

GENESIS

{ The root of innovation }

10616 & 10636 Scripps Summit Court
San Diego, California

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

INCREDIBLE ACCESS TO STEM TALENT

An ideal commute for executives and employees

PROJECT HIGHLIGHTS

- ±153,000 RSF premier life science campus
10616: ±50,000 RSF lab/office TI Ready now
10636: ±25,000 RSF lab/office available now
- GENESIS Spec Lab Program:
 - Modular lab benching
 - Compressed air, vacuum & backup power
 - Built-out office with a modern, open-ceiling design
- High ceiling height throughout lab and office spaces
- New common area improvements include new lobby and restroom finishes
- Scripps Ranch location provides close proximity to I-15 freeway and abundant amenities
- 3/1,000 parking ratio
- MEP infrastructure upgrades throughout



25,000 RSF
available now



Nearby STEM
talent



Flexible lab
environments



Ideally situated near retail
amenities and I-15





10616 Scripps Summit Court



10616 Scripps Summit Court Terrace

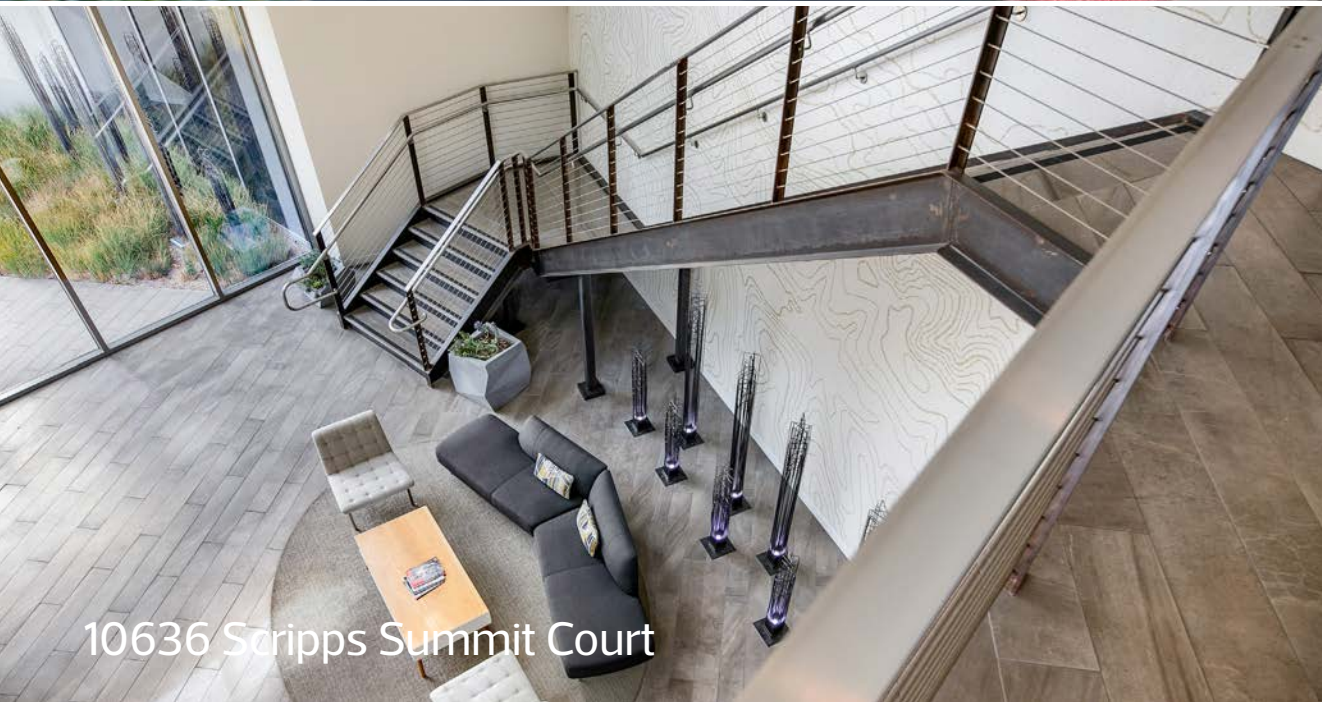
Located in Scripps Ranch, GENESIS-Summit has incredible access to San Diego's STEM talent pool, with convenient proximity to I-15 and SR-56 and a variety of excellent restaurants and retail nearby. GENESIS-Summit will offer growing life science companies a unique opportunity to partner with an industry-leading landlord. In addition to the ±50,000 SF building at 10616 Scripps Summit Court, which is currently in shell condition and customizable to accommodate various uses, 10636 provides ±25,000 SF of flexible, ready-to-occupy lab space at Suite 100.



