



GENESIS

{ The root of innovation }

±200,000 RSF

1155 Island Avenue,  
San Diego, California

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

# PREMIER HIGH RISE LIFE SCIENCE BUILDING

Delivering First to Market– Downtown San Diego

## BUILDING HIGHLIGHTS

- GENESIS Spec Lab Program
- Full Building MEP Infrastructure Upgrades
- 2.25/1,000 Parking Ratio
- +/- 7,500 - 25,000 SF Lab/Office Suites, Up To 200,000 SF
- Premier Rooftop Conference And Event Center
- Experimental Environment With Access To All Your Needs
- 35 Steps To Park And Market Trolley Station
- Access To Hyper Growth Of STEM Talent From UCSD
- Downtown Lifestyle And Work Environment
- Needlepoint Bipolar Ionization HVAC system in all recirculated air locations (offices, amenity spaces, common areas)



Single Seat Trolley  
Ride from UTC  
(Blue & Orange Line)



Needlepoint Bipolar  
Ionization HVAC system



2.25/1,000



New MEP Infrastructure  
Laboratory Standards





UNDERGROUND PARKING ENTRANCE ACCESS

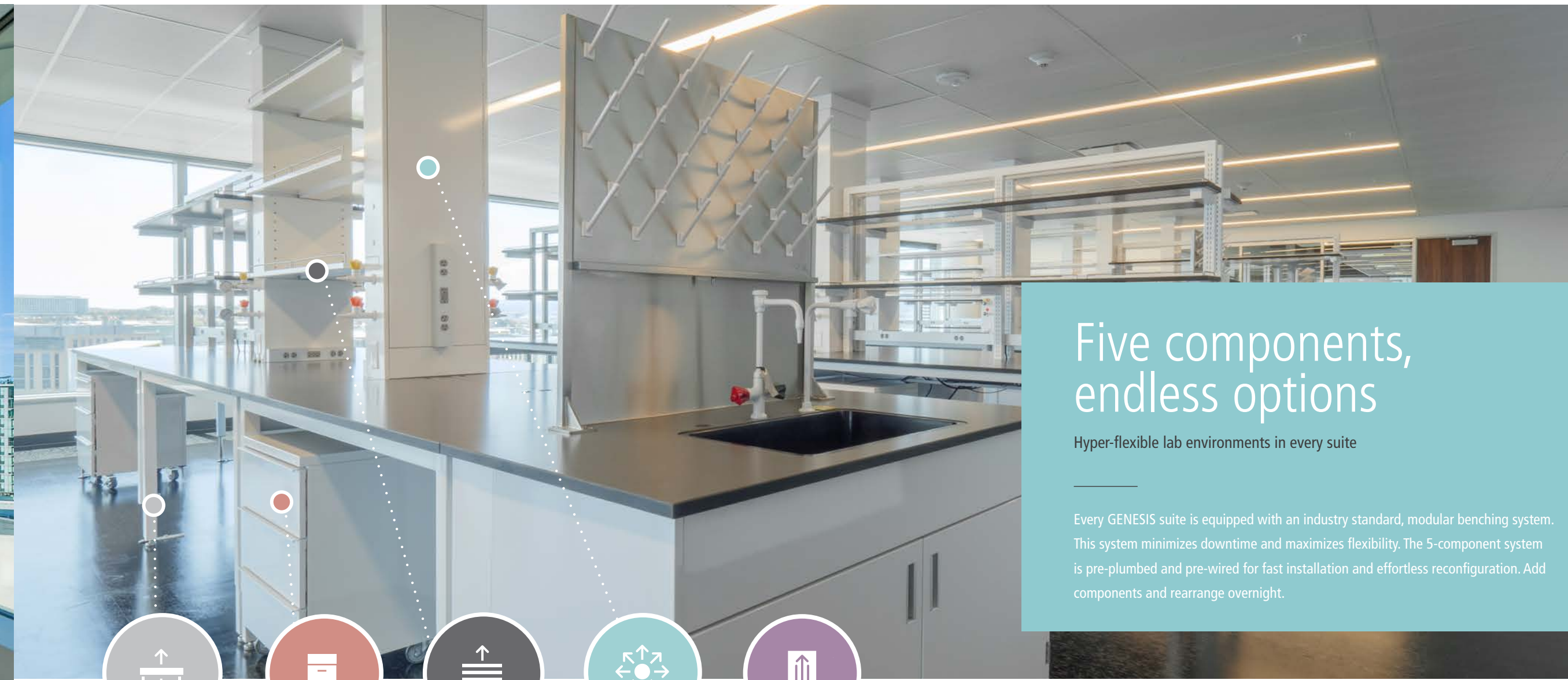
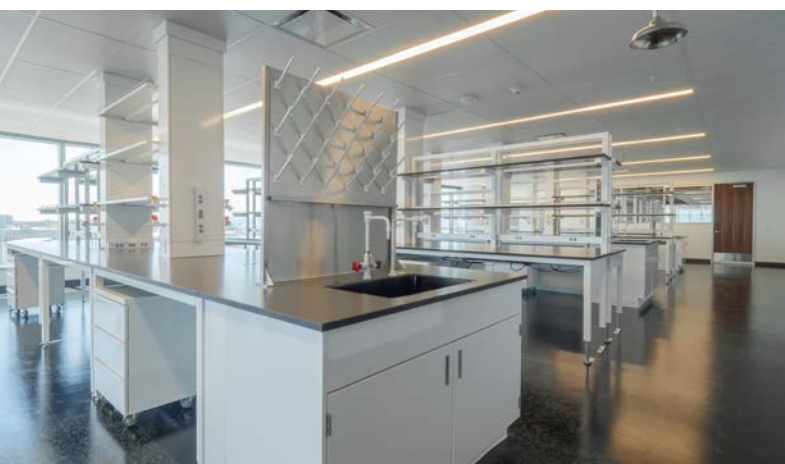


ROOFTOP ACCESS AND EVENT SPACE

GENESIS - San Diego connects the region's scientific community with the most modern and cutting-edge facilities designed to date with strategically engineered laboratories and highly designed office space. Over +/-200,000 RSF and eight-stories of Class A LEED Gold life sciences space, this project provides an environment for fundamental innovation and creation. Set amongst San Diego's thriving downtown core, GENESIS - San Diego offers vibrant experiences at its doorstep – whether it's the perfectly curated California-Mediterranean palette at Callie restaurant, the trolley station just steps from the front door or a baseball game at Petco Park.



