



DIRECTORS SCIENCE PARK

ORCHESTRATING LIFE SCIENCES INNOVATION

NEWLY CONSTRUCTED
OFFICE & LAB



VIRTUAL TOUR

GATEWAY
4930 DIRECTORS PLACE
SAN DIEGO | CA | 92121



CBRE

**DSP DIRECTORS
SCIENCE
PARK**

GATEWAY
4930 DIRECTORS PLACE
83,944 SQ. FT. AVAILABLE NOW

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



LUSK BLVD

DIRECTORS PLACE

Utmost Corporate Security

- Single point of access (gated)
- No contiguous neighbors



Healthpeak® | **DOC LISTED NYSE**
Owned

VISTA SORRENTO PKWY

**ADJACENT TO 162,385
SQ. FT. ON DIRECTORS
PLACE AVAILABLE FOR
LEASE**



* Land Site Sits Approximately 150 Feet Higher Than The Freeway

 Total Building Size
±165,627 Square Feet

 Floor Sizes
±30,000 Square Feet

 Total Stories
5

 Power
4000 Amp, 277/480 Volt,
3 Phase, 4 Wire

 Parking
Spaces/Ratio
2.8/1,000 RSF

 Zoning/Site Area
IL-2-1/4.4 net acres

 Backup generator (750kw)
Space/infrastructure for
exterior bulk gas tanks

 Amenities
On site cafe and
fitness center

 Typical Column Spacing
40' x 30'

 Elevator
2 elevators. 1 dedicated passenger (3,500 lb capacity) 1 dual purpose for
passenger and freight with front/rear door loading (5,000 lb capacity)

