



A  BioMed Realty property

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

3545

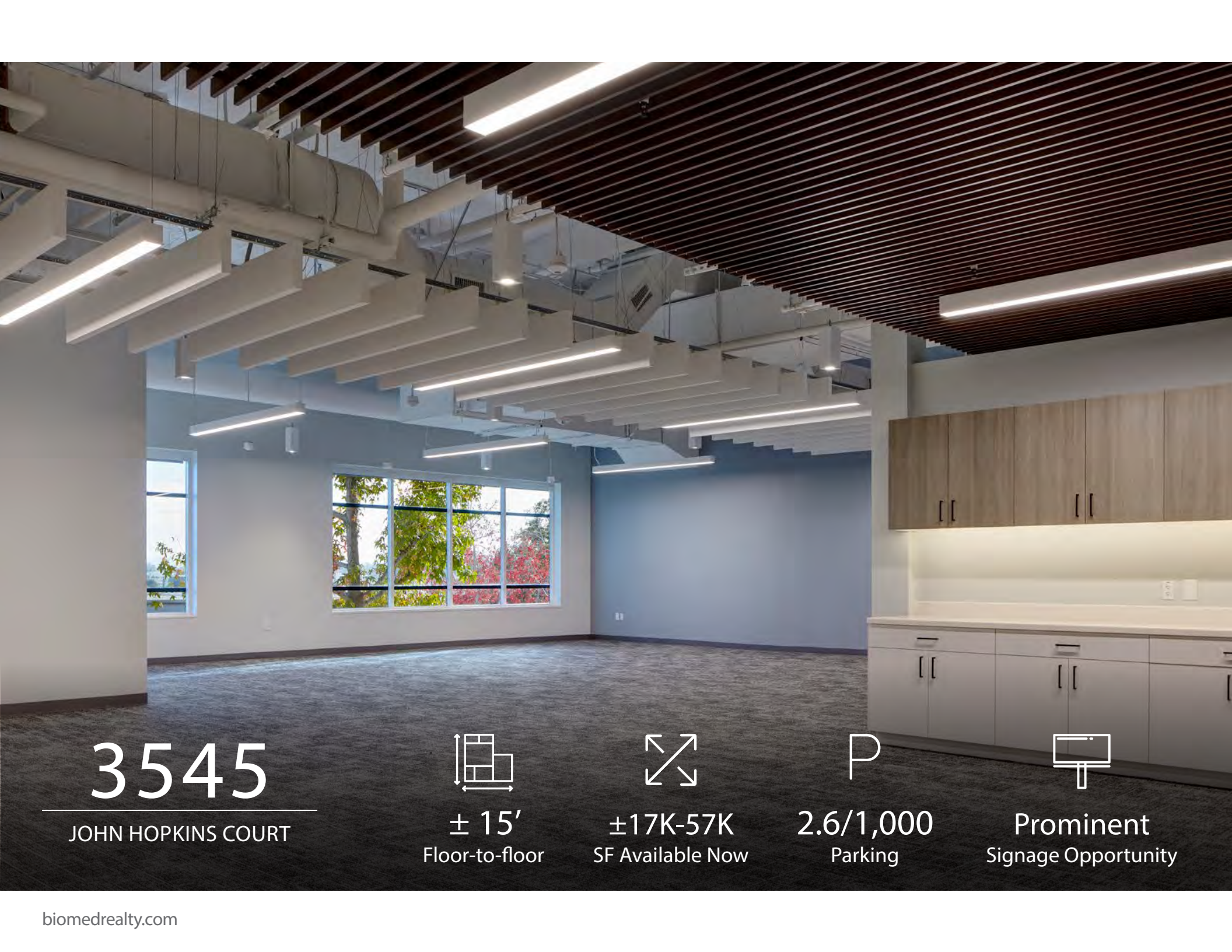
JOHN HOPKINS COURT

72,192 SF

LAB BUILDING WITHIN
TORREY PINES







3545

JOHN HOPKINS COURT



± 15'
Floor-to-floor



±17K-57K
SF Available Now



2.6/1,000
Parking



Prominent
Signage Opportunity

SPECS

Building Size	72,192 s.f.
Floor Plates	36,000 r.s.f.
Year Built	1991 (renovated in 2019)
Elevators	3 (1 passenger, 2 freight)
Building Total Floor Load	100 lbs/s.f.
Fire Sprinklers	Yes
Parking (stall count 269)	2.61/1,000
Power Capacity	4,000 AMP, 277/480v
HVAC Cooling Capacity	600 tons of cooling capacity
Boilers	Two, 3.2mBh gas-fired boilers
Building Management System	Fully integrated DDC system
Generator	500kW capacity



