



A  BioMed Realty property

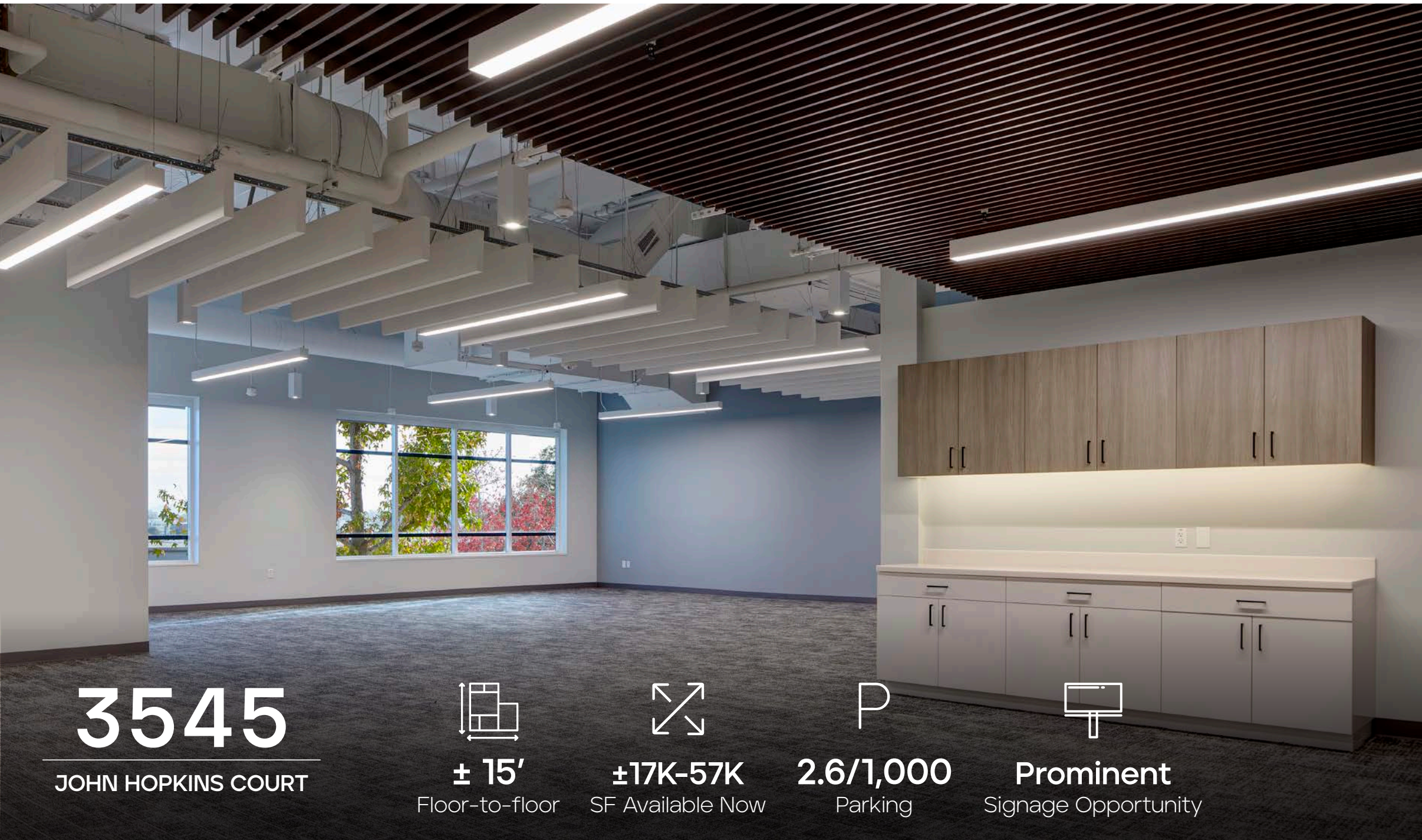
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

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72,192 SF
LAB BUILDING WITHIN
TORREY PINES





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± 15'