10636 Scripps Summit Court Terrace



10616 Scripps Summit Court



10636 Scripps Summit Court

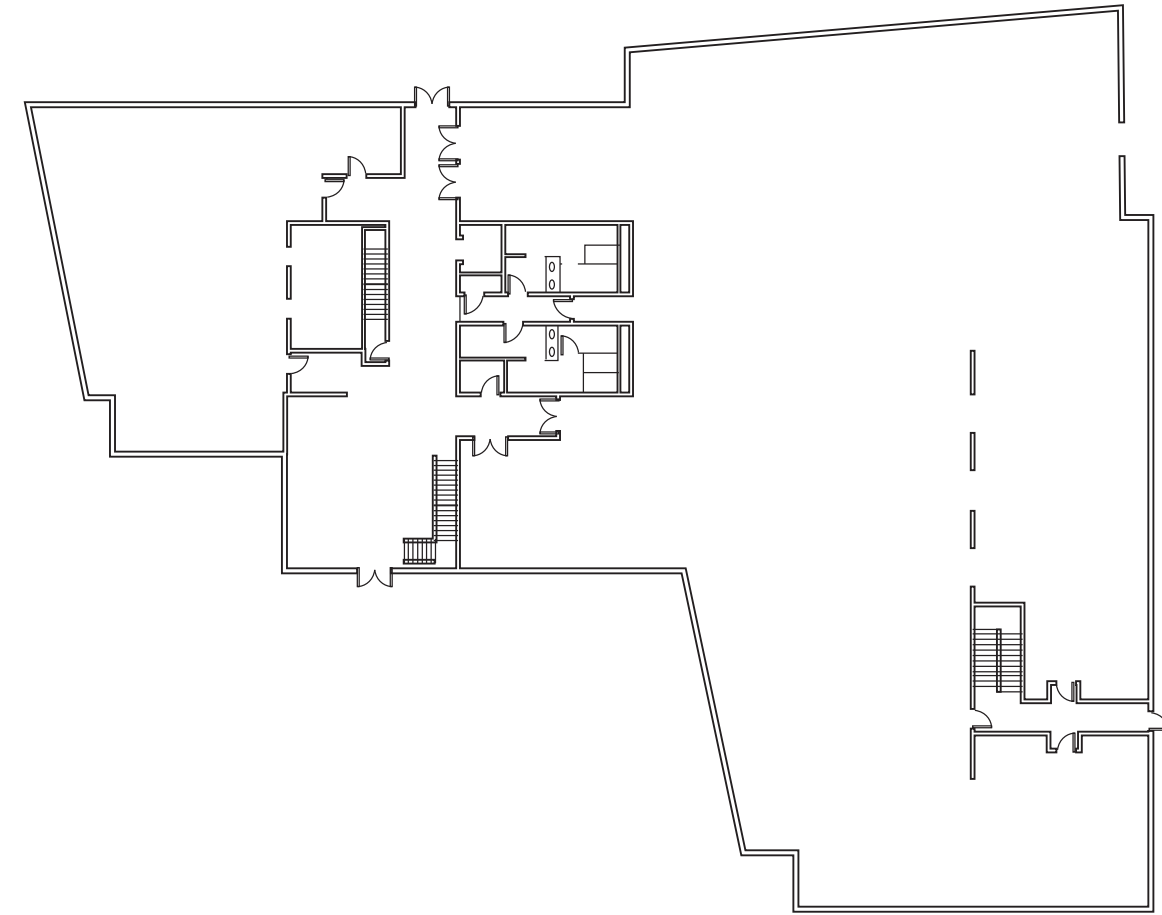


10616 Scripps Summit Court Terrace

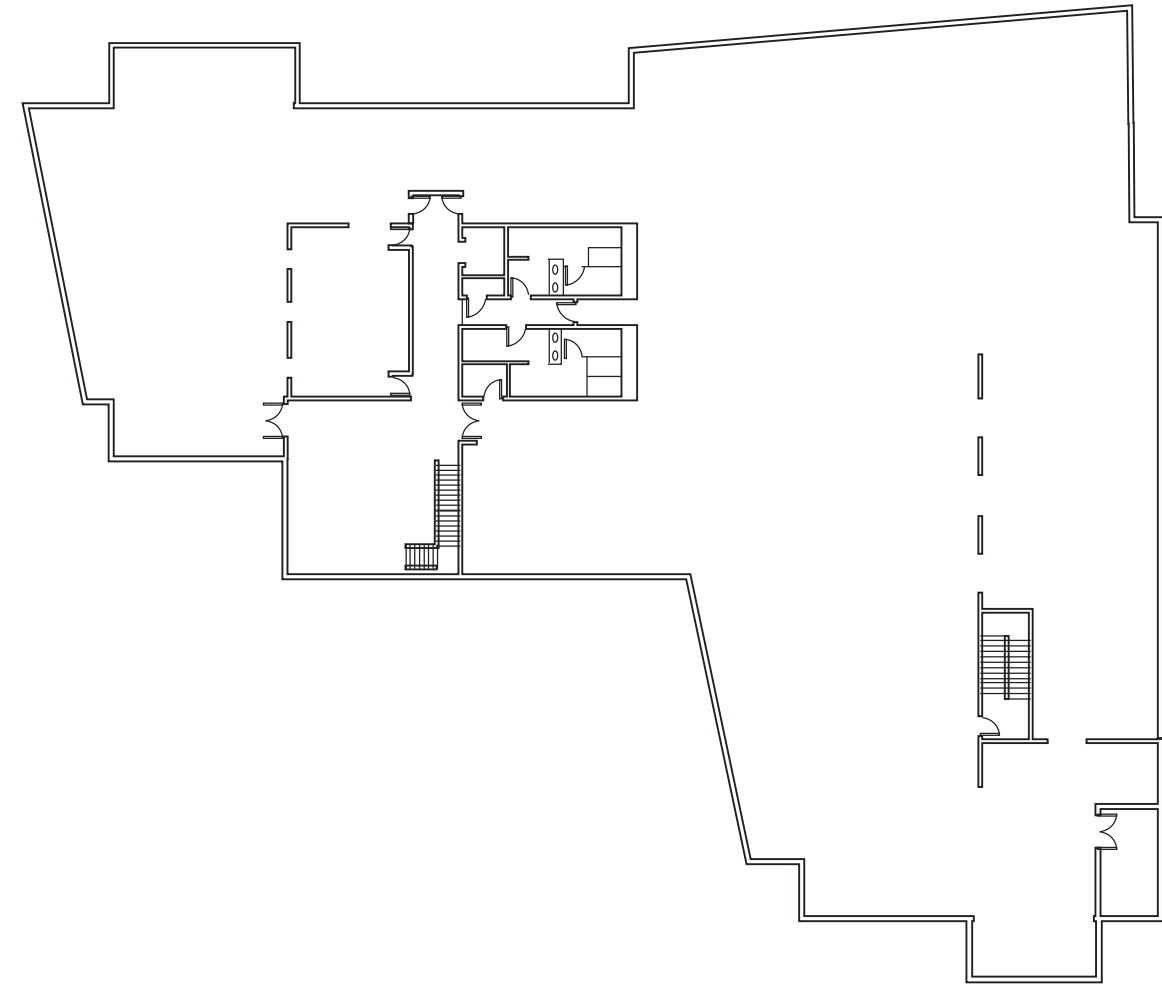
10616 SCRIPPS SUMMIT DRIVE

Levels 1 & 2 | As-built Plan

Suite 100: ±25,000 RSF



Suite 200: ±25,000 RSF



10616 SCRIPPS SUMMIT DRIVE

Level 1 | Concept Plan

Suite 100: 25,000 RSF

Lab — Spec
Office — Future



Suite 100 (Lab)

10 Benches
5 Lab Support Rooms
Six Ft Fume Hood
Shipping/Receiving Area

Suite 100 (Office)

72 Workstations
7 Private Offices
3 Conference Rooms
Break Area
2 Phone Rooms
2 Huddle Rooms
IT Server Room
Print/Copy Area

10616 SCRIPPS SUMMIT DRIVE

Level 2 | Concept Plan

Suite 200: 25,000 RSF

Lab — Spec
Office — Future



Suite 100 (Lab)

10 Benches
4 Lab Support Rooms
Six Ft Fume Hood
Shipping/Receiving Area

Suite 100 (Office)

63 Workstations
5 Private Offices
3 Conference Rooms
Break Area
2 Phone Rooms
2 Huddle Rooms
IT Server Room
Print/Copy Area

