

# 9381

## JUDICIAL DRIVE

UNIVERSITY CENTER WEST

LAB and OFFICE  
AVAILABLE FOR LEASE

 VIRTUAL TOUR

**CBRE**

# 9381

## JUDICIAL DRIVE

UNIVERSITY CENTER WEST

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SAN DIEGO, CA 92121

**±91,386 RSF**

AVAILABLE FOR LEASE



## BUILDING FEATURES



Class A office and lab space in the highly desirable UTC submarket



Card key access, closed circuit security cameras



Emergency generator



Surface and covered parking



Shower and locker facility



Shipping and receiving with loading dock or grade level access



Fiber optics/cable: AT&T



Easily accessible to I-5 and I-805 freeways via La Jolla Village Drive, Novel Drive, and Genessee Avenue



Close to retail amenities, public transportation, dining and hotels



Walking distance to the Westfield UTC Mall



95 seat training/conference center

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**SUITE 100**



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## JUDICIAL DRIVE

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# FIRST FLOOR

## SUITE 100 ±13,702 SF

Lab Office



 VIRTUAL TOUR



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## JUDICIAL DRIVE

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# FIRST FLOOR

## EXISTING PLAN - SUITE 120 ±29,548 SF

AVAILABLE 7/1/2026

Lab: 15,365 SF (52%)      Office: 14,183SF (48%)



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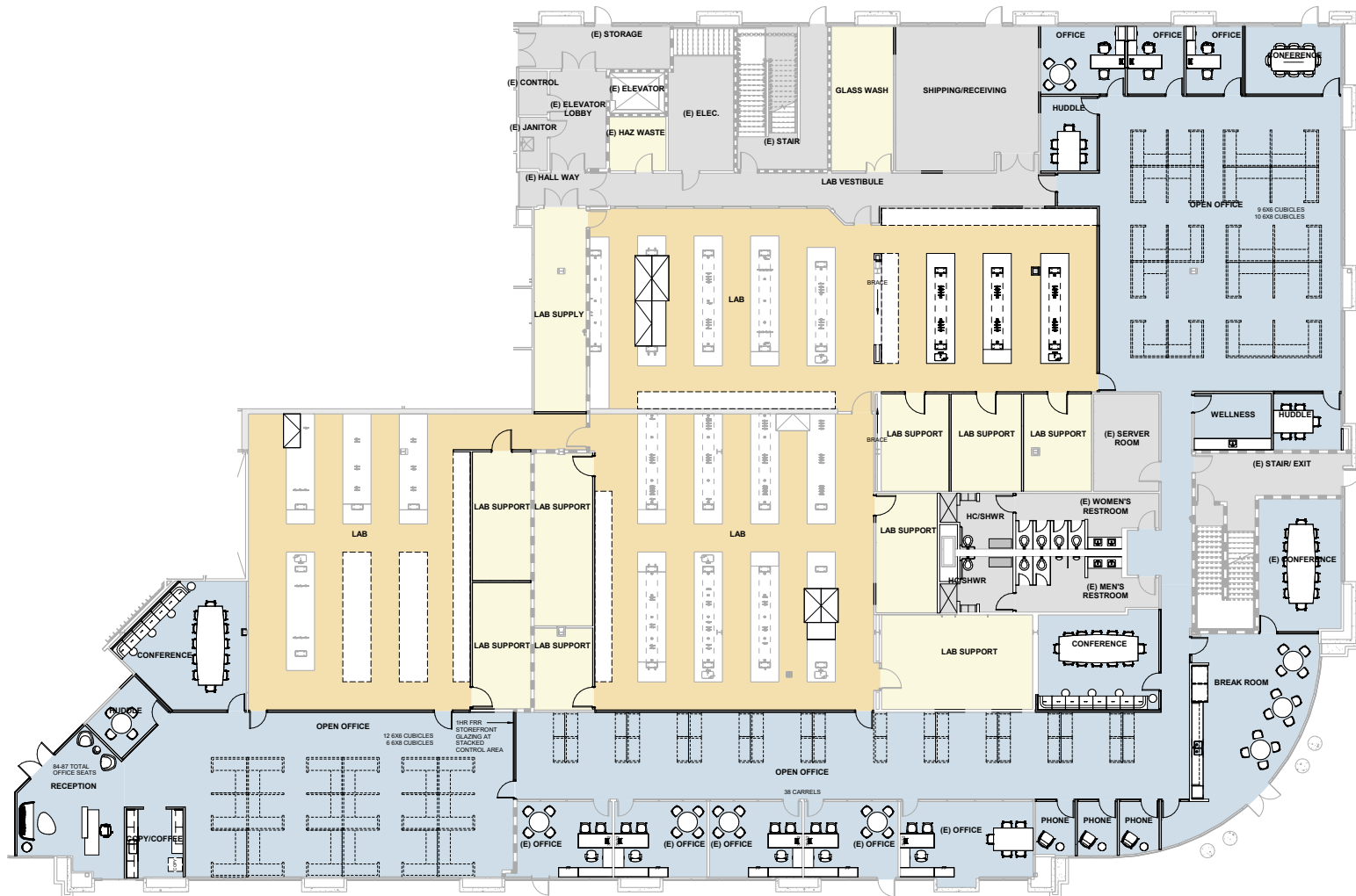
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### FIRST FLOOR HYPOTHETICAL PLAN #1 - SUITE 120 ±29,548 SF

