

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



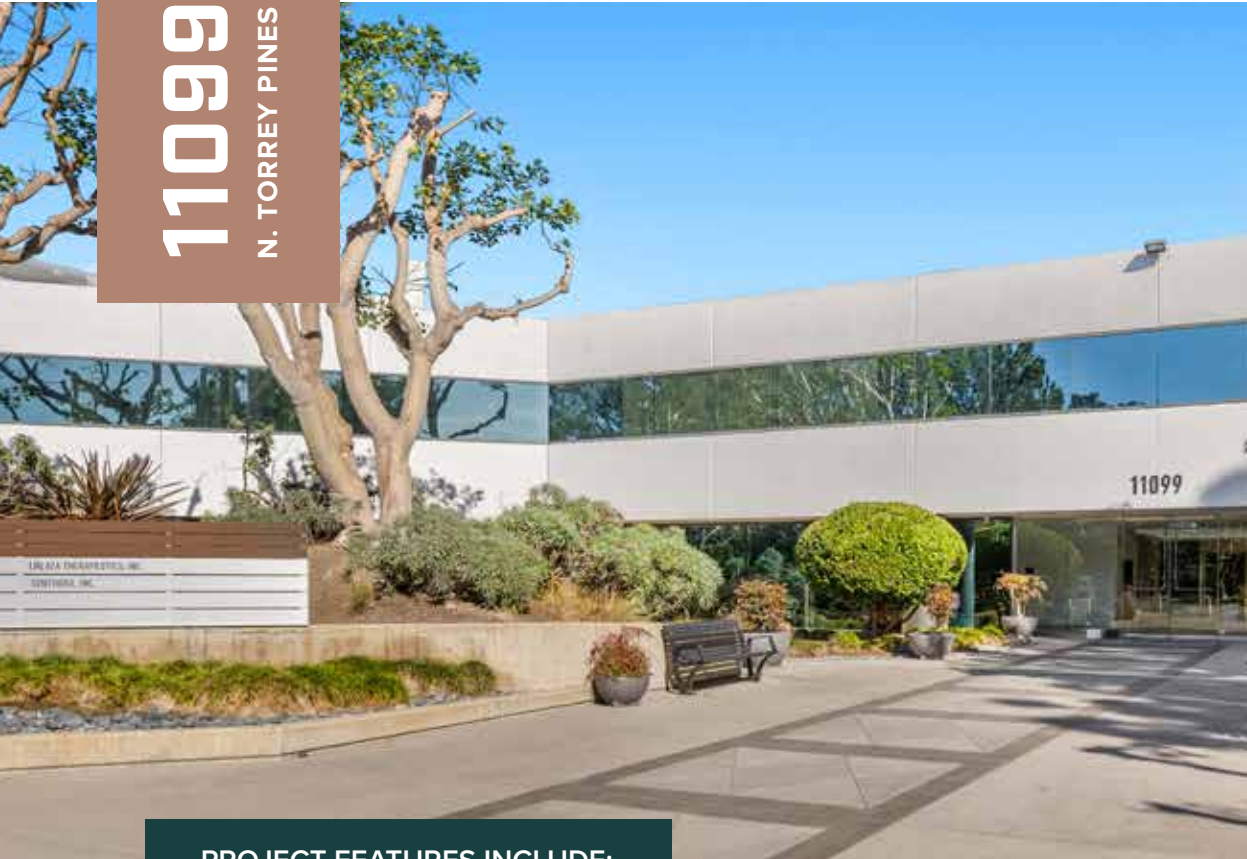
Recreation



Innovation

11099

N. TORREY PINES



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

11099

N. TORREY PINES

LOBBY



11099

N. TORREY PINES

SUITE 100

FIRST FLOOR