10636 SCRIPPS SUMMIT DRIVE

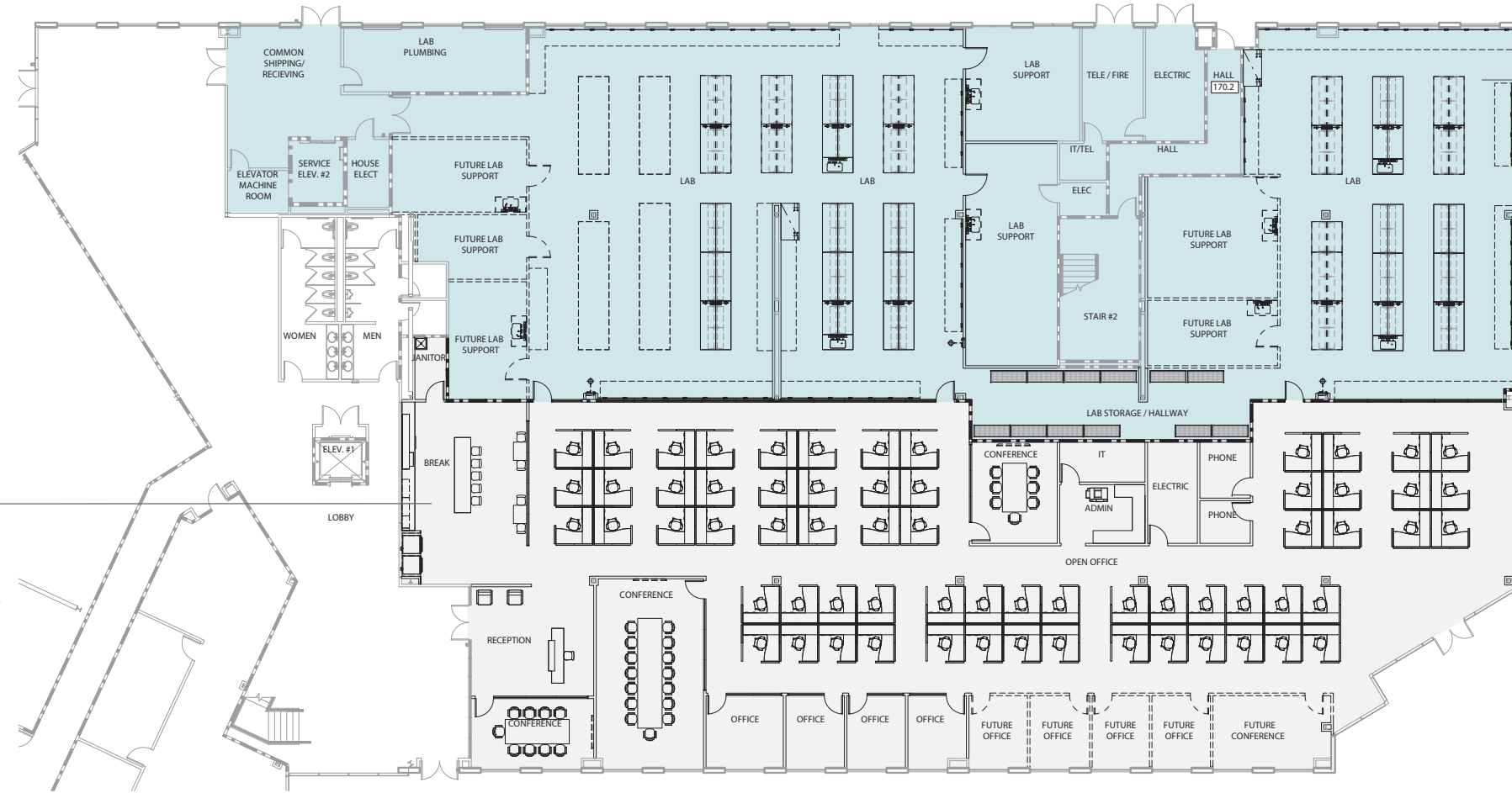
Level 1 | Spec Plan

Suite 100: 24,597 RSF

Lab
 Office
 Spec
 Future

Suite 100 (Office)

- 64 Workstations
- 8 Private Offices
- 4 Conference Rooms
- Break Area
- 2 Phone Rooms
- IT Server Room
- Print/Copy Area
- Reception



Suite 100 (Lab)

- 13 Benches
- 2 Lab Support Rooms
- Six Ft Fume Hood
- Shipping/Receiving Area



Torrey Pines

Del Mar

IN THE HEART OF SAN DIEGO'S STEM WORKFORCE

56 Corridor
21,935 STEM Residences



Rancho Bernardo
20,353 STEM Residences



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- High concentration of life science workforce
- Retail Amenities
- Excellent ingress/egress situated directly off an I-15 exit

1. Canyon Hills Center

- Mesquite Restaurant
- Starbucks
- KFC
- Dry Cleaners
- Dentistry
- T-Mobile

2. Scripps Gateway

- Chili's Restaurant
- Residence Inn by Marriot
- SpringHill Suites by Marriot
- Wendy's
- Nugent's Fishgrille & Market

3. Scripps Ranch Villages

- Sombrero Mexican Food
- Subway
- Panda Express
- Carl's Jr.
- Wells Fargo
- Great Clips
- Scripps Cleaners

4. Scripps Ranch Marketplace

- Vons Grocery
- Sav-on Drugstore
- The UPS Store
- Sammy's Restaurant
- Rubio's
- Quiznos
- Bruegger's Bagels
- Starbucks
- Bank of America
- Washington Mutual

Drive times from GENESIS Summit:

- 10 minutes to 56 Corridor
- 12 minutes to Rancho Bernardo
- 18 minutes to UCSD
- 20 minutes to UTC
- 20 minutes to Salk Institute
- 25 minutes to San Diego Airport

