

# 11077

## 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

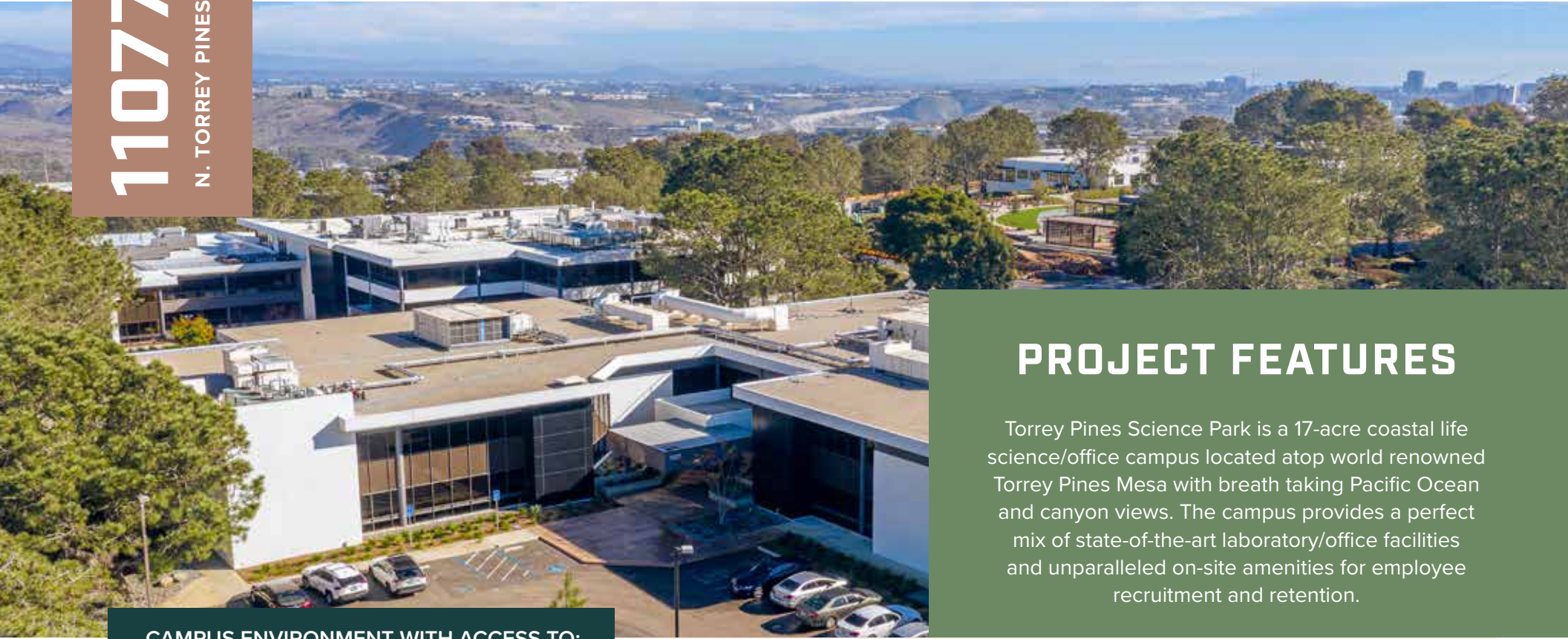


Innovation



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## PROJECT FEATURES

Torrey Pines Science Park is a 17-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 on-site amenities for employee recruitment and retention.

### CAMPUS ENVIRONMENT WITH ACCESS TO:



Conference/training facility



Fitness center



Come On In Café



Outdoor seating/collaboration areas with WiFi



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



Ample surface and secure subterranean parking



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



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



Direct access to UCSD, La Jolla, Del Mar



Fiber optics available



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# WALKABLE AMENITIES

The Lodge, The Grill & A.R. Valentien

Torrey Pines Golf Course

Hilton & Torreyana Grille

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Shared Conference/  
Training Room

NORTH TORREY PINES ROAD

Come On In Cafe

Farmer & The Seahorse

SCIENCE PARK ROAD

CALLAN ROAD

TORREYANA ROAD





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# PROJECT AMENITIES





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# OUTDOOR AMENITIES & FITNESS CENTER



