



A  BioMed Realty property

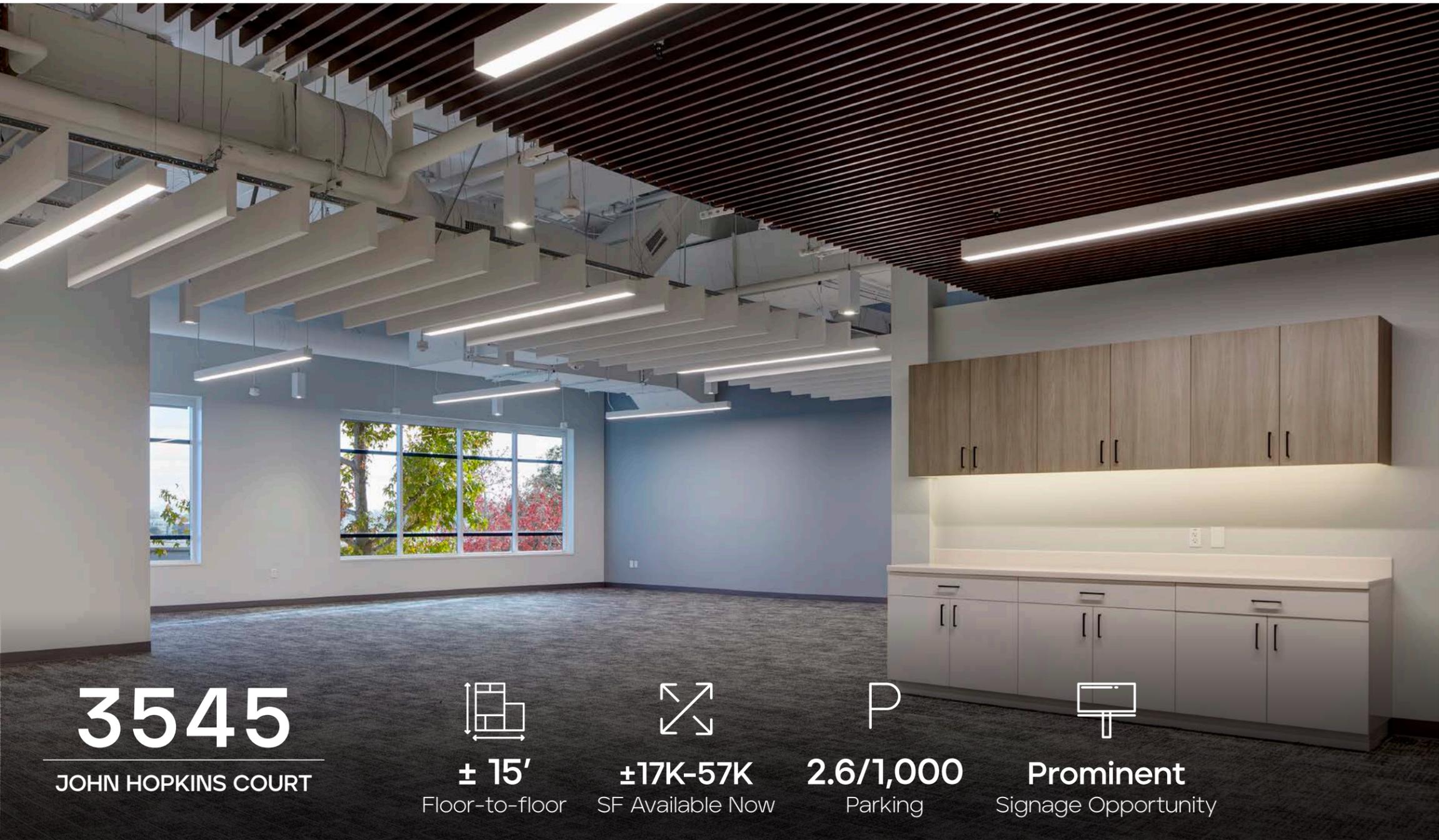
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

3545

JOHN HOPKINS COURT

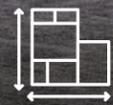
72,192 SF
LAB BUILDING WITHIN
TORREY PINES





