



11055, 11095, 11111, 11125 & 11175 Flintkote Avenue | 11080, 11100, 11120 & 11180 Roselle Street

**162,074 SF**

**LIFE SCIENCE CAMPUS WITHIN**

**SORRENTO  
VALLEY**



# 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.

**11180**  
Roselle St

**11100**  
Roselle St

**11080**  
Roselle St

**11175**  
Flintkote Ave

**11120**  
Roselle St

**11125**  
Flintkote Ave

**11111**  
Flintkote Ave

**11095**  
Flintkote Ave



± 9'6"  
Ceiling



± 69,000 SF  
Available



2.6/1,000  
Parking

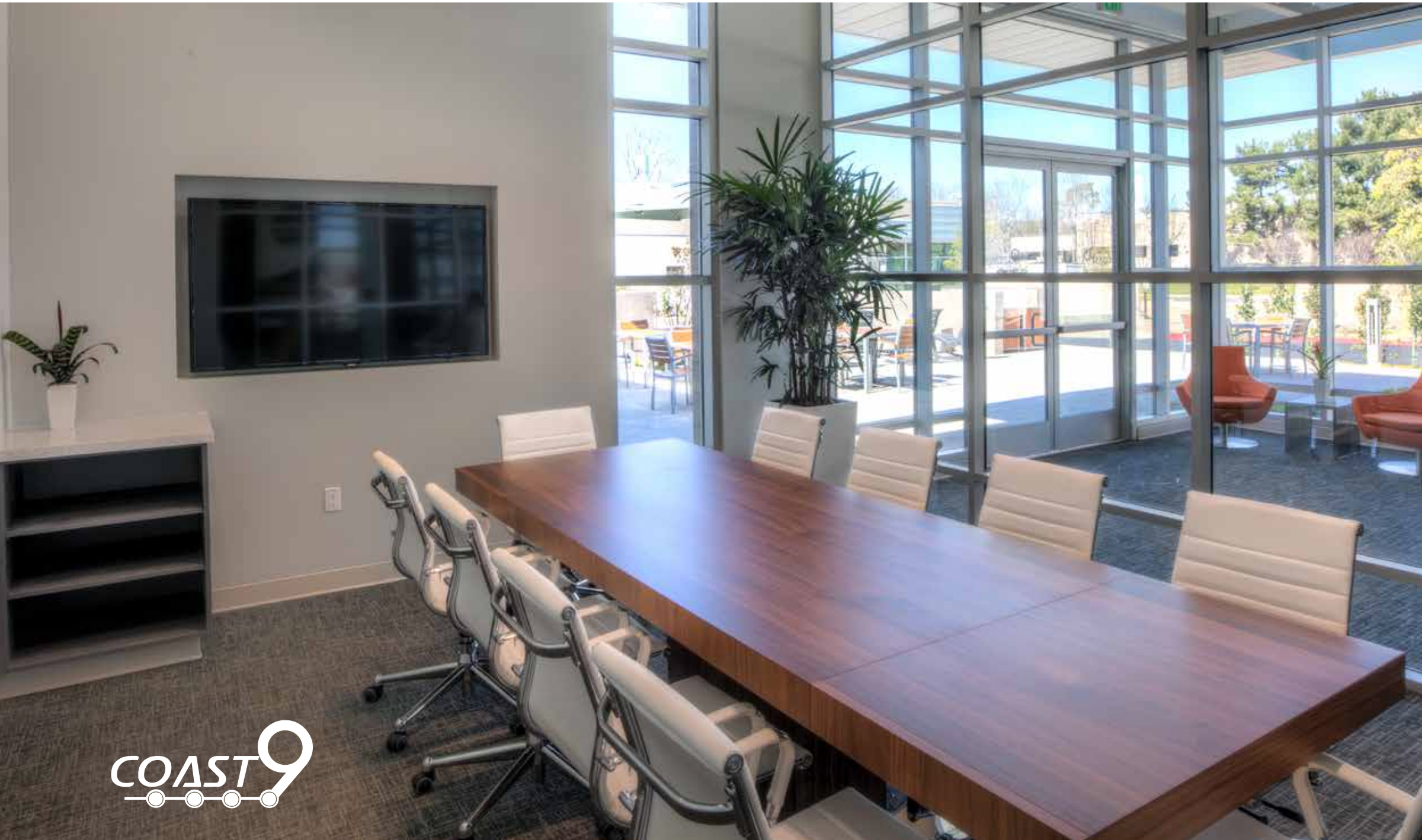
# SPECS

<b>Campus Size</b>	162,074
<b>Year Built</b>	Phase I 1974; Phase II 1984 (renovated in 2012)
<b>Building Heights</b>	18' 0"
<b>Fire Sprinklers</b>	Yes -- 11180 and 11080 Roselle Street. No on remain- ing buildings
<b>Parking (stall count 269)</b>	2.6/1,000
<b>Power Capacity</b>	Varies from 800 – 1600 amps. Primarily 208 volts
<b>HVAC Cooling Capacity</b>	Individual roof-mounted pack- age units
<b>Boilers</b>	Reheat boilers in place serving all lab spaces
<b>Building Management System</b>	Available at 11080, 11120, 11180 Roselle Street and 11095 Flintkote Avenue
<b>Generator</b>	Individually sized for each building



