



CALLAN

3020 | 3030 CALLAN ROAD

185,000 RSF life sciences development for sublease



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3020 | 3030 CALLAN RIDGE

Unobstructed panoramic views of the
Pacific Ocean & Torrey Pines

Only large campus available
in Torrey Pines before 2025

TI ready
Now

A premier life sciences campus

185,000 RSF life sciences development

Located in the center of innovation, Callan offers the only large campus available in Torrey Pines before 2025. This premier development provides scalability and flexibility; accomodating a range of research, lab and office uses. Callan will offer an amenity rich environment where companies can grow and expand.



±185,000
SF life sciences
campus

TI Ready
now

100%
available

2
3-story buildings

2
levels of underground
parking

±70,000
SF (divisible to)



Amenities



Fitness Center



Campus Restaurant



Roof Deck



Green Roof Sustainability



Outdoor covered patio space



PV Canopy





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Specs

±35,000 SF floorplates (Building A) ±22,000 SF (Building B)	13'8" floor-to-floor height	100 lb PSF live load capacity (125 lb lab areas)
30' x 31'6" column spacing	2.7/1,000 parking ratio 506 stalls	4' drop dock with hydraulic dock leveler







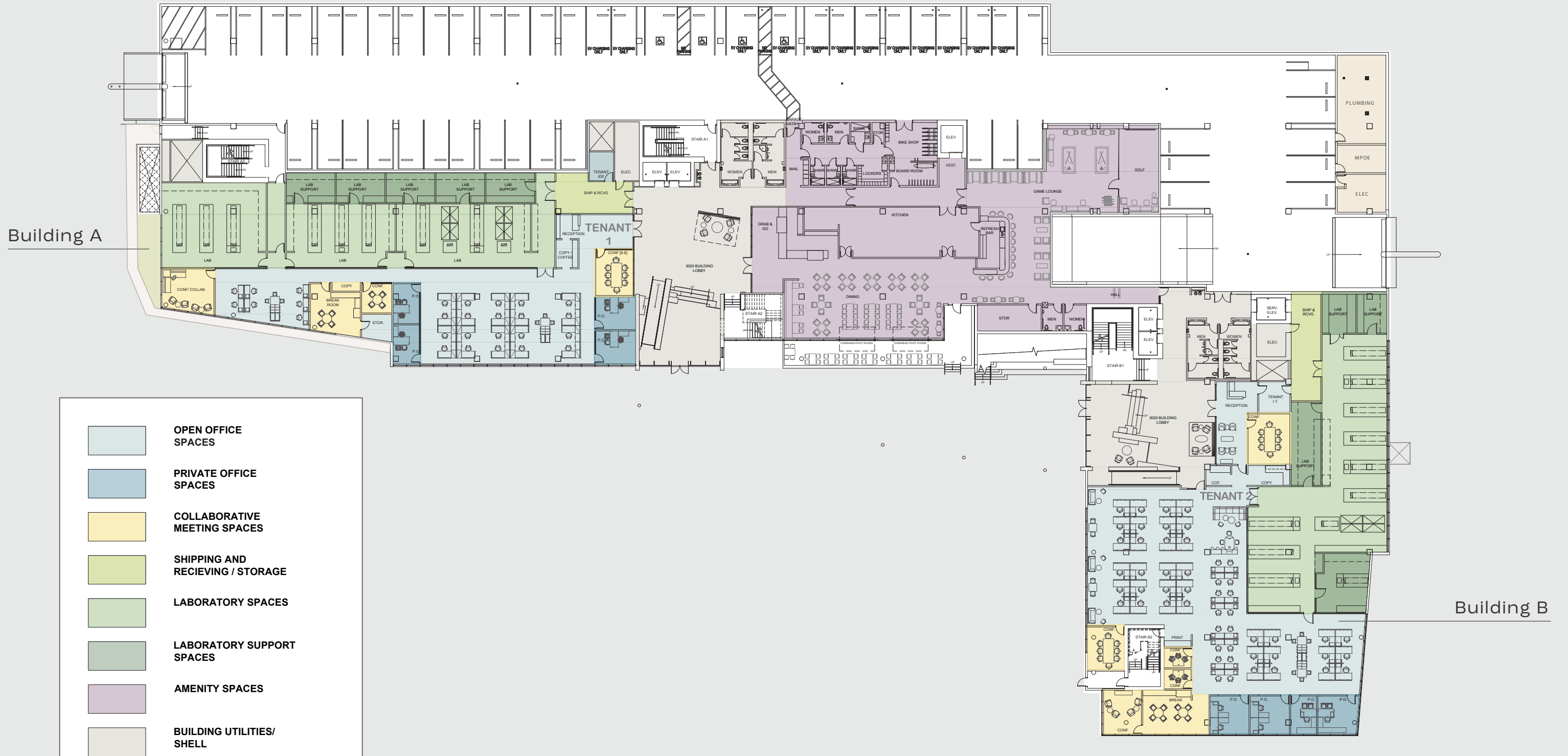
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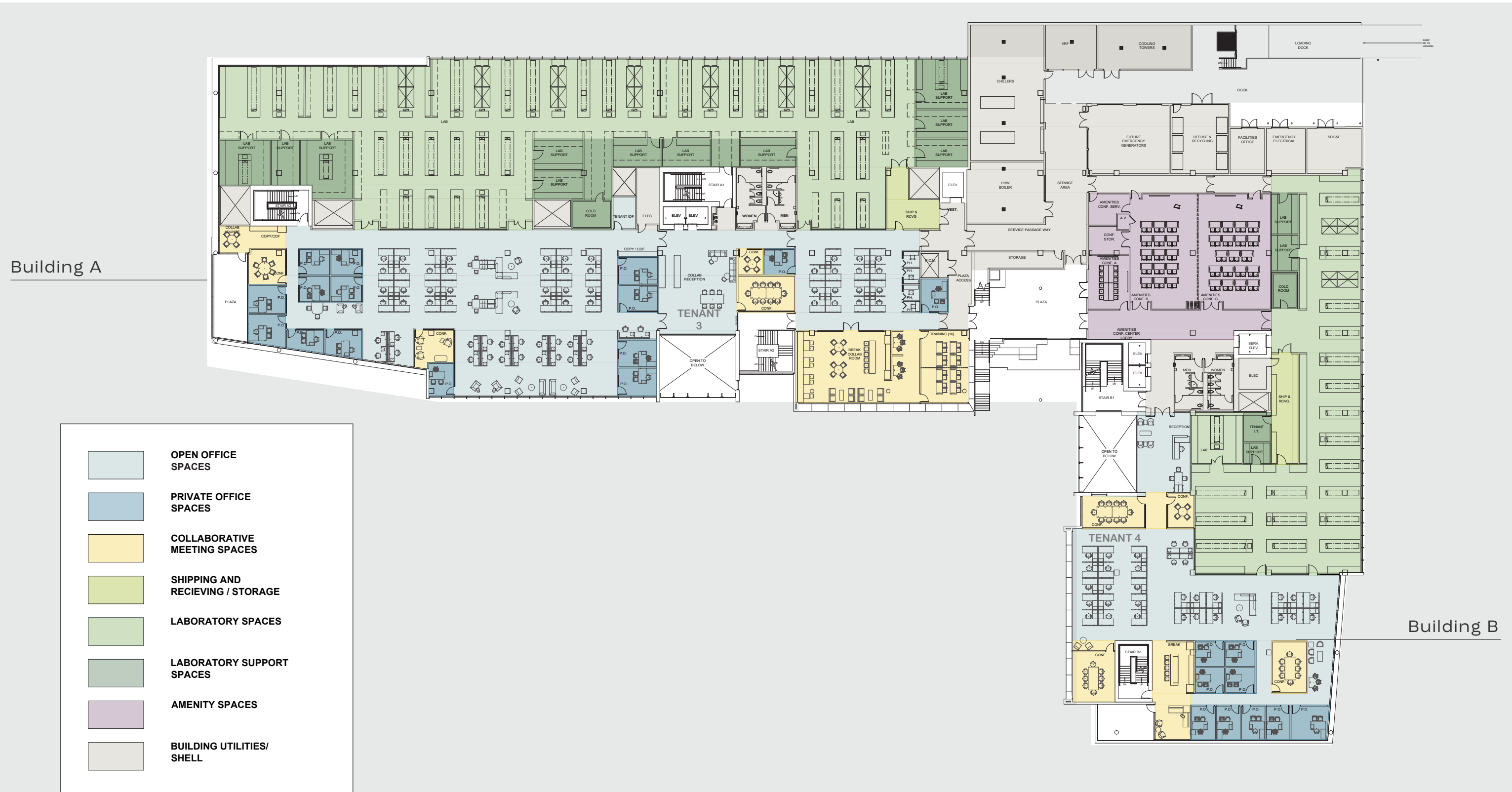
FIRST FLOOR CONCEPT PLAN

