



Inspired by Nature. Driven by Innovation.
Designed for You.

A  BioMed Realty property





82,089 SF

LAB BUILDING WITHIN

TORREY PINES

BMR

LIFE SCIENCE

REAL ESTATE

BioMed Realty is the leading provider of real estate solutions to the life science community with a proven track record in bringing unmatched expertise to the full range of in-house real estate services – facilities management, construction, leasing, development, acquisition, and financing.

Recognizing the need for controlled environments, state-of-the-art facilities and creative flexibility, BioMed Realty acquires and develops a world-class portfolio that supports tomorrow's innovations. Across the core markets of the industry, BioMed Realty's 12 million square foot portfolio supports a deep and varied roster of life science organizations, from early-stage companies to research institutions to global pharmaceutical companies.

BioMed Realty services are:

Tenant Driven Advancing research by creating highly functional labs directly with the life science community.

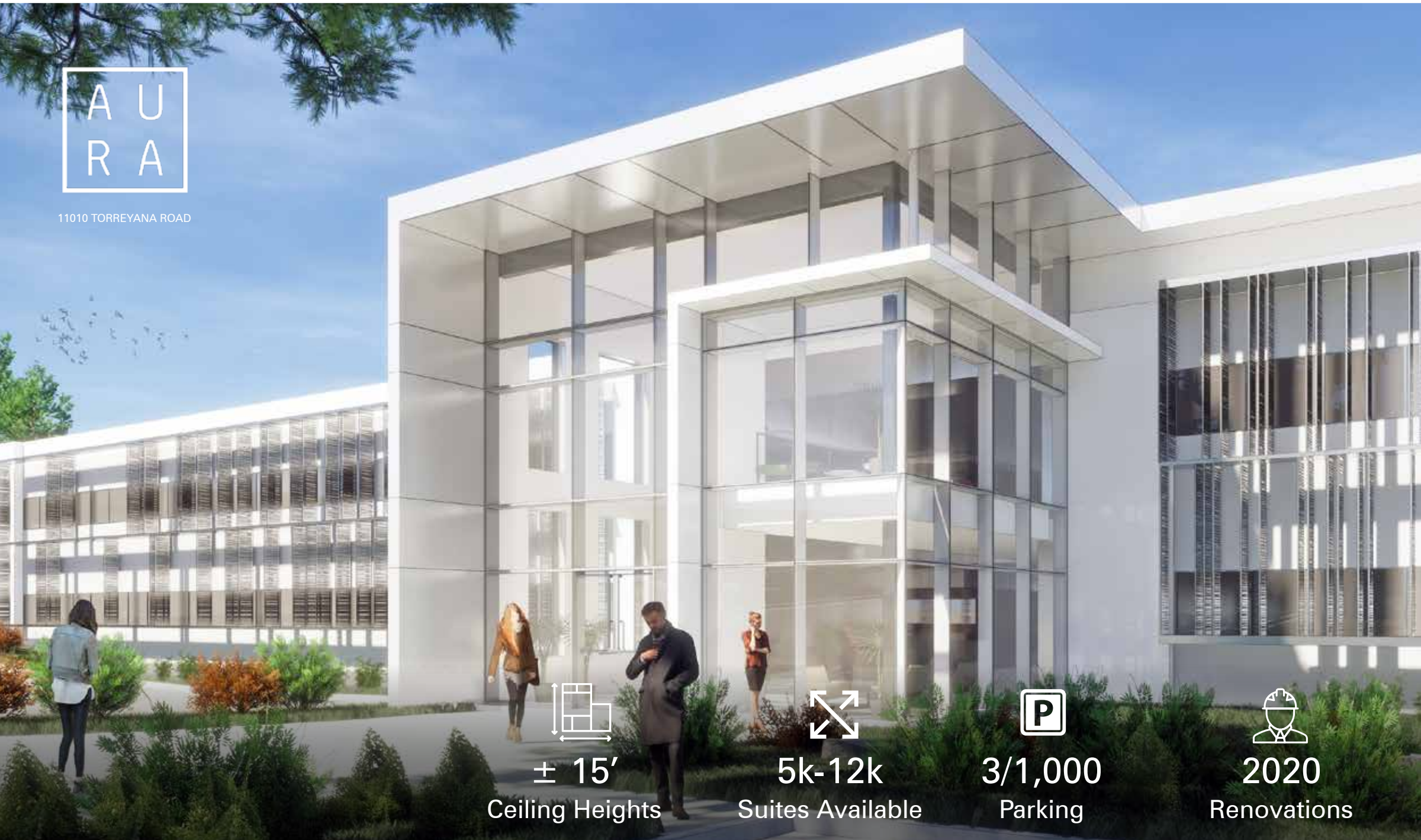
Research Driven BioMed Realty offers flexible lease structures throughout its 2.8 million square foot San Diego portfolio creating opportunities for long-term growth.







