

# 11025

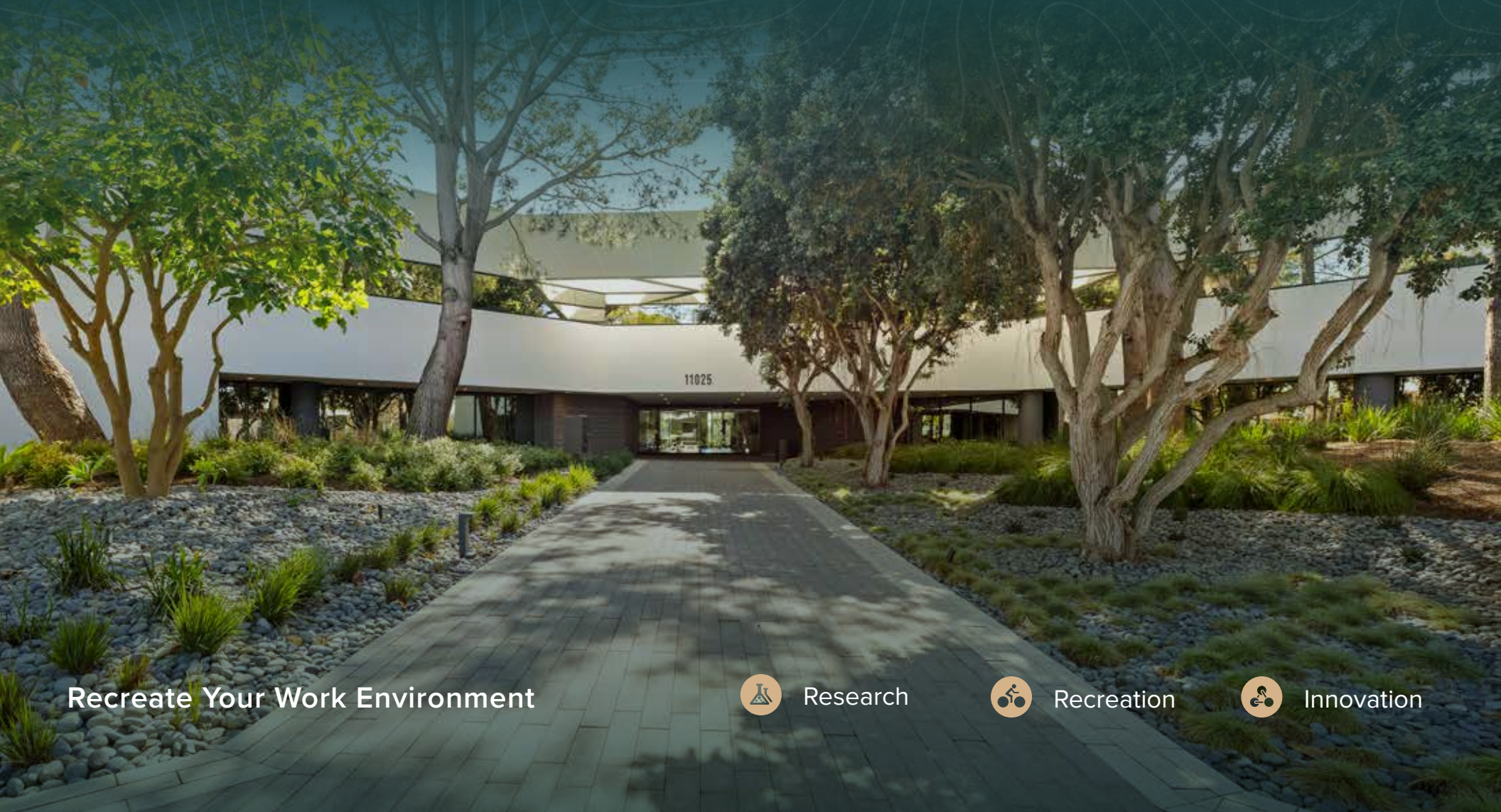
## N. TORREY PINES

LA JOLLA, CA 92037

CBRE

## TORREY PINES SCIENCE PARK

San Diego's Premier Coastal Life Science Campus



Recreate Your Work Environment



Research



Recreation



Innovation



# 11025

N. TORREY PINES



## PROJECT FEATURES

11025 North Torrey Pines is part of Torrey Pines Science Park, a 25-acre coastal life science/office campus located atop world renowned Torrey Pines Mesa with breath taking Pacific Ocean and canyon views. The campus provides a perfect mix of state-of-the-art laboratory/office facilities and unparalleled amenities for employee recruitment and retention.

### PROJECT FEATURES INCLUDE:



Ability to accommodate a variety of users including office, chemistry, biology, manufacturing, medical device, R&D



Full, on-site staff including property management, engineering and security



Ample surface and 3 levels of secure subterranean parking



Campus amenities including shared conference facility, fitness center, shower and locker facilities, outdoor dining/ meeting areas, nature trails, pond/waterfall and Come On In Cafe. Wellness room in building.



