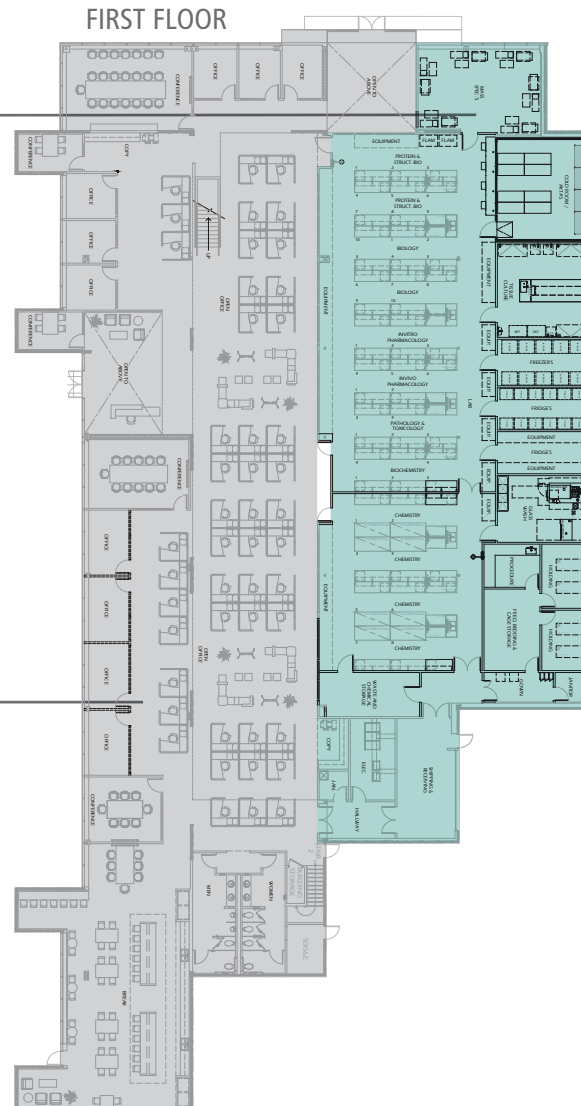
Lab
Office

Lab

11 Lab Benches
Tissue Culture Room
Cold Room
2 Freezer & 1 Fridge Room
Glass Wash
2 Holding Rooms
2 Storage Rooms
Mass Spec's Room
Shipping/Receiving