11010 TORREYANA ROAD



± 15'
Ceiling Heights



5k-12k
Suites Available



3/1,000
Parking



2020
Renovations

SPECS

Building Size	82,089 SF
Year Built	1980 (renovated in 2020)
Building Heights	30'
Elevators	2 passenger, 1 freight
Building Floor Live Loads	100 lbs/s.f.
Fire Sprinklers	Yes
Parking	3/1,000
Power Capacity	4,000 AMP, 277/480v
HVAC	Two (2) air cooled chillers, each at 225 tons Three (3) lab air handlers at 38,000 CFM, 40,000 CFM and 12,000 CFM
Boilers	Two, 3.2mBh gas-fired boilers
Building Management System	Fully integrated DDC system
Generator	Two (2) 350kW and 250kW





11010 TORREYANA ROAD





State-of-the-art conference center with board room, all hands space and catering kitchen

New fitness center with exposed ceilings, new equipment and shower/locker facilities

Indoor and outdoor amenities including a tenant lounge connected to an extensive balcony with canyon views

Inviting patio with dining and gathering areas and barbeque

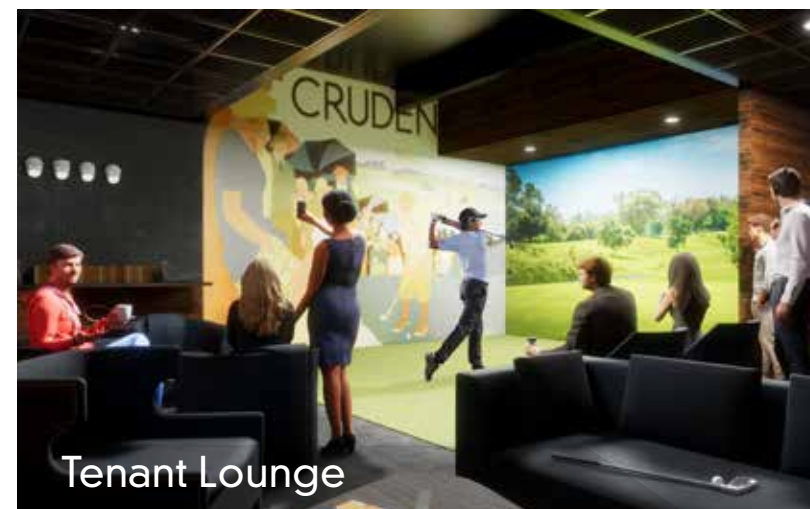
Recreation lawn and outdoor amphitheater

Convenient access to restaurants and cafes, hotel accommodations, coastal residential communities and freeways

AMEN- ITIES



Conference Center



Tenant Lounge



Fitness Center



11010 TORREYANA ROAD



LAB

Flexible and efficient lab design

Customizable to tenant need

Compressed air, vacuum

Building common shipping and receiving area

Service elevator

Backup power



FIRST LEVEL | TWO-TENANT CONCEPTUAL PLAN

SUITE 120: 5,685 SF - Available May 2021

SUITE 130: 6,496 SF - Available May 2021

Amenities: Fitness center, conference center, speakeasy



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SUITE 120: 5,685 SF | 45% Lab | 55% Office