Floor-to-floor



±17K-57K

SF Available Now



2.6/1,000

Parking



Prominent

Signage Opportunity

SPECS

Building Size	72,192 s.f.
Floor Plates	36,000 r.s.f.
Year Built	1991 (renovated in 2019)
Elevators	3 (1 passenger, 2 freight)
Building Total Floor Load	100 lbs/s.f.
Fire Sprinklers	Yes
Parking (stall count 269)	2.61/1,000
Power Capacity	4,000 AMP, 277/480v
HVAC Cooling Capacity	600 tons of cooling capacity
Boilers	Two, 3.2mBh gas-fired boilers
Building Management System	Fully integrated DDC sytem
Generator	500kW capacity



Exterior



Lobby



Main Lobby, 2nd Floor

Shared Conference Room

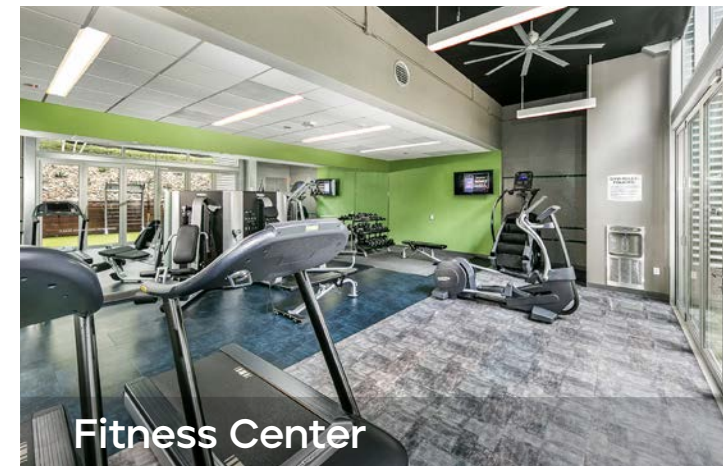


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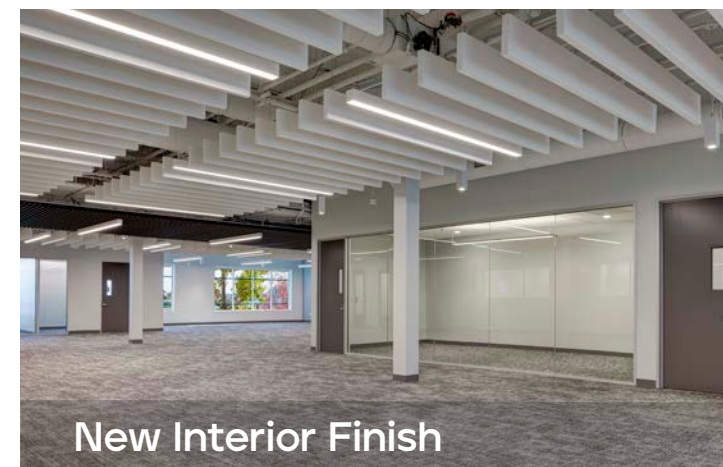
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THE PROJECT

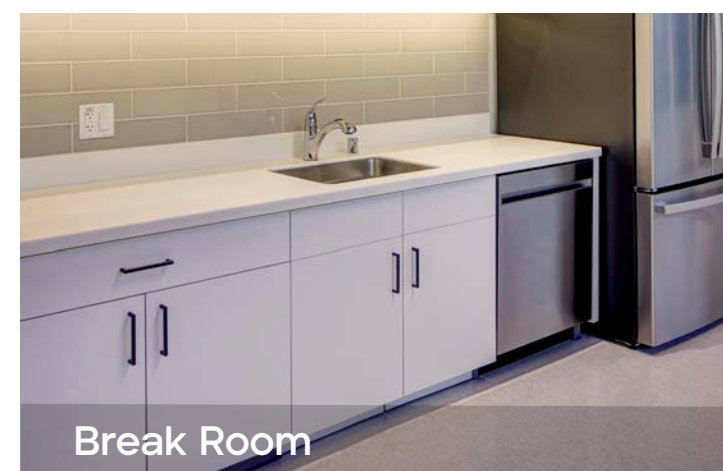
- Two building life science campus
- New interior TI's, including all new building infrastructure
- Exterior facade modernization
- Indoor/Outdoor fitness center
- Showers and lockers
- Conference facilities
- Walkable amenities
- Easy access to freeway and public transportation



