



11095 TORREYANA ROAD

40,000 SF EXISTING OFFICE BUILDING WITH LAB
IMPROVEMENT CAPABILITIES

CBRE

PROJECT FEATURES

The project is located atop world renowned Torrey Pines Mesa with breath taking Pacific Ocean and canyon views. The campus provides a perfect mix of modern office space and lab with access to unparalleled on-site and local amenities for employee recruitment and retention. Project features include:



Entire building available (divisible to 20,000 SF) with office improvements



Walking distance to some of America's finest restaurants, hotels, beaches and outdoor amenities



Existing infrastructure in place to support lab build out



Direct access to UCSD, La Jolla, Del Mar



Ample surface and street parking



Prominent building and monument signage available



Efficient mix of private offices and open area for workstations



Corporate neighbors include world class research institutions, universities and pharmaceutical companies



Surrounding amenities include the Lodge at Torrey Pines, Come On In Cafe, Torrey Pines Golf Course and driving range, as well as complimentary access to the recently renovated Torrey Pines Sports Club



INTERIOR PHOTOS



EXISTING FLOOR PLANS

FIRST FLOOR



OFFICE

Open office, huddle room, reception, lounge room, break area, conference rooms, copy area, storage and phone rooms

20,000 SF | Available Now



EXISTING FLOOR PLANS

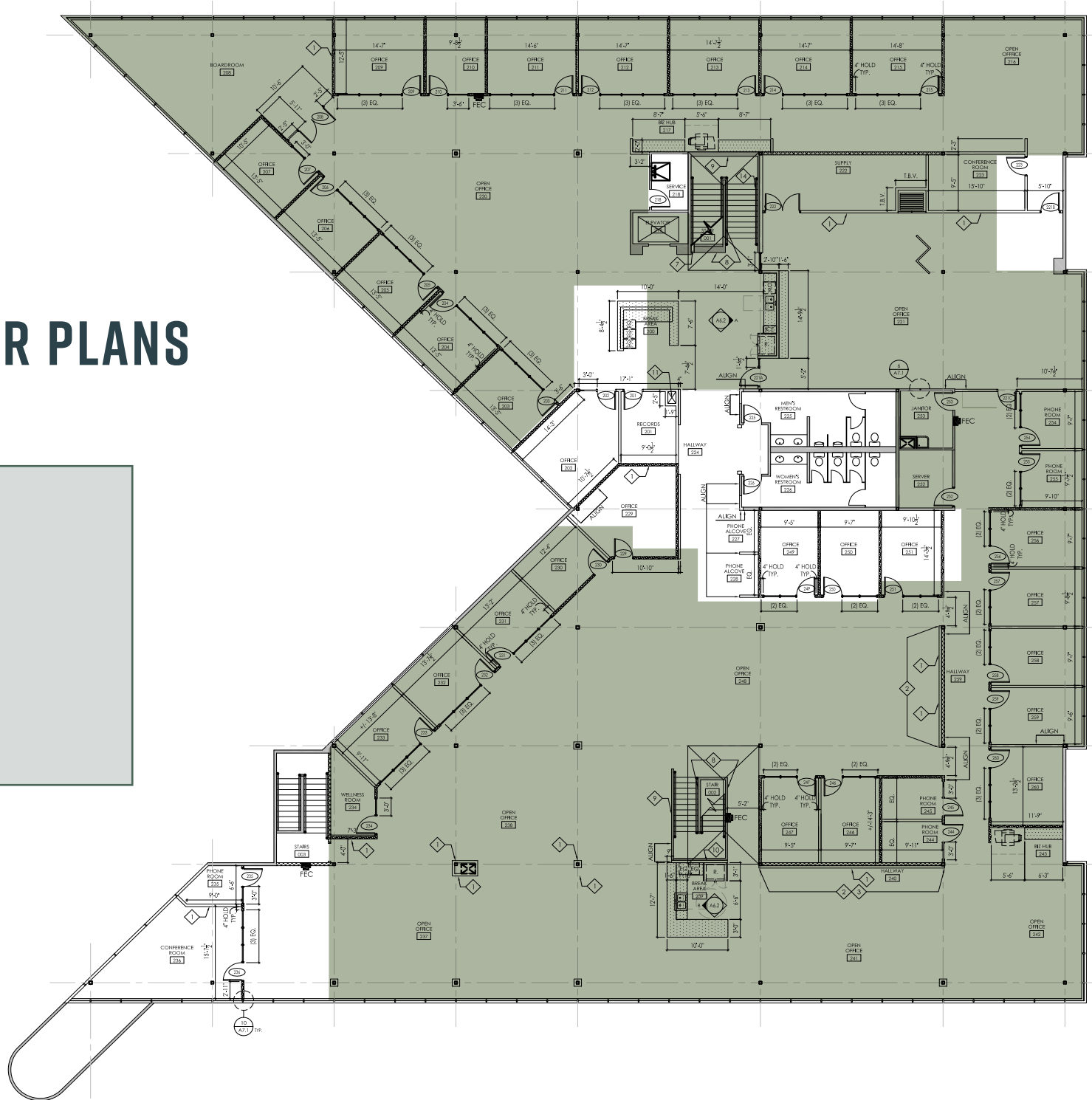
SECOND FLOOR



OFFICE

Open office, huddle room, break area, conference rooms, storage and phone rooms

20,000 SF | Available Now



CONCEPTUAL FLOOR PLANS

FIRST FLOOR | 20,000 SF

OFFICE

Open Office, huddle room, reception, lounge room, break area, conference rooms, copy area, storage and phone rooms