OUTDOOR GATHERING AREAS



## Five components, endless options

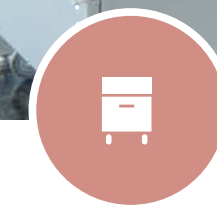
Hyper-flexible lab environments in every suite

Every GENESIS suite is equipped with an industry standard, modular benching system. This system minimizes downtime and maximizes flexibility. The 5-component system is pre-plumbed and pre-wired for fast installation and effortless reconfiguration. Add components and rearrange overnight.



### Adjustable Height Work Surfaces

Adaptable to any work environment and constructed with a welded metal frame to provide stability to the most sensitive instruments.



### Mobile Cabinets

Combine any number of cabinets to customize storage.



### Adjustable Shelving Unit

Bolts to any adjustable height table to offer 2 or 3 levels of shelving. Half-length units also available.



### Service Unit

The core component, designed to accommodate up to 7 lab gasses and 12 electrical circuits per unit.



### Fume Hoods

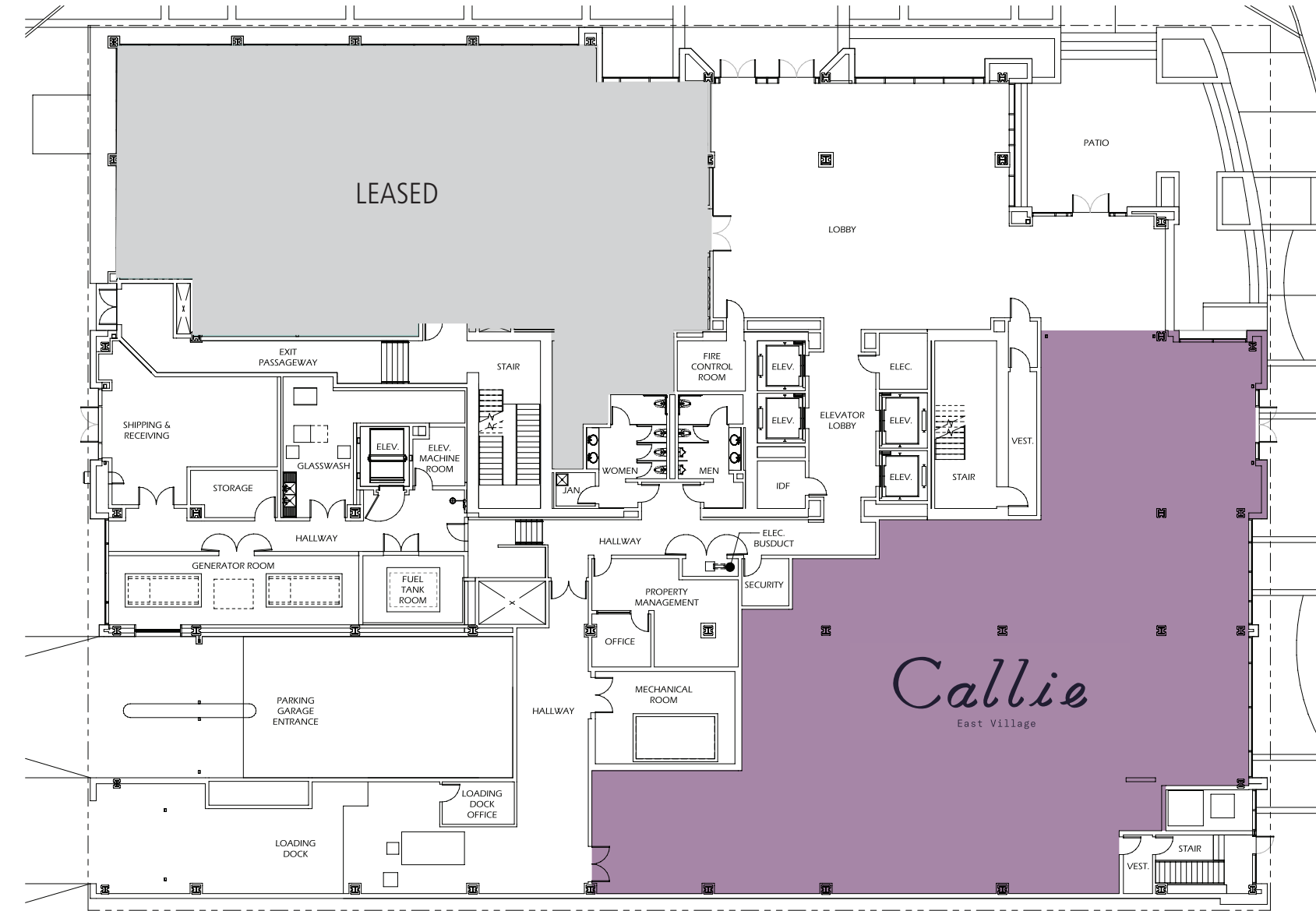
Each suite is capable of accommodating various sized fume hoods ranging from 4 – 8 feet.