Fitness Center



New Interior Finish



Break Room



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LAB

- Flexible and efficient lab design
- Customizable to tenant need
- Compressed air, vacuum and DI water
- Multiple shipping and receiving locations
- Backup power



View into Lab



Biology Lab



Biology Lab

AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
3545 JOHN HOPKINS COURT	SUITE 100	18,430 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 150	8,024 SF	50% 50%	AVAILABLE Q3 2026
3545 JOHN HOPKINS COURT	SUITE 160	7,185 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 200	21,470 SF	50% 50%	AVAILABLE NOW
3545 JOHN HOPKINS COURT	SUITE 250	17,083 SF	50% 40%	AVAILABLE NOW

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FIRST FLOOR | SUITE 100 | 18,430 SF | AVAILABLE NOW

25% Lab | 25% Vivarium | 50% Office

Office: 8 private offices, 3 conference room, break room, copy room

Lab: 3 lab benches, 5 lab support rooms, 2 GOWN rooms, 1 fume hood, 2 cold rooms

Vivarium can be leased separately - 4,384 SF



- Lab area
- Office
- Vivarium



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FIRST FLOOR | SUITE 150 | 8,024 SF | AVAILABLE Q3 2026 (POTENTIALLY SOONER)

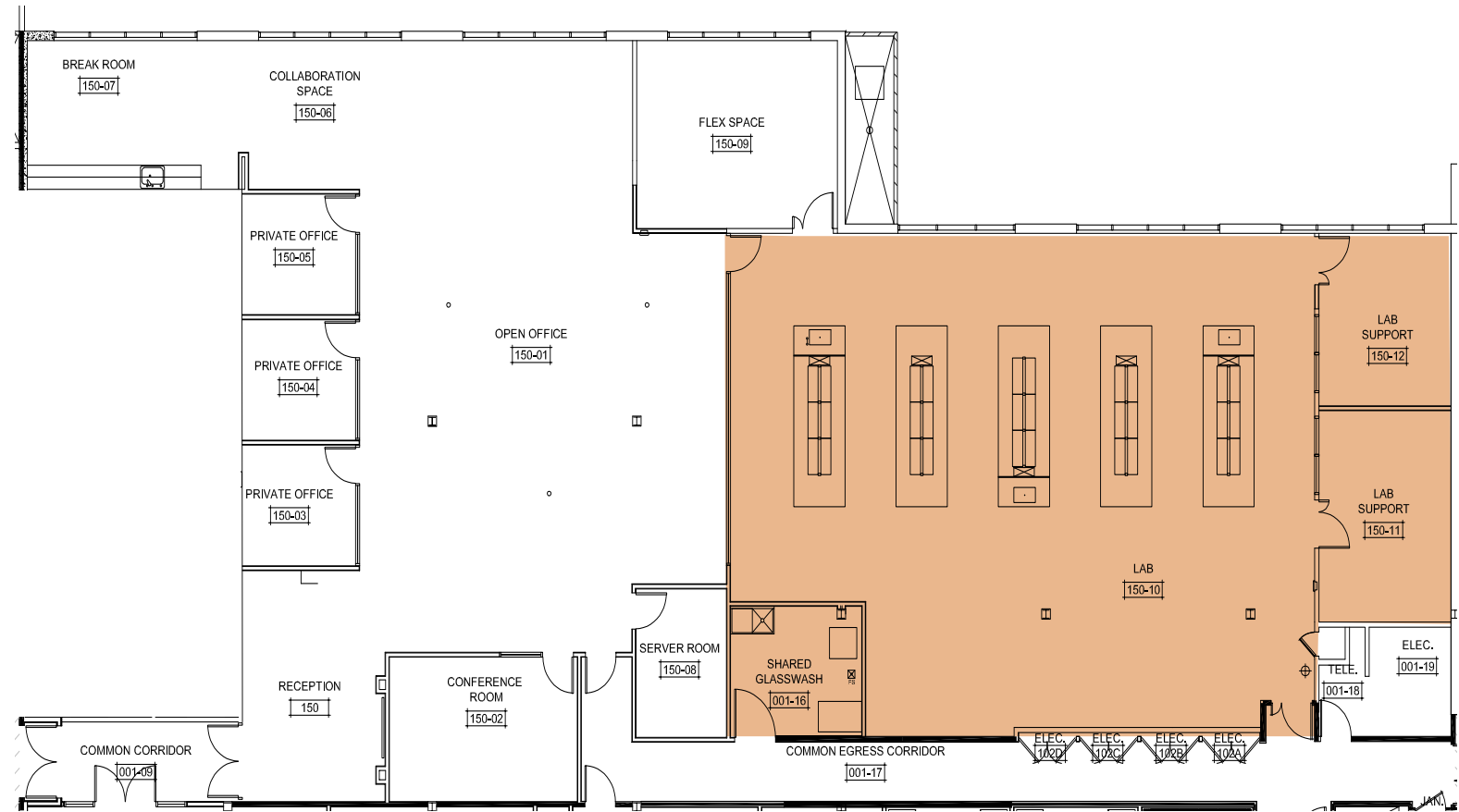
Can be combined with Suite 160 for 15,209 SF

