



10355
SCIENCE CENTER DRIVE
SAN DIEGO, CALIFORNIA 92121





SUITE AVAILABILITIES:

Suite 120 - 5,193 SF

Suite 130 - 4,181 SF - Available 3/1/2026



BUILDING FEATURES

- : Class A multi-tenant laboratory building
- : Ability to accommodate small to mid-size users
- : Access to three shared conference rooms
- : Shared break room with outdoor patio area with seating area and grills
- : Monument signage available
- : Abundant surface and subterranean parking available with 2 electric charging stations with ChargePoint system
- : Secured, subterranean bike storage
- : Ground floor shower facilities
- : Shared autoclave, glass wash, and ice machine
- : Telecommunications (including fiber) provided by Cox Communications, L3, and AT&T
- : Access to walking trails with outstanding vista views
- : Prestigious Torrey Pines location with direct access to Interstate 5, UCSD, La Jolla and Del Mar
- : Corporate neighbors include world class research institutions, universities and pharmaceutical companies



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HEATING, VENTILATION, & AIR CONDITIONING SYSTEMS

- : (1) 240 ton York chiller and (1) 190 ton Arctic Cool chiller
- : (1) 480 ton Evapco cooling tower
- : (2) Parker steam boilers (9.5 horse power boilers)
- : Air Handling Units provide capacity to condition all of the building space, while allowing control by use-type.

Sizes are as follows:

- : 1. 34,000 CFM
- : 2. 37,000 CFM
- : 3. 8,500 CFM

- : Constant air volume (CAV) in labs and variable air volume (VAV) in office
- : Twin City exhaust fans
- : Domestic and Industrial water heaters
- : Siemens DDC Building Management System with graphical user interface (Apogee platform)



BUILDING SPECIFICATIONS



LOADING/SERVICE

- : Loading/receiving area capable of handling 53 ft. trailers
- : Parking and staging room available
- : Direct access to the exterior loading doors
- : Dock leveler available for tenant use

ELECTRICAL CAPACITY & EMERGENCY POWER

- : 480/277V, three phase, 4-wire
- : 350KW emergency generator (568 HP Detroit engine)



LAB SPACE

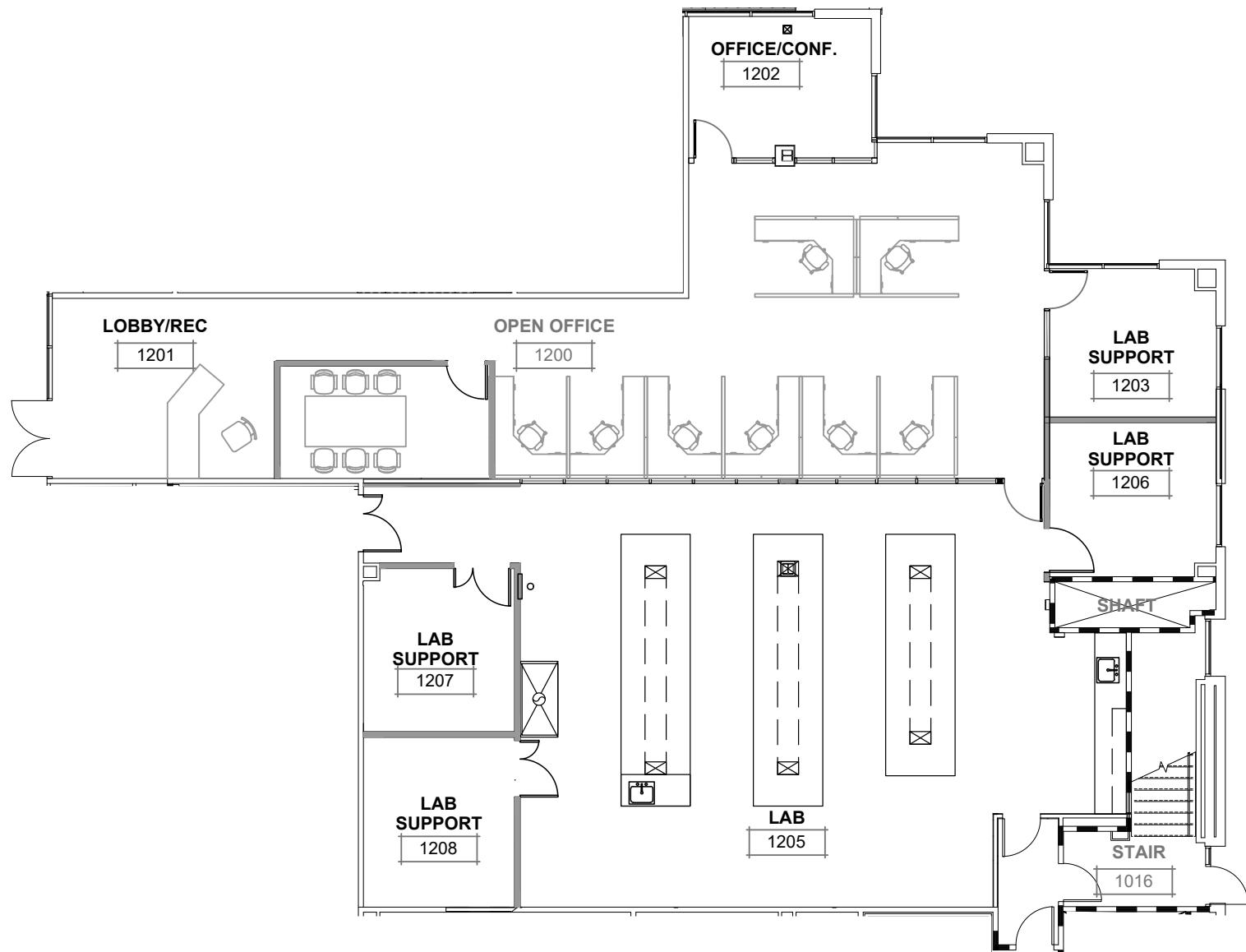
- : (1) Fume hood per suite (Suites 120 and 250) with natural gas, compressed air and vacuum services