### Our labs deliver

- + Lab ready space 3 to 6 months from the start of final tenant design work
- + Modular components that can be configured in any order and any quantity
- + Effortless reconfigurations in support of evolving research programs
- + High-quality materials, functional layout, with a European design

# 1155 ISLAND AVENUE

Level 1

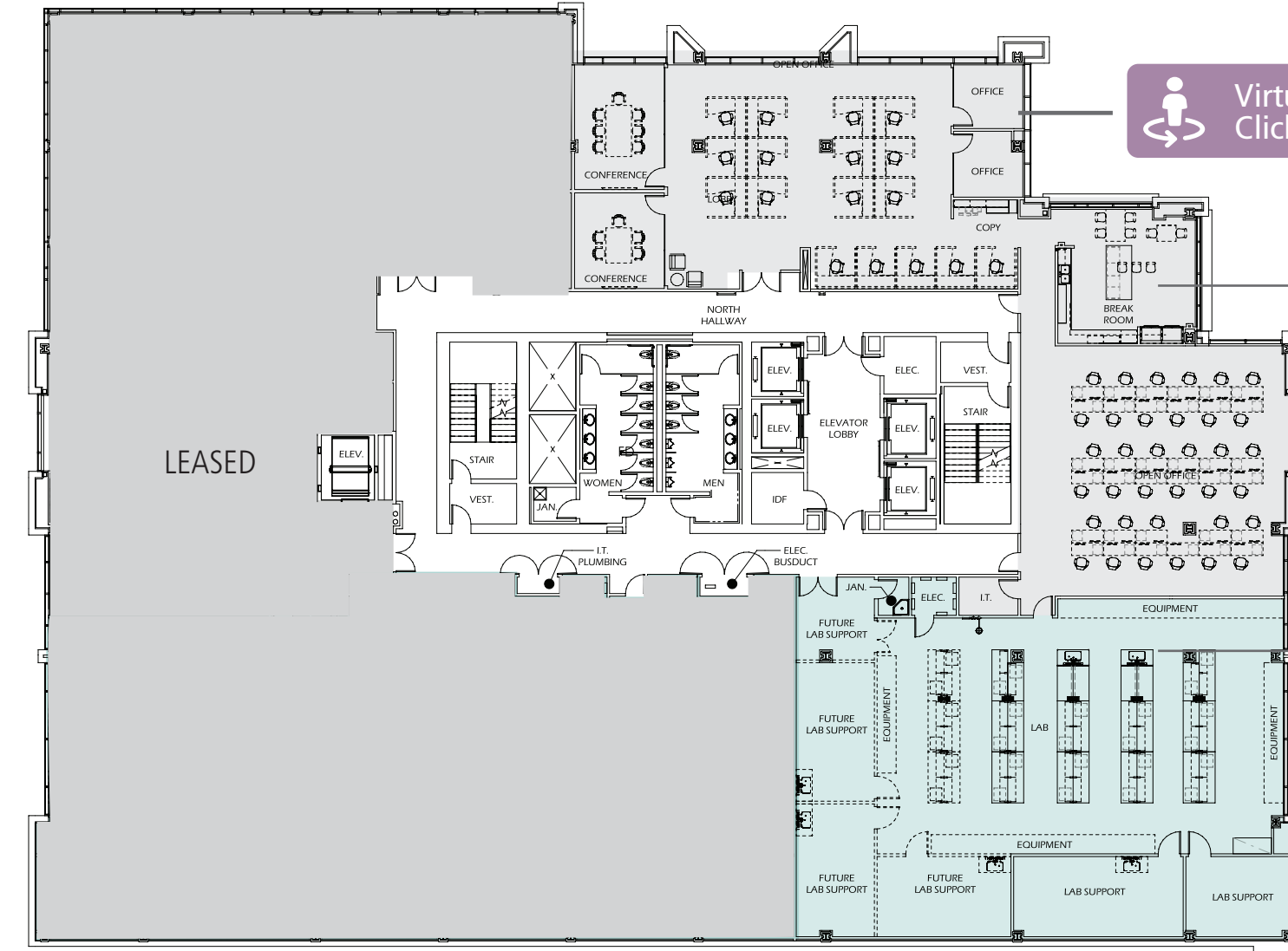


# 1155 ISLAND AVENUE

Level 2 | Multi-Tenant Concept Plan

Suite 250: ±15,000 RSF

\*Furniture Not Included



- Lab
- Office
- Spec
- Future



[Virtual Tour  
Click Here](#)

**Suite 250 (Office)**

- 52 Workstations
- 2 Private Offices
- 2 Conference Rooms
- 1 Break Room
- IT Server Room
- Print/Copy Area
- Lobby