Monument signage available



Direct access to UCSD, La Jolla, Del Mar



Spectacular views of world famous Torrey Pines golf course and the Pacific Ocean



Corporate neighbors include world class research institutions, universities and pharmaceutical companies



Walking distance to some of America's finest restaurants, hotels, beaches and outdoor amenities



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# WALKABLE AMENITIES



The Lodge, The Grill & A.R. Valentien

Hilton & Torreyana Grille

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Torrey Pines Golf Course

NORTH TORREY PINES ROAD

Come On in Cafe

CALLAN ROAD

Shared Conference/  
Training Room

Farmer & The Seahorse

SCIENCE PARK ROAD

TORREYANA ROAD



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# PROJECT AMENITIES





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# OUTDOOR AMENITIES & FITNESS CENTER



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## SUITE 110-130

FIRST FLOOR | SPEC SUITE FLOOR PLAN

SUITE 100 - 17,649 SQ. FT.  
(Delivering October 2024)

SUITE 130 - 6,801 SQ. FT.  
(Delivering February 2025)





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 life science, medical office, 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.

## STRONG, STABILIZED REIT



S&P 500 REIT with real estate portfolio valued at over \$20B.



38+ years as a public company.



Over 25M sq. ft. of R&D and Office buildings throughout the U.S.



## SUSTAINABLE GROWTH



Environmental Responsibility

Social Responsibility



Corporate Governance Responsibility





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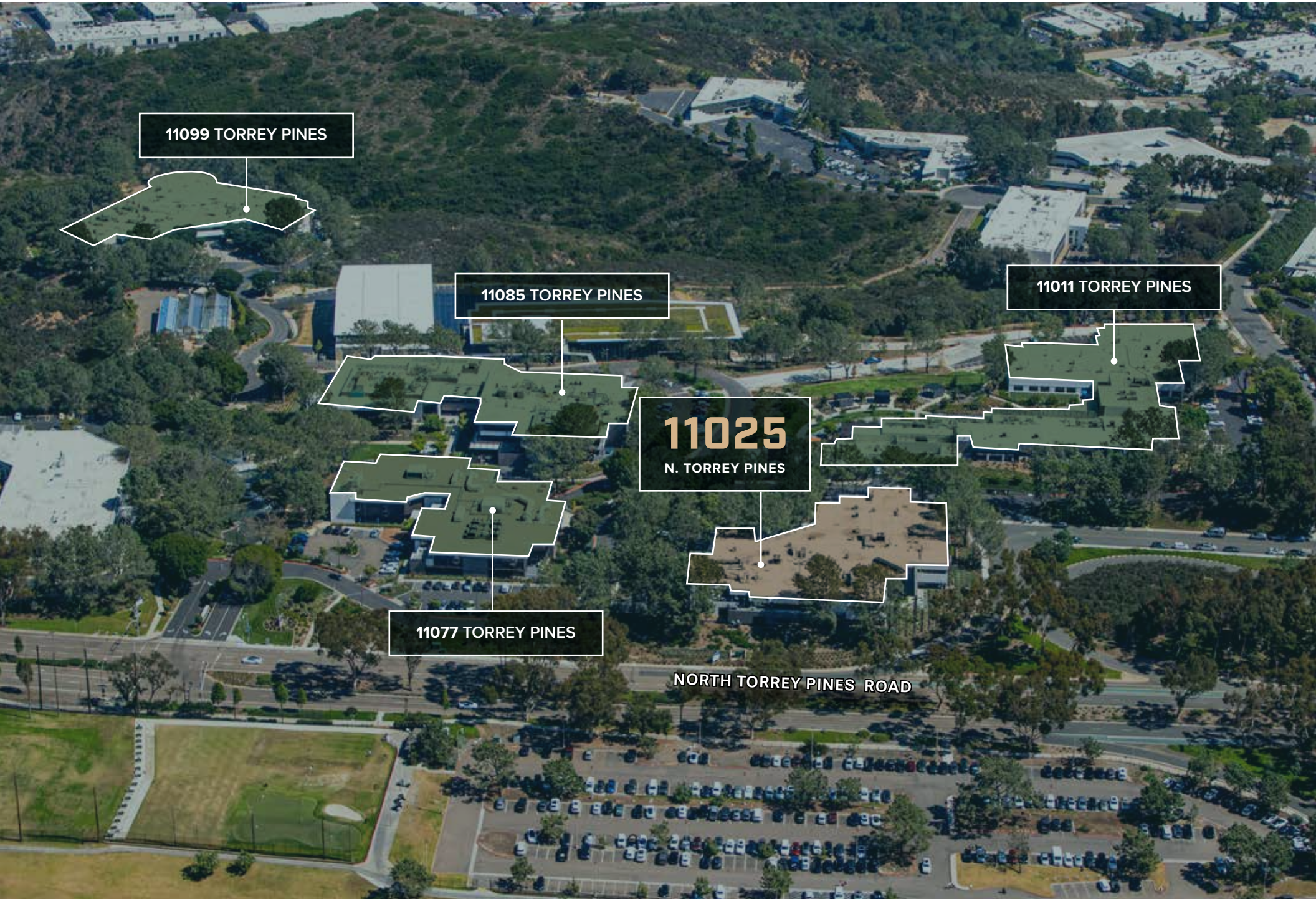
11011 TORREY PINES

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N. TORREY PINES

11077 TORREY PINES

NORTH TORREY PINES ROAD







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FOR MORE INFORMATION, PLEASE CONTACT:

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