3545

JOHN HOPKINS COURT



± 15'

Floor-to-floor



±17K-57K

SF Available Now



2.6/1,000

Parking

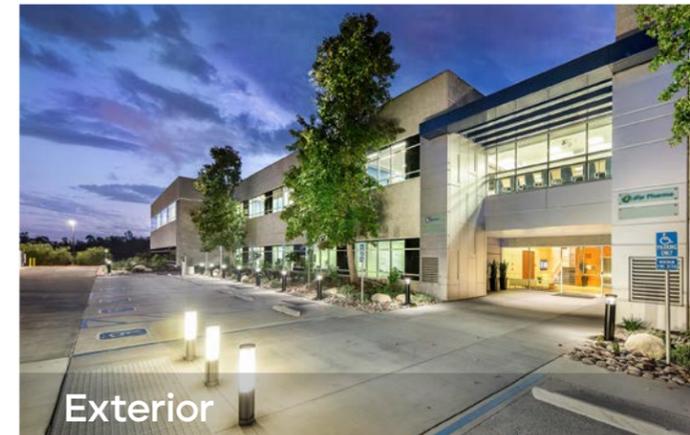


Prominent

Signage Opportunity

SPECS

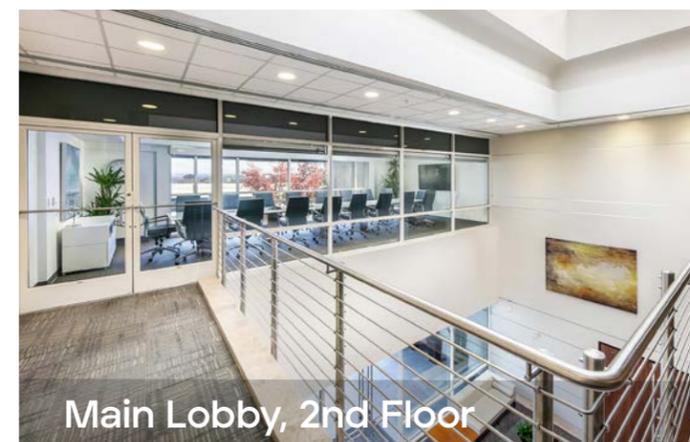
Building Size	72,192 s.f.
Floor Plates	36,000 r.s.f.
Year Built	1991 (renovated in 2019)
Elevators	3 (1 passenger, 2 freight)
Building Total Floor Load	100 lbs/s.f.
Fire Sprinklers	Yes
Parking (stall count 269)	2.61/1,000
Power Capacity	4,000 AMP, 277/480v
HVAC Cooling Capacity	600 tons of cooling capacity
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