GENESIS
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1

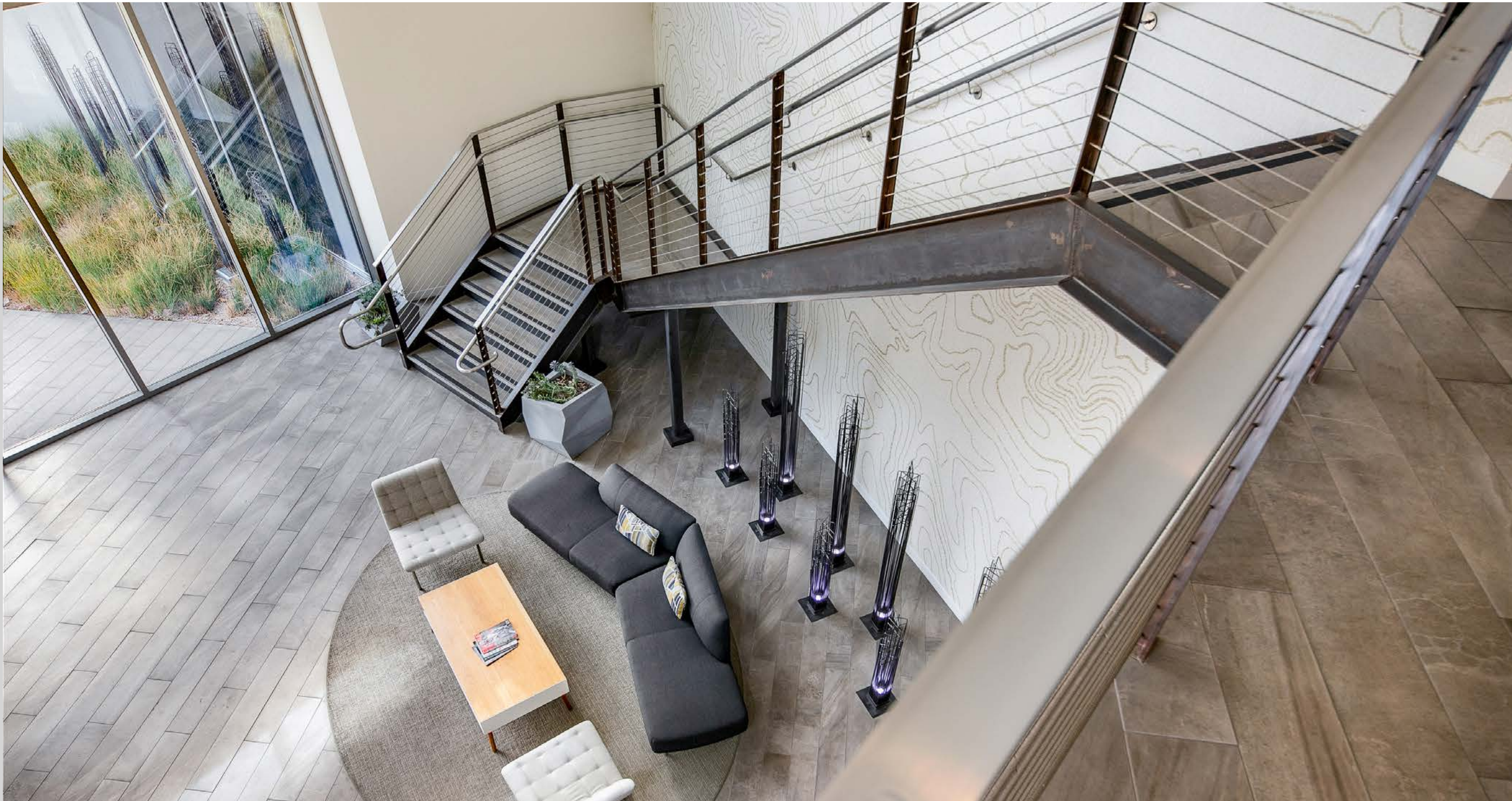
2

3

4

Scripps Poway Parkway





OWNERSHIP & SPONSOR

PHASE3 — REAL ESTATE PARTNERS —

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



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

GENESIS

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±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 -

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For lab inquiries contact:

Chad Urie
858.410.1187
chad.urie@jll.com
RE license #01261962

Grant Schoneman
858.410.1252
grant.schoneman@jll.com
RE license #01516695

Michelle Westoby
858.410.1190
michelle.westoby@jll.com
RE license #01377091