50% Lab | 50% Office

Office: 3 private offices, conference room, server room, break room

Lab: 5 lab benches, 2 lab support rooms, glasswash

[Virtual Tour](#)



■ Lab area
□ Office

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FIRST FLOOR | SUITE 160 | 7,185 SF | AVAILABLE NOW

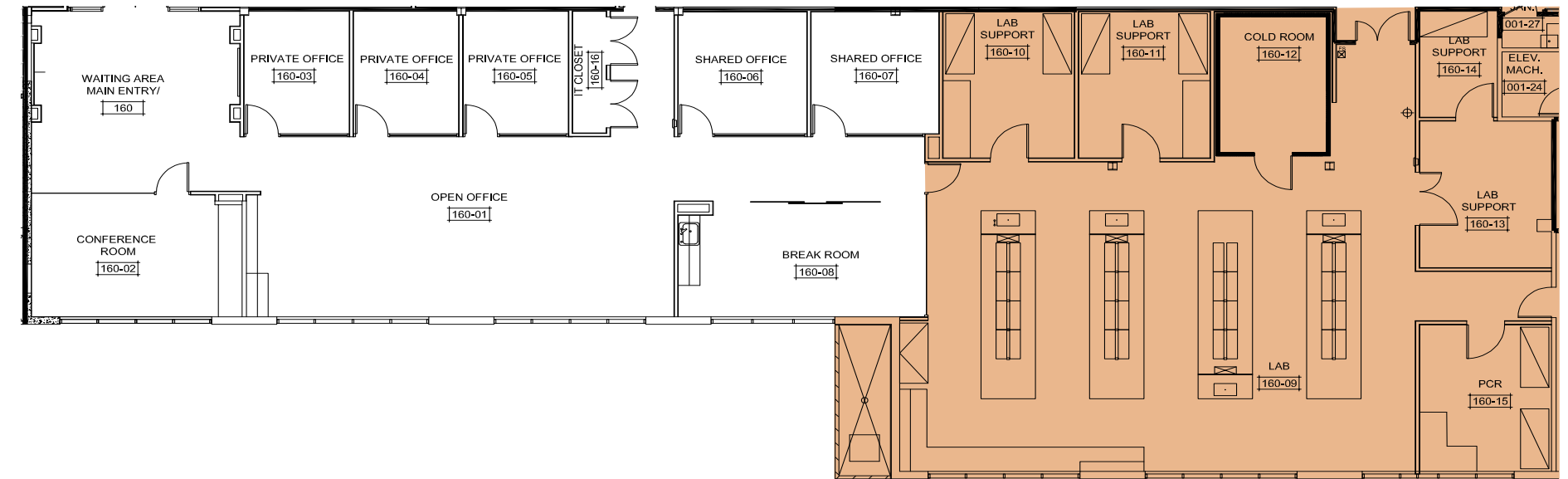
Can be combined with Suite 150 for 15,209 SF

