

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



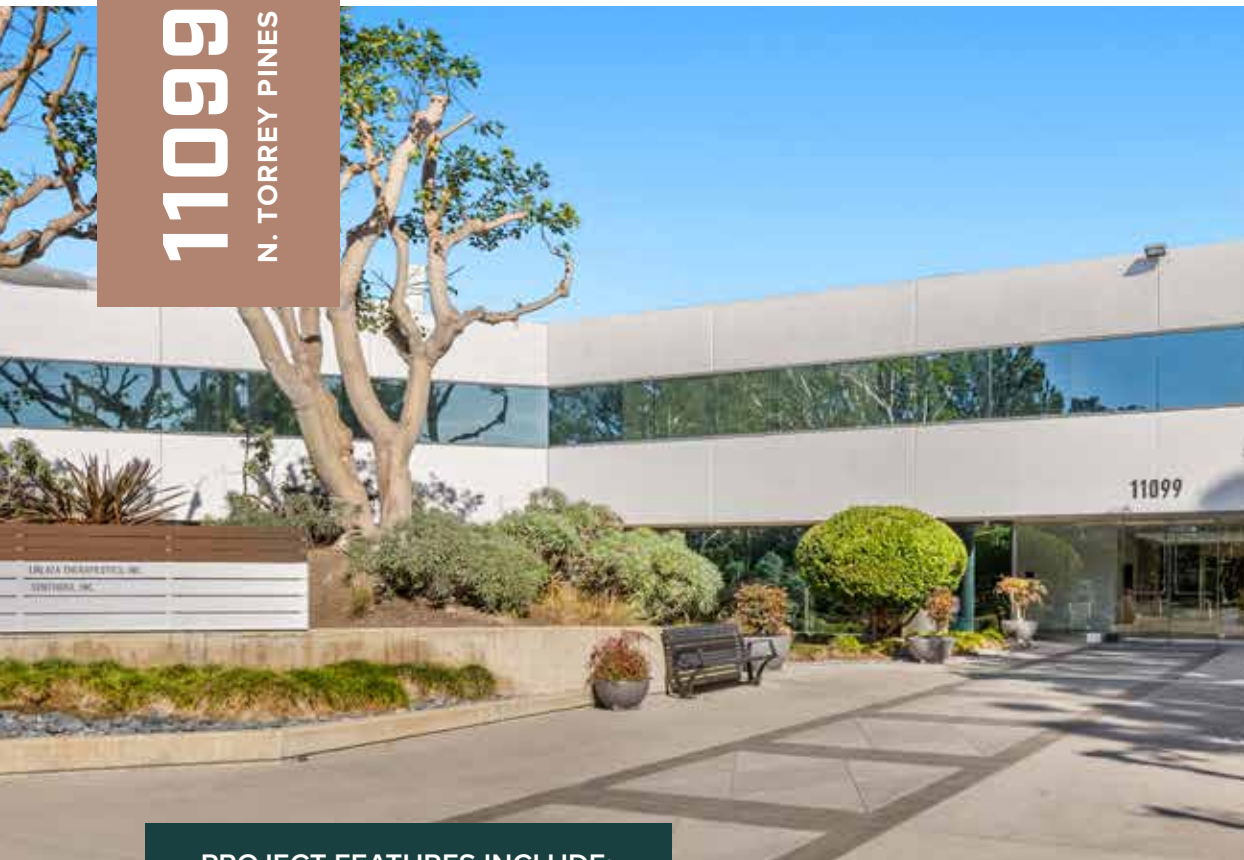
Recreation



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 Playa Kitchen, 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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LOBBY



