

11099

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

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PROJECT FEATURES

11099 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:



Full, on-site staffing including property management, engineering and security, new shared boardroom /conference room off 1st floor lobby



Expansive indoor atrium for informal meetings, dining and collaboration (WiFi available)



EV charging stations



Campus amenities including shared conference facility, fitness center, shower and locker facilities, outdoor dining/meeting areas



Ample surface and 3 levels of subterranean parking (3.0/1,000 RSF ratio)



Fiber optics available



Walkable food amenities including Come On In Cafe, Farmer & The Seahorse, The Grill and A.R. Valentien at The Lodge at Torrey Pines



Robust house systems include vacuum, compressed air, emergency power, DI water, ice machine, and access to shared autoclave and glass wash

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WALKABLE AMENITIES

The Lodge, The Grill & A.R. Valentien

Hilton & Torreyana Grille

Shared Conference/
Training Room

Torrey Pines Golf Course

Come On in Cafe

Farmer & The Seahorse

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NORTH TORREY PINES ROAD
SCIENCE PARK ROAD
TORREYANA ROAD
CALLAN ROAD



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LOBBY



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PROJECT AMENITIES



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OUTDOOR AMENITIES & FITNESS CENTER

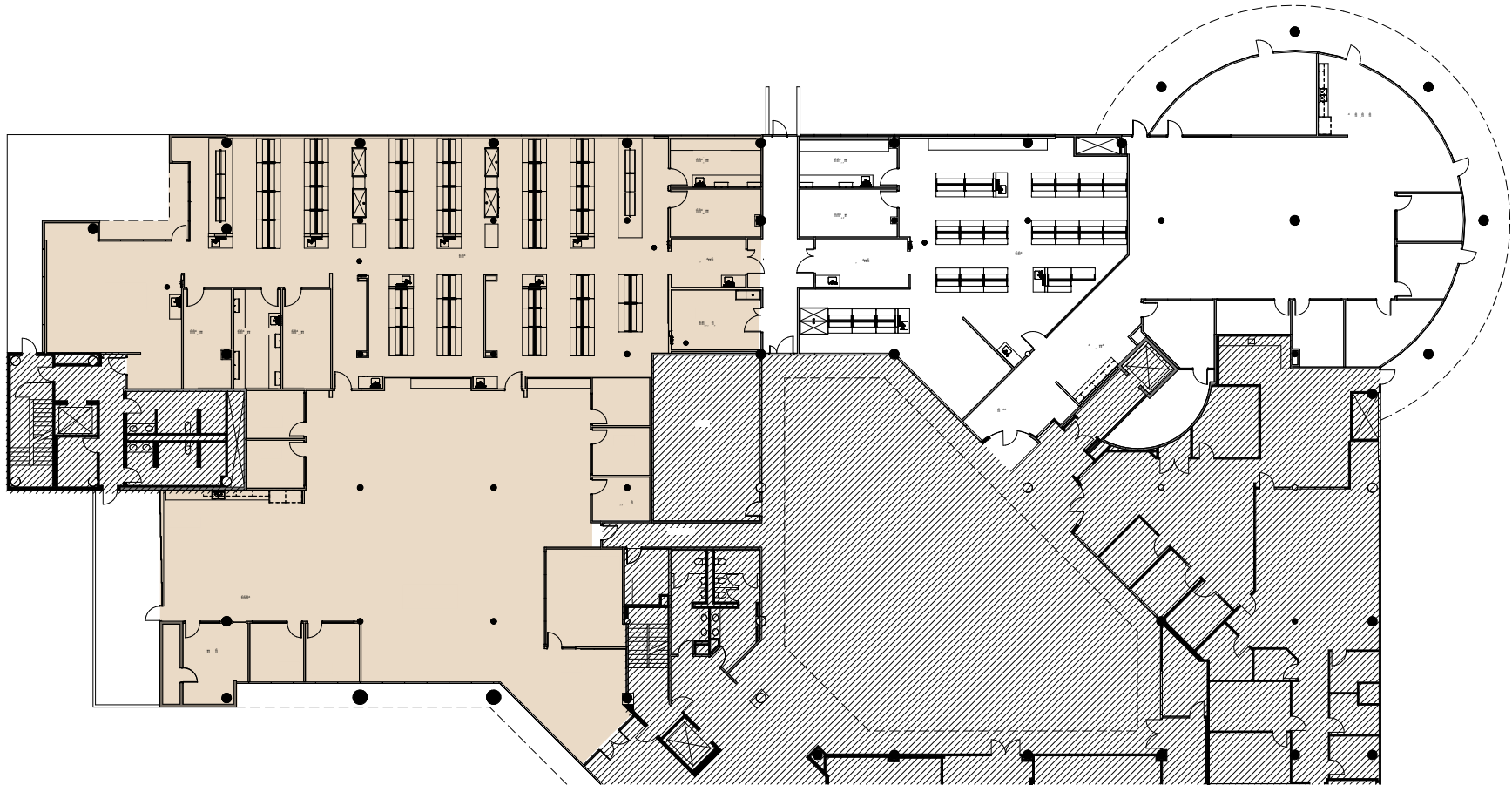


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SUITE 100

FIRST FLOOR



Approximately 18,393 RSF

*Suites 100 & 150 can be combined for a total of 29,215 RSF



VIEW VIRTUAL SUITE

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SUITE 100

FIRST FLOOR



Approximately 18,393 RSF

*Suites 100 & 150 can be combined for a total of 29,215 RSF



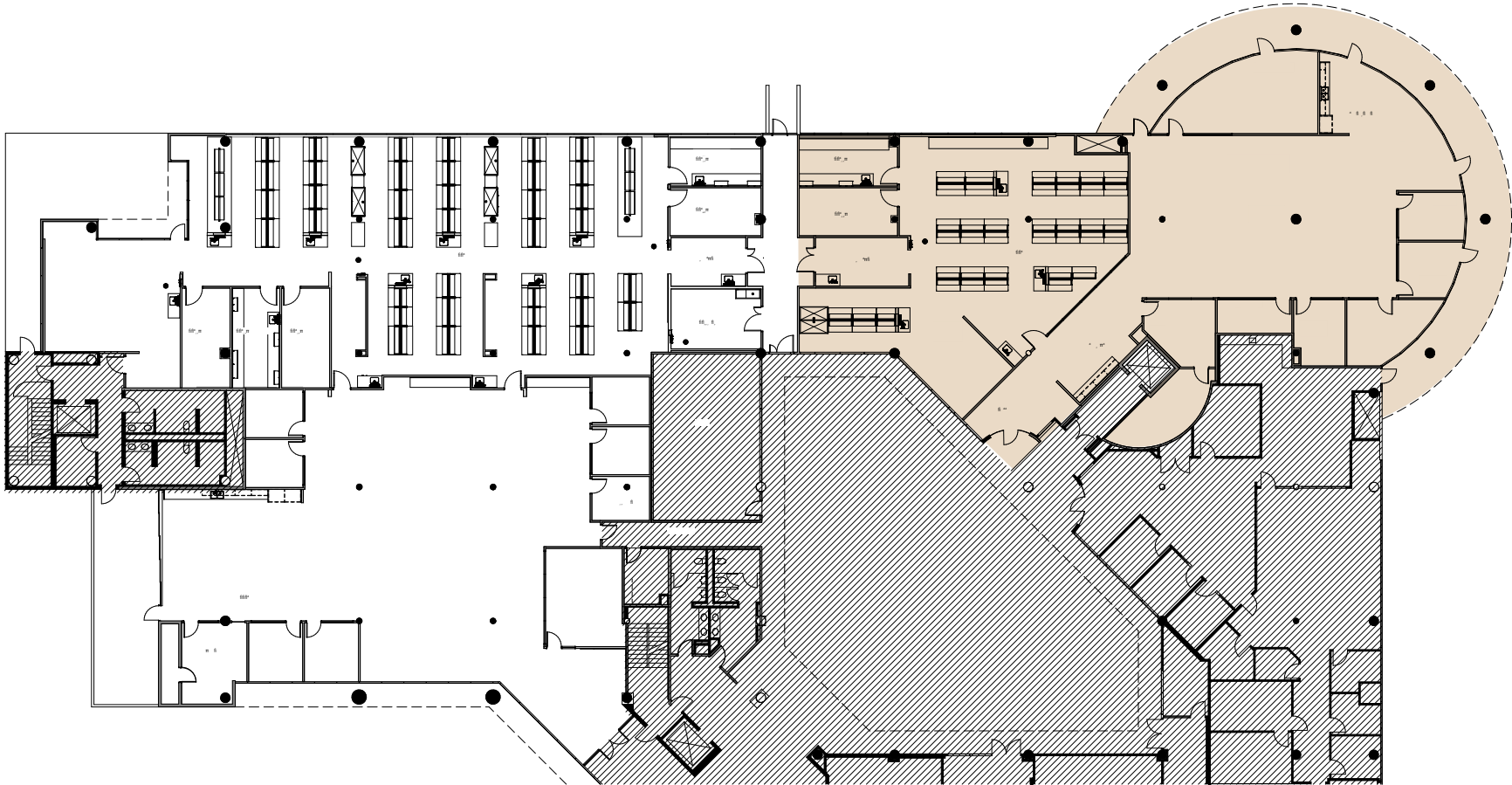
VIEW VIRTUAL SUITE

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SUITE 150

FIRST FLOOR



Approximately 10,822 RSF

*Suites 100 & 150 can be combined for a total of 29,215 RSF