50% Lab | 50% Office

Office: 5 private offices, conference room, break room

Lab: 4 lab benches, 4 lab support rooms, 1 fume hood, cold room, PCR room

[Virtual Tour](#)



■ Lab area
□ Office

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SECOND FLOOR | SUITE 200 | 21,470 SF | **AVAILABLE NOW**

50% Lab | 50% Office

Office: 12 private offices, 3 conference rooms, copy room, break room

Lab: 11 lab benches, 11 lab support rooms, 2 fume hoods, cold room, procedure room



■ Lab area
□ Office

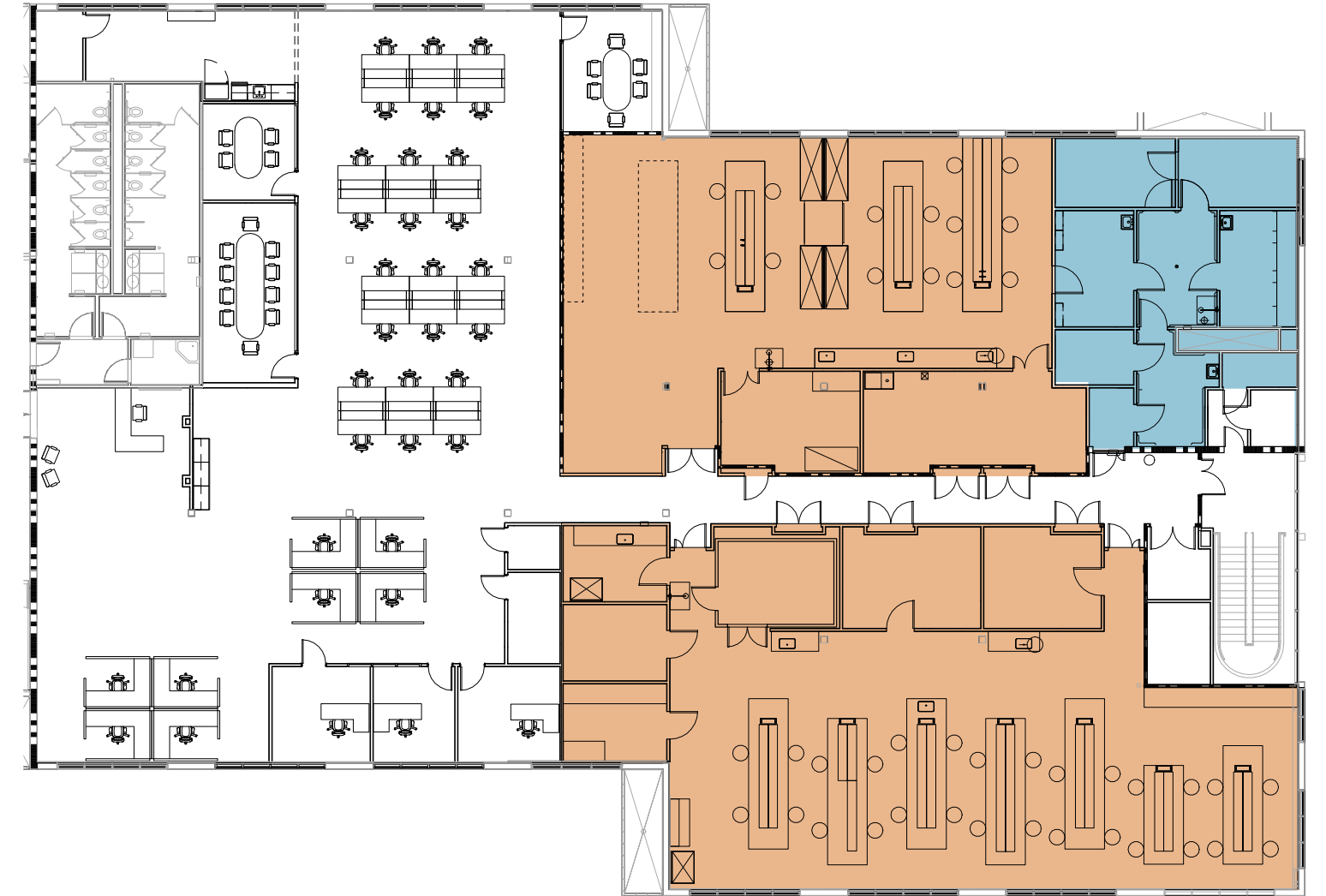
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SECOND FLOOR | SUITE 250 | 17,083 SF | **17,083 SF**

