



2-STORY LIFE SCIENCE
BUILDING

DIRECTORS SCIENCE PARK

ORCHESTRATING LIFE SCIENCES INNOVATION

4939
DIRECTORS
PLACE
SAN DIEGO | CA
92121



CBRE



DIRECTORS SCIENCE PARK

4939 DIRECTORS PLACE
±62,082 SQ. FT. AVAILABLE IMMEDIATELY

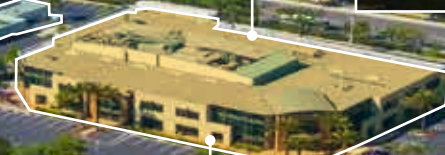
LUSK BLVD

Healthpeak® | DOC LISTED NYSE
Owned



Utmost Corporate Security
• Single point of access (gated)
• No contiguous neighbors

DIRECTORS PLACE



*Unmatched Signage Visibility
to 180,000+ vehicles daily






CAMPUS OPPORTUNITY OF
UP TO 162,385 SQ. FT.
AVAILABLE FOR LEASE

VISTA SORRENTO PKWY





* Land Site Sits Approximately 150 Feet Higher Than The Freeway


 Building Size
±62,082 Square Feet


 Floor 1: 28,944 RSF
 Floor 2: 33,138 RSF


 Total Stories
2


 Electrical
4,000 Amps, 480/277 Volts,
3 Phase


 Parking
182 Spaces


 Zoning/Site Area
IL-2-1/4.54 Net Acres

 Emergency Power
750 KW Diesel Generator
and 160 KVA UPS System

 Floor-to-Floor Height
16'-0 & 19'-0
Ceiling Height 10'-0

 Elevator
2 elevators. Passenger
and Freight

 Fiber Optic/Cable
Spectrum/Charter

 Existing Vivarium

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SAN DIEGO, CA 92121