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Approximately 18,827 RSF



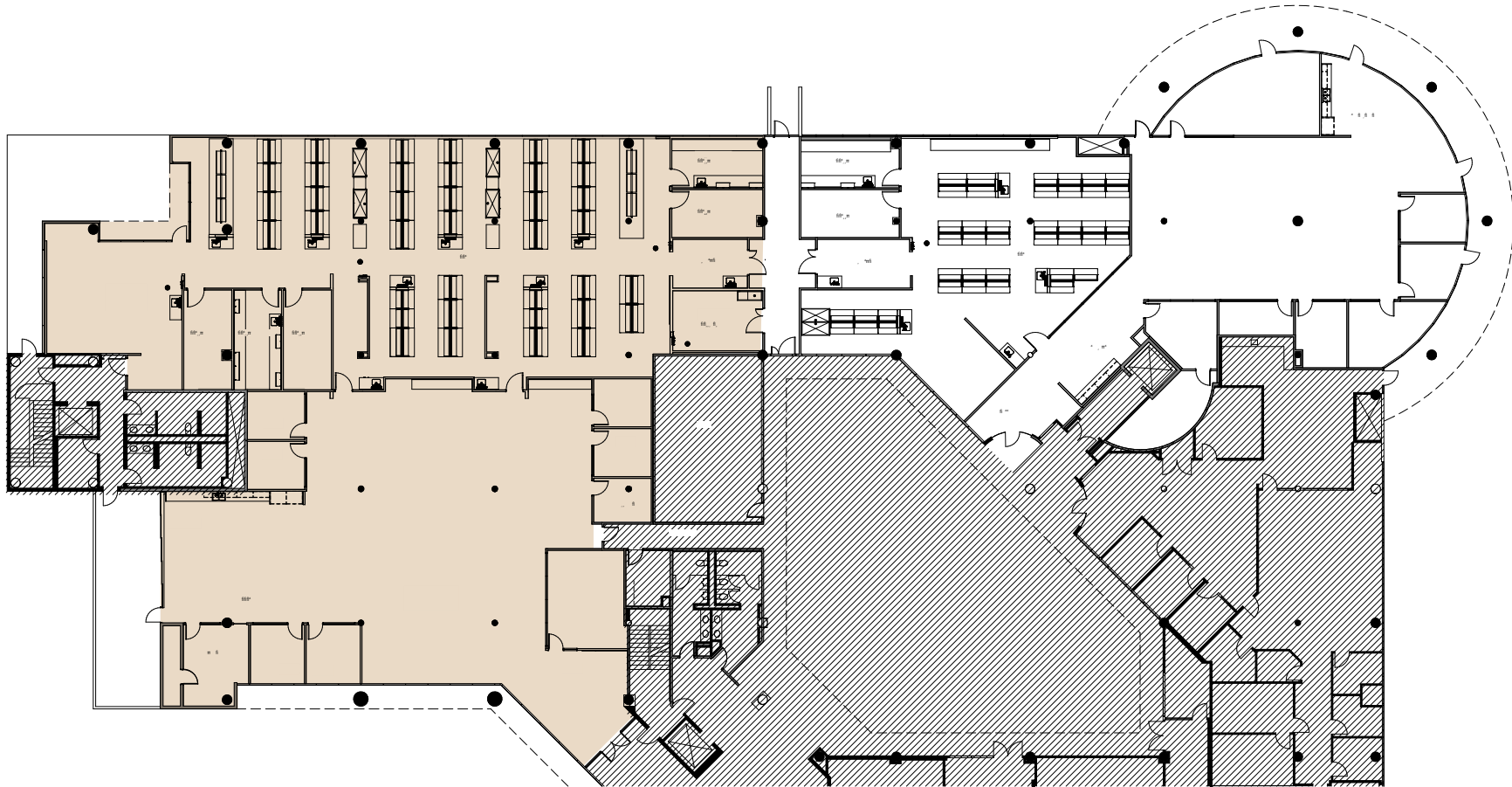
[VIEW VIRTUAL SUITE](#)