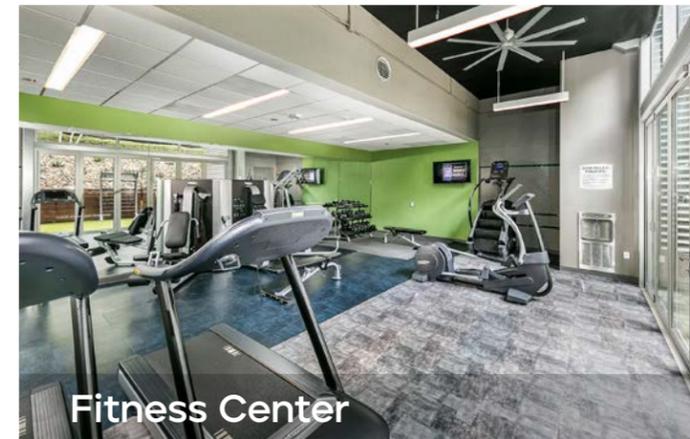


3545

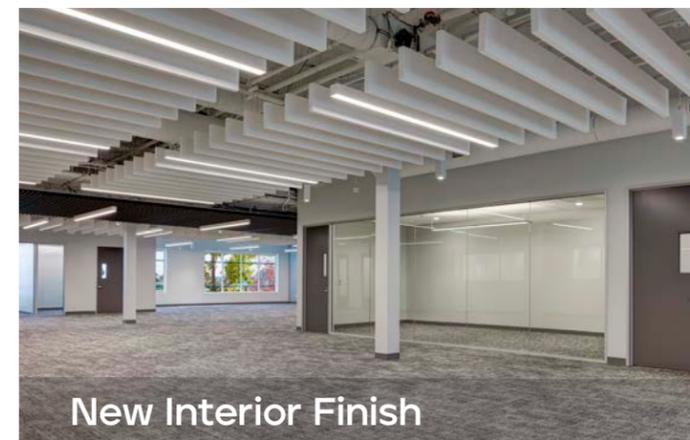
JOHN HOPKINS COURT

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



Fitness Center



New Interior Finish



Break Room



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



View into Lab



Biology Lab



Biology Lab

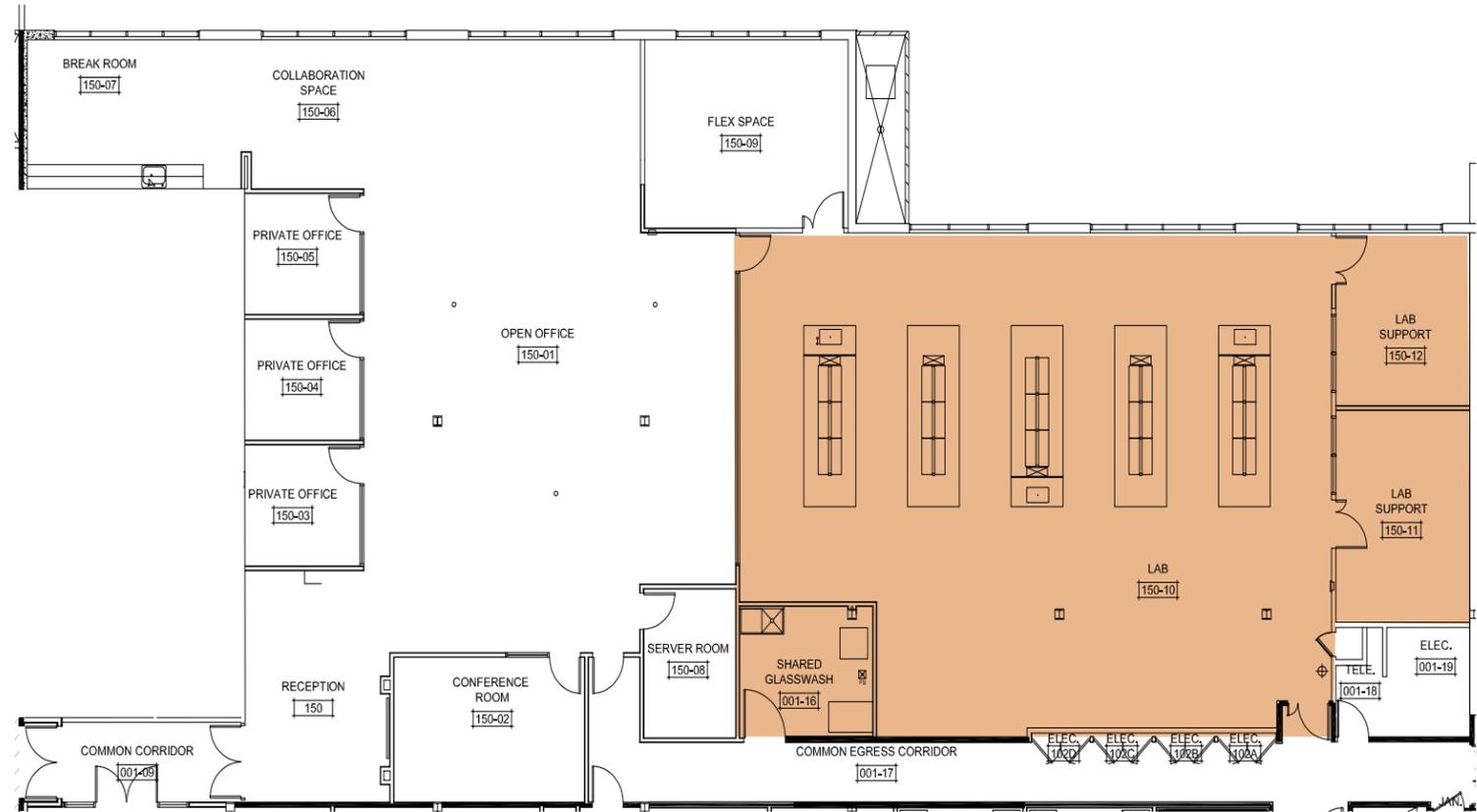
3545 JOHN HOPKINS COURT

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

[Virtual Tour](#)