 VIEW VIRTUAL SUITE

Approximately 18,393 RSF

*Suites 100 & 150 can be combined for a total of 29,215 RSF

11099

N. TORREY PINES

SUITE 150

FIRST FLOOR



 VIEW VIRTUAL SUITE

Approximately 10,822 RSF

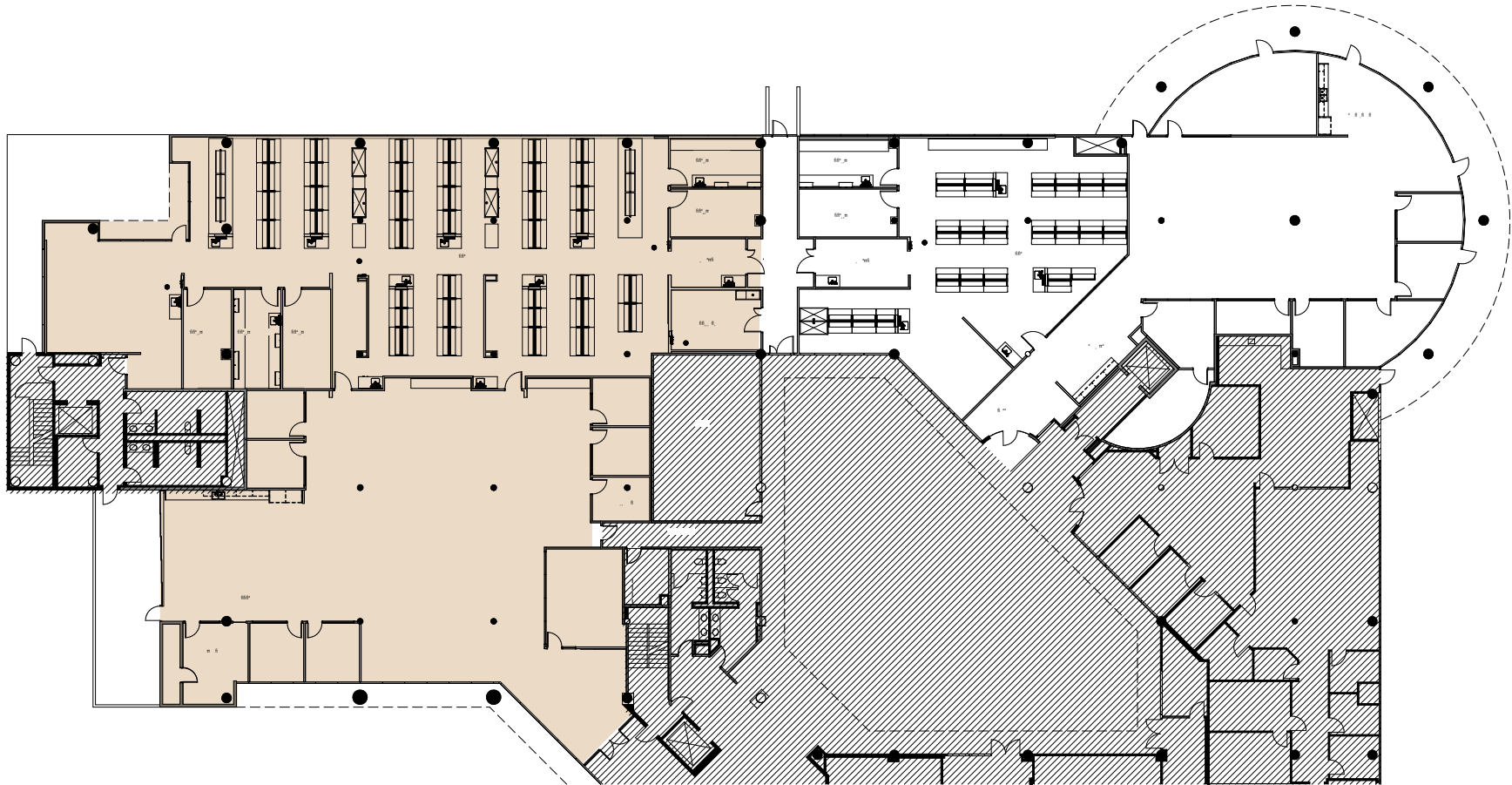
*Suites 100 & 150 can be combined for a total of 29,215 RSF