Exterior



Lobby



Main Lobby, 2nd Floor

Shared Conference Room

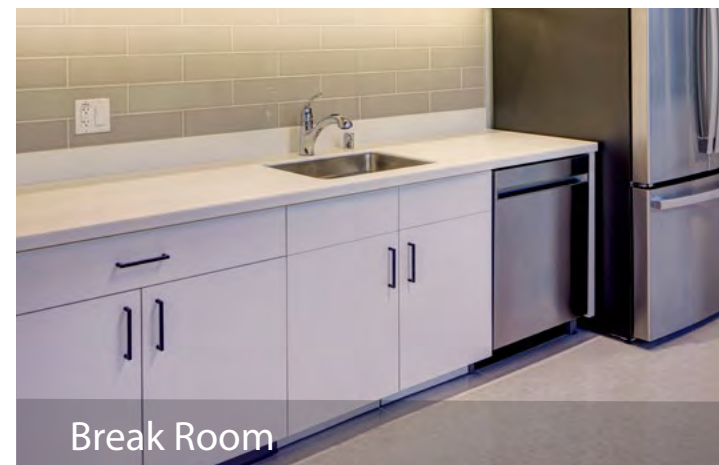
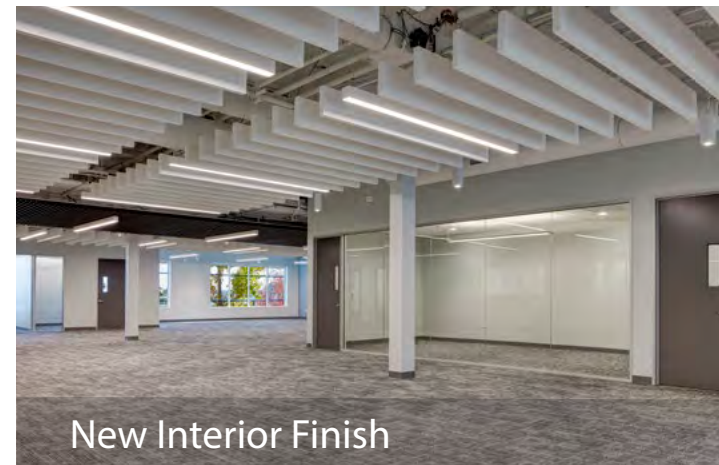
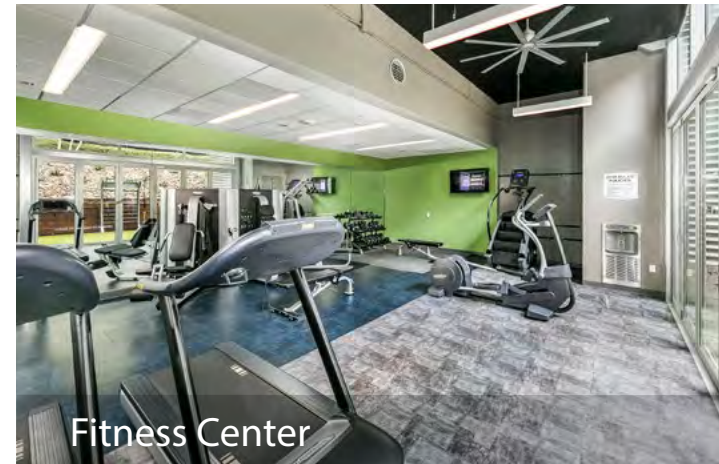
3545

JOHN HOPKINS COURT



THE PROJECT

- Two building life science campus
- 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





3545

JOHN HOPKINS COURT

LAB

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





3545
JOHN HOPKINS COURT

3525
JOHN HOPKINS COURT

AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
3545 JOHN HOPKINS COURT	SUITE 100	18,430 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 150	8,024 SF	50% 50%	AVAILABLE Q3 2026
3545 JOHN HOPKINS COURT	SUITE 160	7,185 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 200	21,470 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 250	17,083 SF	50% 40%	AVAILABLE NOW