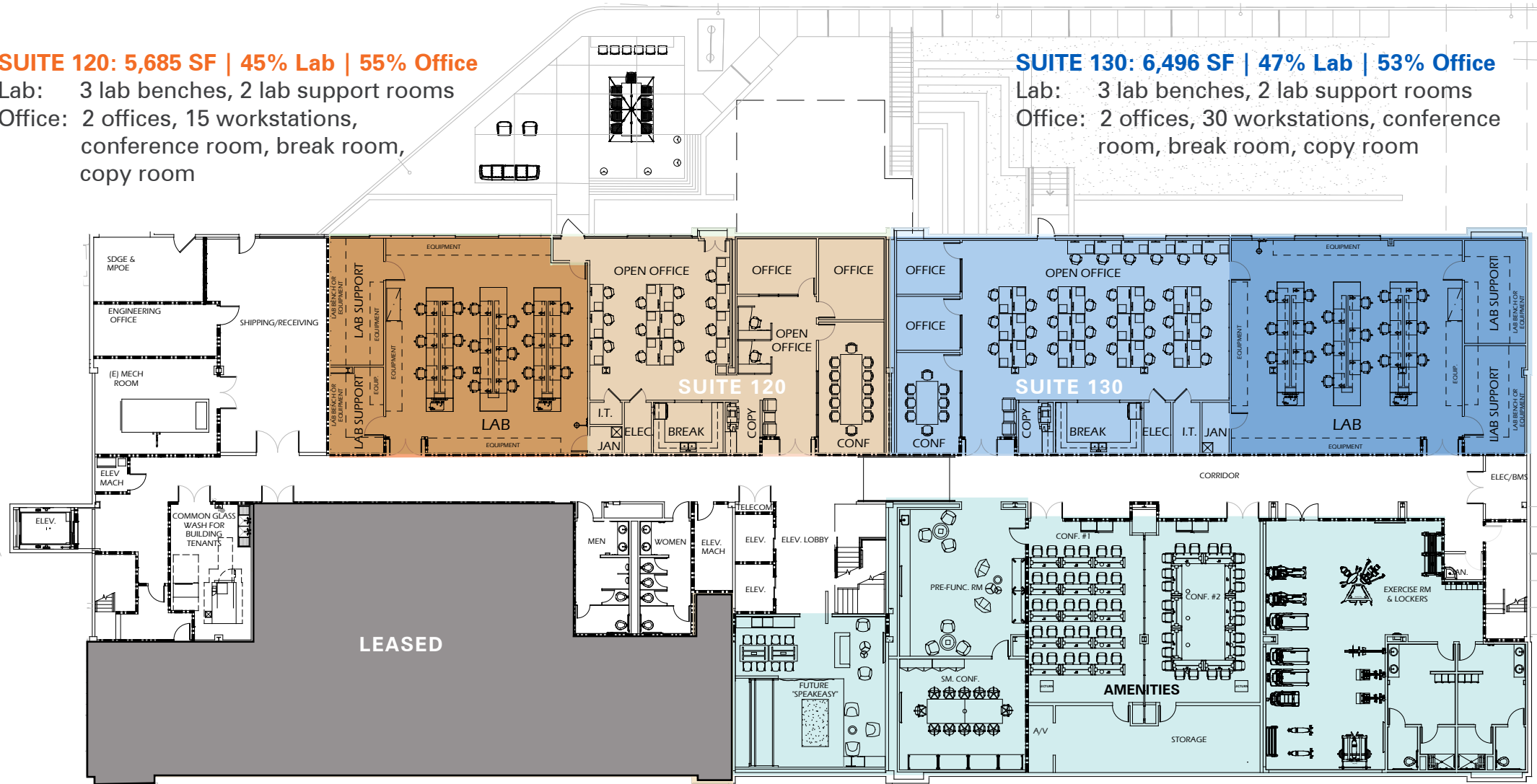
Lab: 3 lab benches, 2 lab support rooms

Office: 2 offices, 15 workstations, conference room, break room, copy room

SUITE 130: 6,496 SF | 47% Lab | 53% Office

Lab: 3 lab benches, 2 lab support rooms