11055  
Roselle St





# AMENITIES

**Fully amenitized campus**

**Soma Cafe & Deli**

**Conference Center**

**Fitness Center**

**Collaboration Lounge**

**Catering Kitchen**

**Restrooms/locker rooms**

**Bike Storage**









# LAB

**Flexible and efficient lab design**

**Shipping and receiving locations adjacent to lab**

**Backup power**

**Compressed air & vacuum**

**6' fume hoods**

**High ceilings**

**Quality finishes**



Office and Lab



Lab



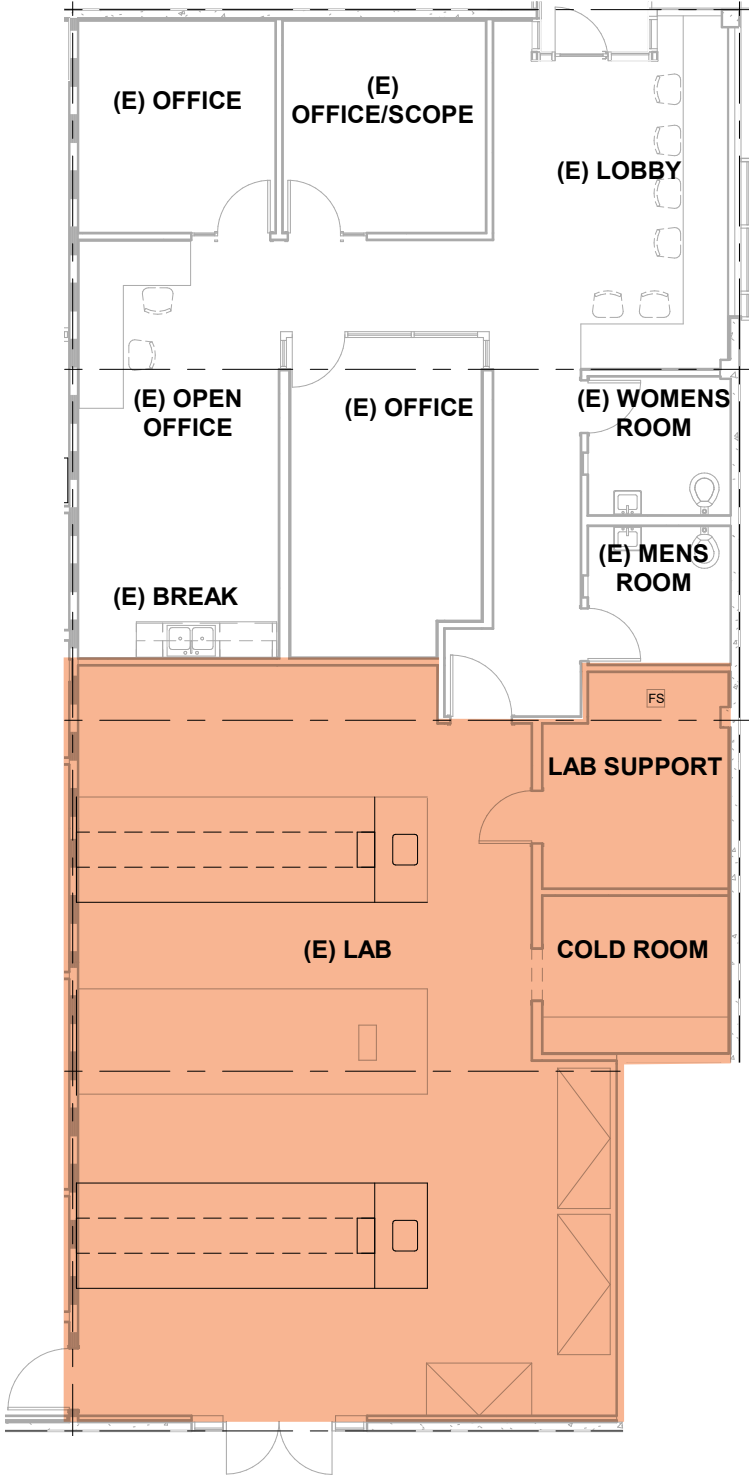
Equipment

11080 ROSELLE STREET | available now  
FULL FLOOR - 20,074 SF  
30% LAB | 10% VIVARIUM | 60% OFFICE