Office

47 Workstations
10 Private Offices
5 Conference Rooms
Break Area
Reception Area



Office

42 Workstations
6 Private Offices
3 Conference Rooms
Break Area
Print/Copy Area





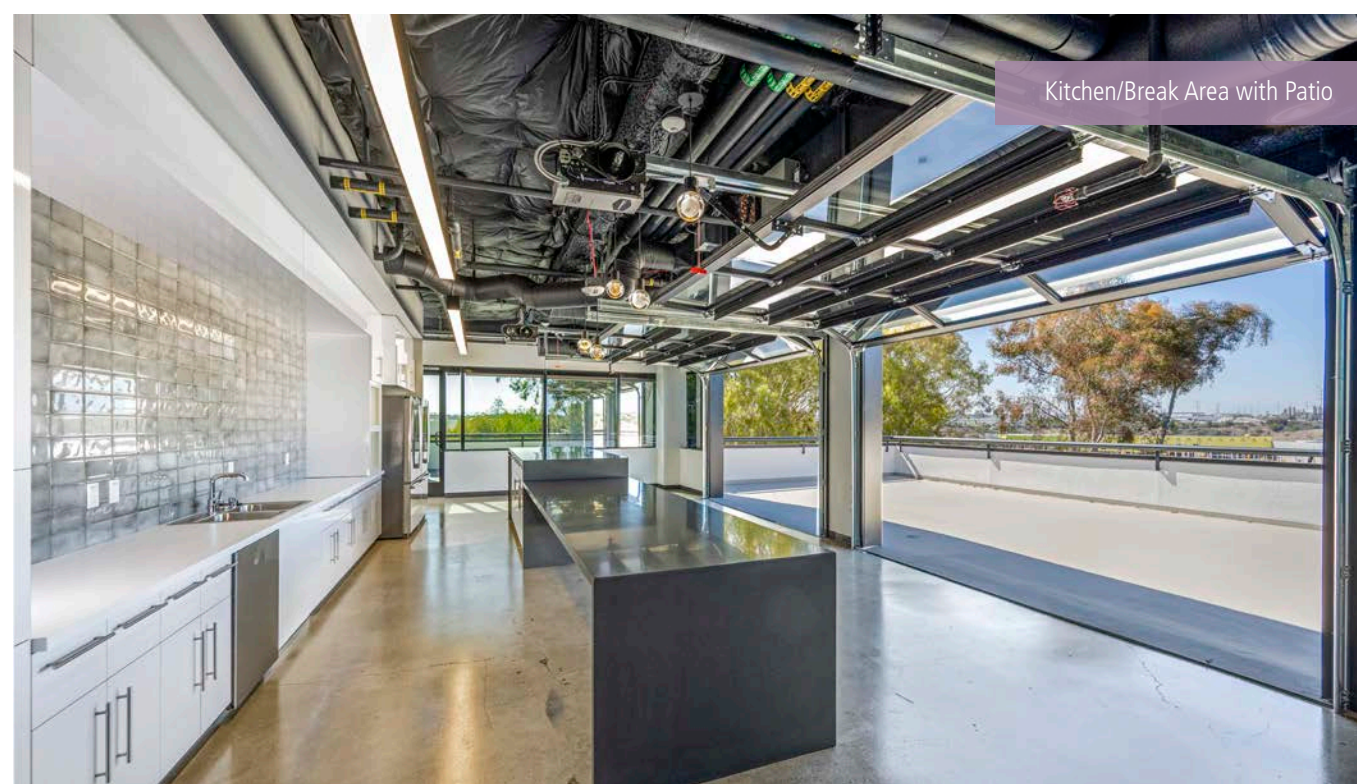
5590