Office: 2 offices, 30 workstations, conference room, break room, copy room



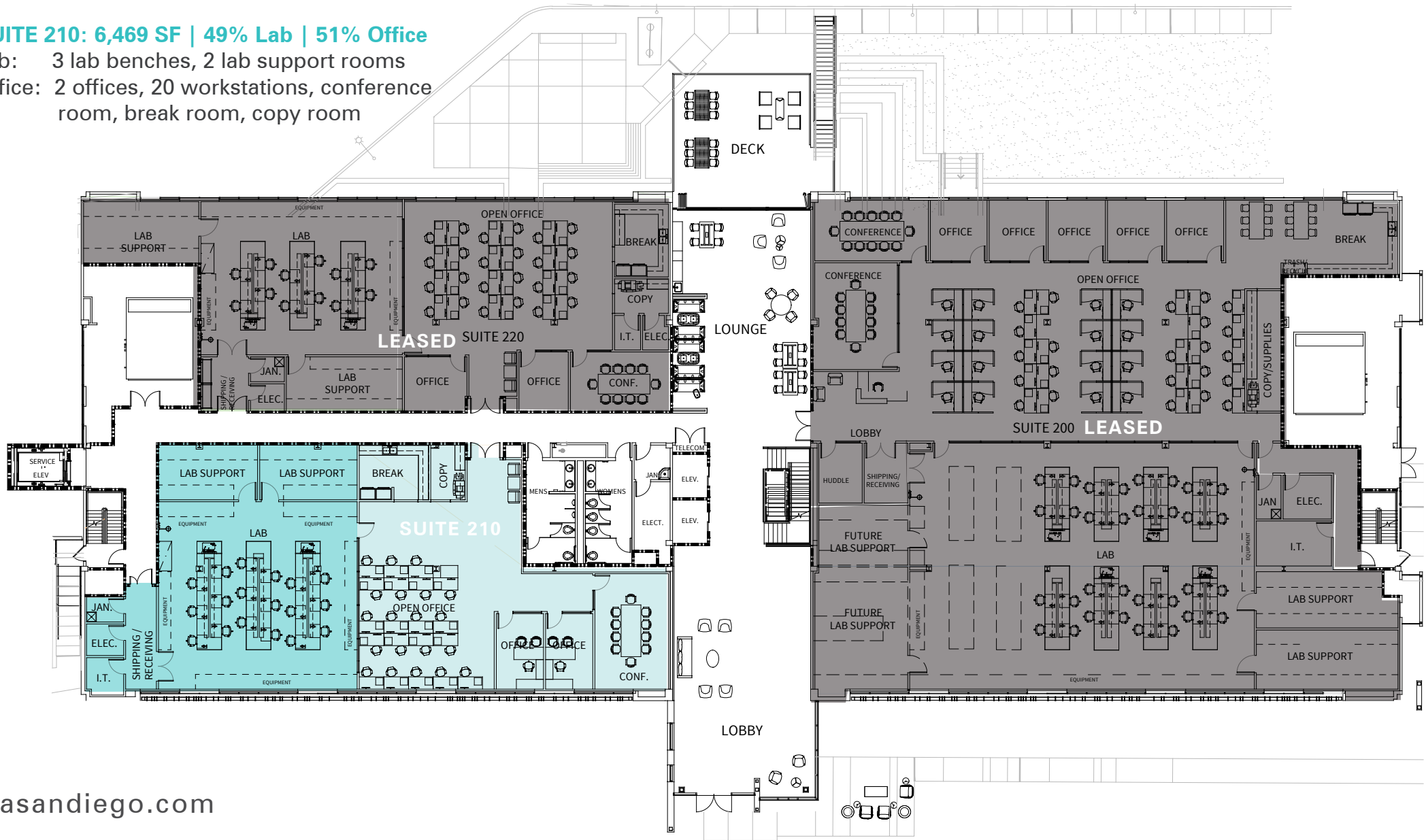
SECOND LEVEL | THREE-TENANT CONCEPTUAL PLAN
SUITE 210: 6,469 SF - Available May 2021



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SUITE 210: 6,469 SF | 49% Lab | 51% Office