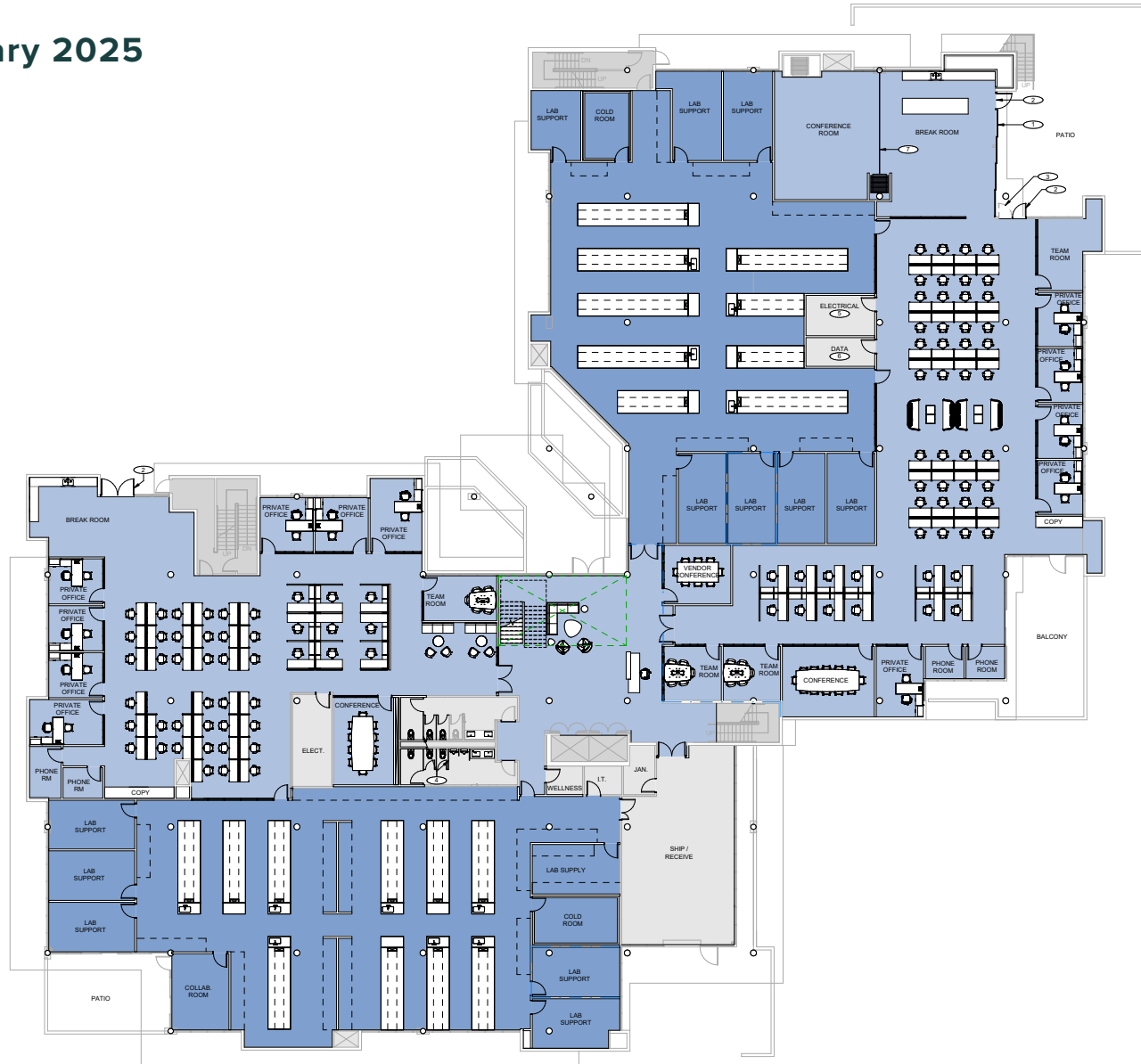
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Available January 2025

