

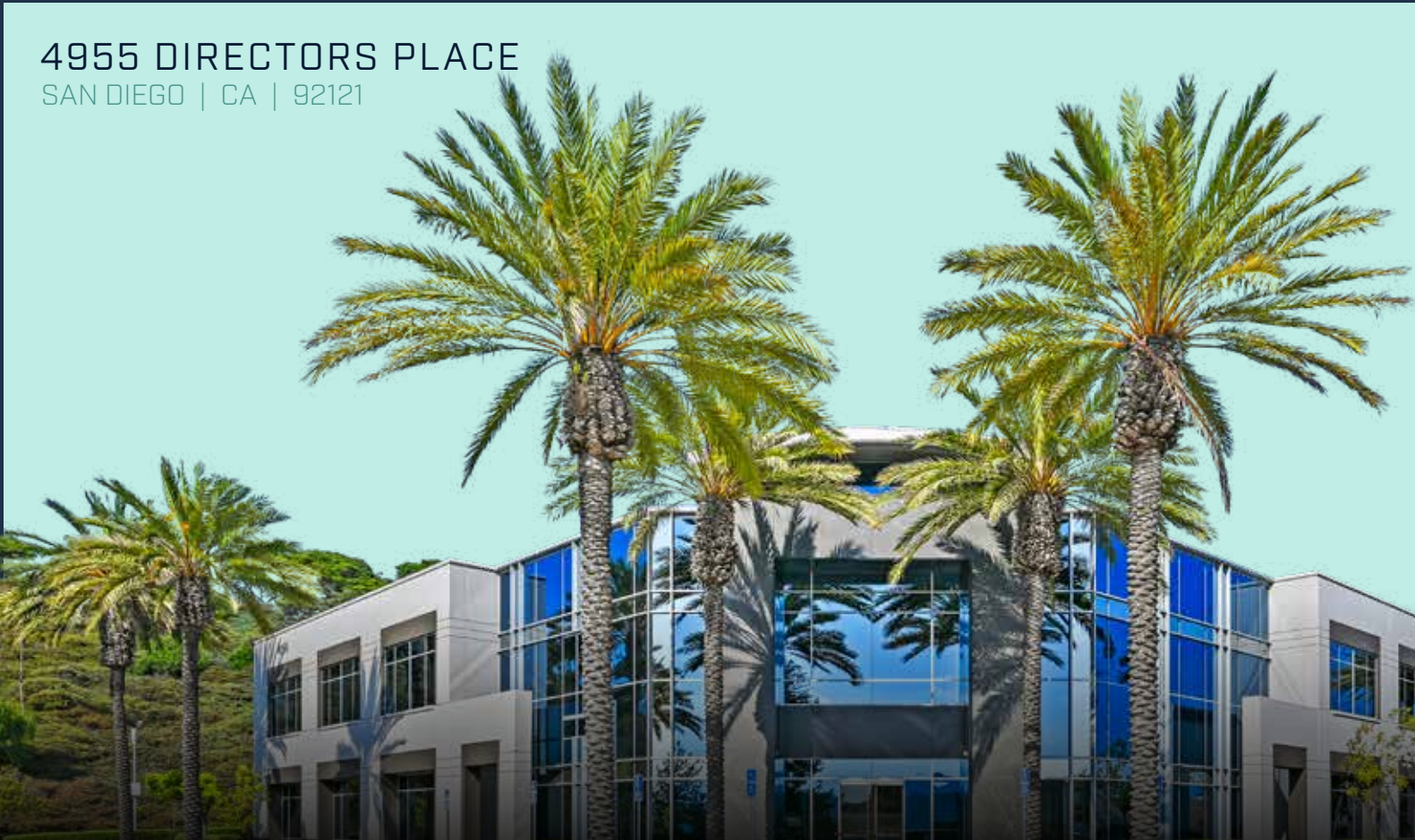


# DIRECTORS SCIENCE PARK

ORCHESTRATING LIFE SCIENCES INNOVATION

2-STORY LIFE SCIENCE  
BUILDING

4955 DIRECTORS PLACE  
SAN DIEGO | CA | 92121



CBRE  
CBRE



LUSK BLVD

**ALTA**  
CAFE  
AT DIRECTORS SCIENCE PARK

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

**DSP** DIRECTORS SCIENCE PARK  
4955 DIRECTORS PLACE  
78,151 SQ. FT. AVAILABLE IMMEDIATELY

DIRECTORS PLACE

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


**Healthpeak**® | DOC  
LISTED  
NYSE  
Owned


\*Unmatched Signage Visibility  
to 180,000+ vehicles daily


VISTA SORRENTO PKWY




\* Land Site Sits Approximately 150 Feet Higher Than The Freeway


 Building Size  
±78,151 Square Feet


 Floor 1: 37,053 RSF  
Floor 2: 41,098 RSF


 Total Stories  
2

 Electrical  
4000 Amp, 480/277 Volts,  
3 Phase


 Parking  
Spaces  
227


 Zoning/Site Area  
IL-2-1/7.12 net acres

 Emergency Power  
300 KW Diesel Generator  
and 160 KVA UPS System

 Floor to Floor Height  
16'-0"  
Ceiling Height  
10'-10"