Lab: 14,774 SF (50%)

Office: 14,774 SF (50%)



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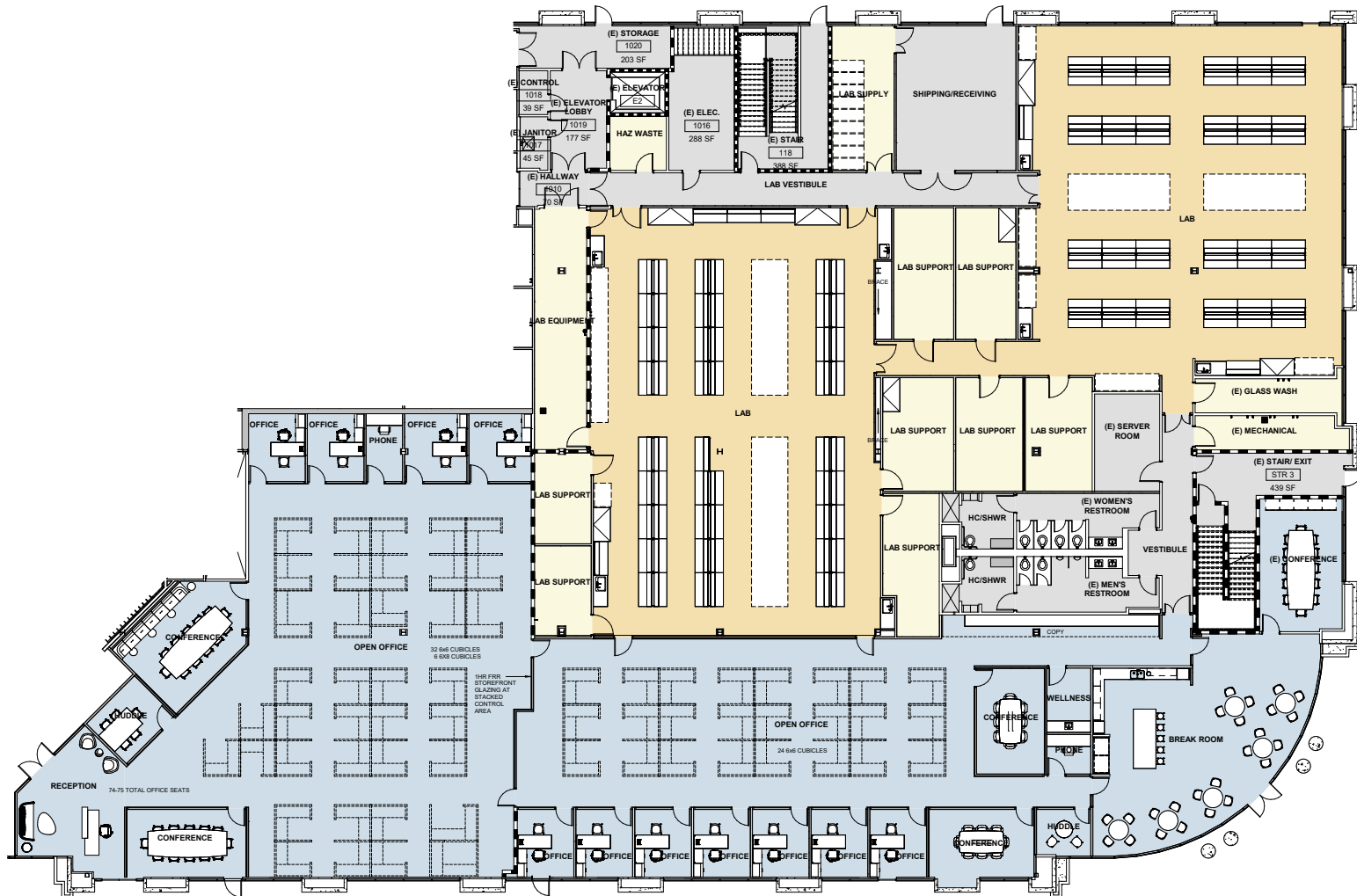
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### FIRST FLOOR HYPOTHETICAL PLAN #2 - SUITE 120 ±29,548 SF