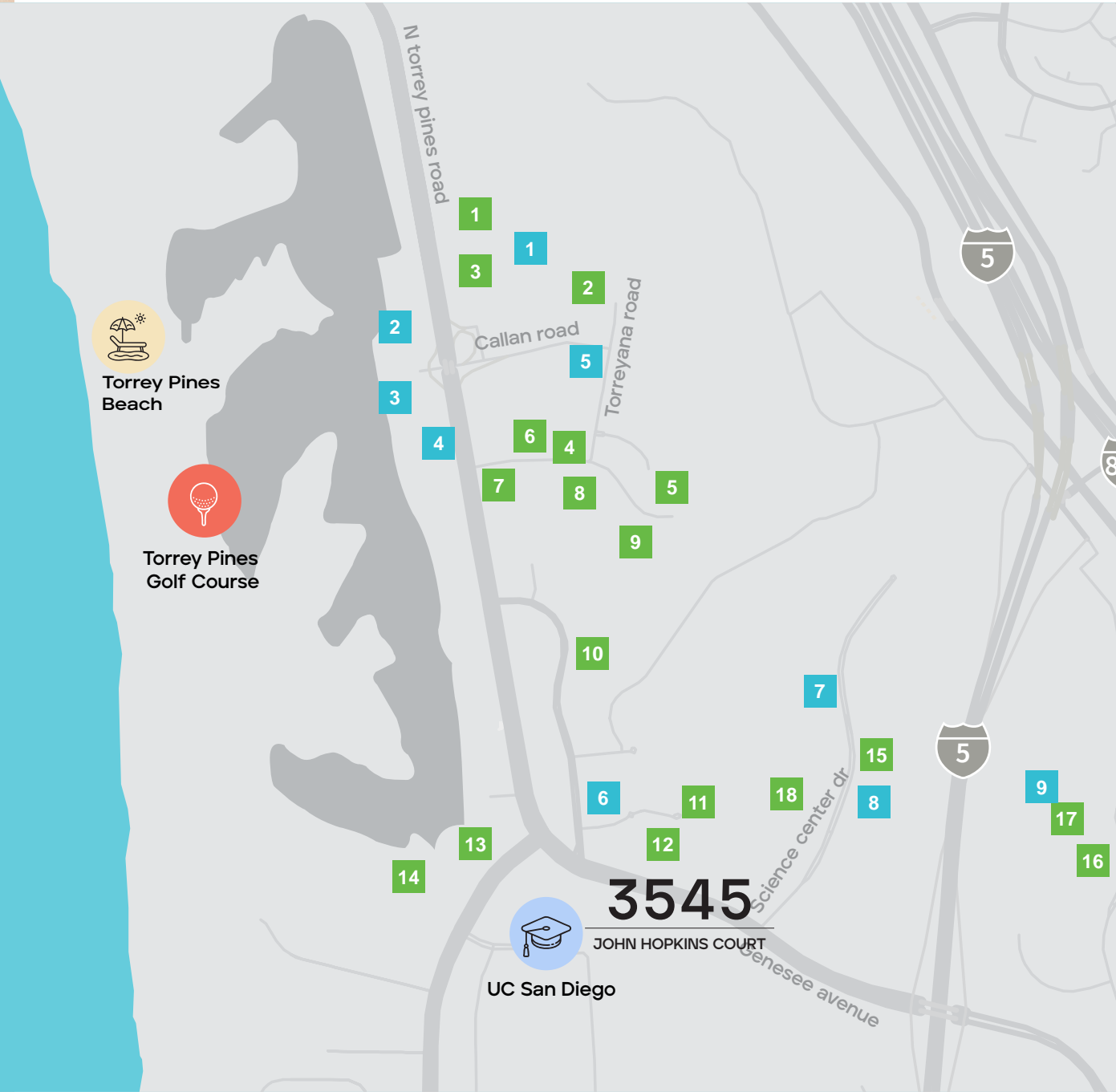
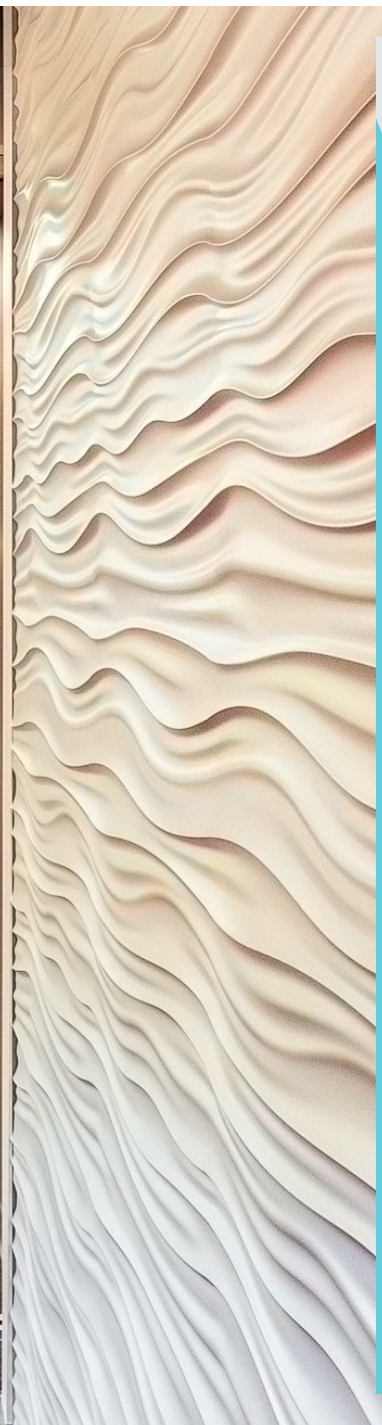
50% Lab | 10% Vivarium | 40% Office