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SUITE 100

FIRST FLOOR



VIEW VIRTUAL SUITE

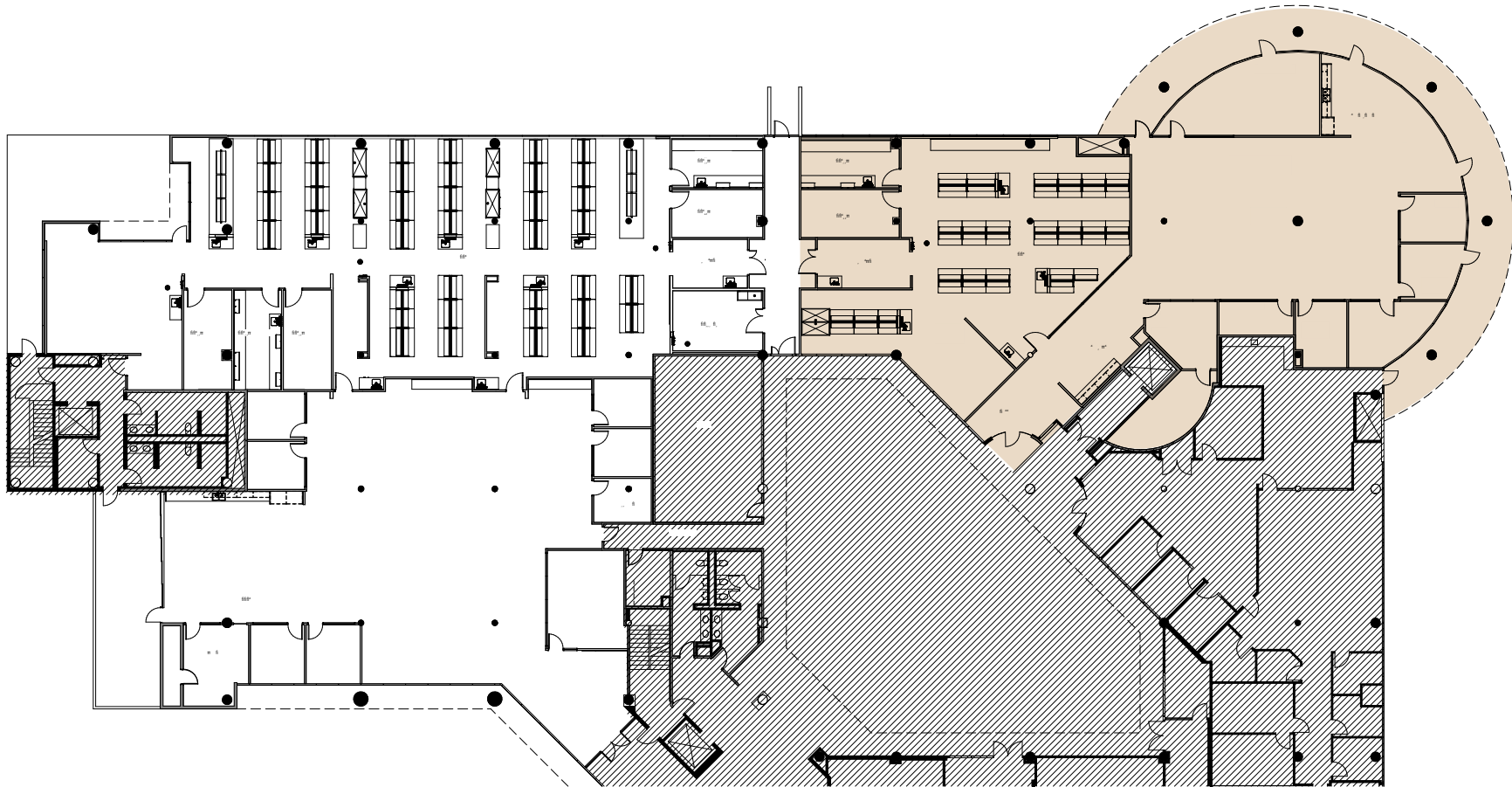
Approximately 18,827 RSF

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SUITE 150

FIRST FLOOR



VIEW VIRTUAL SUITE

Approximately 11,077 RSF