3545 JOHN HOPKINS COURT

FIRST FLOOR | SUITE 100 | 18,430 SF | AVAILABLE NOW

25% Lab | 25% Vivarium | 50% Office

Office: 8 private offices, 3 conference room, break room, copy room

Lab: 3 lab benches, 5 lab support rooms, 2 GOWN rooms, 1 fume hood, 2 cold rooms

Vivarium can be leased separately - 4,384 SF



3545 JOHN HOPKINS COURT

FIRST FLOOR | SUITE 150 | 8,024 SF | AVAILABLE Q3 2026 (POTENTIALLY SOONER)

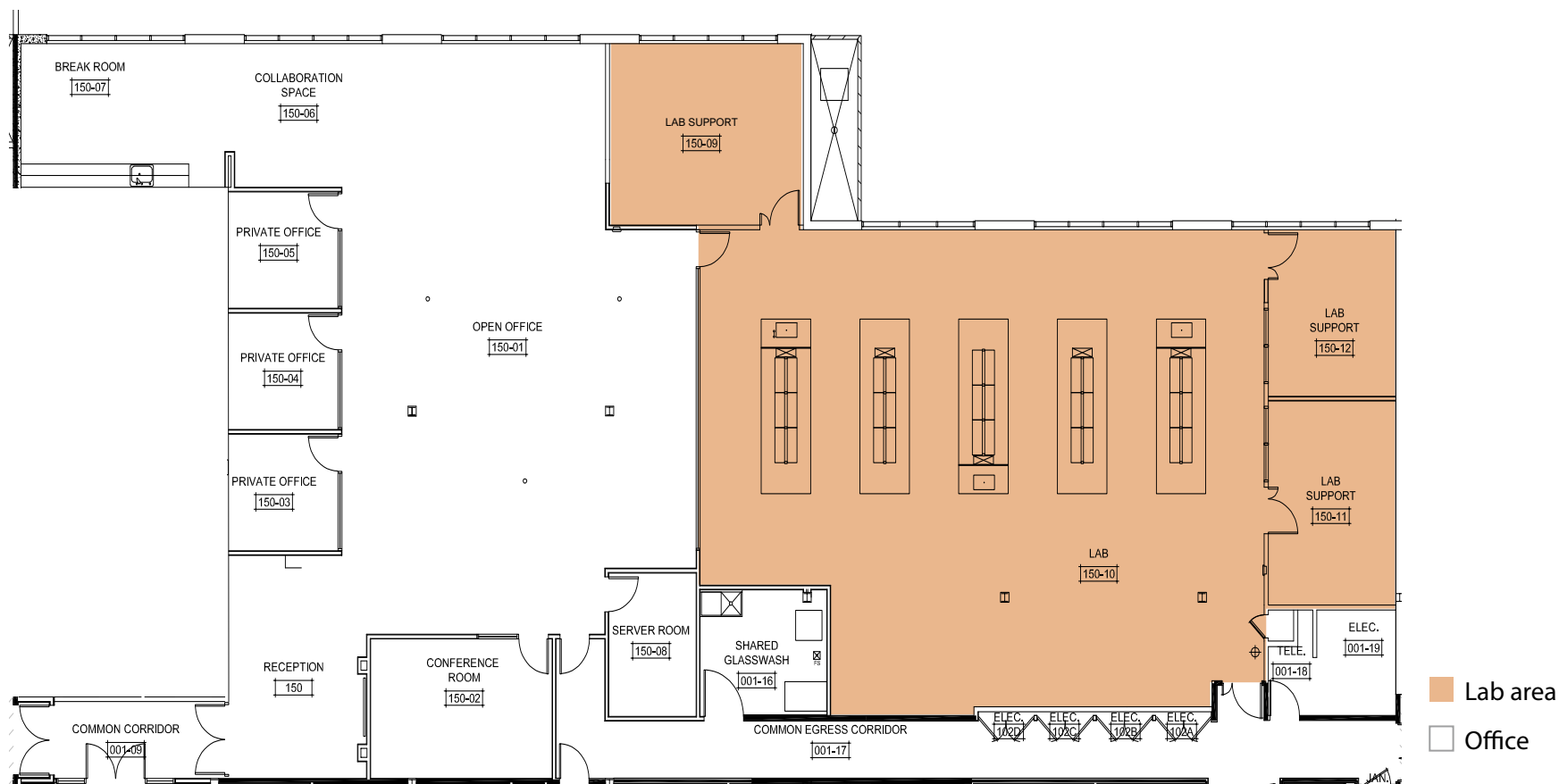
Can be combined with Suite 160 for 15,209 SF