Lab: 14,183 SF (48%)

Office: 15,365 SF (52%)



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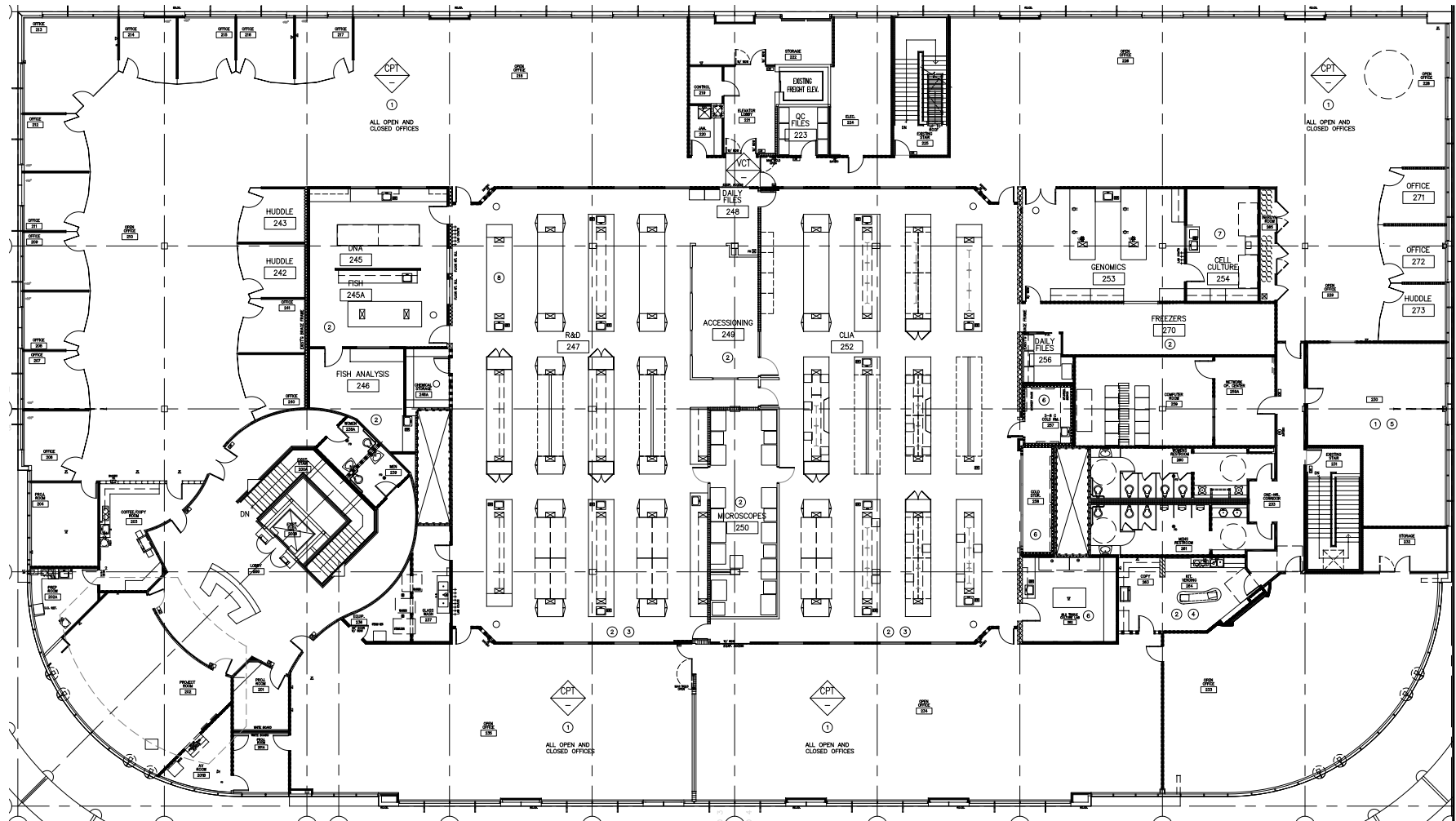
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# SECOND FLOOR