Available 6/1/2027

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SUITE 190

FIRST FLOOR

Approximately 8,048 RSF

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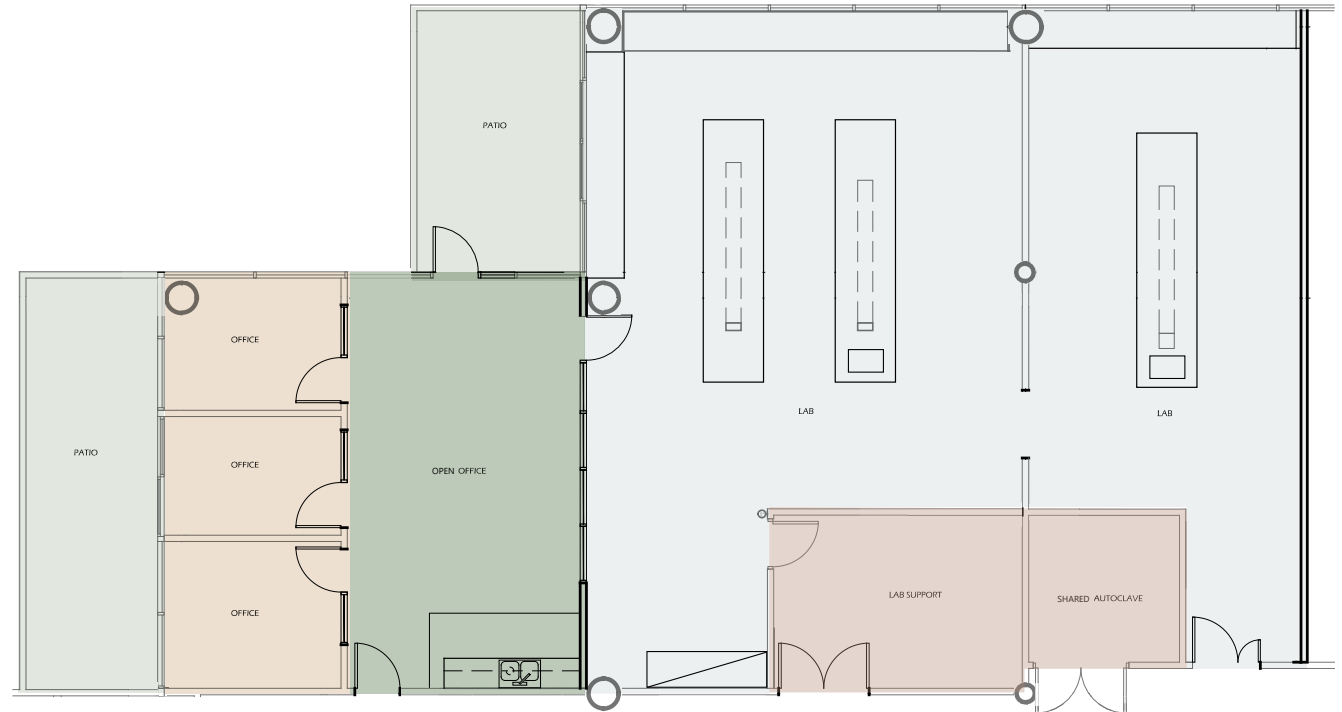
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SUITE 210