2-STORY LIFE SCIENCE
OFFICE/LAB BUILDING

±62,082
SQUARE FEET



DSP DIRECTORS
SCIENCE
PARK

4939 DIRECTORS PLACE



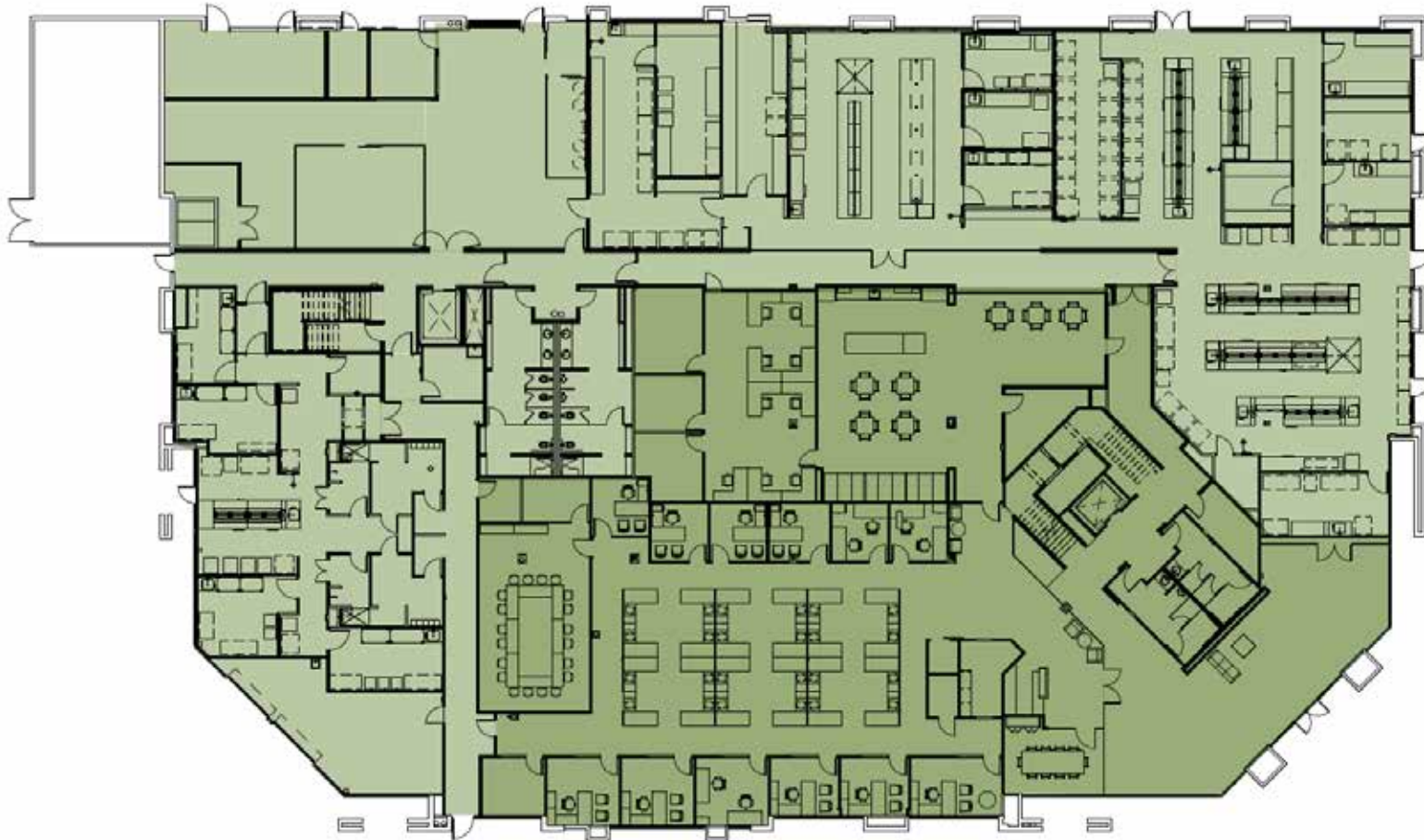
DSP DIRECTORS
SCIENCE
PARK



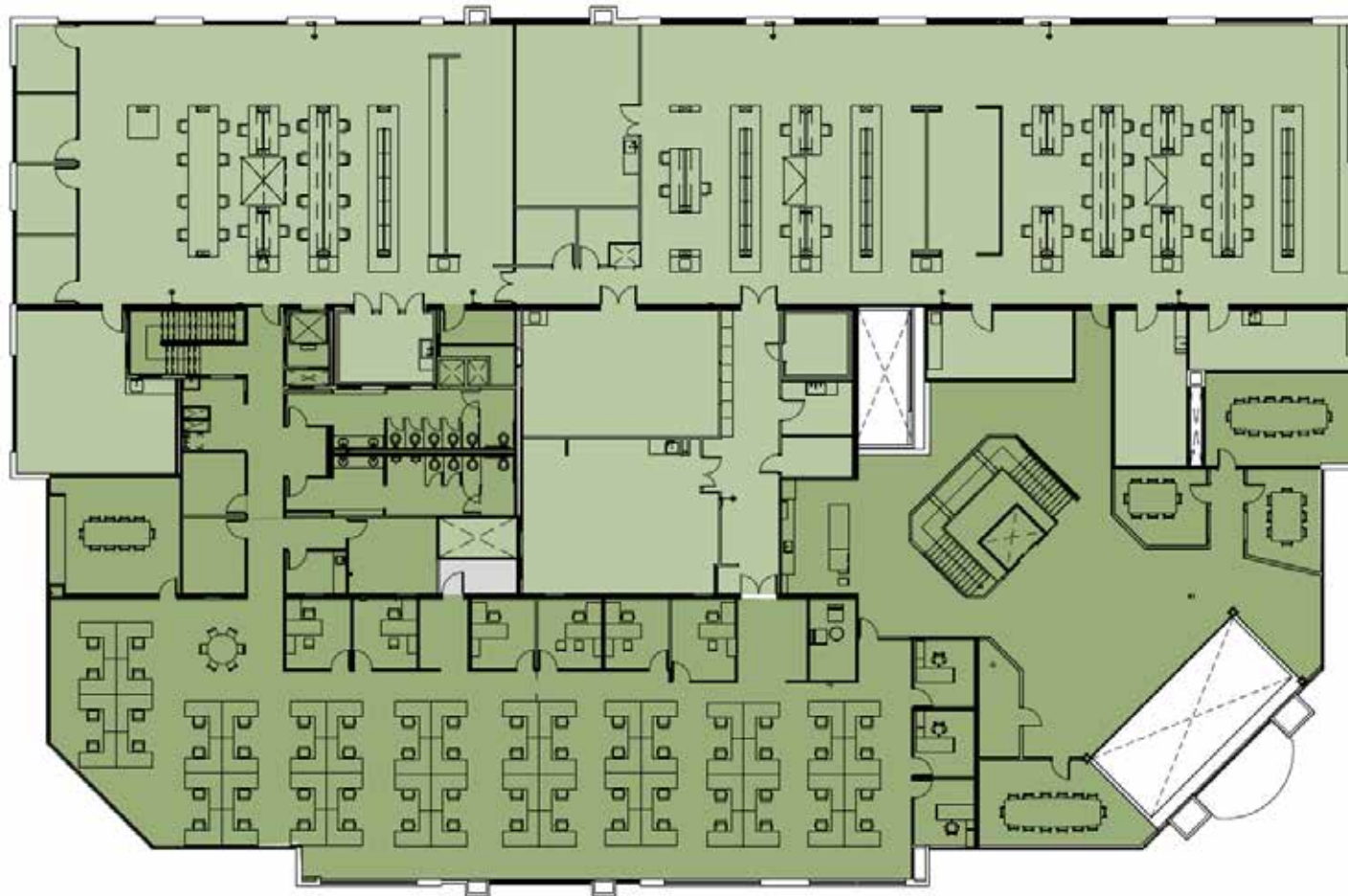
DSP DIRECTORS
SCIENCE
PARK



FIRST FLOOR - APPROX. 28,944 RSF



SECOND FLOOR - APPROX. 33,138 RSF



APPROX. 62,082 RSF



FIRST FLOOR

SECOND FLOOR





FIRST FLOOR - APPROX. 28,944 RSF

SECOND FLOOR - APPROX. 33,138 RSF







Healthpeak (NYSE: DOC) is a healthcare real estate investment trust that builds, owns, and manages world-class facilities for healthcare Discovery and Outpatient Care.

With expertise in the ownership and management of Outpatient Medical and Lab properties, we deliver real estate solutions for professionals and patients where health and well-being thrive.

Our portfolio of +/- 700 high-quality assets is leased to leading biopharma and health system tenants. As a publicly traded S&P 500 company (NYSE: DOC), we are positioned to deliver sustained benefits to our investors and communities we serve.

Strong, Stabilized REIT



Healthpeak is one of the largest publicly-traded owners of healthcare real estate in the United States, with a portfolio of ± 700 properties and \$23+ Billion Enterprise Value.



Backed by over 40 years of deep industry expertise as a public company, Healthpeak has delivered more than 3 million square feet of state-of-the-art lab space and a growing portfolio of outpatient medical facilities.



±11 million sq. ft. of existing lab space nationwide across ±140 properties in three key life science markets. Plus, ±37 million sq. ft. of outpatient medical space and ±10,000 CCRC units.



Gateway at Directors Science Park - LEED Silver

Sustainable Growth



Environmental Responsibility



Social Responsibility



Corporate Governance Responsibility



The Boardwalk - LEED Gold



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ANDREW HUGGETT

Lic. 01468969
+1 619 204 4504
andrew.huggett@cbre.com

LAUREN FULLER

Lic. 02124477
+1 818 967 8157
lauren.fuller@cbre.com

MIKE RUFF

Lic. 01269001
+1 858 472 3973
mike.ruff@cbre.com

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Healthpeak® | DOC
LISTED
NYSE

CBRE