 Fiber Optic/Cable  
Spectrum/Charter

 Elevator  
2 Elevators; Passenger and freight

 Existing Vivarium

4955 DIRECTORS PLACE  
SAN DIEGO, CA 92121

2-STORY LIFE SCIENCE  
OFFICE/LAB BUILDING

±78,151  
SQUARE FEET





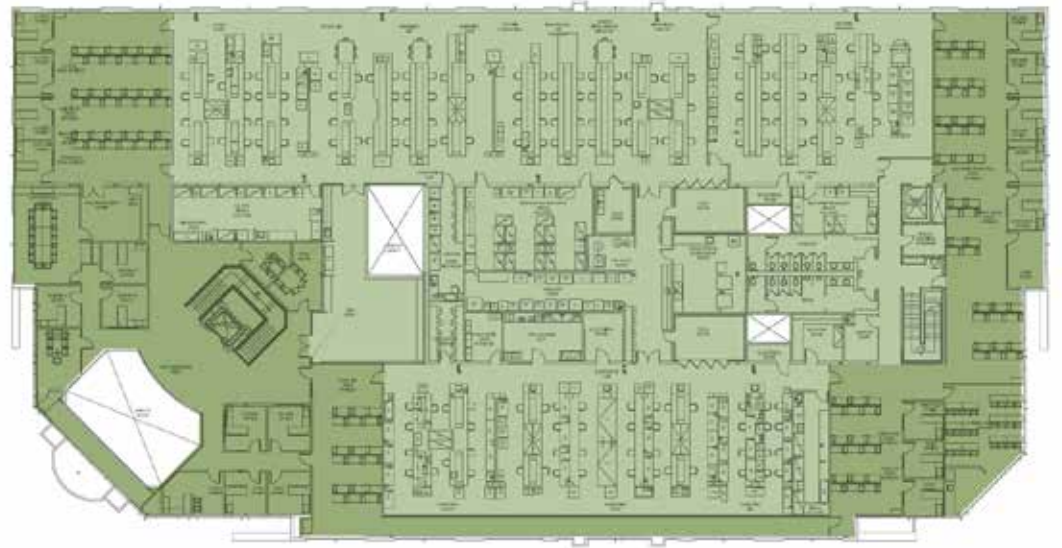


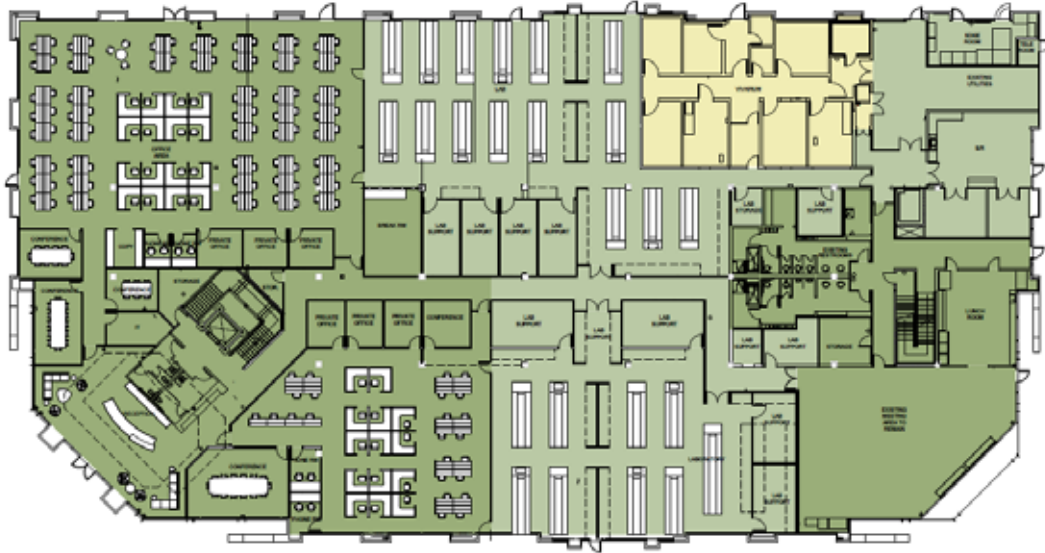




FIRST FLOOR - APPROX. 37,053 RSF

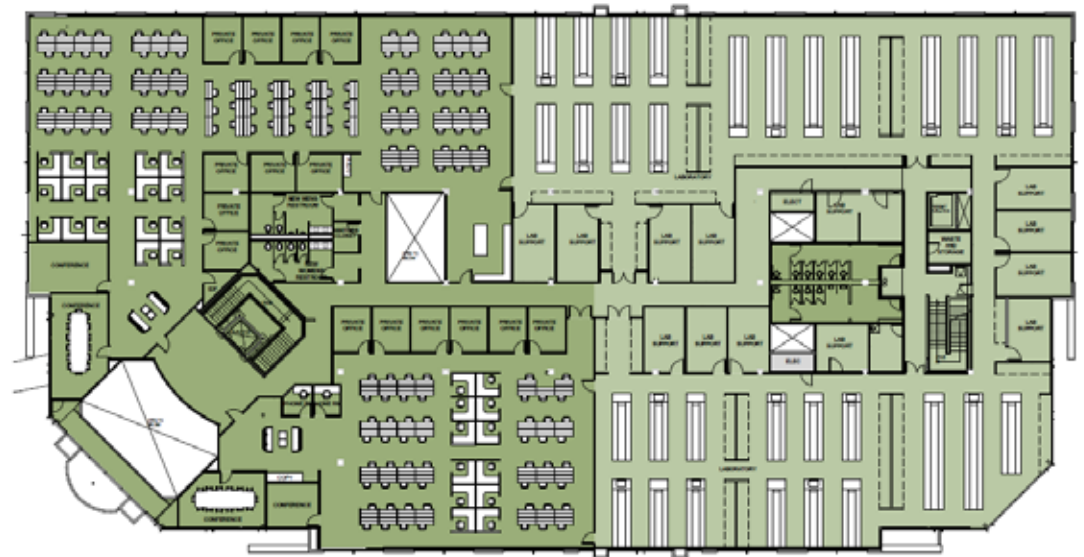
SECOND FLOOR- APPROX. 41,098 RSF





