



3545  
JOHN HOPKINS COURT

72,192 SF

LAB BUILDING WITHIN

# TORREY PINES



# BioMed Realty

## 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 16.1 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.

In addition, BioMed maintains a premier development platform with 2.7 million square feet of Class A properties in active construction along with an additional 8.1 million square feet of future development opportunities designed to meet the growing demand of the life science industry.

#### **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.



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**± 15'**  
Floor-to-floor

  
**± 17K-57K**  
SF Available Now

  
**2.61/1,000**  
Parking

  
**prominent**  
Signage Opportunity

# SPECS

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



Shared Conference Room



3545

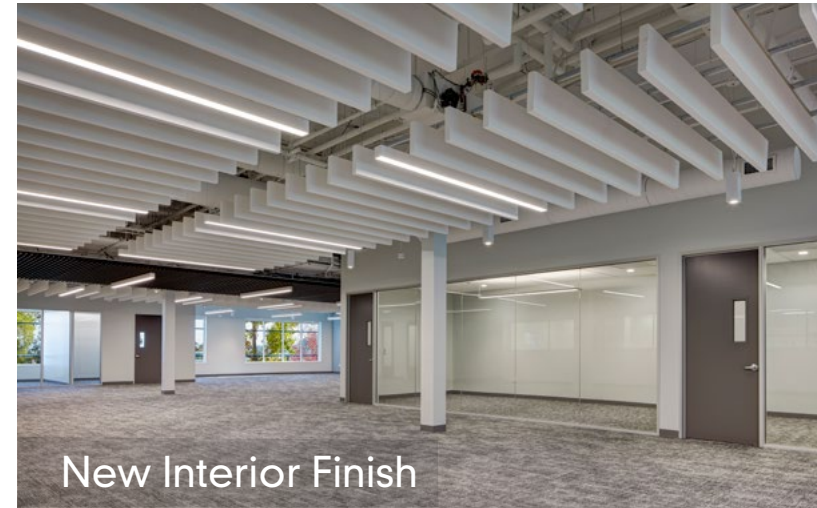
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# THE PROJECT

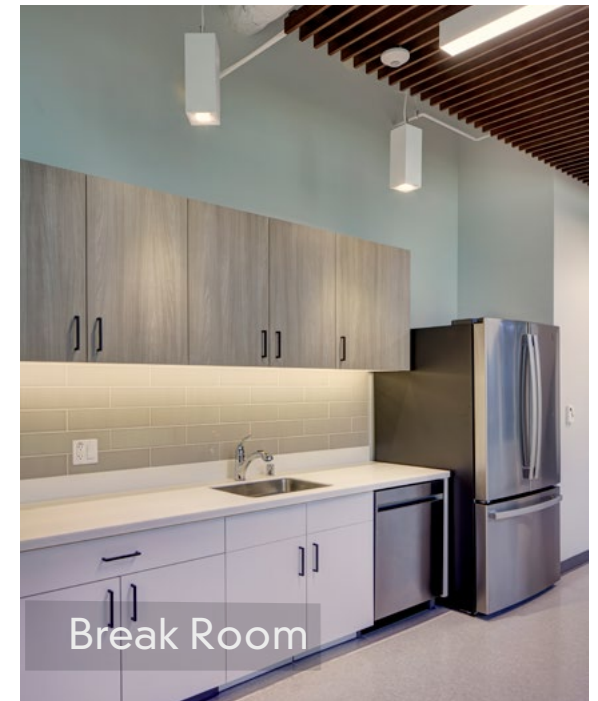
- Two building life science campus
- New interior TI's, including all new building infrastructure
- Exterior facade modernization
- Indoor/outdoor fitness center
- Showers and lockers
- Conference facilities
- Walkable amenities
- Easy access to freeway and public transportation



Fitness Center



New Interior Finish



Break Room



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# 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

**FIRST FLOOR | SUITE 100**  
 18,363 SF | Available now  
 25% Lab | 25% Vivarium | 50% Office

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■ LAB     ■ VIVARIUM  
■ OFFICE   ■ PRIVATE OFFICE

# FIRST FLOOR | SUITE 200

21,470 SF | Available now

50% Lab | 50% Office

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- LAB
- VIVARIUM
- OFFICE
- PRIVATE OFFICE