Office: 32 workstations, 3 private offices, phone room, 2 huddle rooms, conference room, wellness room, break room

Lab: 10 lab benches, 6 lab support rooms, 4 fume hoods, 2 cold rooms, small vivarium



■ Lab area
□ Office
■ Vivarium



Life Science Community

- | | |
|--------------------------|---------------------|
| 1 Scripps Research | 1 Base Pair Cafe |
| 2 Foundation Medicine | 2 The Grill & Bar |
| 3 Inhibrx | A. R. Valentien the |
| 4 Merck | 3 Lodge at TP |
| 5 Johnson & Johnson | Torreyana Hilton |
| 6 Singular Genomics | 4 La Jolla |
| 7 Sanford Burnham | 5 Farmer & Seahorse |
| Prebys | 6 Parakeet Cafe |
| 8 Erasca | 7 Copa Vida |
| 9 Vertex | 8 Joya Kitchen |
| 10 Novartis | 9 Green Acre |
| 11 General Atomics | |
| 12 Labcorp | |
| 13 West Wireless Health | |
| 14 Salk Institute | |
| 15 Arcturus Therapeutics | |
| 16 Eli Lilly | |
| 17 Bristol Myers Squibb | |
| 18 Pacira | |



BioMed Realty, a Blackstone real estate portfolio company, is a leading provider of real estate solutions to the innovation economy.

BioMed Realty owns and operates high quality life science real estate in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. We're proud that our tenants continue to rapidly advance human health and the industry's breakthroughs. Over the past two decades, our tenant contributions to healthcare have improved the lives of millions of people worldwide.



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