**Suite 250 (Lab)**

- 4 Benches
- 2 Lab Support Rooms
- 1 Six Ft Fume Hood

\* conceptual furniture layout

# 1155 ISLAND AVENUE

## Level 3 | Multi-Tenant Concept Plan

Suite 300: ±20,000 RSF

Suite 350: ±15,500 RSF

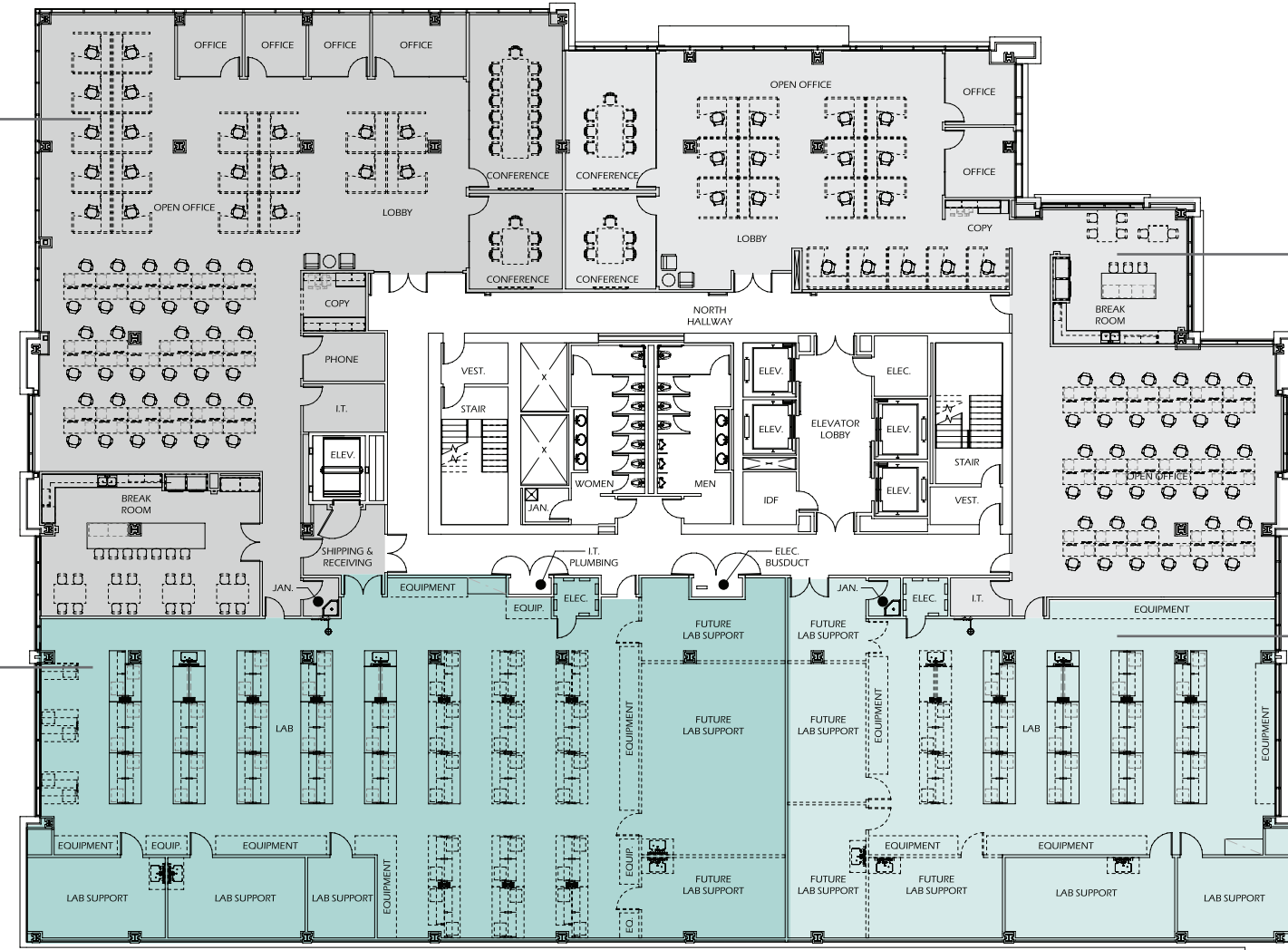
\*Furniture Not Included

### Suite 300 (Office)

- 55 Workstations
- 4 Private Offices
- 2 Conference Rooms
- 1 Huddle/Phone Room
- 1 Large Break Room
- IT Server Room
- Print/Copy Area
- Lobby

### Suite 300 (Lab)

- 6 Benches
- 3 Lab Support Rooms
- 1 Six Ft Fume Hood



### Suite 350 (Office)

- 52 Workstations
- 2 Private Offices
- 2 Conference Rooms
- 1 Break Room
- IT Server Room
- Print/Copy Area
- Lobby