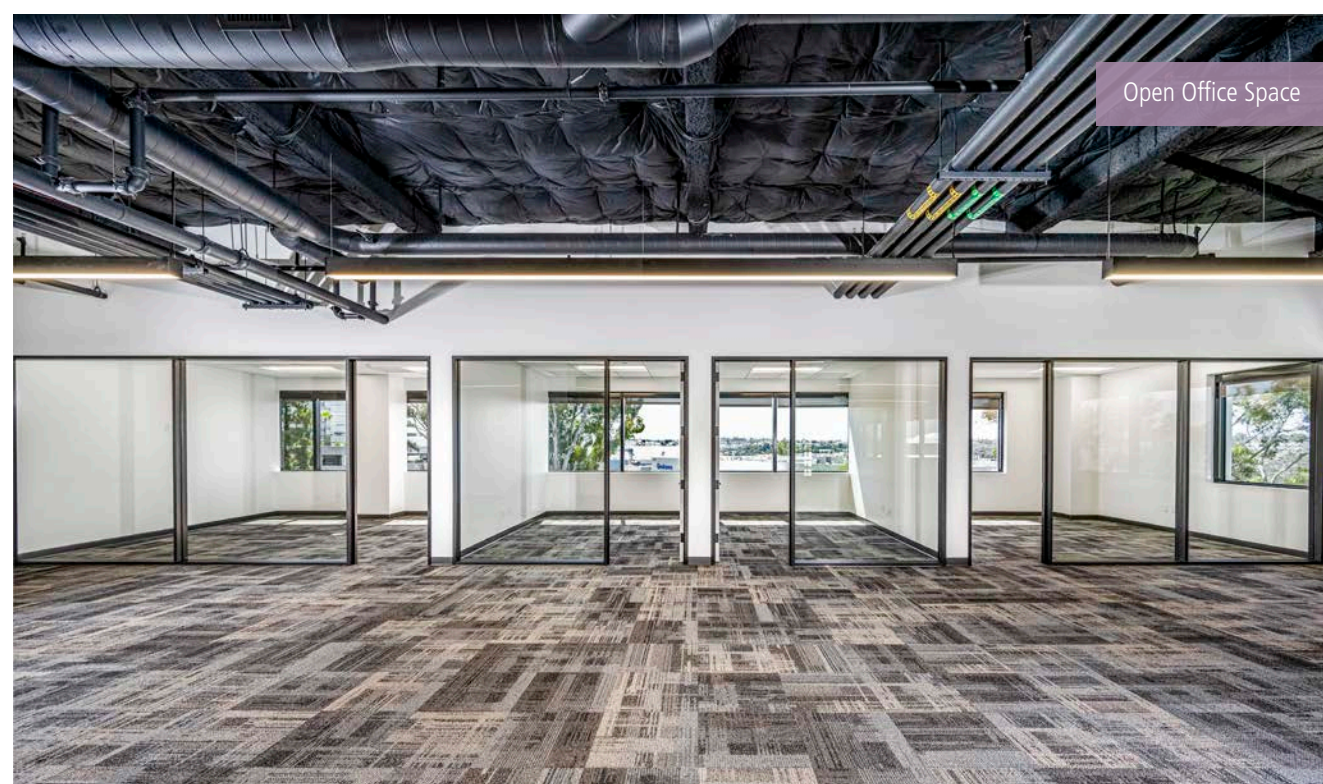
Lab Space



Side-by-Side Office/Lab Space



Kitchen/Break Area with Patio



Open Office Space



Glasswash/Autoclave

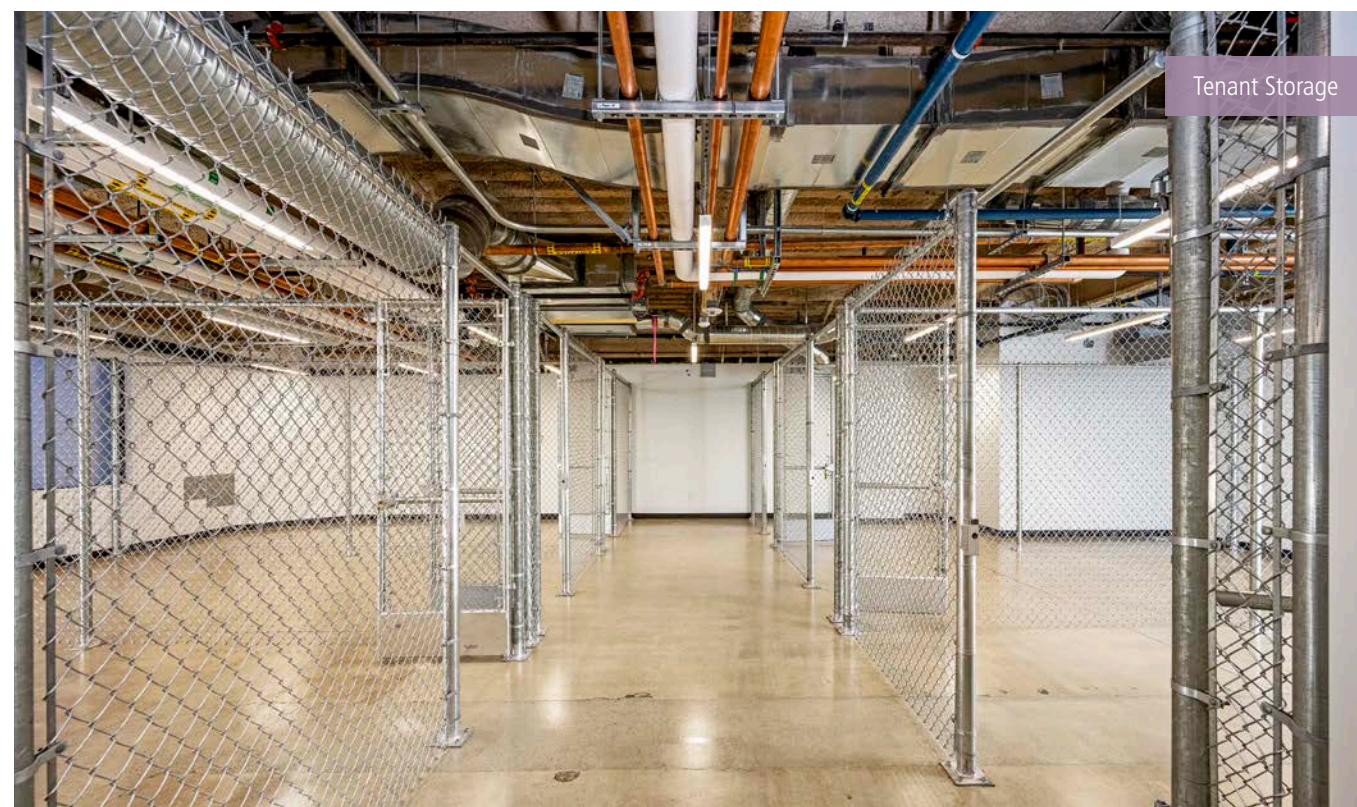


Conference Center



GENESIS eXchange App
(Tenant Experience)