50% Lab | 50% Office

Office: 3 private offices, conference room, server room, break room

Lab: 5 lab benches, 3 lab support rooms, glasswash, 1 fume hood

[Virtual Tour](#)



3545 JOHN HOPKINS COURT

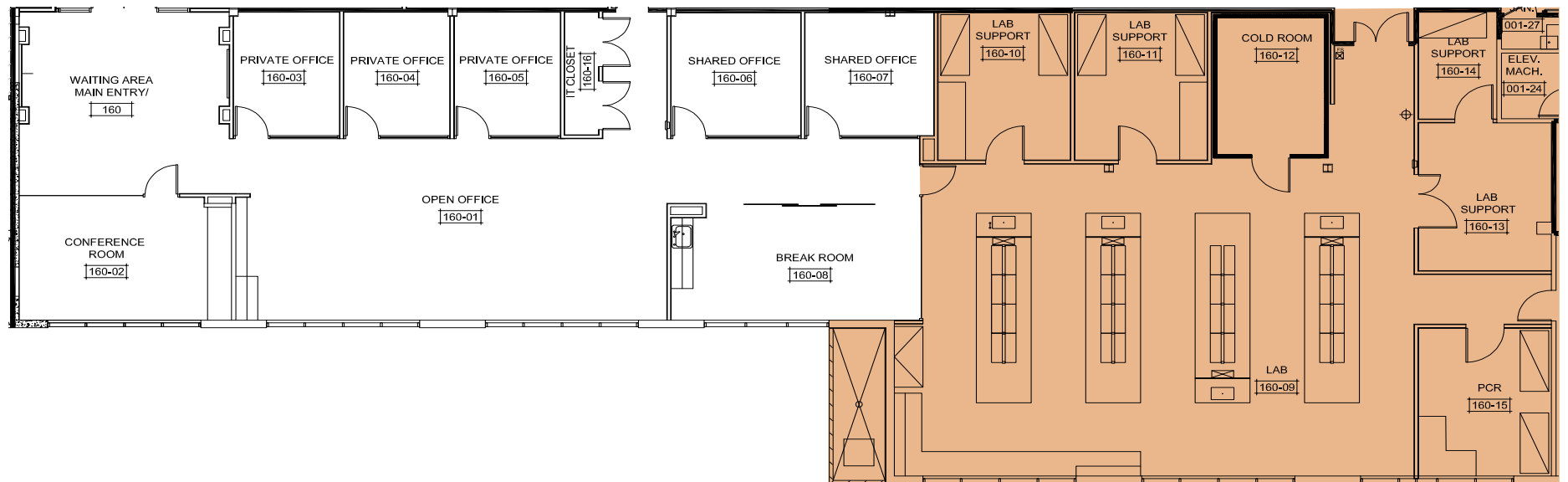
FIRST FLOOR | SUITE 160 | 7,185 SF | AVAILABLE NOW

Can be combined with Suite 150 for 15,209 SF

50% Lab | 50% Office

Office: 5 private offices, conference room, break room

Lab: 4 lab benches, 4 lab support rooms, 1 fume hood, cold room, PCR room



Lab area

Office

3545 JOHN HOPKINS COURT

SECOND FLOOR | SUITE 200 | 21,470 SF | AVAILABLE NOW

50% Lab | 50% Office

Office: 12 private offices, 3 conference rooms, copy room, break room

Lab: 11 lab benches, 11 lab support rooms, 2 fume hoods, cold room, procedure room