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 4,432 RSF



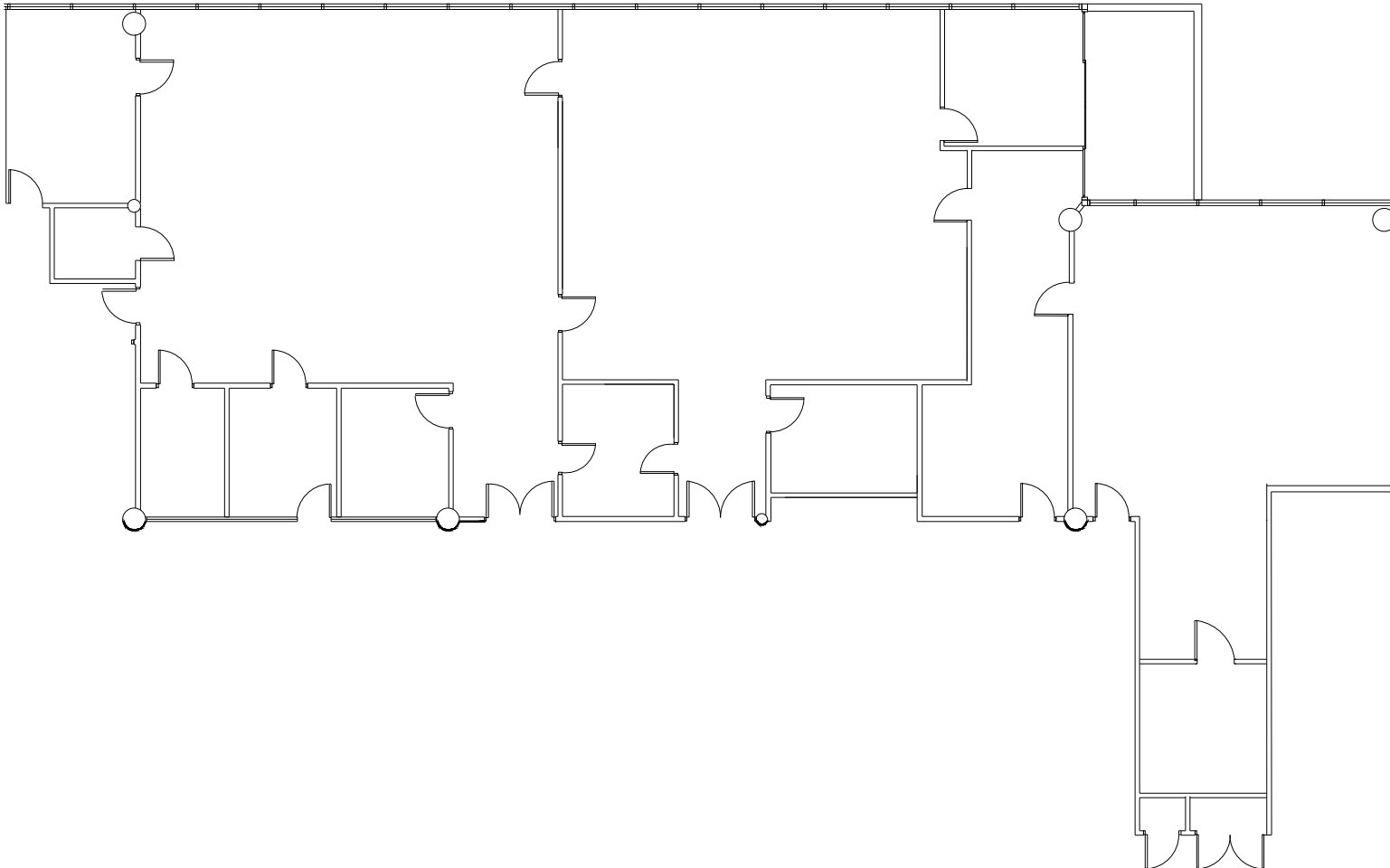
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SUITE 270

SECOND

Approximately 6,585 RSF



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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

Hilton & Torreyana Grille

Shared Conference/
Training Room

Torrey Pines Golf Course

Farmer & The Seahorse

PLAYA
ESTIMOTE

Base Pair Cafe

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SCIENCE PARK ROAD
NORTH TORREY PINES ROAD
CALLAN ROAD
TORREYANA ROAD