Building A: 26,724 RSF

Building B: 17,679 RSF



Building B: 24,356 RSF

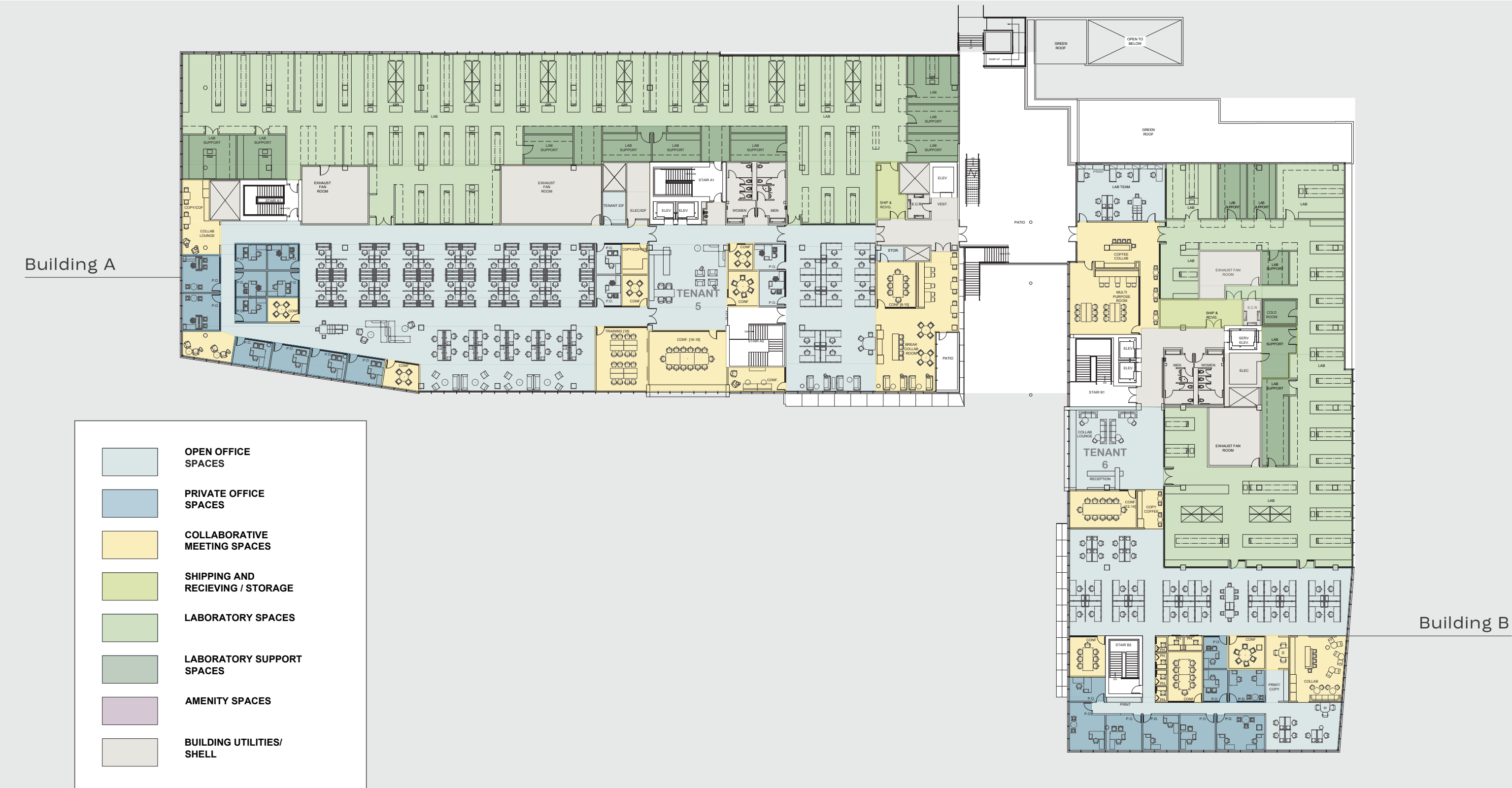