GENESIS EXCHANGE



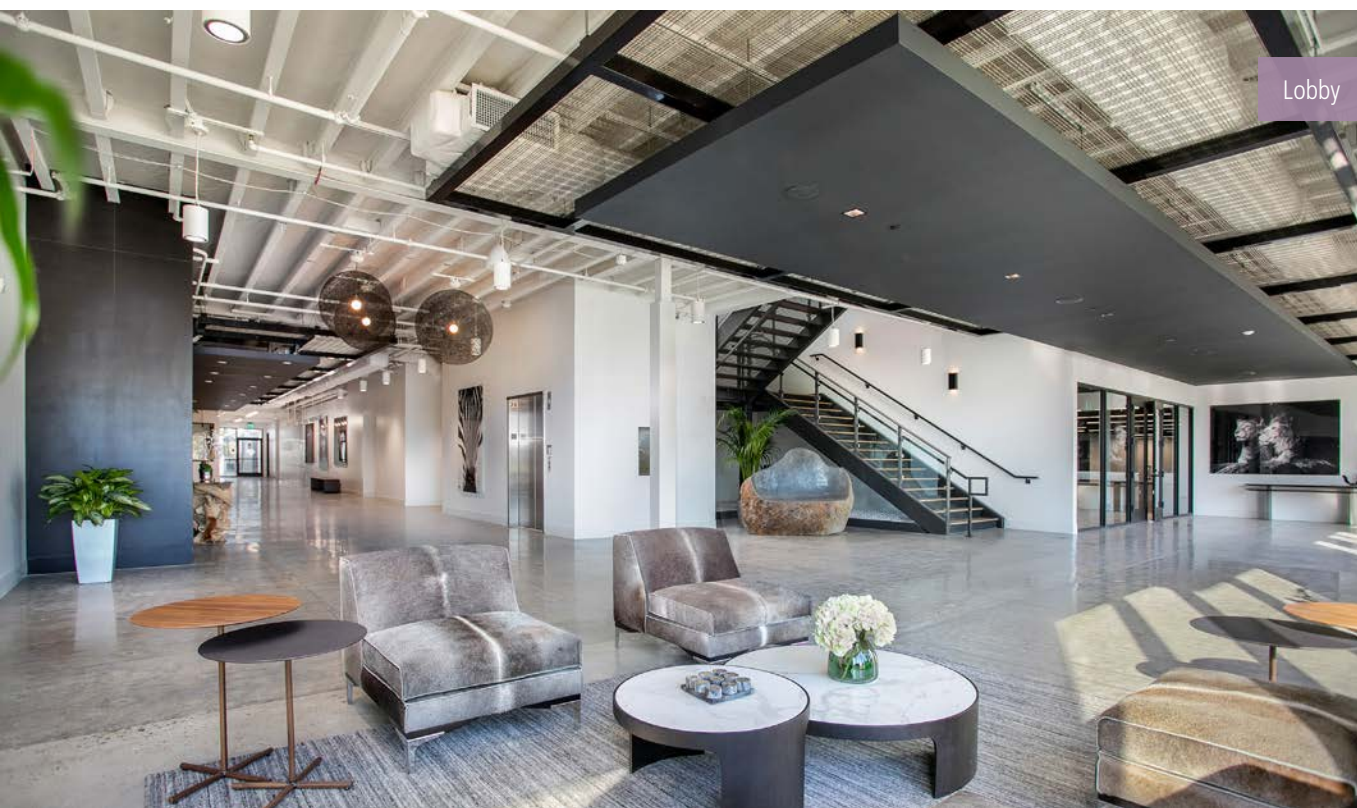
Tenant Storage



Fitness Center



Outdoor Patio



Lobby



Fitness Center

LOCAL AMENITIES

SOLANA BEACH

DEL MAR

TORREY PINES



The new Sorrento Court will be a place for food, fitness, and community. There will be five new fast casual dining options.



9-minute walk from Genesis to Sorrento Court



4-minute bike ride from Genesis to Sorrento Court

LIFE SCIENCE NEIGHBORS



- | | |
|-----------------------------|--------------------------|
| ● Ajinomoto | ● Sanford Burnham Prebys |
| ● Crinetics Pharmaceuticals | ● Scripps Research |
| ● Tandem Diabetes | ● Thermo Fisher |
| ● Veracyte | ● Eurofins |
| ● Maravai LifeSciences | ● STA Therapeutics |
| ● NuVasive | ● Artiva Biotherapeutics |
| ● Johnson & Johnson | ● BioLabs |
| ● Vertex Pharmaceuticals | ● ADARx |



8 Elements Indian Cuisine

Karl Strauss

Courtyard by Marriott

Sorrento Court

Sorrento Plaza

Holiday Inn Express

Country Inn & Suites

Gravity Heights

Residence Inn

Homestead Suites

Dominic's Deli

Staybridge Suites

Plaza Sorrento

Centerpark Café

TRANSIT
Coaster Rail Line



Transit Station

Mira Mesa Boulevard

Pacific Heights Blvd.

Mira Mesa Blvd.

SORRENTO MESA



Restaurants

Chick fil A
Cafe de Anza
Jersey Mike's
Ike's Sandwiches
Corner Office Pizza & Craft Beer
BHC Chicken
Karl Strauss Brewing Company
California English
Hawaiian Fresh Seafood
8 Elements
Gravity Heights