LAB UTILITIES

- : Natural gas
- : Compressed air
- : Vacuum
- : Carbon Dioxide
- : Deionized water loop
- : Cold rooms in select suites
- : (1) Glass-wash, (2) autoclave sterilizers, and ice machine as shared amenity in basement

FIRST FLOOR

Suite 120 - 5,193 SF



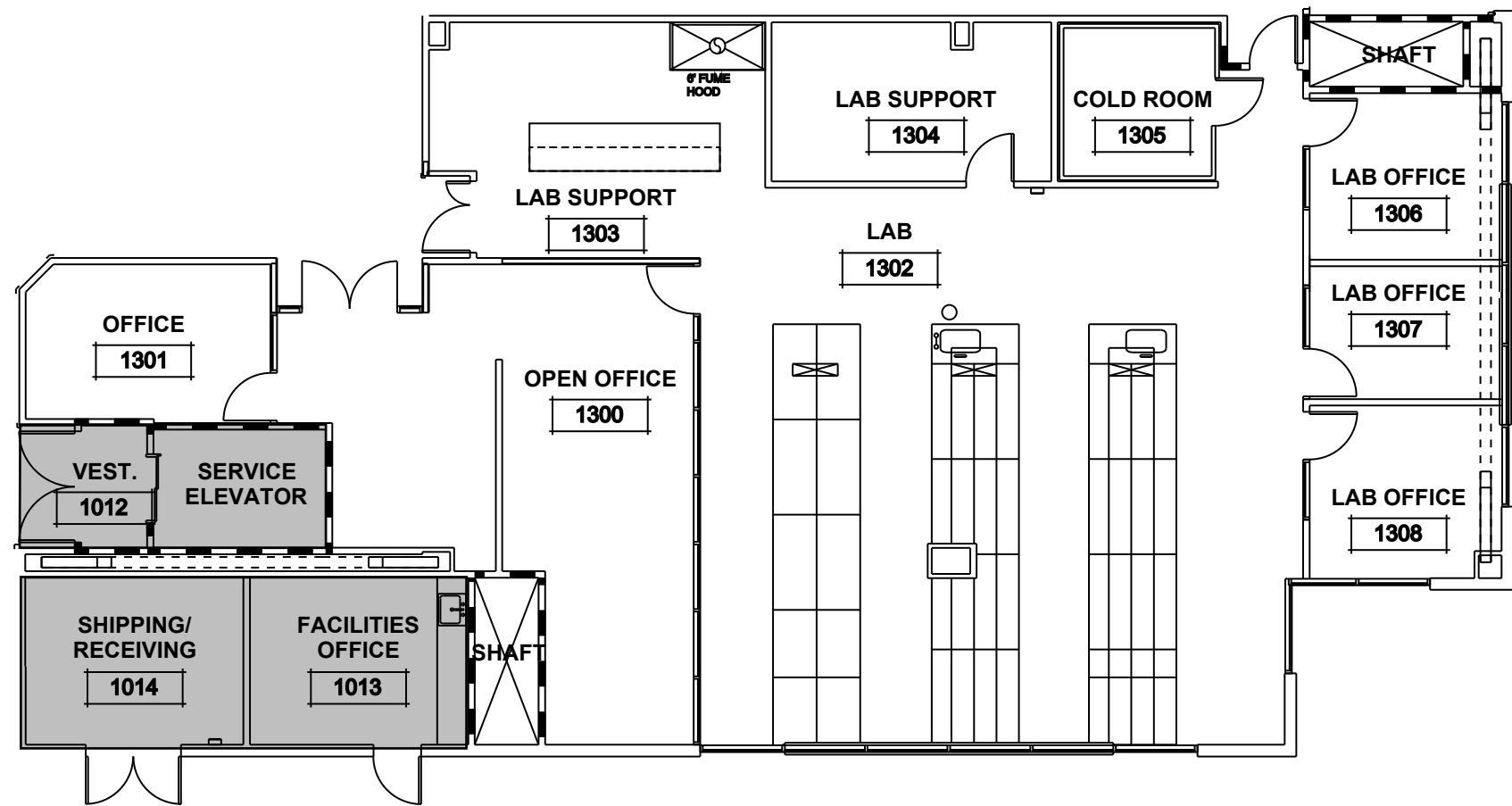
SUITE 120



FIRST FLOOR

Suite 130 - 4,181 SF

Available - 3/1/2026



Healthpeak Properties, Inc. is a fully integrated real estate investment trust (REIT) that invests primarily in real estate serving the healthcare industry in the United States. Healthpeak owns a large-scale portfolio diversified across multiple sectors, led by lab, outpatient medical facilities, and senior housing. Recognized as a global leader in sustainability, Healthpeak has been a publicly-traded company since 1985 and was the first healthcare REIT selected to the S&P 500 index.

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SUSTAINABLE GROWTH



Environmental Responsibility



Social Responsibility



Corporate Governance Responsibility



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