### Suite 350 (Lab)

- 4 Benches
- 2 Lab Support Rooms
- 1 Six Ft Fume Hood

\* conceptual furniture layout

Lab — Office  
Spec — Future



# 1155 ISLAND AVENUE

## Level 5 | Concept Plan

Suite 500: ±26,000 RSF

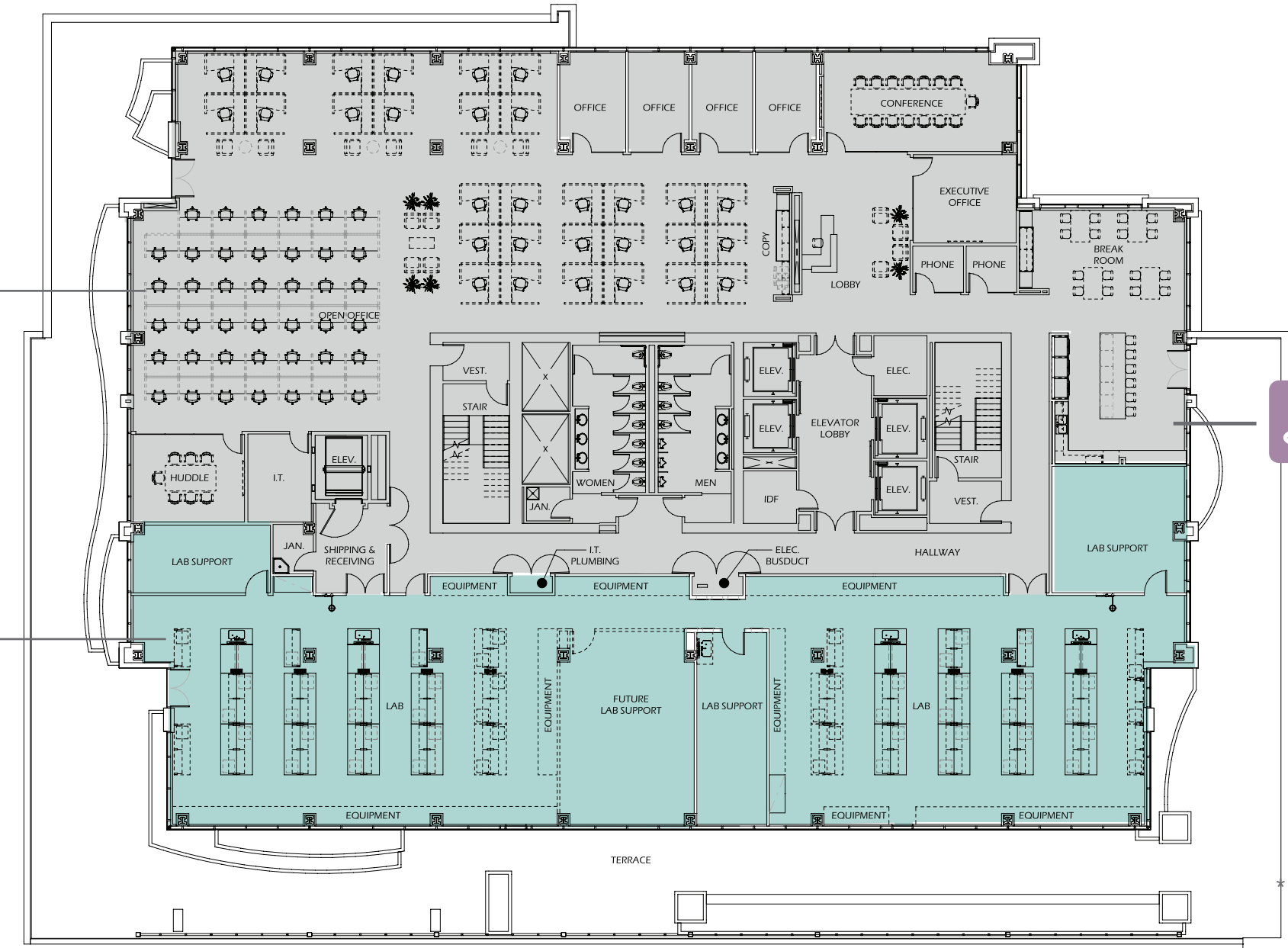
\*Furniture Not Included

### Suite 500 (Office)

- 5 Private Offices
- 71 Workstations
- 1 Conference Rooms
- 2 Phone Rooms
- 1 Huddle Room
- 1 Break Room
- IT Server Room
- 1 Print/Copy Area
- Lobby

### Suite 500 (Lab)

- 8 Benches
- 3 Lab Support Rooms
- 2 Six Ft Fume Hoods



[Virtual Tour  
Click Here](#)