FIRST FLOOR

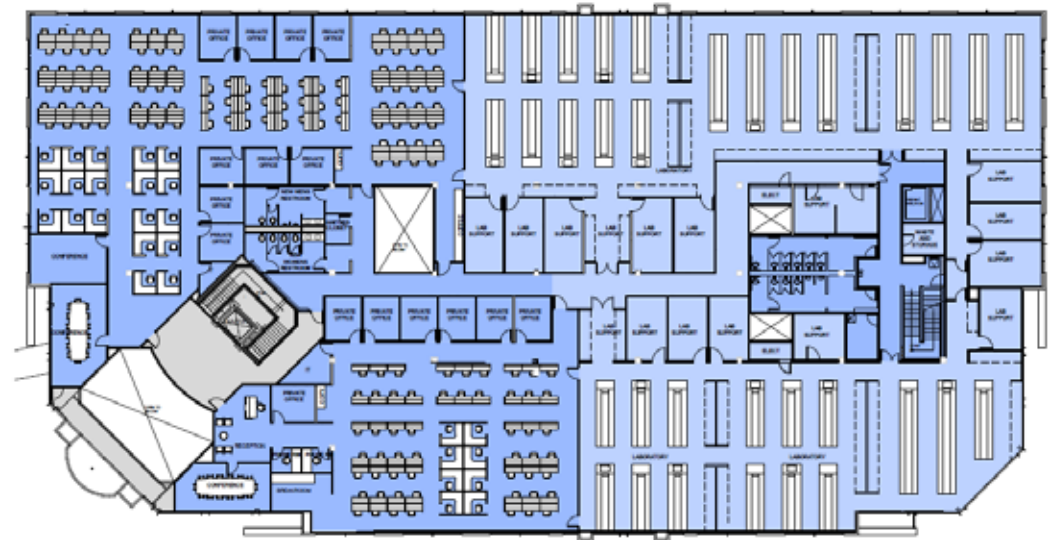
SECOND FLOOR





FIRST FLOOR - APPROX. 37,053 RSF

SECOND FLOOR - APPROX. 41,098 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



# DIRECTORS SCIENCE PARK

4955 DIRECTORS PLACE  
SAN DIEGO | CA | 92121

## 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



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Healthpeak® | 

**CBRE**