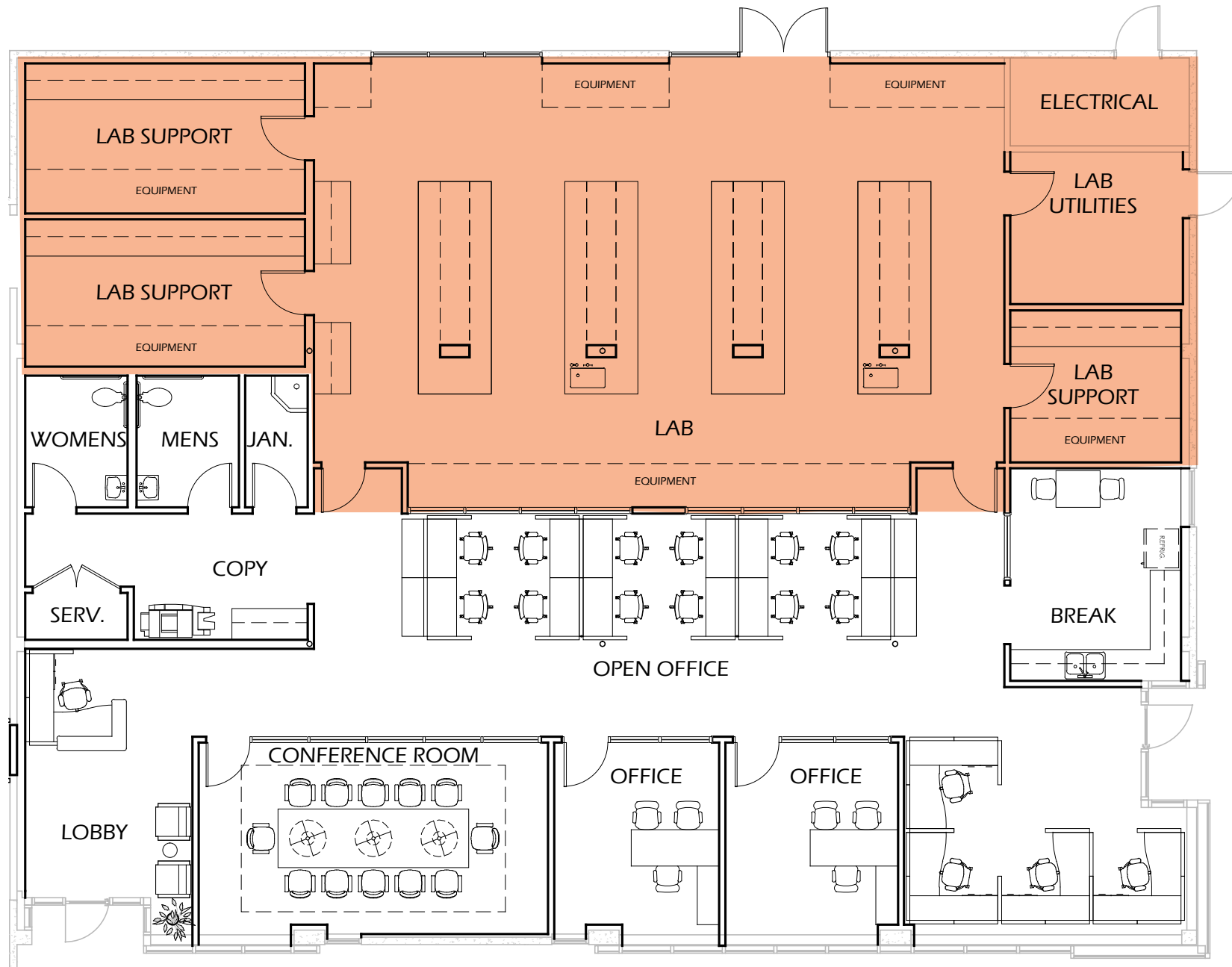
- Lab
- Office
- Vivarium

**11095 FLINTKOTE | available now**  
**SUITE E - 3,094 SF**  
**50% OFFICE | 50% LAB**



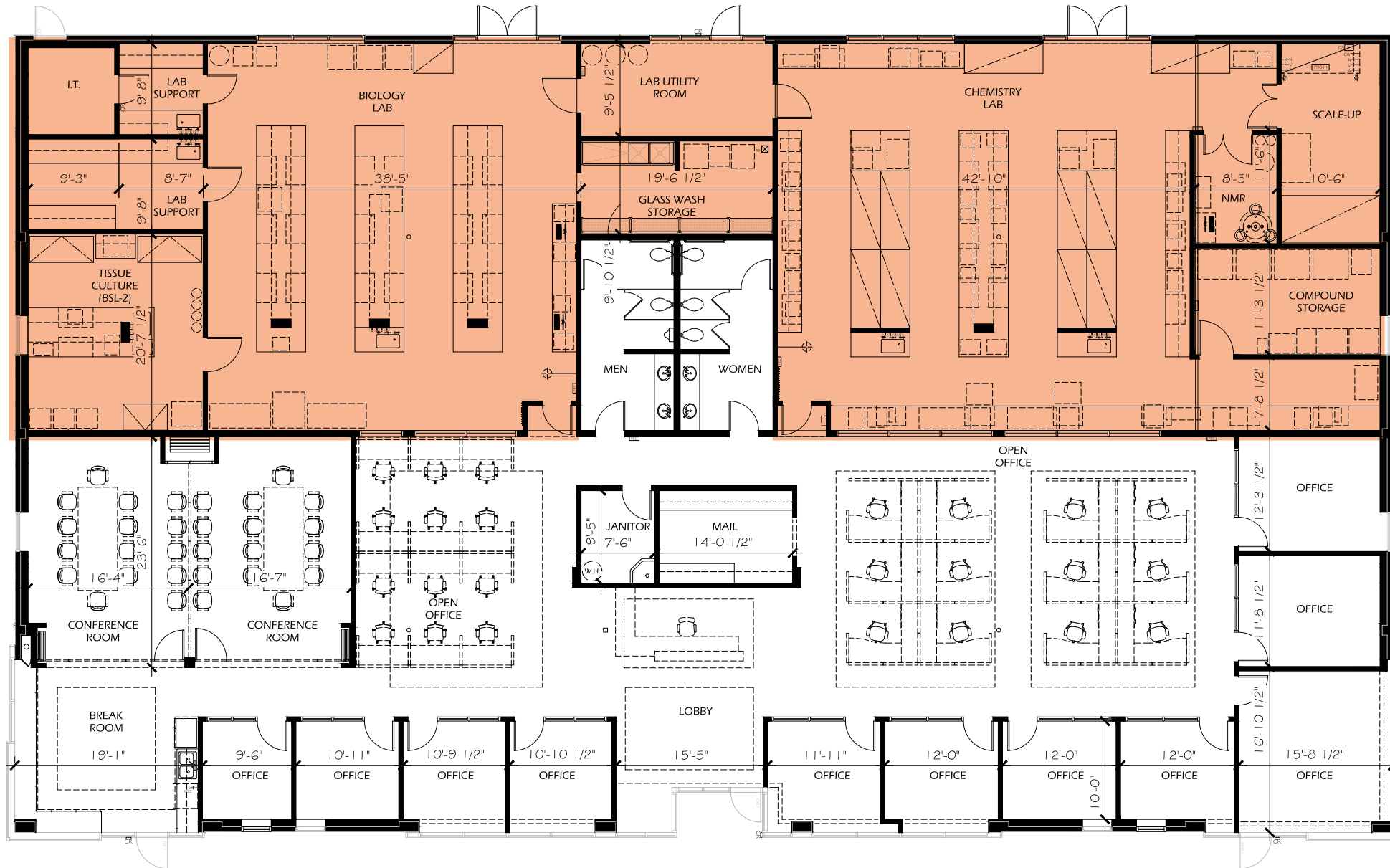