Lab area
Office

3545 JOHN HOPKINS COURT

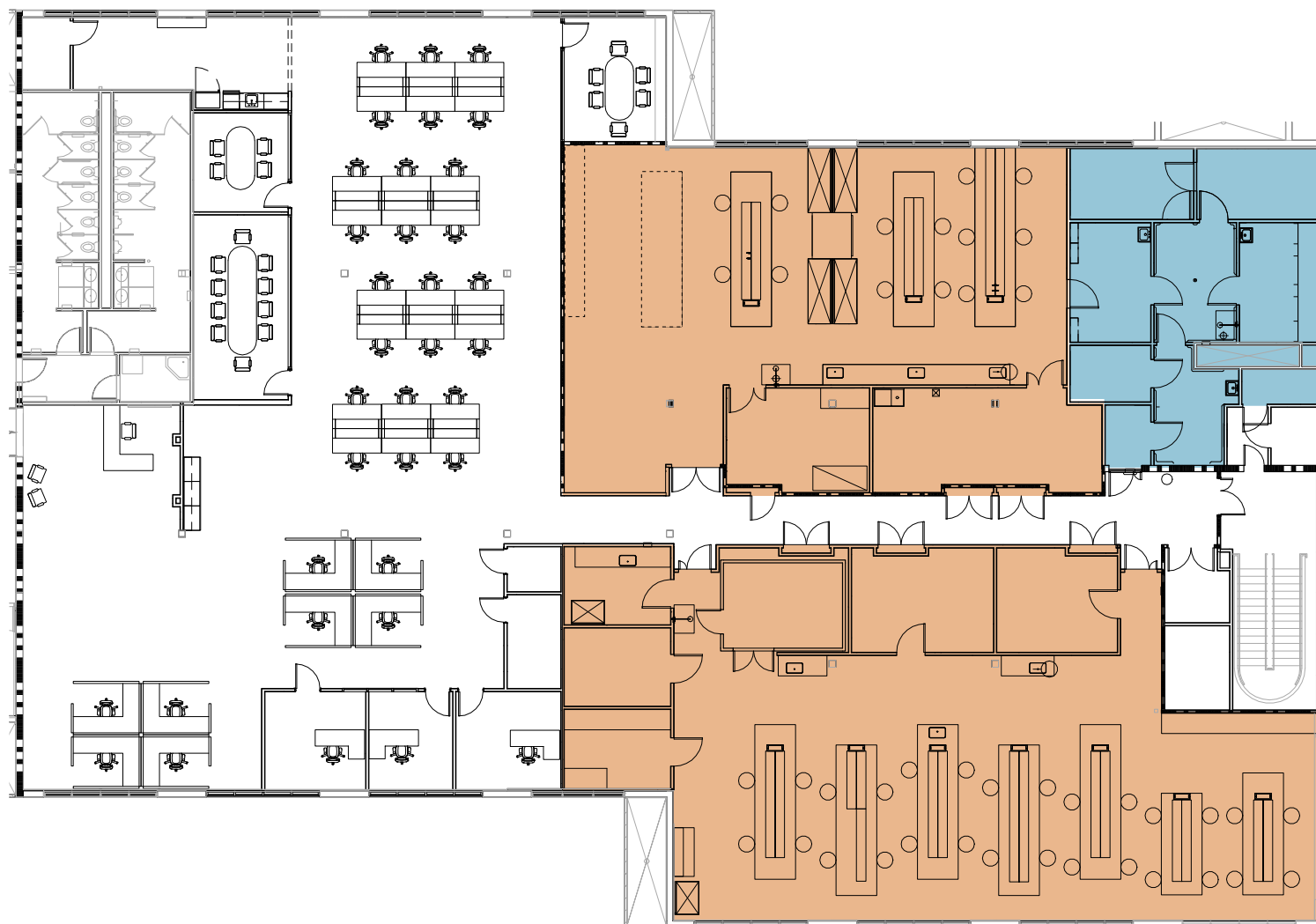
SECOND FLOOR | SUITE 250 | 17,083 SF | 17,083 SF