VIEW VIRTUAL SUITE

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SUITE 150

FIRST FLOOR



 VIEW VIRTUAL SUITE

Approximately 10,822 RSF

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SUITE 190
FIRST FLOOR
Approximately 6,905 RSF

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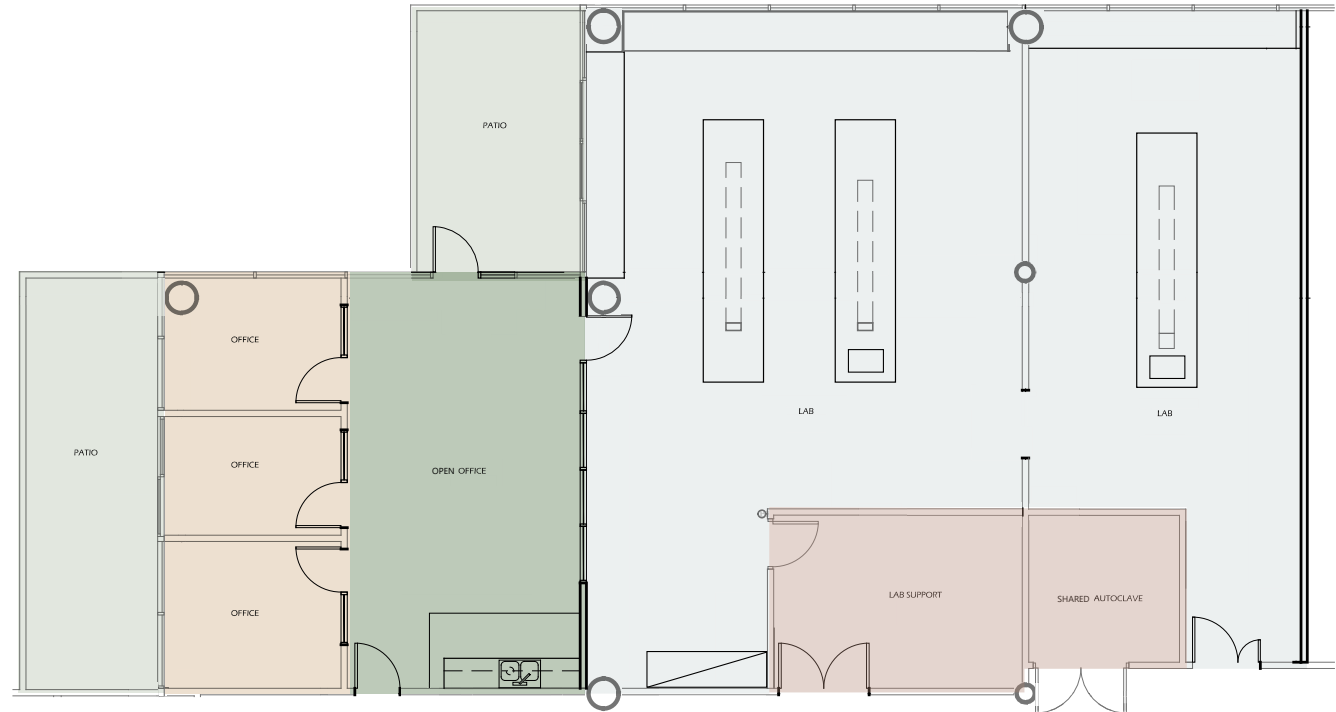
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SUITE 210

SECOND FLOOR

New Improvements Include:

- » Replacing lights, ceiling tiles and ceiling grid in lab areas
- » Replacing sinks in lab with new epoxy sink and fixtures
- » Adding eye wash to one lab sink
- » Removing doors between open lab spaces
- » Installing 8' fume hood
- » General HVAC improvements in lab



Approximately 4,330 RSF



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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11085 TORREY PINES

11011 TORREY PINES

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11077 TORREY PINES

NORTH TORREY PINES ROAD





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