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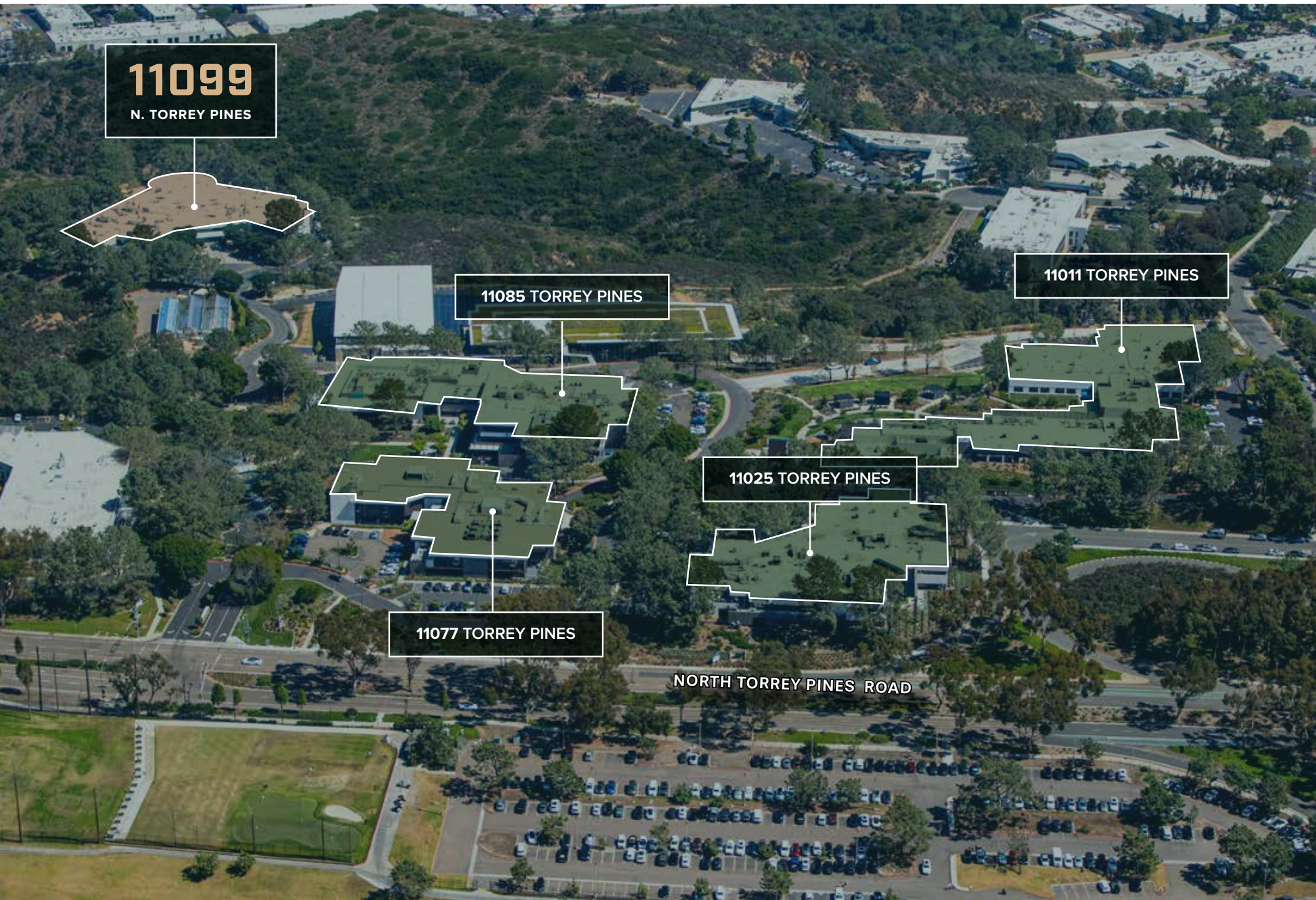
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11011 TORREY PINES

11025 TORREY PINES

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NORTH TORREY PINES ROAD



Healthpeak®

DOC
LISTED
NYSE

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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FOR MORE INFORMATION, PLEASE CONTACT:

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