\* conceptual furniture layout

Lab — Office  
Spec — Future



# 1155 ISLAND AVENUE

## Level 6 | Concept Plan

Suite 600: ±26,000 RSF

\*Furniture Not Included

Lab  
 Office  
 Spec  
 Future

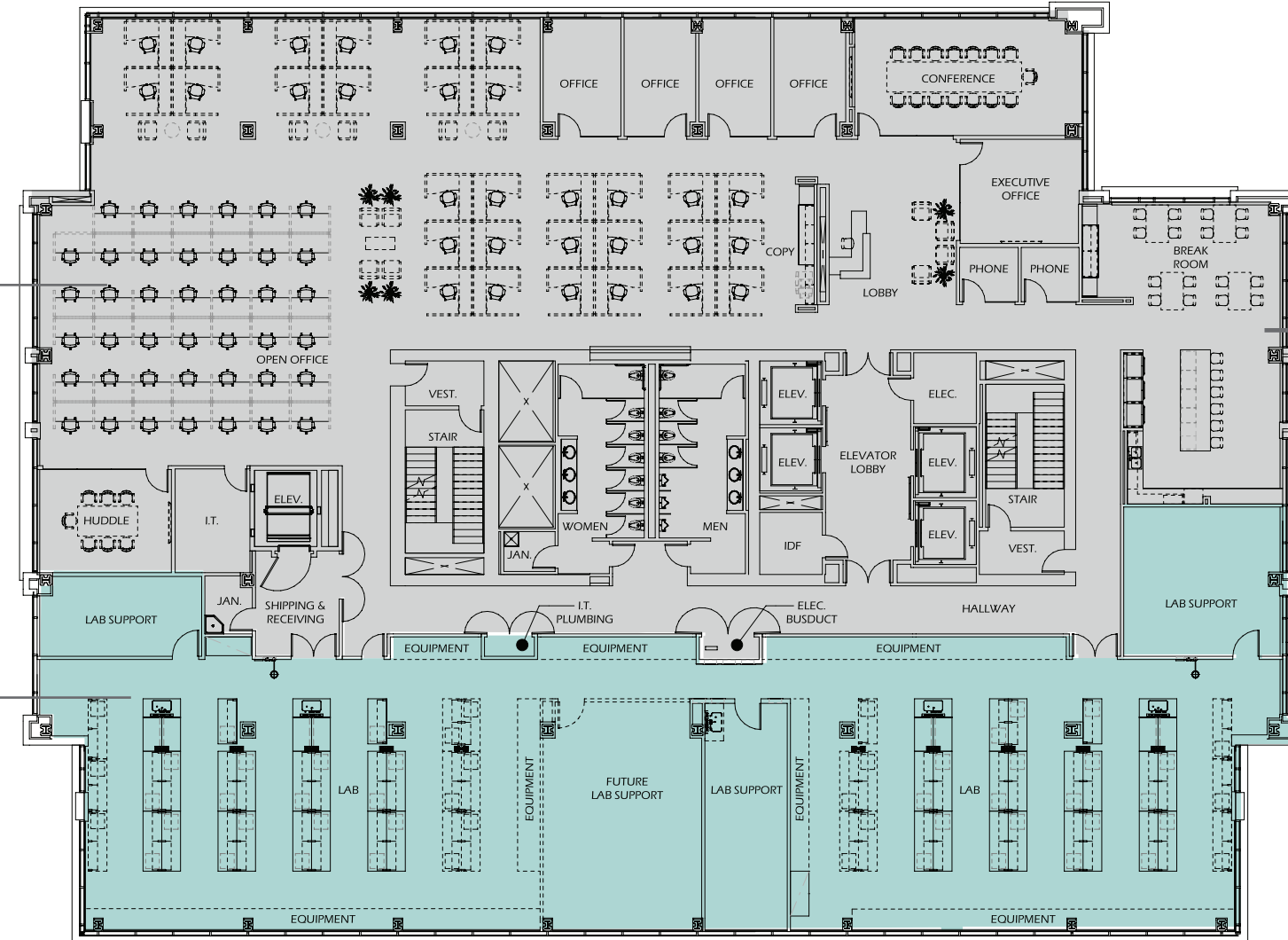


### Suite 600 (Office)

- 71 Workstations
- 5 Private Offices
- 1 Conference Room
- 1 Huddle Room
- 2 Phone Rooms
- 1 Break Room
- IT Server Room
- 1 Print/Copy Area
- Lobby

### Suite 600 (Lab)

- 8 Benches
- 3 Lab Support Rooms
- 2 Six Ft Fume Hoods



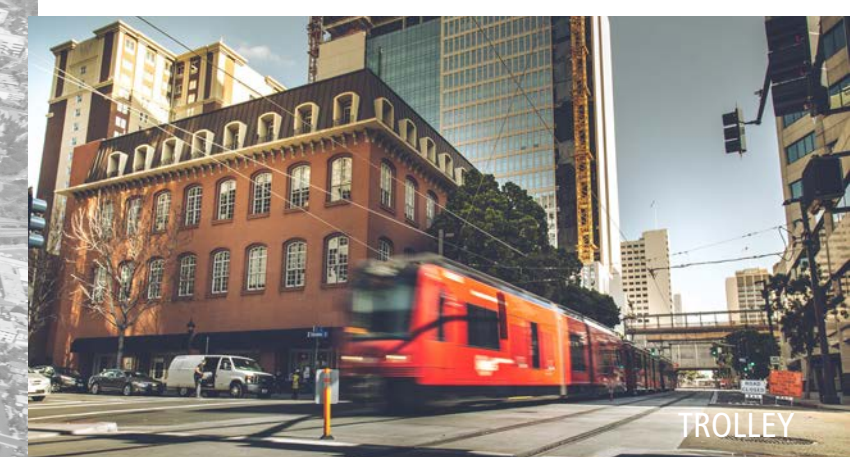
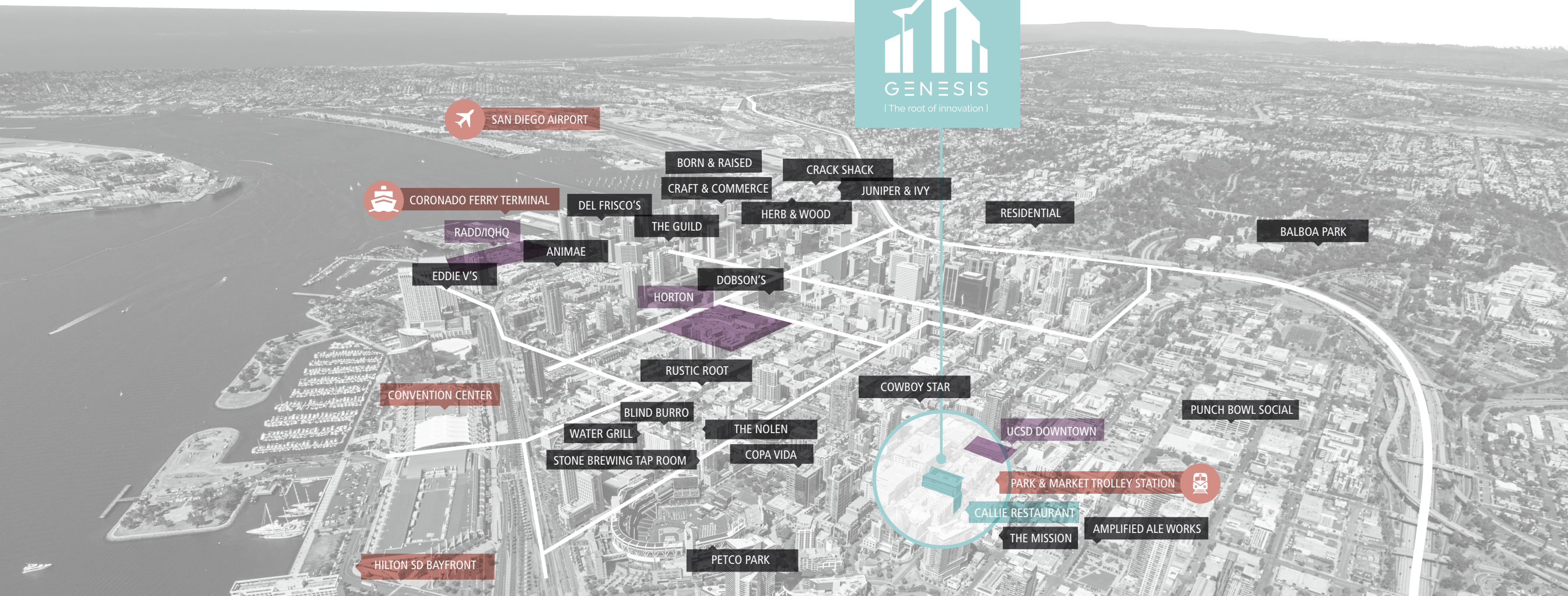
\* conceptual furniture layout