EXISTING PLAN - ±44,036 SF

## VACANT



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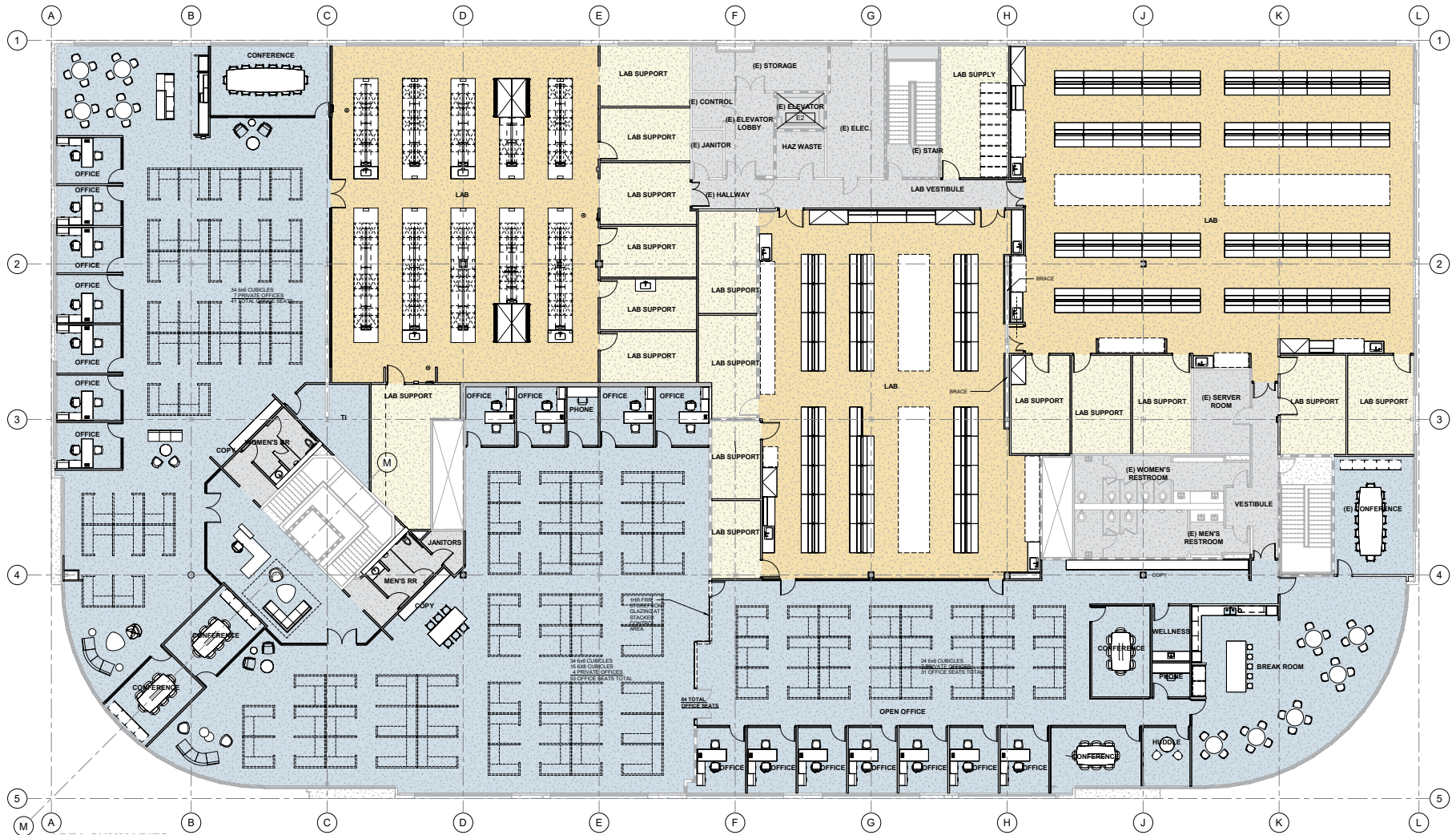
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# SECOND FLOOR