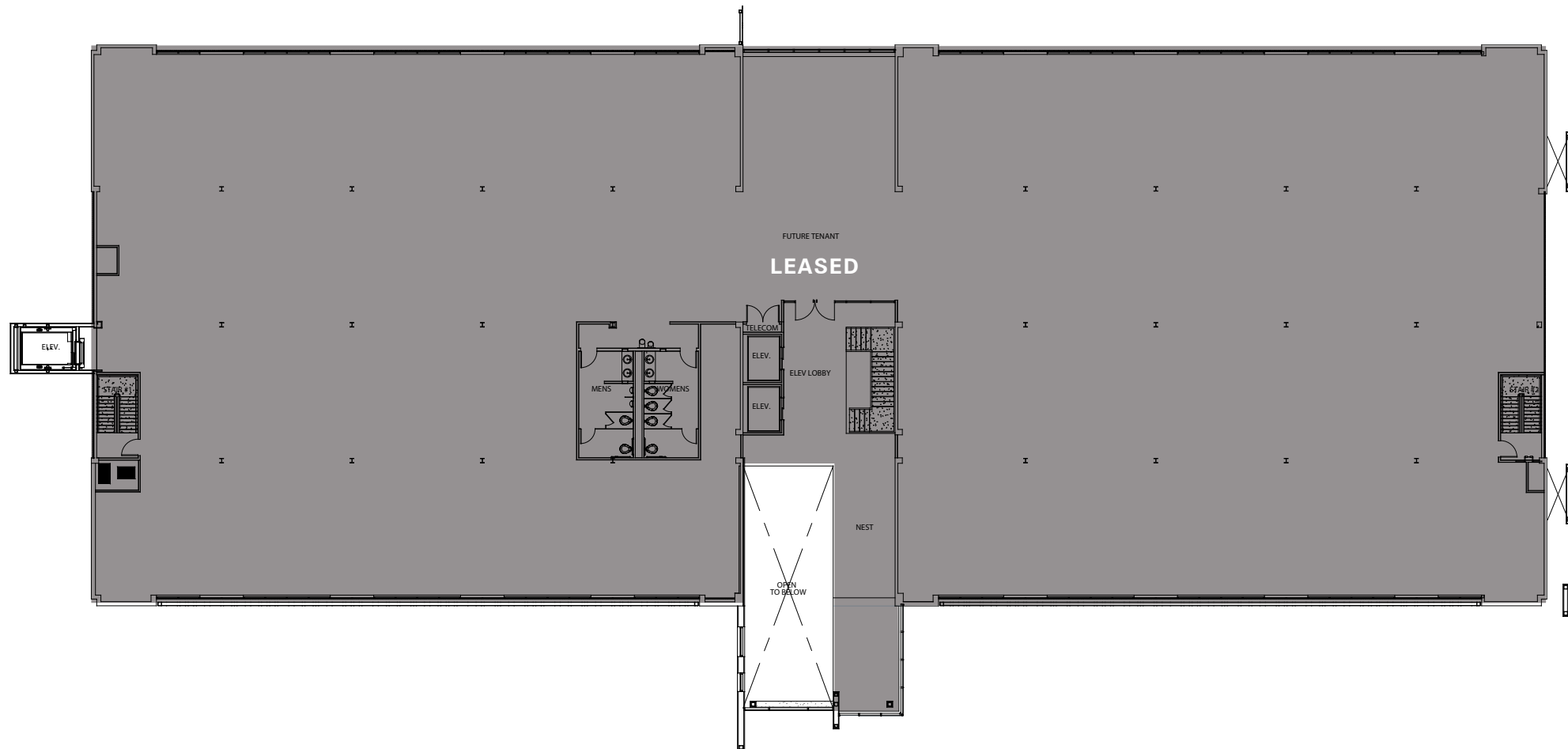
Lab: 3 lab benches, 2 lab support rooms
Office: 2 offices, 20 workstations, conference room, break room, copy room