Croutons Restaurant
Subway
Sher Punjab Indian
Skewers
Opera Café and Patisserie
Chicks Natural
Thai Chada
Salad Farm
Flame Broiler
Sitar Indian Cuisine
Delicacy Chinese
Pascucci Italian
Fiesta Mexican Grille



Kabul House of Kabobs
Pho Station Vietnamese
Moose's BBQ and Philly
Nico's Taco Shop
Submarina
The Grill and Market
Hanaya Sushi
Kings Garden Chinese
Spices Thai Café



Coffee

Starbucks
Copa Vida
Cargo Cafe



Shopping Center

Sorrento Court
Sorrento Plaza
Sorrento Mesa Crossroads
Plaza Sorrento



Hotels

Courtyard by Marriott
Residence Inn
Holiday Inn Express
Country Inn & Suites





OWNERSHIP & SPONSOR



With over 30 years of experience in the life science industry, Phase 3 Real Estate Partners, Inc. has been a leader in owning, operating, repositioning, and developing over 6 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

www.P3RE.com



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

www.BainCapitalRealEstate.com

GENESIS

{ The root of innovation }

±5 MILLION SF
LIFE SCIENCE PORTFOLIO

"Our vision is to deliver premier research-ready life science environments for tomorrow's technology."



GENESIS - Science Center



GENESIS - Del Mar



GENESIS - San Diego



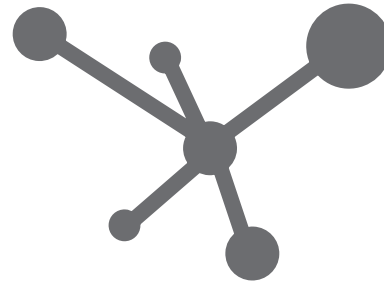
GENESIS - Summit



GENESIS - Roselle

NATIONAL PRESENCE IN THE TOP LIFE SCIENCE CLUSTERS

- San Diego - San Francisco - Boston -



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