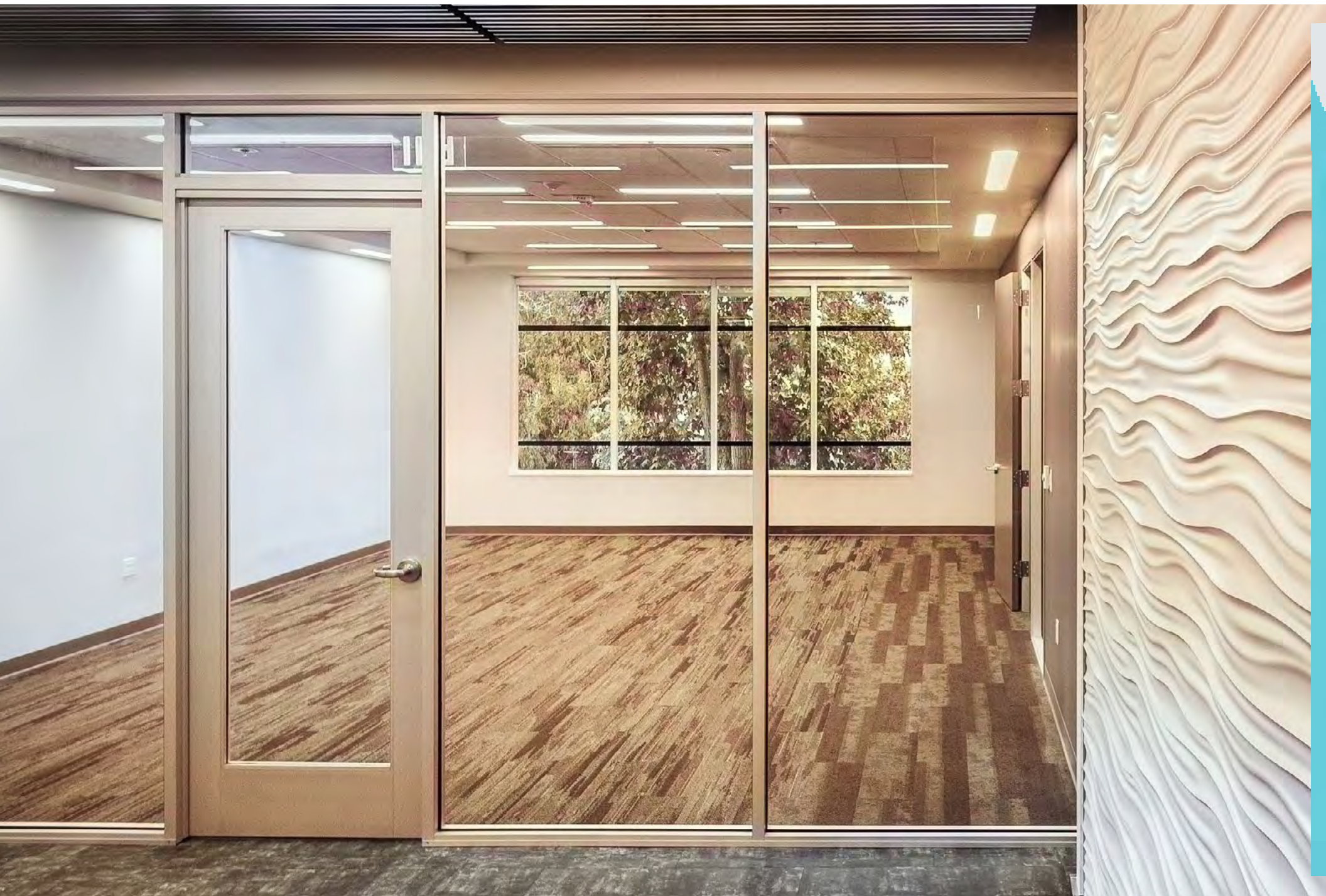
50% Lab | 10% Vivarium | 40% Office

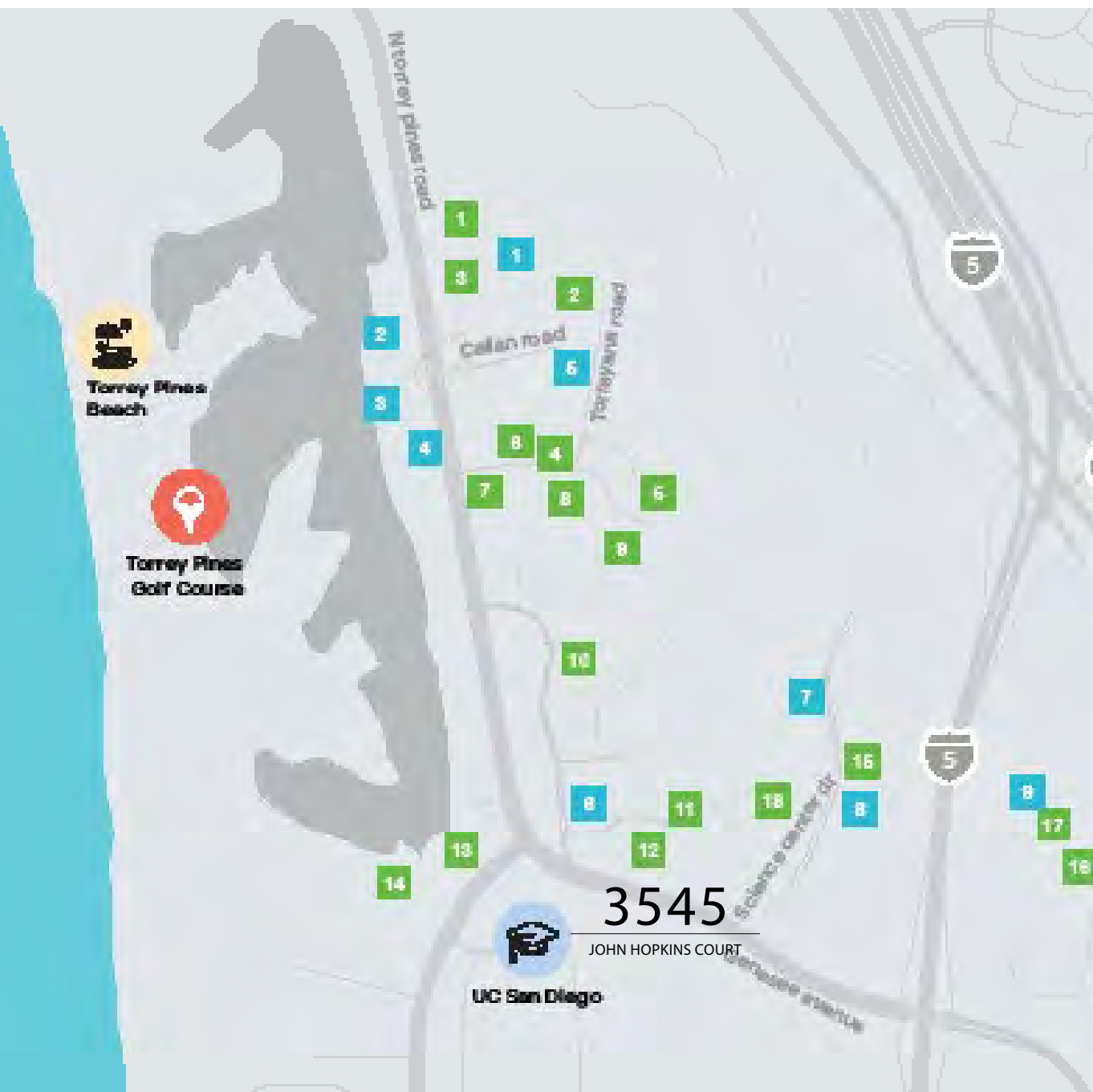
Office: 32 workstations, 3 private offices, phone room, 2 huddle rooms, conference room, wellness room, break room

Lab: 10 lab benches, 6 lab support rooms, 4 fume hoods, 2 cold rooms, small vivarium

[Virtual Tour](#)







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 | |



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.



SORRENTO
ALLEY

Wateridge Pointe

Wateridge Circle

Sorrento
Corporate Center

5717 Pacific Center

Moda Sorrento

SORRENTO
MESA

Summers Ridge

Towne Center View

9885 Towne
Centre Drive

9865 Towne
Centre Drive

Axiom

APEX

Discover@UTC

I3

Center for Novel
Therapeutics

UTC

UCSD

3545

JOHN HOPKINS COURT



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

A  BioMed Realty property



Exclusive leasing agents:

Chad Urie
tel +1 858 410 1187
chad.urie@jll.com
RE license #01261962

Grant Schoneman
tel +1 858 410 1252
grant.schoneman@jll.com
RE license #01516695

Michelle Westoby
tel +1 858 410 1190
michelle.westoby@jll.com
RE license #01377091