## FIRST FLOOR

28,619 SF





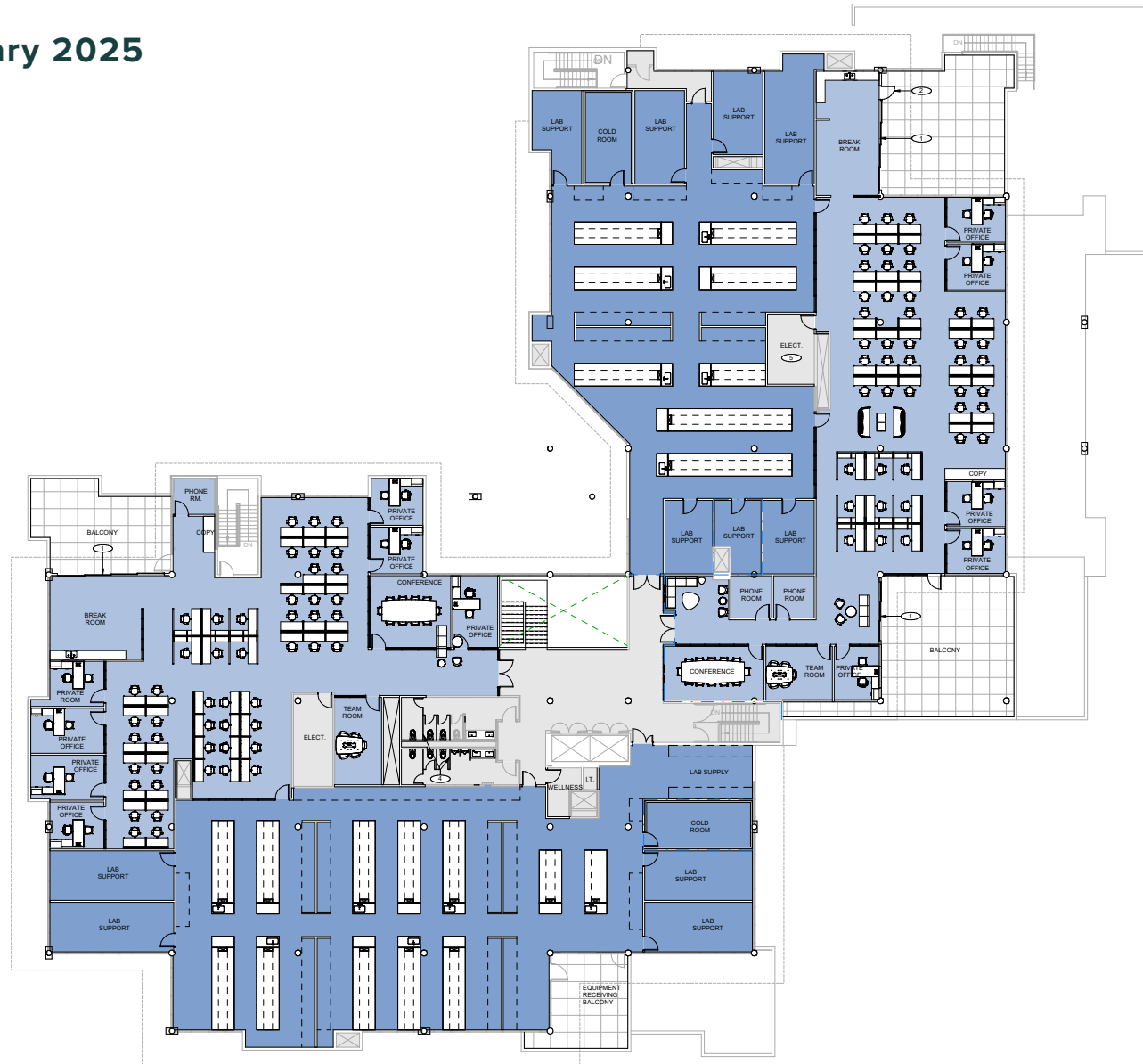
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## SECOND FLOOR

28,618 SF



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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TORREY PINES SCIENCE PARK

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11011 TORREY PINES

NORTH TORREY PINES ROAD



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