 Lab  
 Office

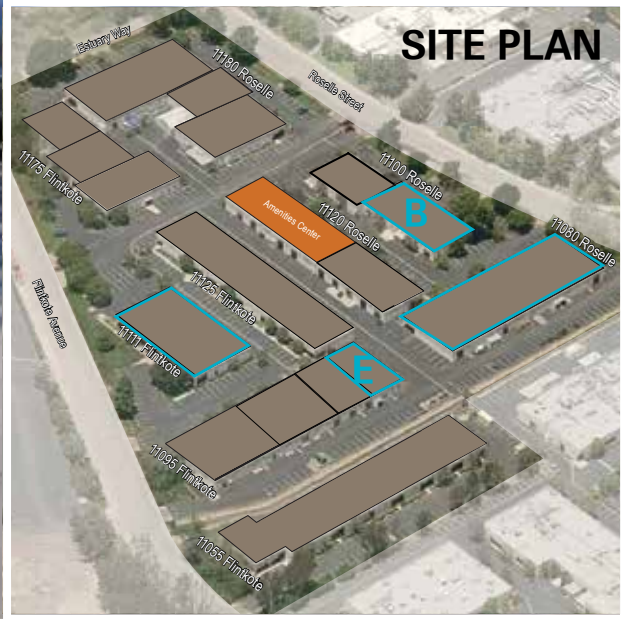
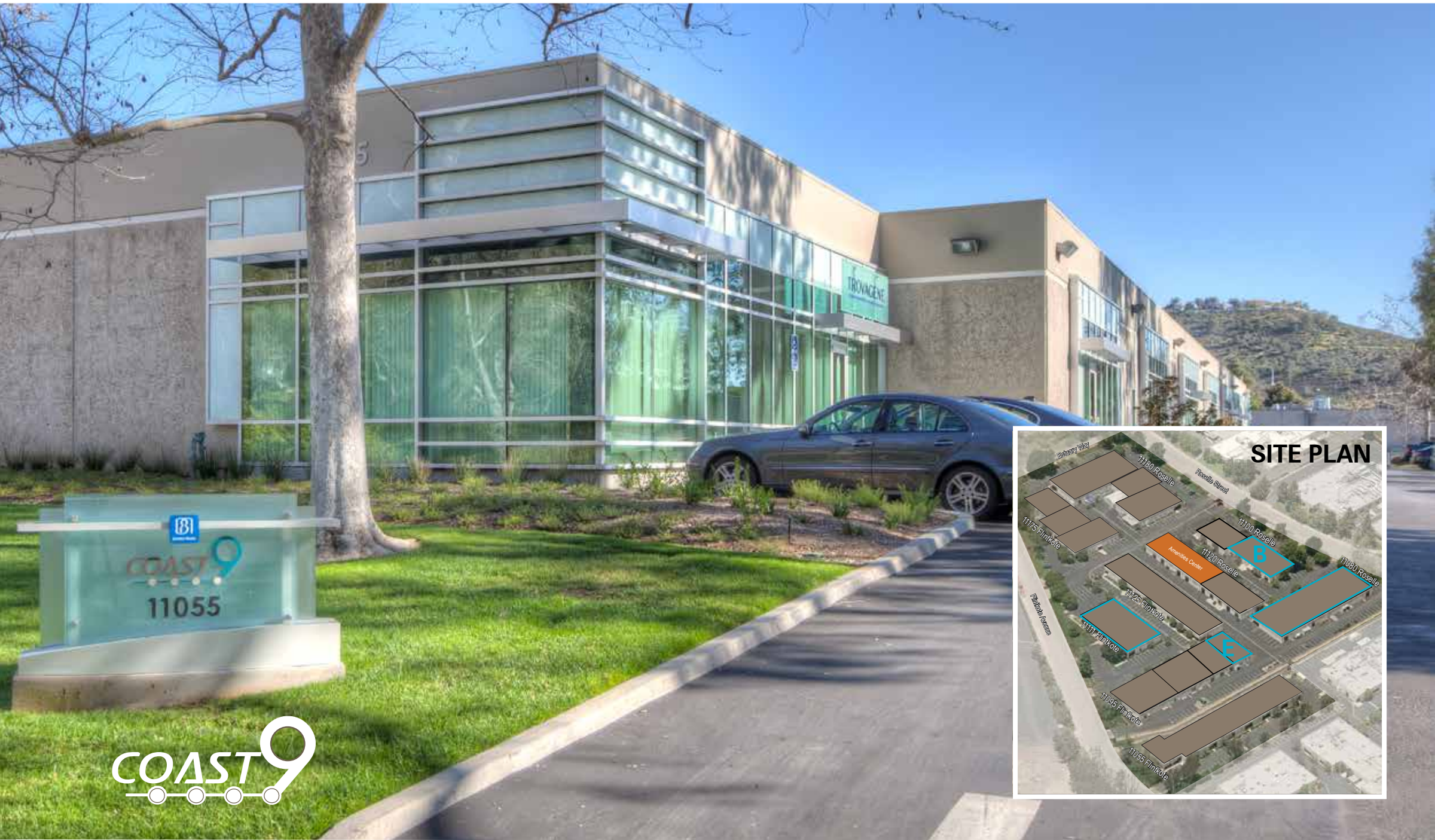
**11100 ROSELLE | available now**  
**SUITE B - 5,086 SF**  
**55% OFFICE | 45% LAB**