 Spectrum/Charter

4930 DIRECTORS PLACE
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NEW 5-STORY CLASS “A”
OFFICE/LAB DEVELOPMENT

±73,770
SQUARE FEET

AVAILABLE NOW



VIRTUAL TOUR







COMMON AREA RENDERINGS



DSP DIRECTORS
SCIENCE
PARK

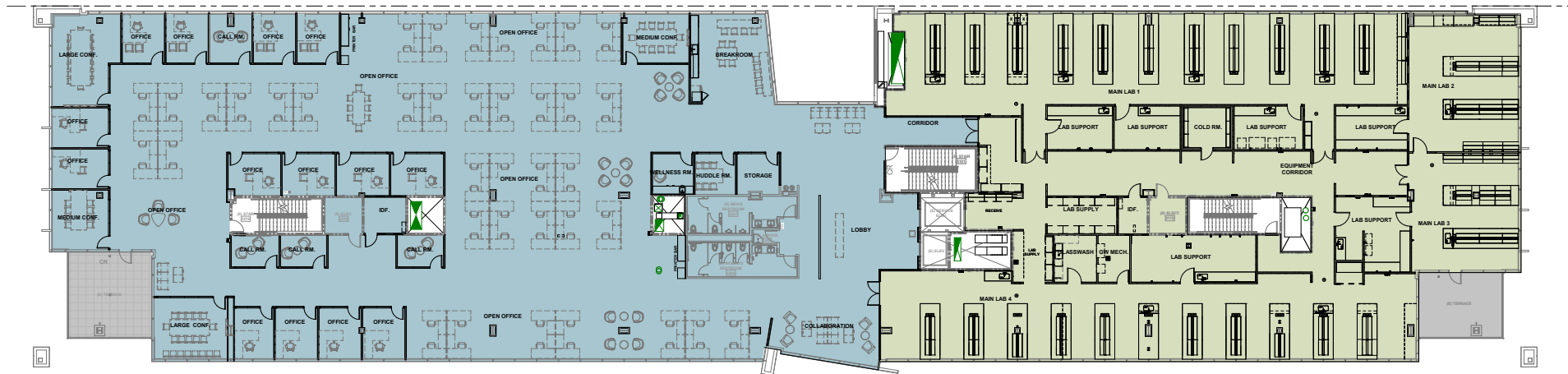