■ Lab area
□ Office

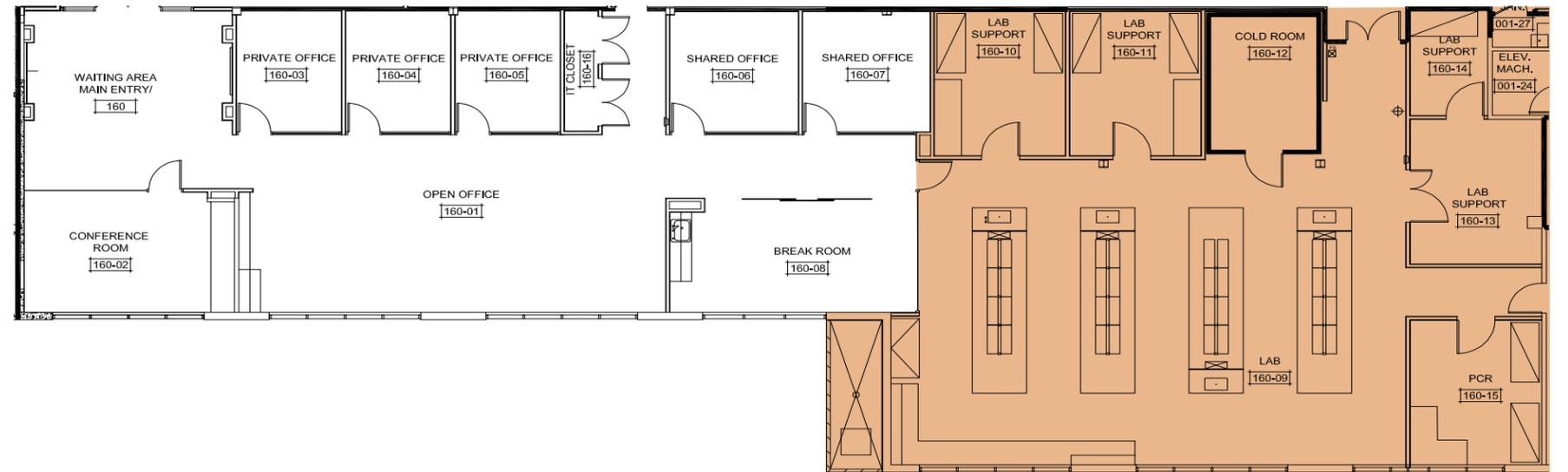
3545 JOHN HOPKINS COURT

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

Can be combined with Suite 150 for 15,209 SF

50% Lab | 50% Office

[Virtual Tour](#)