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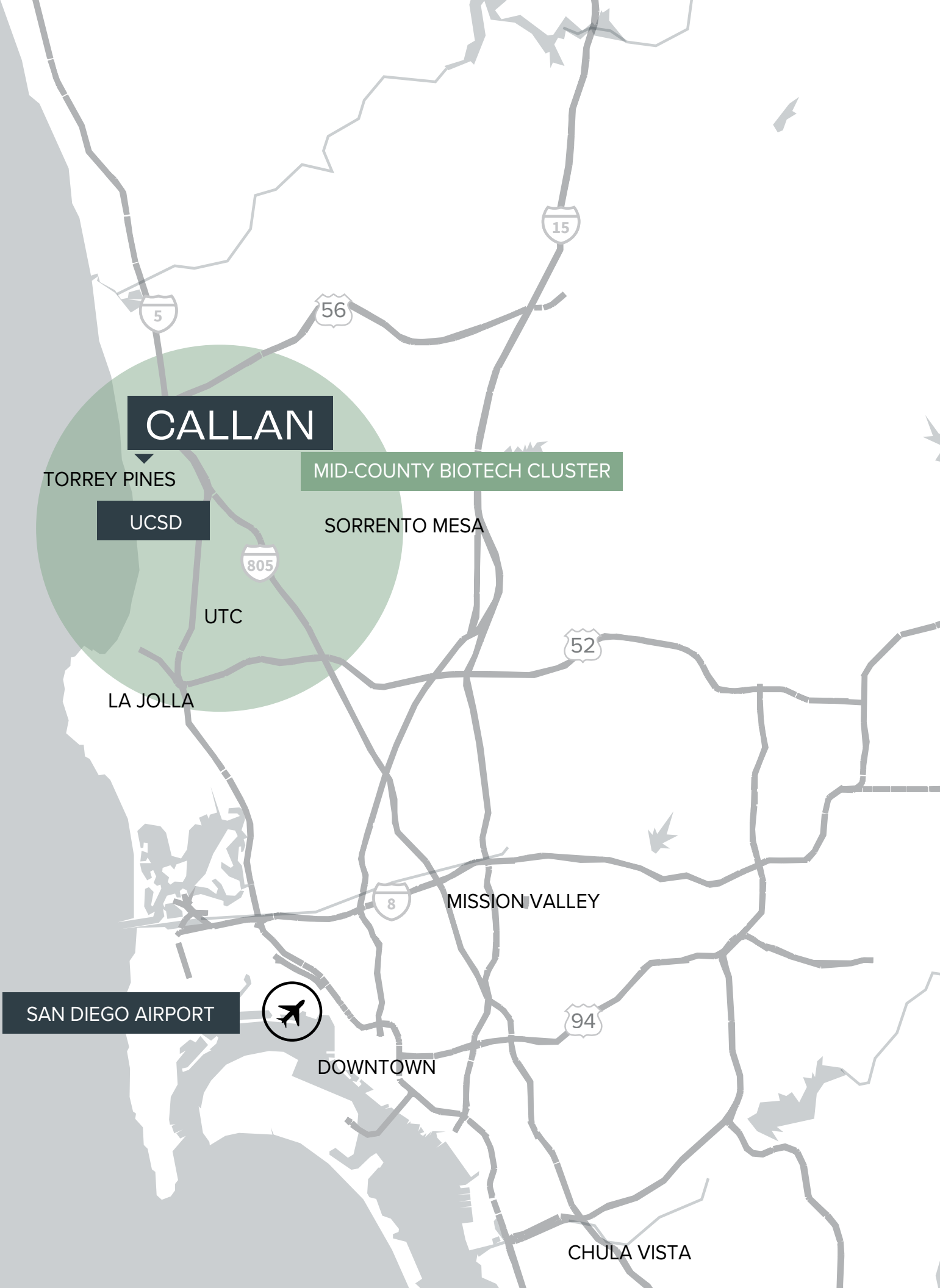
THIRD FLOOR CONCEPT PLAN