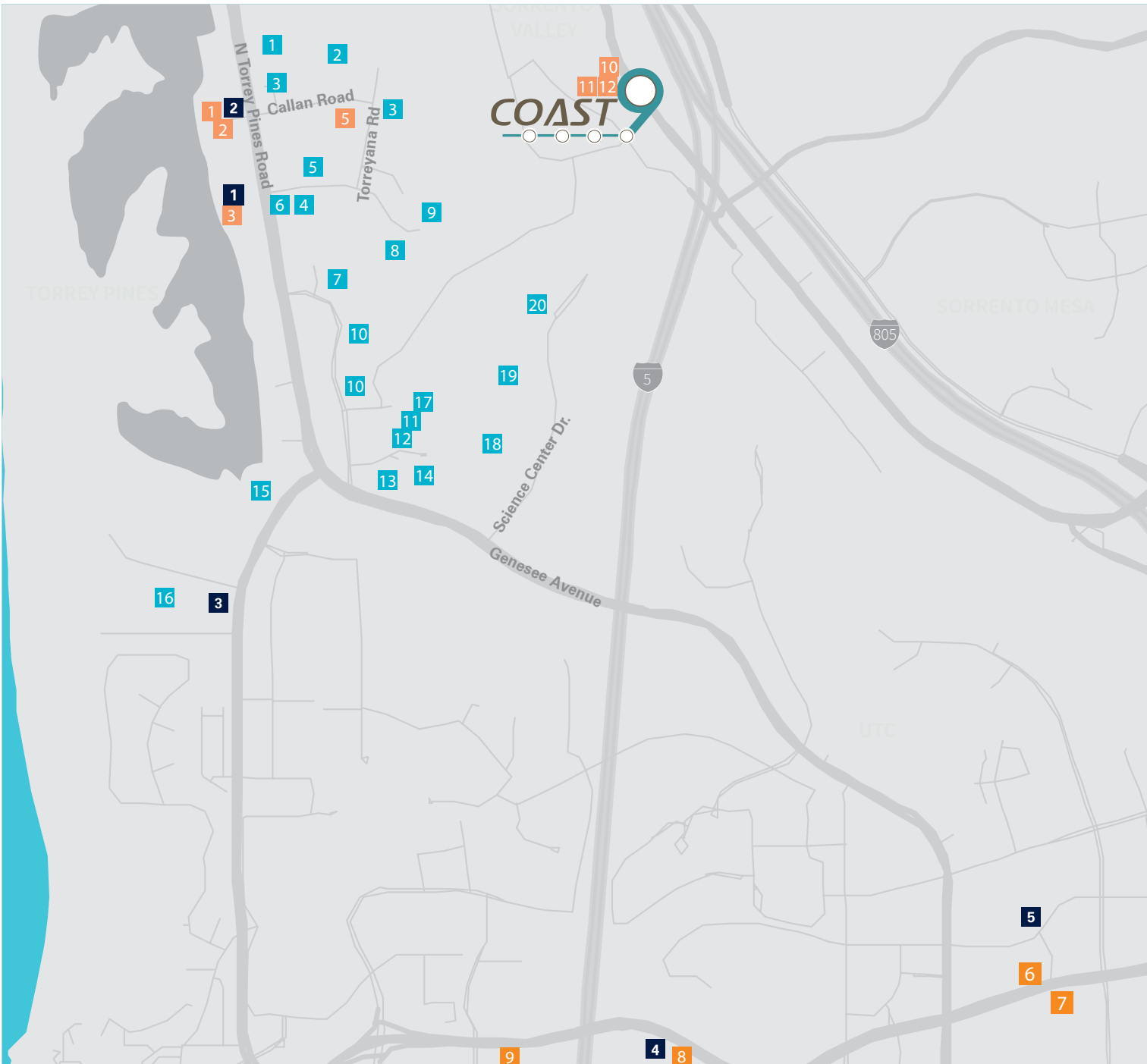
 Lab  
 Office

**11111 FLINTKOTE | available Q4 2025 (potentially sooner)**  
**1ST FLOOR - 11,710 SF**  
**50% OFFICE | 50% LAB**





**COAST 9**



## Life Science Community

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

### RESTAURANTS

- 1 A.R. Valentine
- 2 The Grill at Torrey Pines
- 3 Torreyana Grille
- 4 Green Acre
- 5 Farmer & The Seahorse
- 6 Red O
- 7 Westfield UTC
  - Javier's
  - Shake Shack
  - La Colombe Coffee
  - SoulCycle
  - Lucrezia
  - Raised by Wolves
  - True Food Kitchen
- 8 Aventine
  - Trulucks Fleming's
  - The Melting Pot
- 9 The Shops at La Jolla Village
- 10 Bottlecraft
- 11 Copa Vida
- 12 City Tacos

### HOTELS

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

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