■ Lab area
□ Office

3545 JOHN HOPKINS COURT

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

50% Lab | 50% Office



■ Lab area
□ Office

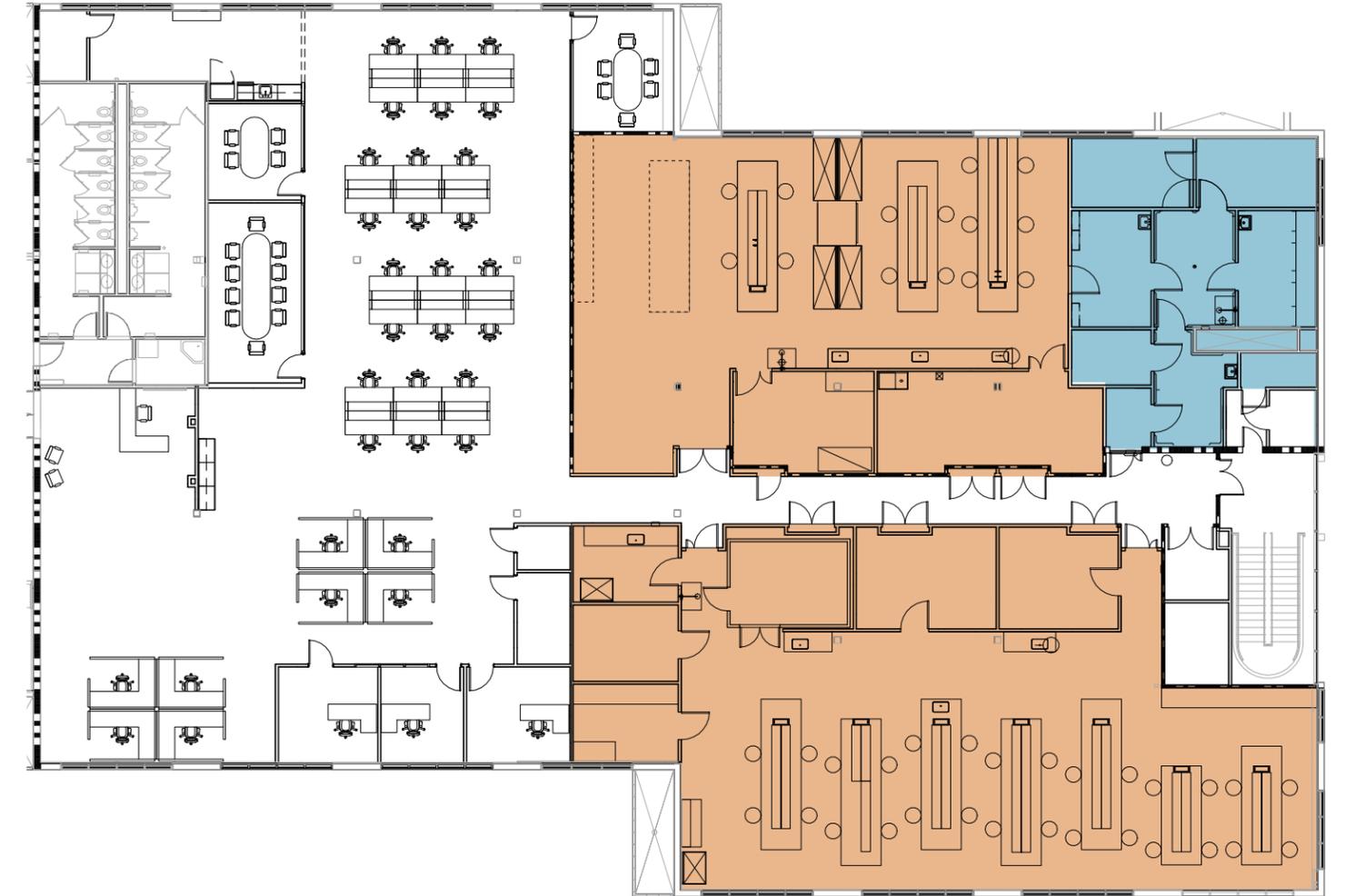
3545 JOHN HOPKINS COURT

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

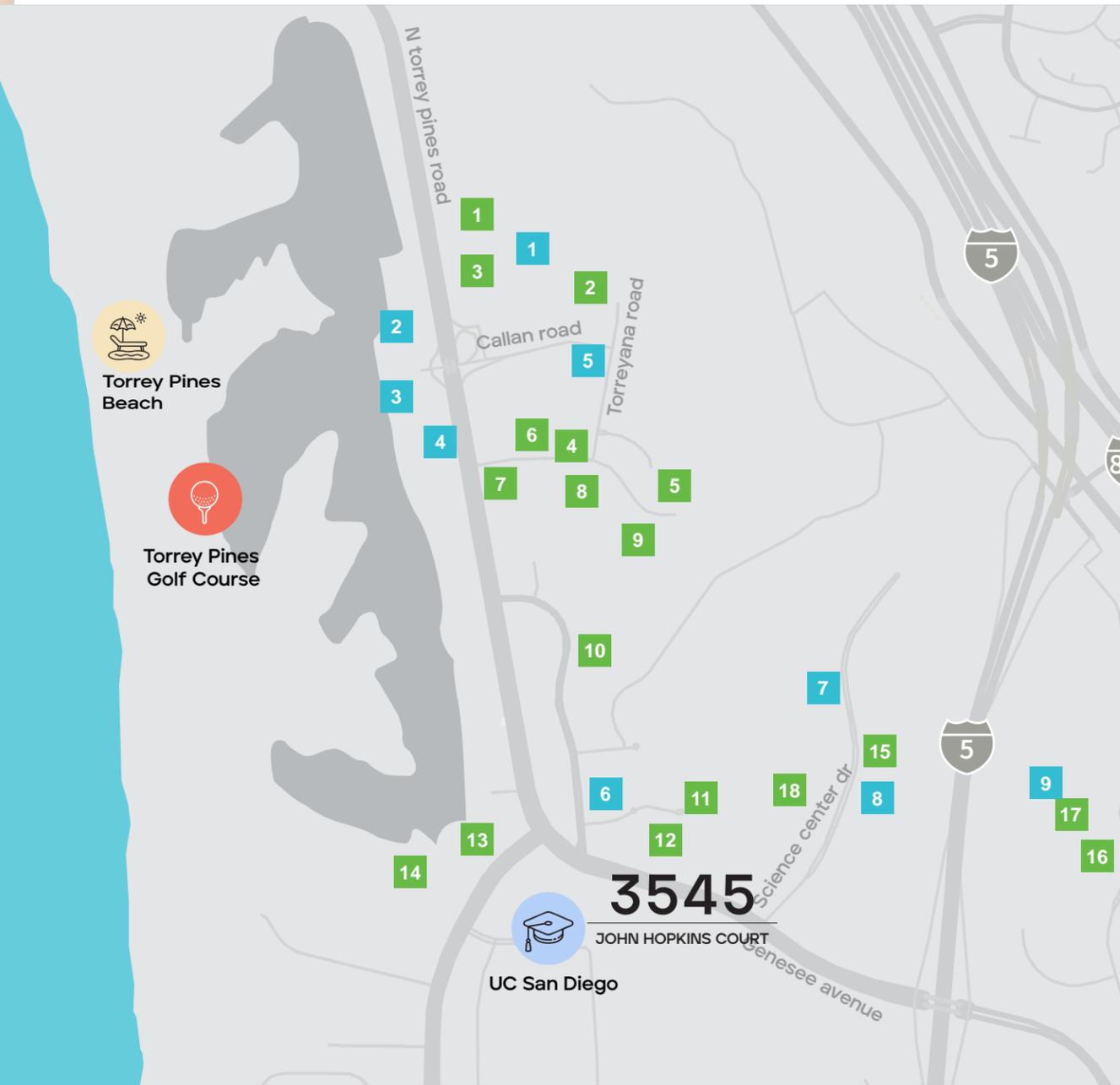
50% Lab | 10% Vivarium | 40% Office

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, 2 cold rooms, small vivarium



■ Lab area
□ Office
■ Vivarium



Life Science Community

- 1 Scripps Research
- 2 Foundation Medicine
- 3 Inhibrx
- 4 Merck
- 5 Johnson & Johnson
- 6 Singular Genomics
- 7 Sanford Burnham Prebys
- 8 Erasca
- 9 Vertex
- 10 Novartis
- 11 General Atomics
- 12 Labcorp
- 13 West Wireless Health
- 14 Salk Institute
- 15 Arcturus Therapeutics
- 16 Eli Lilly
- 17 Bristol Myers Squibb
- 18 Pacira
- 1 Base Pair Cafe
- 2 The Grill & Bar
- 3 A. R. Valentien the Lodge at TP
- 4 Torreyana Hilton
- 5 La Jolla
- 6 Farmer & Seahorse
- 7 Parakeet Cafe
- 8 Copa Vida
- 9 Joya Kitchen
- 10 Green Acre



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.



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. ©2025 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