LAB

Main lab, lab support, glass wash and shipping/receiving



CONCEPTUAL FLOOR PLANS

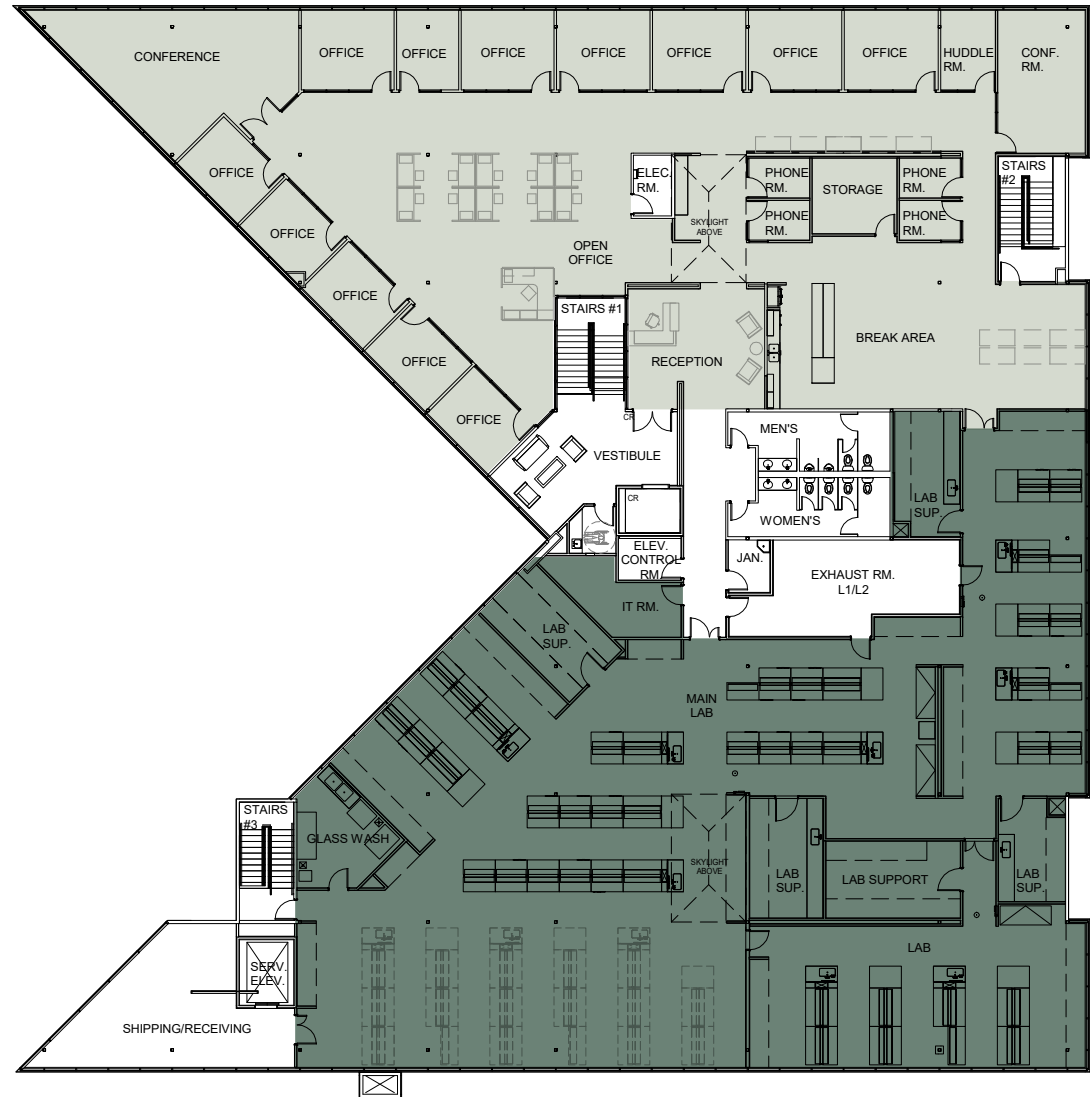
SECOND FLOOR | 20,000 SF

OFFICE

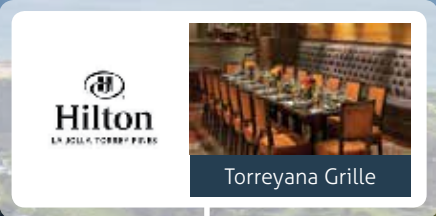
Open Office, huddle room, break area, conference rooms, storage and phone rooms

LAB

Main lab, lab support, glass wash and IT room

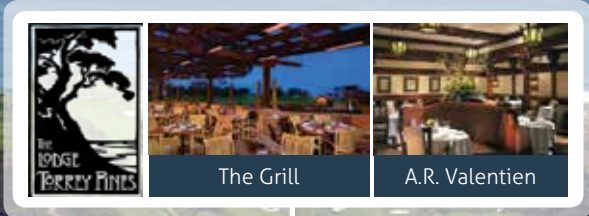


WALKABLE AMENITIES



Hilton
LA JOLLA TORREY PINES

Torreyana Grille



THE LODGE TORREY PINES

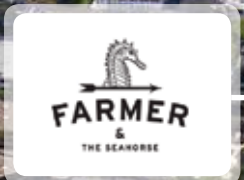
The Grill

A.R. Valentien



North Torrey Pines Road

Science Park Road



FARMER & THE SEAHORSE

Callan Road



**COME ON IN!
C.A.F.E.**

Torrey Pines Sporting Club

Cytori Cafe

Torreyana Road

11095 Torreyana Road

PORTFOLIO OVERVIEW

Healthpeak Properties, Inc. is a fully integrated real estate investment trust (REIT) that invests primarily in real estate serving the healthcare industry in the United States. Healthpeak owns a large-scale portfolio diversified across multiple sectors, led by life science, medical office, and senior housing. Recognized as a global leader in sustainability, Healthpeak has been a publicly-traded company since 1985 and was the first healthcare REIT selected to the S&P 500 index.

Strong, Stabilized REIT



S&P 500 REIT with real estate portfolio valued at over \$20B.



40+ years as a public company.



Over 12M sq. ft. of Lab and Office buildings throughout the U.S.



Sustainable Growth



Environmental Responsibility



Corporate
Governance
Responsibility



Social
Responsibility

**EXACT
SCIENCES**

PACIRA
BIOSCIENCES, INC.

**GLOBUS
MEDICAL**

AstraZeneca

ARCUS
BIOSCIENCES

AMGEN



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CBRE

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