OFFICE SPACES

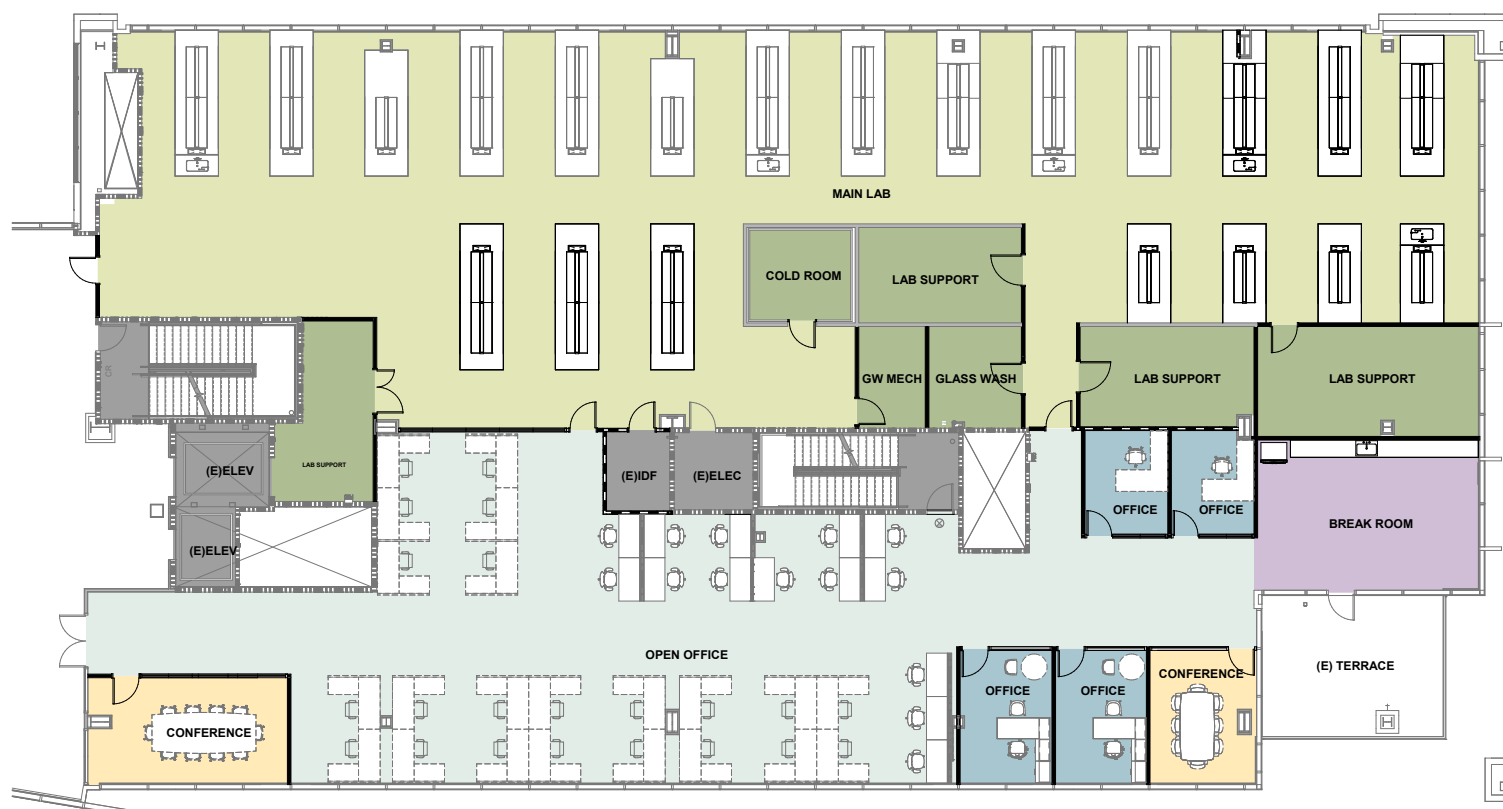




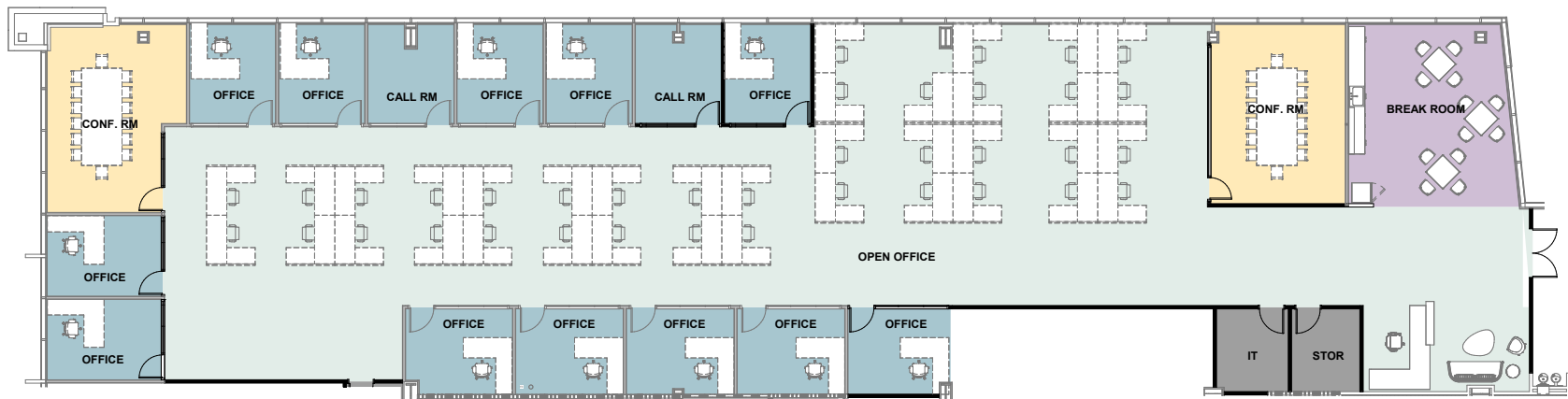
EXISTING PLAN



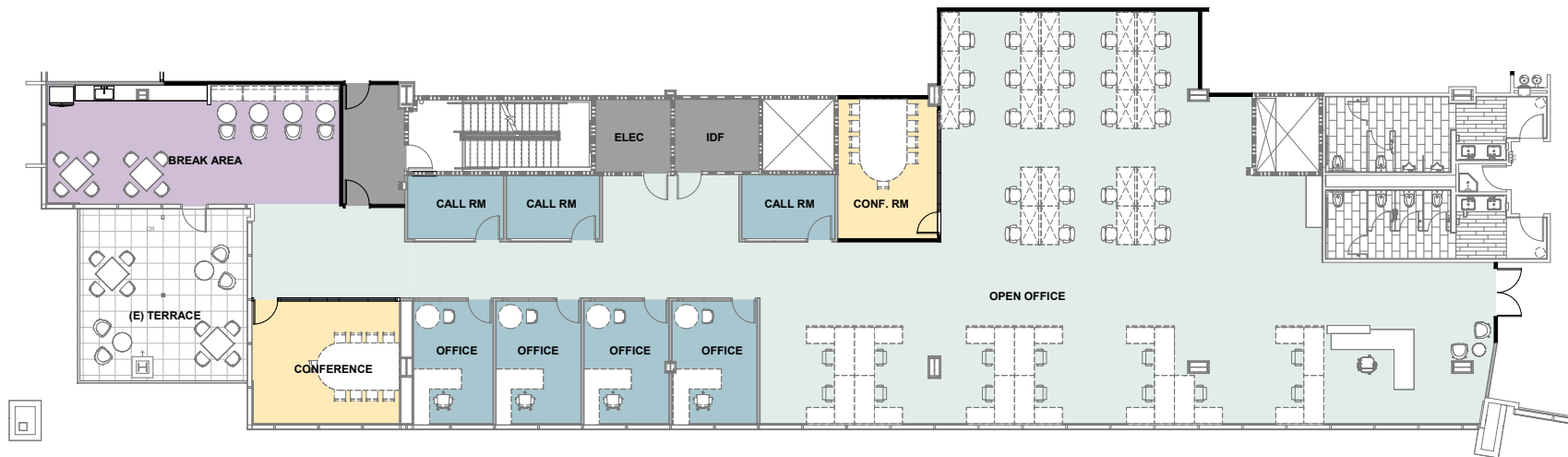
HYPOTHETICAL PLAN
SUITE 300 - FLEX



HYPOTHETICAL PLAN
SUITE 325 - OFFICE



HYPOTHETICAL PLAN
SUITE 350 - OFFICE