# CULTIVATING LIFE SCIENCE IN DOWNTOWN

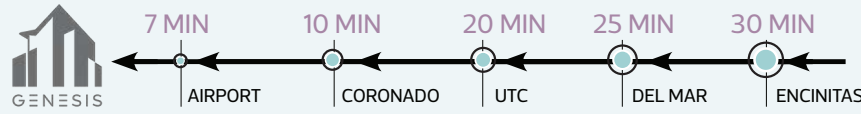
Genesis San Diego is a ±200,000 square foot premier life science building located in the heart of Downtown San Diego. The project is an eight-story Class A LEED Gold building offering new and established life sciences companies the perfect space for innovation.

Life Science — in an Urban Environment



# ACCESS

## DRIVE TIMES DURING PEAK HOURS TO



## COASTER TIMES TO



**KEY**

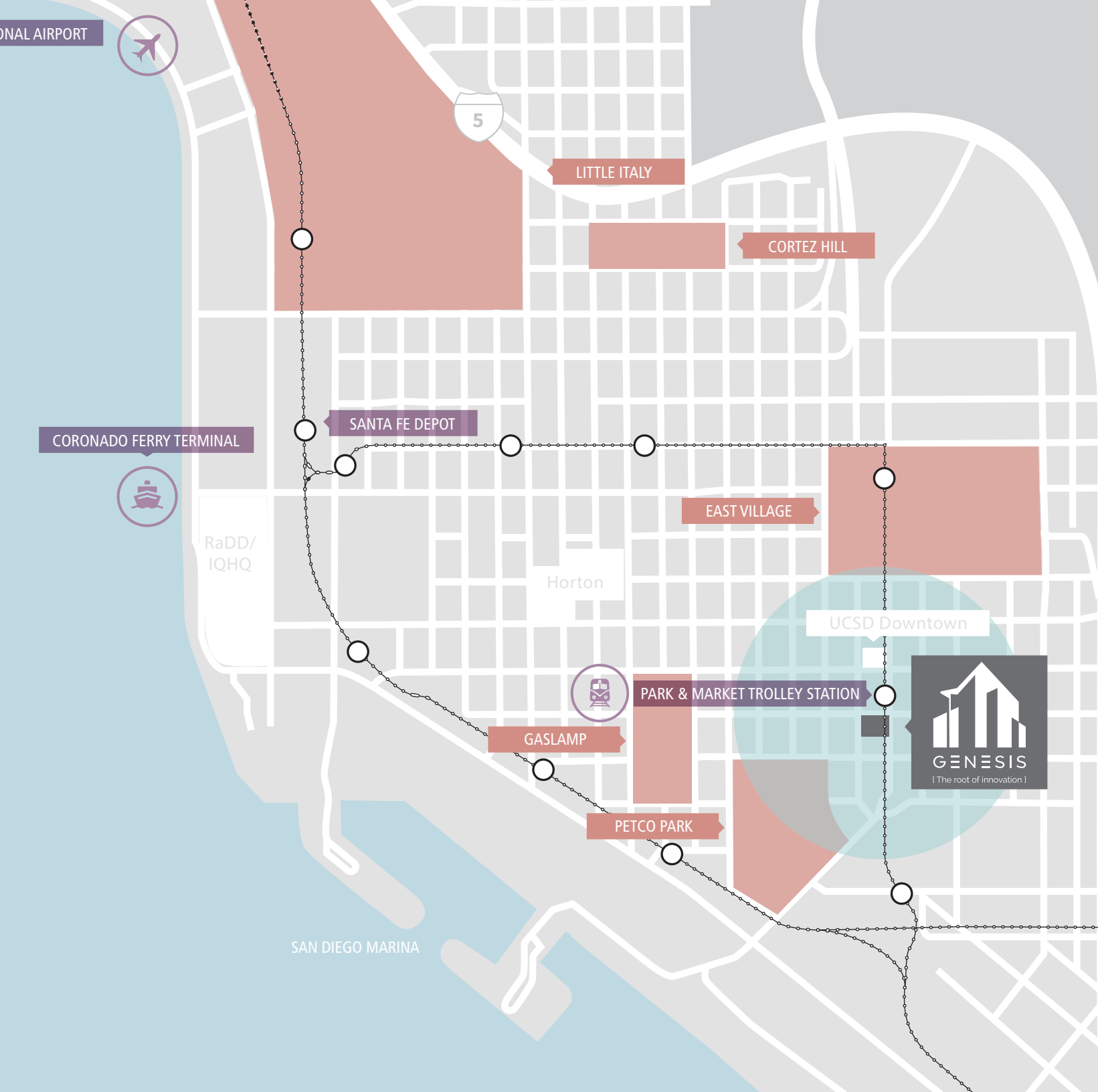
- COASTER
- COASTER STOP
- - - TROLLEY LINE
- TROLLEY STOP

# AMENITIES & EXPERIENCES JUST STEPS AWAY

- 35 STEPS TO PARK & MARKET TROLLEY STATION
- 83 TRANSIT SCORE
- 50+ RESTAURANTS WITHIN 1 MILE
- 99 WALK SCORE
- 216 RETAIL SHOPS WITHIN 1 MILE
- 4,000+ COLLEGE GRADUATES WITH STEM DEGREES FROM SAN DIEGO UNIVERSITIES

**KEY**

- ○ ○ ○ TROLLEY LINE
- TROLLEY STOP





24/7 ON-SITE SECURITY

# Callie

East Village

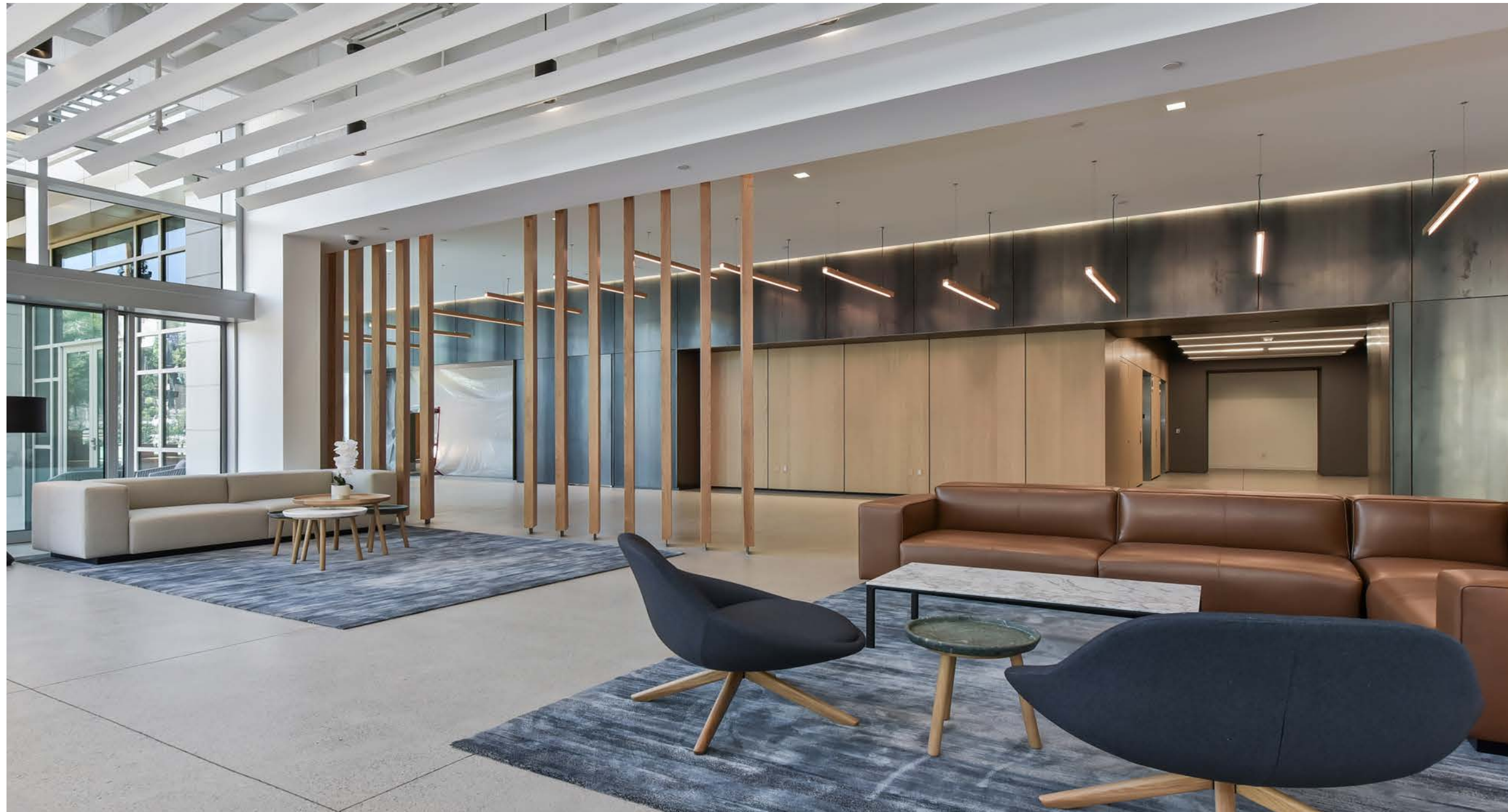
California-Mediterranean restaurant from renowned Chef Travis Swikard

Enjoy an upscale business lunch or dinner at one of the most sought after restaurants right in your very own project – GENESIS San Diego.

Swikard fell for the flavors of Greece, Spain, Italy, Morocco, the Middle East, and every place along the Mediterranean coastline during his time cooking at Boulud Sud, one of iconic French chef Daniel Boulud's New York City restaurants. At Callie he brings the diversity of Mediterranean cuisines together with the ingredients and terroir of the greater San Diego region, his hometown.

This restaurant truly offers the premier environment for life science companies to continue to cultivate and expand their company within a highly desirable location.





# OWNERSHIP & SPONSOR



With over 30 years of experience in the life science industry, Phase 3 Real Estate Partners, Inc. has been a leader in owning, operating, repositioning, and developing over 6 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

[www.P3RE.com](http://www.P3RE.com)



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

[www.BainCapitalRealEstate.com](http://www.BainCapitalRealEstate.com)

# GENESIS

{ The root of innovation }

±5 MILLION SF  
LIFE SCIENCE PORTFOLIO

“Our vision is to deliver premier research-ready life science environments for tomorrow’s technology.”



GENESIS - Science Center



GENESIS - Del Mar



GENESIS - San Diego



GENESIS - Summit



GENESIS - Roselle

## NATIONAL PRESENCE IN THE TOP LIFE SCIENCE CLUSTERS

- San Diego - San Francisco - Boston -



GENESIS-SanDiego.com



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