## SECOND FLOOR | SUITE 250

17,083 SF | Available now

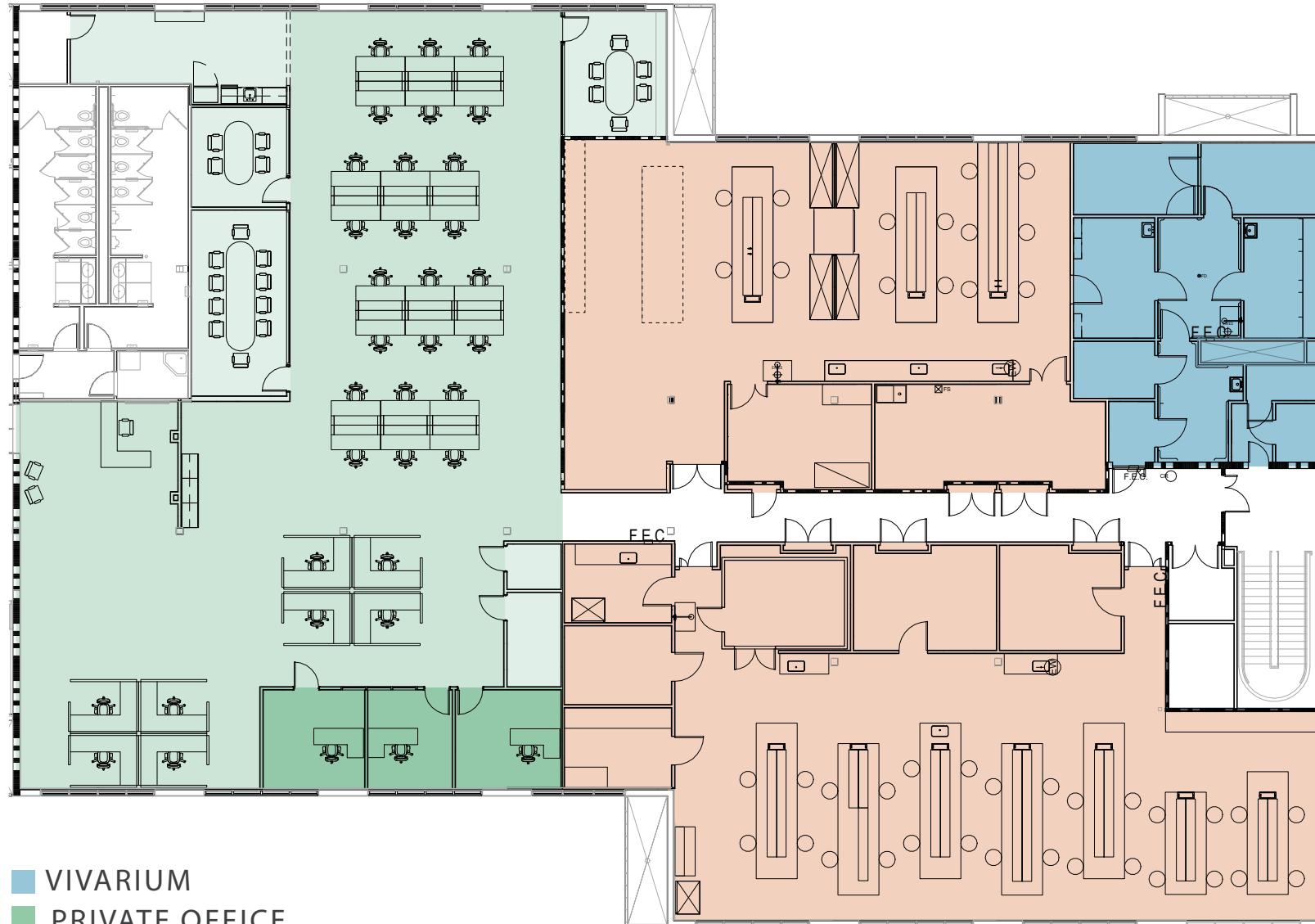
50% Lab | 10% Vivarium | 40% Office

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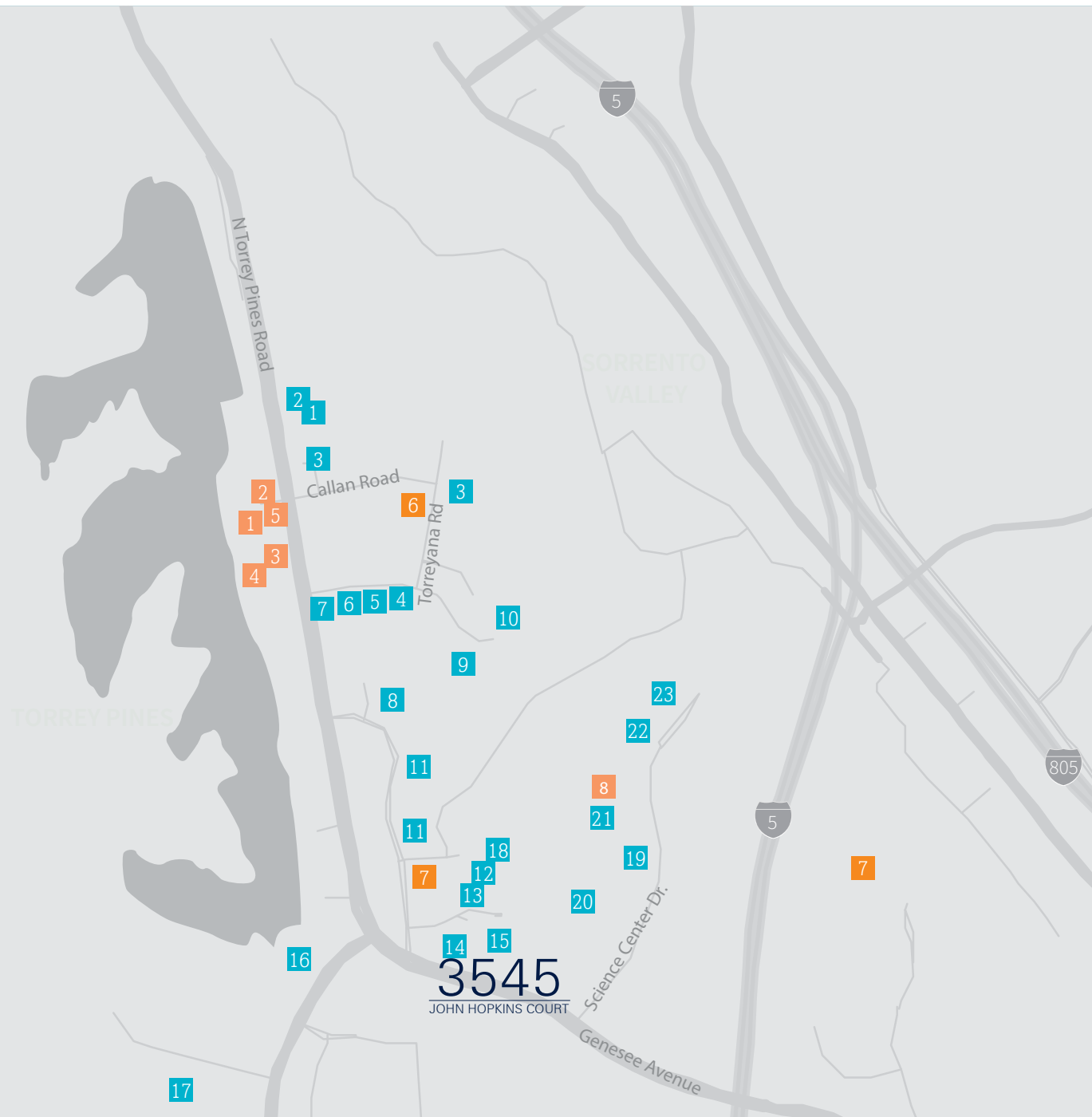
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Office: 32 workstations, 3 private offices, phone room, 2 huddle rooms, conference room, wellness room, break room

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



- LAB
- VIVARIUM
- OFFICE
- PRIVATE OFFICE



## Life Science Community

- |                                |                                |
|--------------------------------|--------------------------------|
| 1 . Calibr at Scripps Research | 20 General Atomics             |
| 2 . Synthetic Genomics         | 21 Pacira                      |
| 3 . BD                         | 22 Avidity Bio                 |
| 4 . Erasca                     | 23 Pfizer                      |
| 5 . Resilience                 | 1 A.R. Valentine               |
| 6 . The Medicines Company      | 2 The Grill & Bar              |
| 7 . SBP                        | 3 Hilton La Jolla Torrey Pines |
| 8 . Mirati Therapeutics        | 4 Torreyana Grille             |
| 9 . Vertex                     | 5 The Lodge at Torrey Pines    |
| 10 Johnson & Johnson           | 6 Farmer & Seahorse            |
| 11 Novartis                    | 7 Green Acres                  |
| 12 CoNKwest                    | 8 Copa Vida                    |
| 13 BASF                        |                                |
| 14 Locanabio                   |                                |
| 15 Sequenom                    |                                |
| 16 West Wireless Health        |                                |
| 17 Salk Institute              |                                |
| 18 Fate Therapeutics           |                                |
| 19 Zentalis Pharmaceuticals    |                                |



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