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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



Playa Kitchen



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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RE-IMAGINED
BUILDING ENTRY
COURTYARD
UPGRADE



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FIRST FLOOR

30,784 SF



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SECOND FLOOR

30,785 SF



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PROJECT AMENITIES



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OUTDOOR AMENITIES & FITNESS CENTER



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CLUB TORREY



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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

PLAYA
SUITES
BY Hilton Grand Vacations

Base Pair Cafe

Farmer & The Seahorse

TORREYANA ROAD

SCIENCE PARK ROAD

CALLAN ROAD





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TORREY PINES SCIENCE PARK

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11025 TORREY PINES

11011 TORREY PINES

NORTH TORREY PINES ROAD



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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