Building A: 40,521 RSF

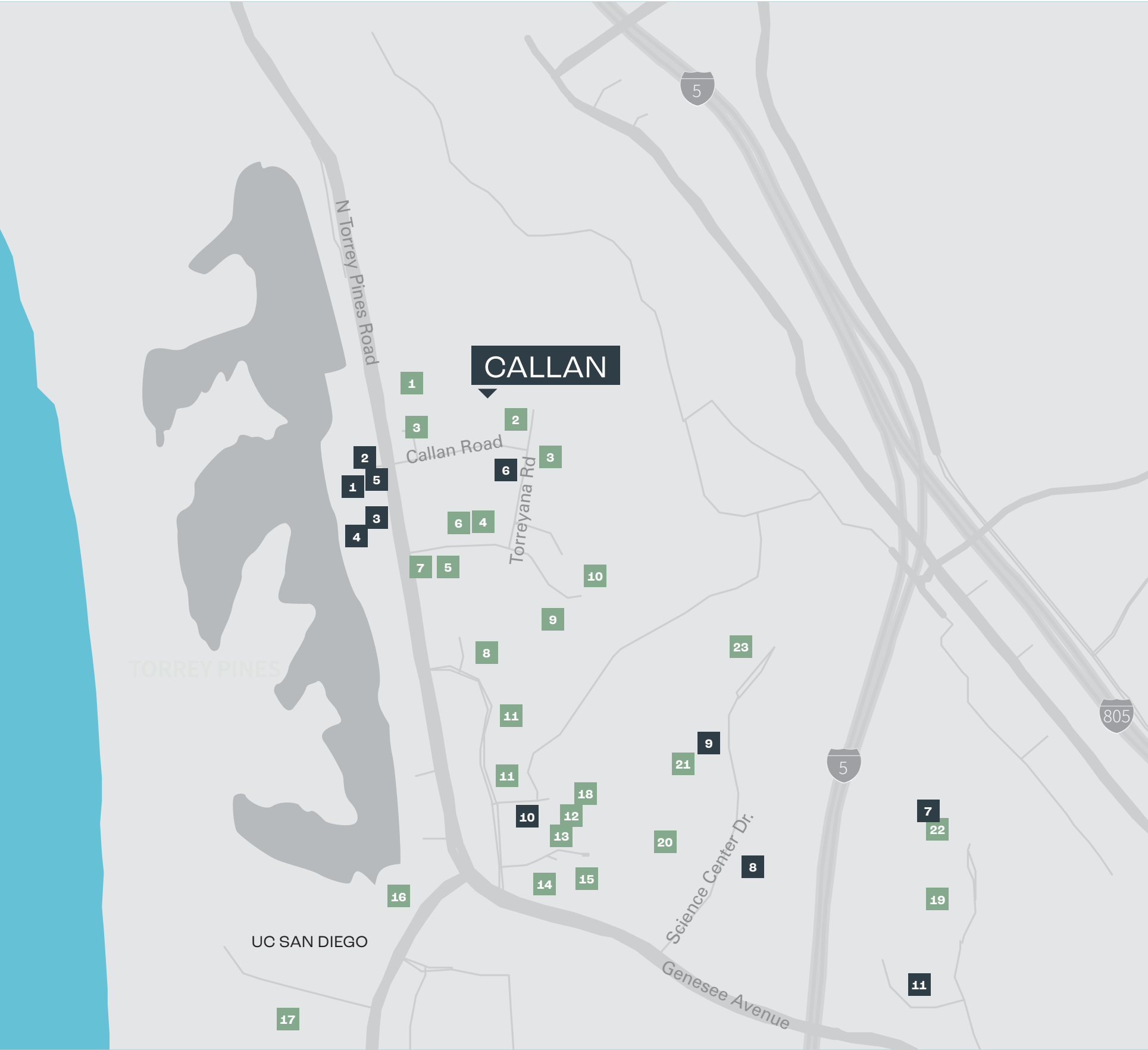
Building B: 25,765 RSF



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Life Science Community

- | | |
|--------------------------|--------------------------------|
| 1 Calibr | 20 General Atomics |
| 2 Foundation Medicine | 21 Pacira |
| 3 BD | 22 Bristol Myers Squibb |
| 4 Prometheus Biosciences | 23 Pfizer |
| 5 Celgene | 1 A.R. Valentien |
| 6 Singular Genomics | 2 The Grill & Bar |
| 7 Sanford Burnham Prebys | 3 Hilton La Jolla Torrey Pines |
| 8 Scripps Research | 4 Torreyana Grille |
| 9 Vertex | 5 The Lodge at Torrey Pines |
| 10 Johnson & Johnson | 6 Farmer & Seahorse |
| 11 Novartis | 7 Green Acre |
| 12 Fate Therapeutics | 8 Joya Kitchen |
| 13 BASF | 9 Copa Vida |
| 14 Locanabio | 10 Parakeet Café |
| 15 Labcorp | 11 Wu Casa |
| 16 West Wireless Health | |
| 17 Salk Institute | |
| 18 Astellas | |
| 19 Eli Lilly | |





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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.