



DIRECTORS SCIENCE PARK

ORCHESTRATING LIFE SCIENCES INNOVATION

CLASS A OFFICE/LAB
AVAILABLE FOR LEASE

 VIRTUAL TOUR

4921 DIRECTORS PLACE

SAN DIEGO, CA 92121



CBRE

DSP DIRECTORS SCIENCE PARK

4921 DIRECTORS PLACE
22,152 SQ. FT. OFFICE AVAILABLE NOW

ALTA
CAFE
BY DIRECTORS SCIENCE PARK

Utmost Corporate Security

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


*Unmatched Signage Visibility
to 180,000+ vehicles daily


Healthpeak® | DOC
LISTED
NYSE
Owned


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





* Land Site Sits Approximately 150 Feet Higher Than The Freeway


 Building Size
±57,515 Square Feet


 Floor Sizes
±29,828 Square Feet


 Total Stories
2


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


 Parking
173 Spaces

 Zoning/Site Area
IL-2-1/5.2 Net Acres

 Floor-to-Floor Height
16'-0

 Proposed New 375 Ton
Chilled Water System
Plus Boilers, Pumps and
Accessories

 Elevator
2 elevators. Passenger
and Freight

 Fiber Optic/Cable
AT&T

 FF&E Available

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LAB/OFFICE SPEC SUITE

APPROXIMATELY

±22,152
SQUARE FEET





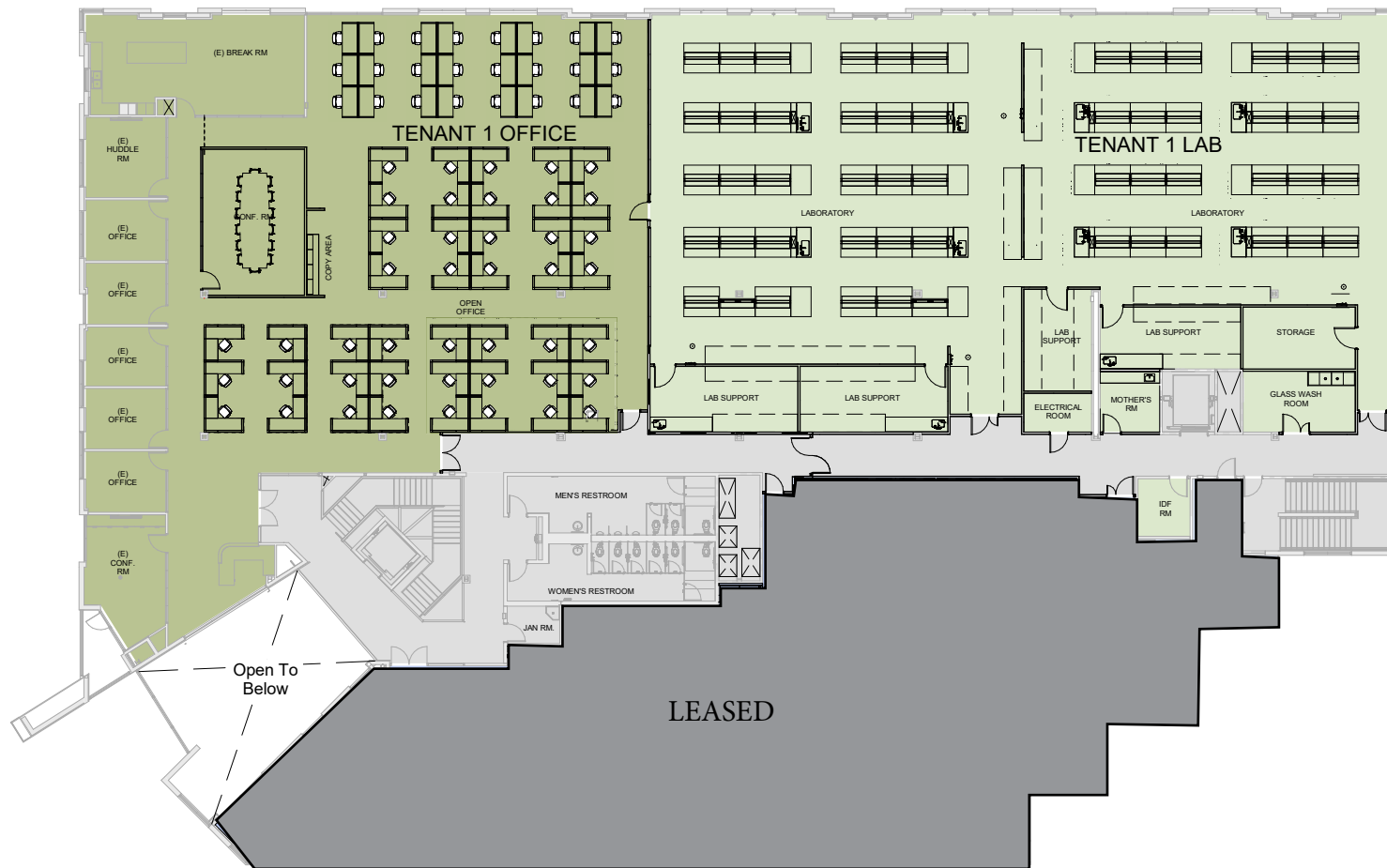


LAB PHOTOS



FLOOR 2

22,152 RSF Available Now
FF&E Available



DSP DIRECTORS
SCIENCE
PARK

OUTDOOR AMENITIES







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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NYSE

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