HYPOTHETICAL PLAN #1 ±46,221 SF

VACANT



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## JUDICIAL DRIVE

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# SECOND FLOOR

## HYPOTHETICAL PLAN #2 ±46,221 SF

### VACANT

TENANT #1 - 31,270 SF

TENANT #2 - 14,951 SF



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## JUDICIAL DRIVE

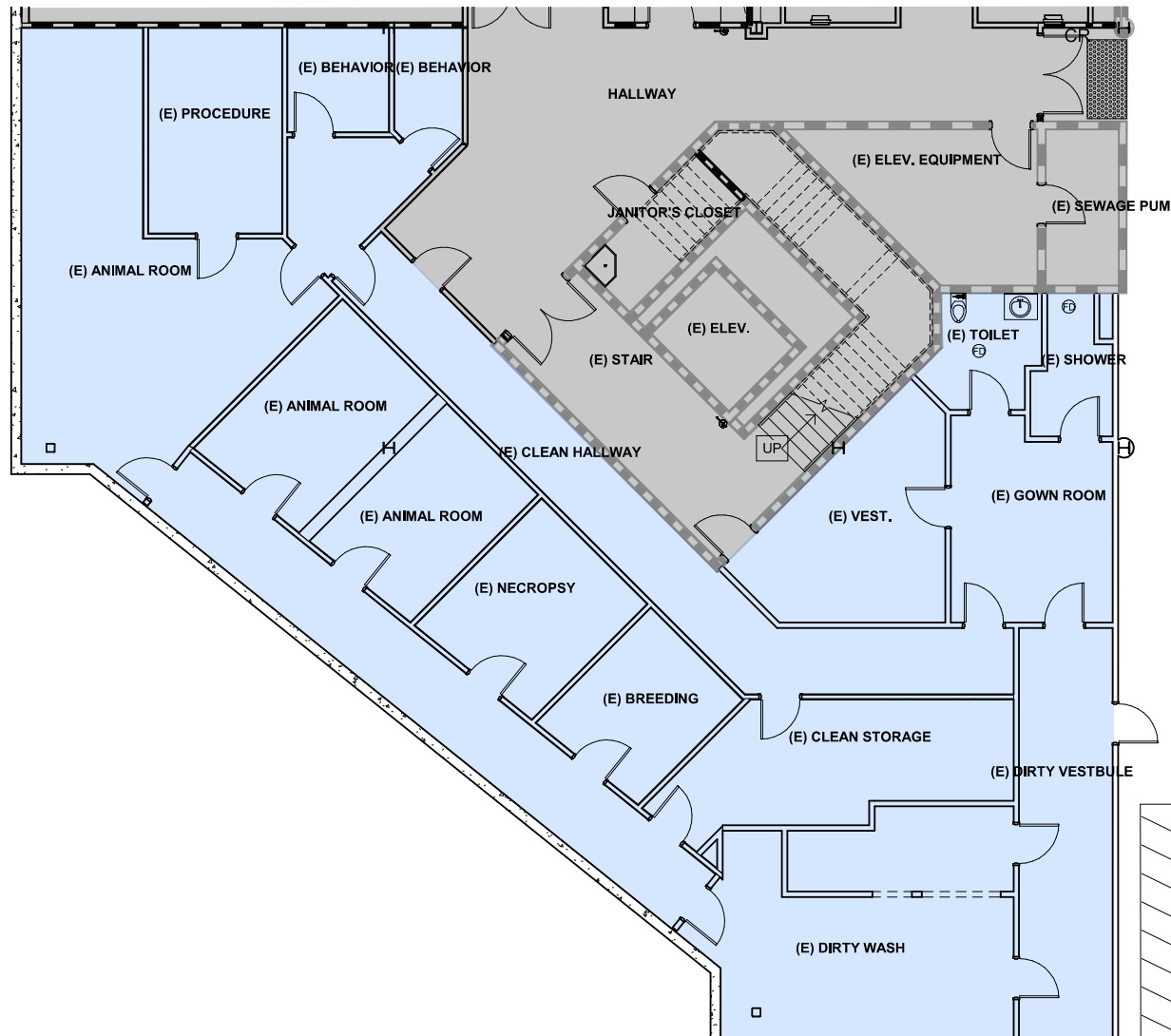
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# BASEMENT

EXISTING PLAN ±4,100 SF

AVAILABLE 1/1/2026

Vivarium: 4,100 SF



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PHOTOS



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**PROPERTY PHOTOS**



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 lab, outpatient medical facilities, 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.



40+ years as a public company.



Over 12M sq. ft. of lab buildings throughout the U.S.



### SUSTAINABLE GROWTH



Environmental Responsibility



Social Responsibility



Corporate Governance Responsibility



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