EXISTING PLAN







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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ANDREW HUGGETT

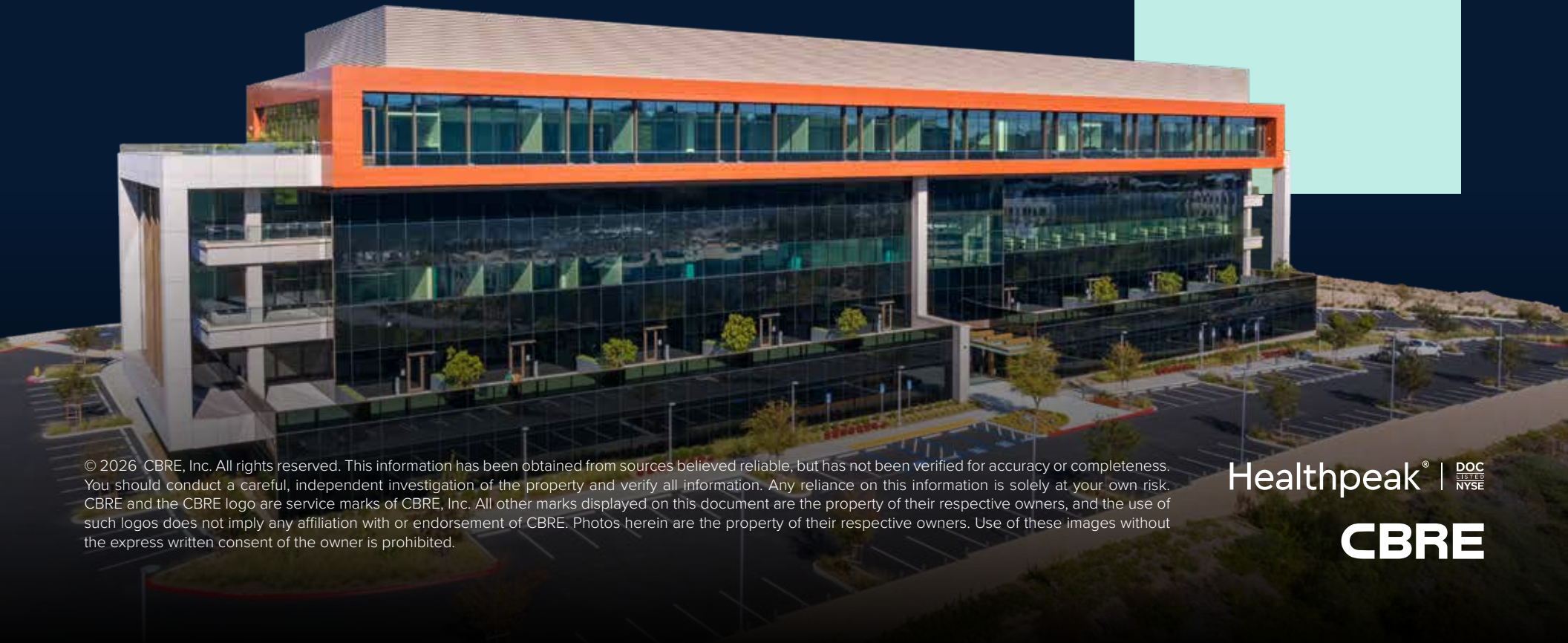
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Healthpeak® | DOC
LISTED
NYSE

CBRE