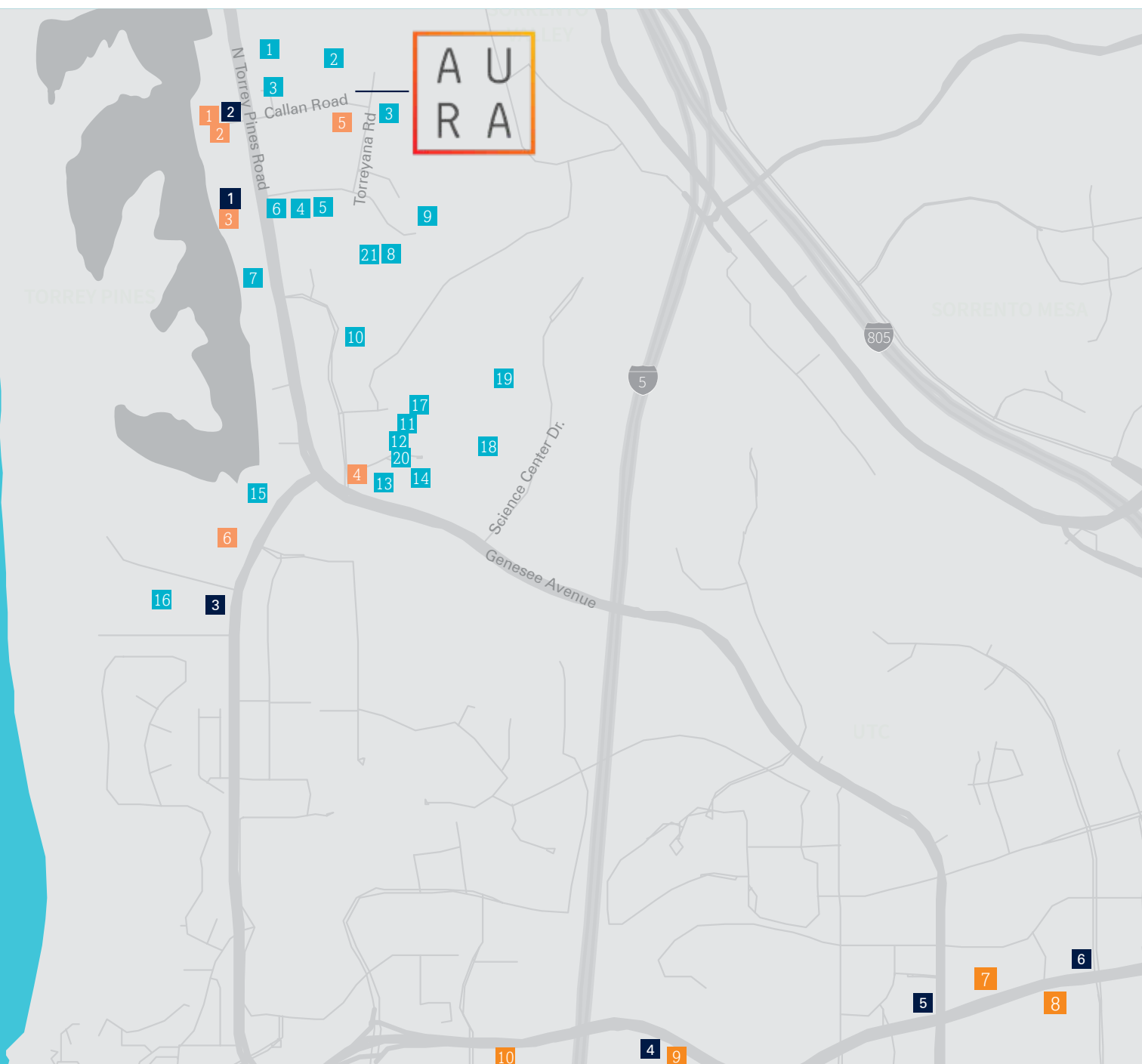


THIRD LEVEL | CONCEPTUAL PLAN
SUITE 300: 36,260 SF - **LEASED**



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Life Science Community

- 1. Calibr
- 2. Synthetic Genomics
- 3. BD Biosciences
- 4. Celgene
- 5. Gossimer
- 6. SBP
- 7. Scripps Research
- 8. Vertex
- 9. Johnson & Johnson
- 10. GNF
- 11. CoNKwest
- 12. BASF
- 13. aTyr Pharma
- 14. Sequenom
- 15. West Wireless Health
- 16. Salk Institute
- 17. Astellas
- 18. General Atomics
- 19. Pacira
- 20. Fate Therapeutics

RESTAURANTS

- 1 A.R. Valentine
- 2 The Grill at Torrey Pines
- 3 Torreyana Grille
- 4 Green Acre
- 5 Farmer & The Seahorse
- 6 Bella Vista Social Club & Cafe
- 7 Red O
- 8 Westfield UTC
Larsen's Steakhouse
Shake Shack
La Colombe Coffee
SoulCycle
Great Maple
Raised by Wolves
True Food Kitchen
- 9 Aventine
Trulucks Fleming's
The Melting Pot
- 10 The Shops at La Jolla Village

HOTELS

- 1 Hilton
- 2 The Lodge at Torrey Pines
- 3 Estancia La Jolla
- 4 Hyatt
- 5 Marriott
- 6 Embassy Suites

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