11099

N. TORREY PINES

SUITE 100

FIRST FLOOR



Approximately 18,393 RSF

*Suites 100 & 150 can be combined for a total of 29,215 RSF



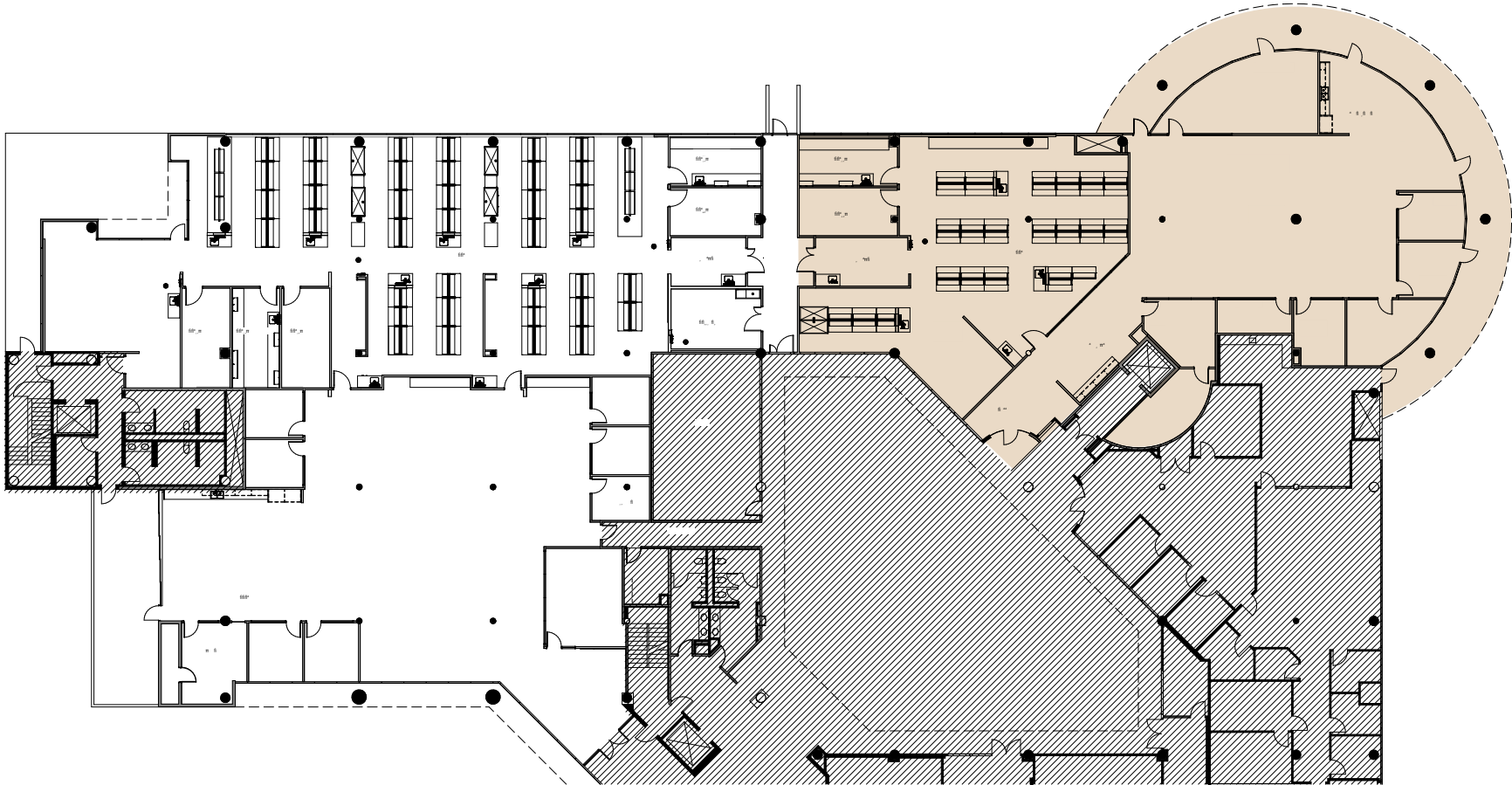
VIEW VIRTUAL SUITE

11099

N. TORREY PINES

SUITE 150

FIRST FLOOR



Approximately 10,822 RSF

*Suites 100 & 150 can be combined for a total of 29,215 RSF



VIEW VIRTUAL SUITE

11099

N. TORREY PINES



SUITE 190

FIRST FLOOR

Approximately 7,863 RSF

11099

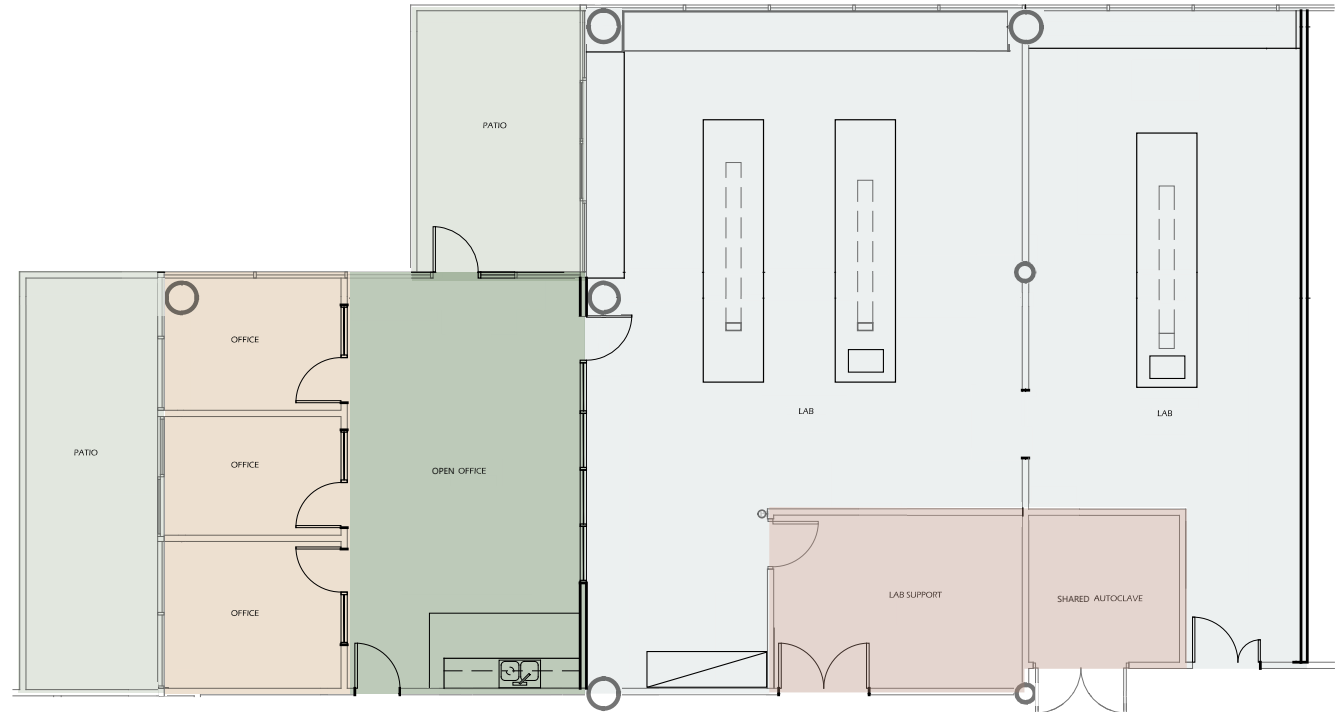
N. TORREY PINES

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 4,330 RSF



11099
N. TORREY PINES

PROJECT AMENITIES



11099

N. TORREY PINES

OUTDOOR AMENITIES & FITNESS CENTER



11099

N. TORREY PINES

WALKABLE AMENITIES

The Lodge, The Grill & A.R. Valentien

Hilton & Torreyana Grille

Shared Conference/
Training Room

Torrey Pines Golf Course

NORTH TORREY PINES ROAD

SCIENCE PARK ROAD

CALLAN ROAD

Farmer & The Seahorse

PLAYA
ESTIMOTIV

Base Pair Cafe

TORREYANA ROAD

11099
N. TORREY PINES



11099

N. TORREY PINES

11085 TORREY PINES

11011 TORREY PINES

11025 TORREY PINES

11077 TORREY PINES

NORTH TORREY PINES ROAD





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



11099

N. TORREY PINES

FOR MORE INFORMATION, PLEASE CONTACT:

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

© 2026 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE