

 10355
SCIENCE CENTER DRIVE
SAN DIEGO, CALIFORNIA 92121



SUITE AVAILABILITES:

Suite 120 - 5,193 SF

Suite 130 - 4,181 SF

Suite 260 - 4,169 SF



BUILDING FEATURES

- : Class A multi-tenant laboratory building
- : Ability to accommodate small to mid-size users
- : Access to three shared conference rooms
- : Shared break room with outdoor patio area with seating area and grills
- : Monument signage available
- : Abundant surface and subterranean parking available with 2 electric charging stations with ChargePoint system
- : Secured, subterranean bike storage
- : Ground floor shower facilities
- : Shared autoclave, glass wash, and ice machine
- : Telecommunications (including fiber) provided by Cox Communications, L3, and AT&T
- : Access to walking trails with outstanding vista views
- : Prestigious Torrey Pines location with direct access to Interstate 5, UCSD, La Jolla and Del Mar
- : Corporate neighbors include world class research institutions, universities and pharmaceutical companies





 10355
SCIENCE CENTER DRIVE
SAN DIEGO, CALIFORNIA 92121





HEATING, VENTILATION, & AIR CONDITIONING SYSTEMS

- : (1) 240 ton York chiller and (1) 190 ton Arctic Cool chiller
- : (1) 480 ton Evapco cooling tower
- : (2) Parker steam boilers (9.5 horse power boilers)
- : Air Handling Units provide capacity to condition all of the building space, while allowing control by use-type.
 - Sizes are as follows:
 - : 1. 34,000 CFM
 - : 2. 37,000 CFM
 - : 3. 8,500 CFM
- : Constant air volume (CAV) in labs and variable air volume (VAV) in office
- : Twin City exhaust fans
- : Domestic and Industrial water heaters
- : Siemens DDC Building Management System with graphical user interface (Apogee platform)



BUILDING SPECIFICATIONS



LOADING/SERVICE

- : Loading/receiving area capable of handling 53 ft. trailers
- : Parking and staging room available
- : Direct access to the exterior loading doors
- : Dock leveler available for tenant use

ELECTRICAL CAPACITY & EMERGENCY POWER

- : 480/277V, three phase, 4-wire
- : 350KW emergency generator (568 HP Detroit engine)



LAB SPACE

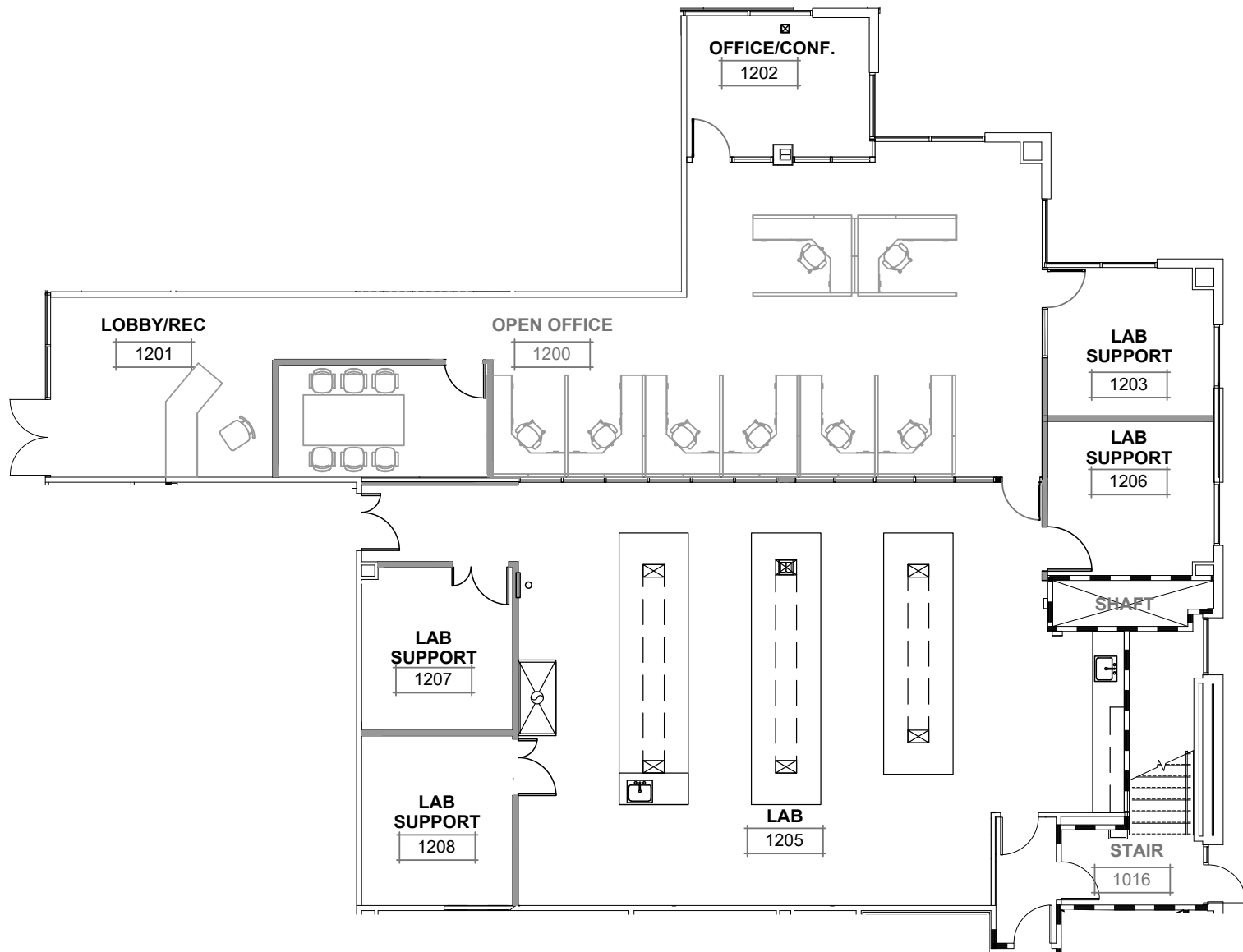
- : (1) Fume hood per suite (Suites 120 and 130) with compressed air and vacuum services

LAB UTILITIES

- : Natural gas
- : Compressed air
- : Vacuum
- : Carbon Dioxide
- : Deionized water loop
- : Cold rooms in select suites
- : (1) Glass-wash, (2) autoclave sterilizers, and ice machine as shared amenity in basement

FIRST FLOOR

Suite 120 - 5,193 SF

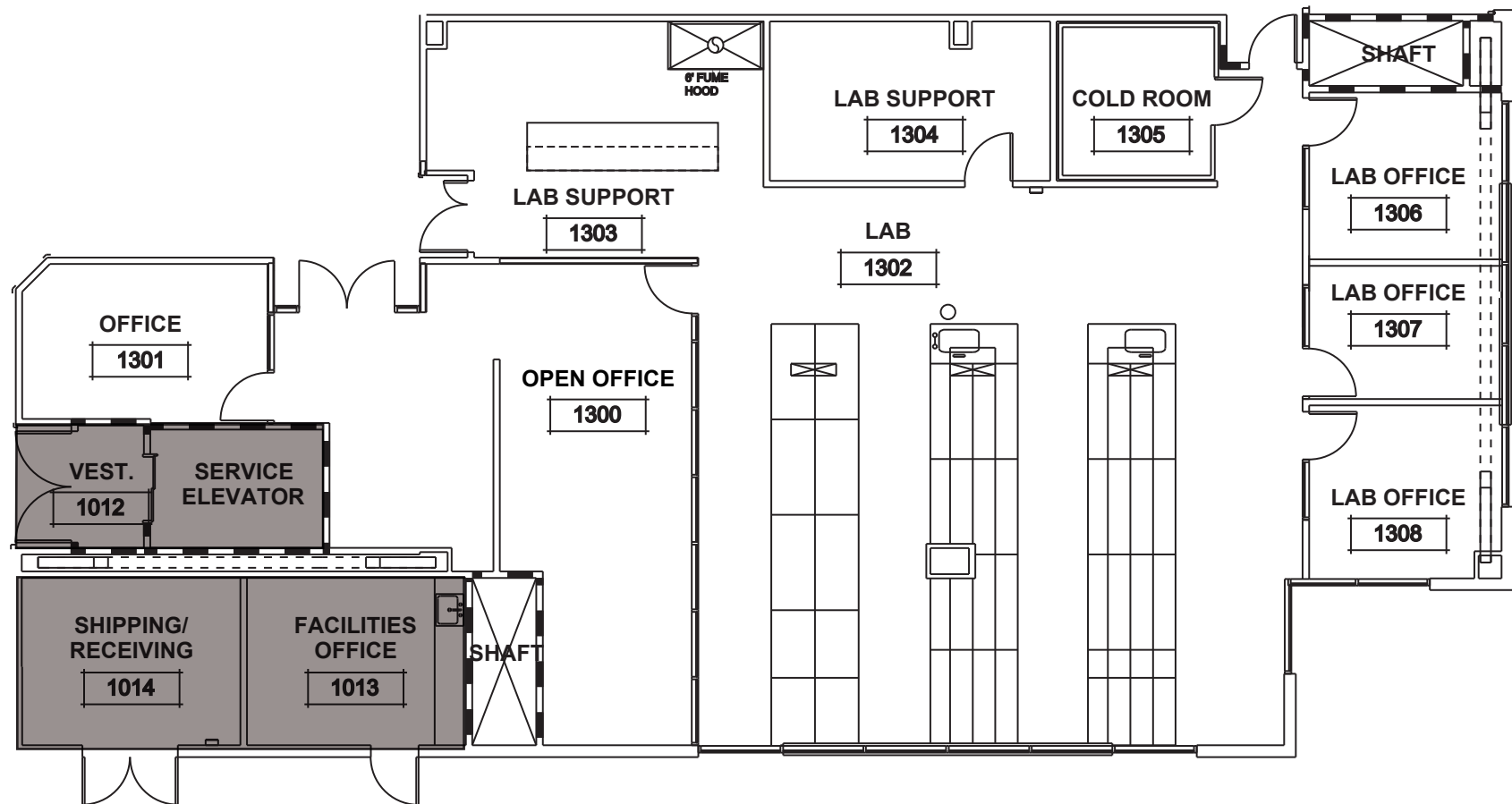


SUITE 120



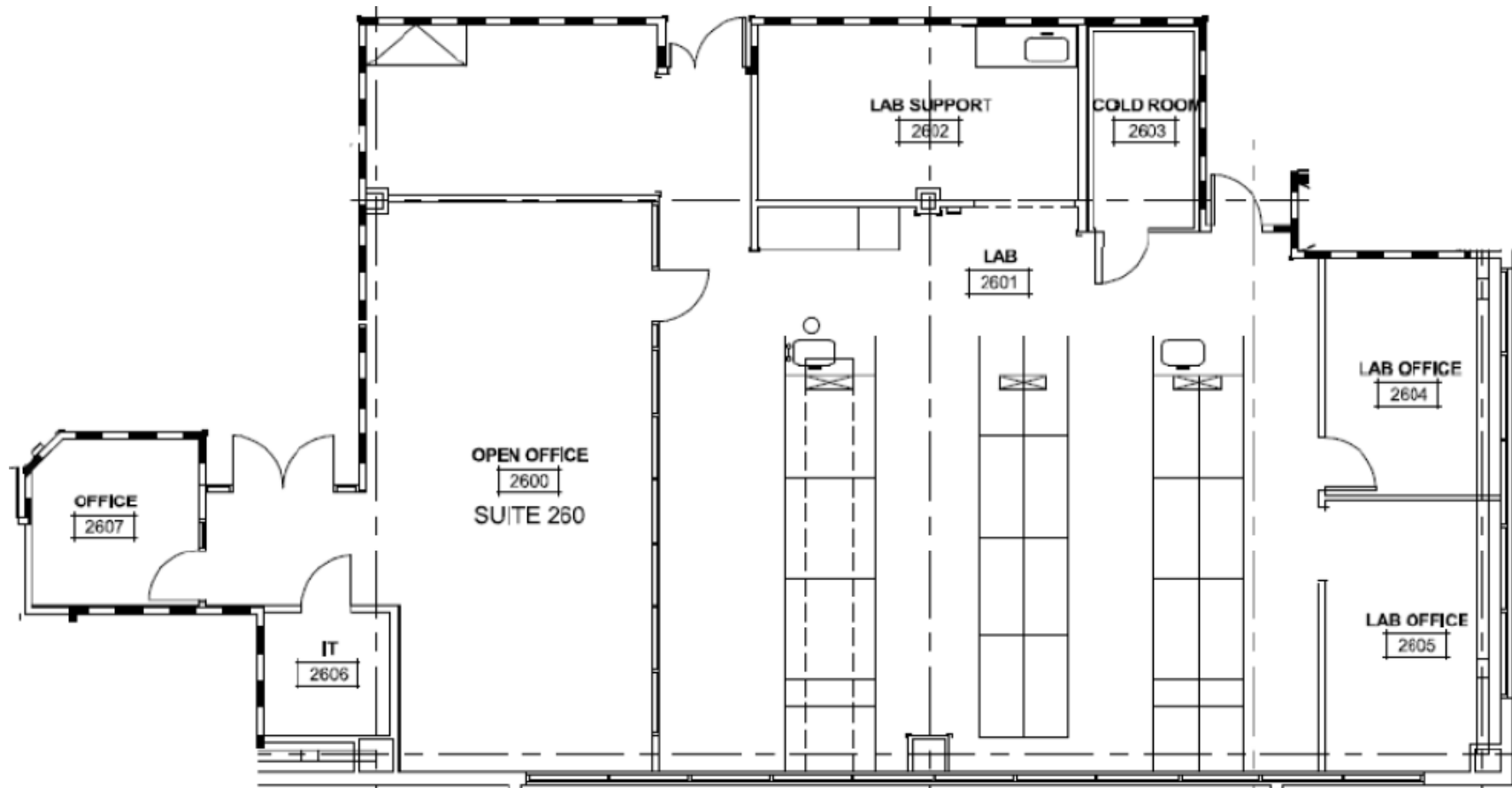
FIRST FLOOR

Suite 130 – 4,181 SF



SECOND FLOOR

Suite 260 – 4,169 SF



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



10355

SCIENCE CENTER DRIVE
SAN DIEGO, CALIFORNIA 92121

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

CBRE, Inc. | 4301 La Jolla Village Drive, Suite 3000, San Diego, CA, 92122 | www.cbre.com/sandiego

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Healthpeak® | **DOC**
LISTED
NYSE

CBRE