



48,636 SF LAB/OFFICE AVAILABLE FOR SUBLEASE

NAUTILUS

3550 JOHN HOPKINS COURT | TORREY PINES

CBRE



THE OPPORTUNITY

Portion of 1st & Full 2nd Floor

» Available Square Feet: ±48,636 SF

» Total Stories: 2

» Available in 60 days

» Flexible Lease Term

» Asking Rate: Negotiable

» FF&E Negotiable

» Excellent Freeway Access

» Master Lease Expires: 12/31/2032

» Master Landlord: Alexandria



PROJECT HIGHLIGHTS



PARAKEET CAFE



EVENT LAWN



ORGANIC GARDEN



OUTDOOR LOUNGE



PRIME TORREY PINES LOCATION



BASEMENT STORAGE



TENANT-SPECIFIC CAFE/PATIO



FITNESS CENTER



CONFERRING CENTER

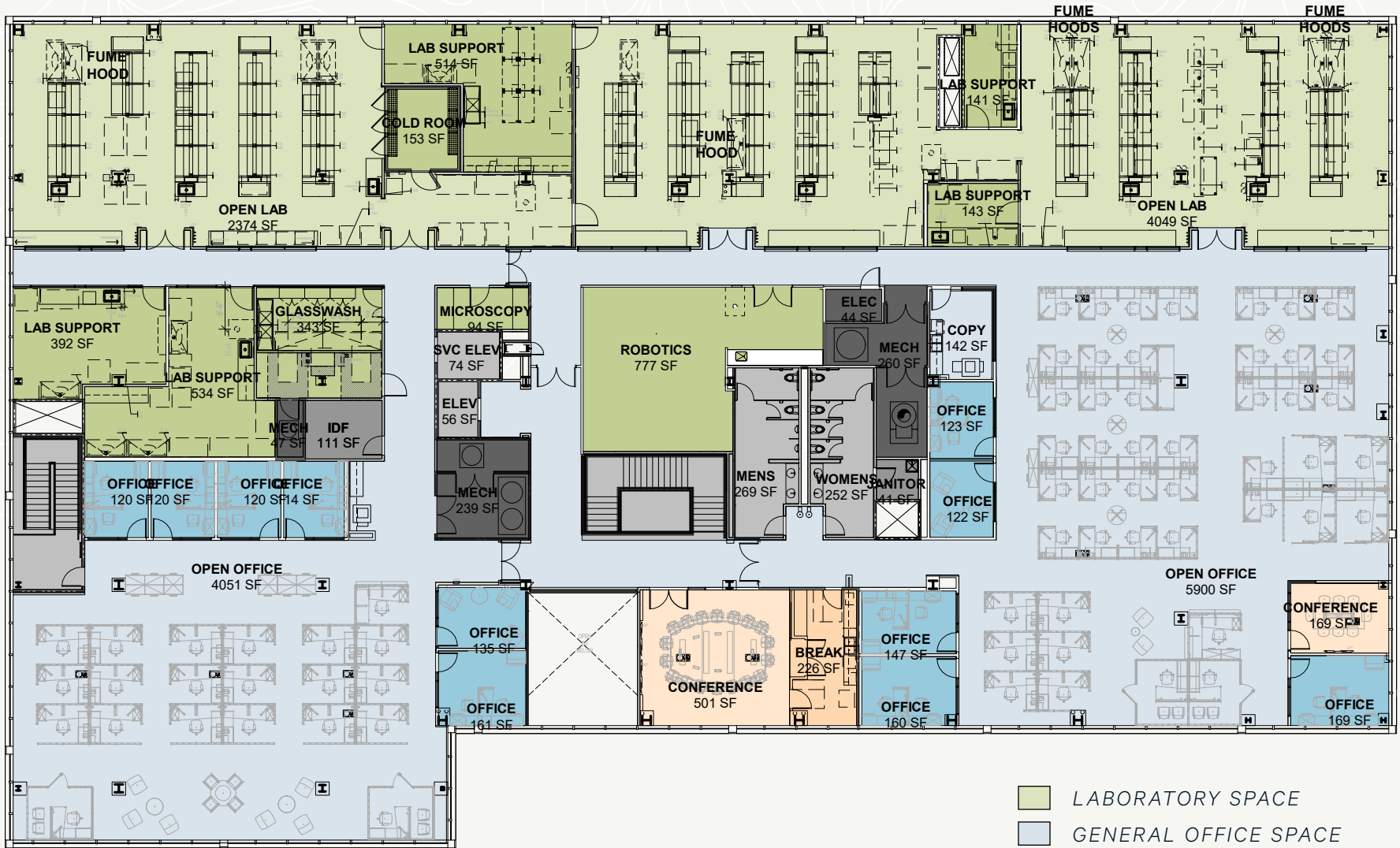
FLOOR PLAN

SUITE 100 – 10,559 RSF



FLOOR PLAN

SUITE 200 – 38,077 RSF



SURROUNDING AMENITIES



Restaurant/Retail

- | | | |
|-----------------------------------|------------------------|---------------------------|
| 1 Farmer & The Seahorse | 5 Parakeet Cafe | 8 Green Acre |
| 2 A.R. Valentien | 6 Joya Kitchen | 9 Wu Casa |
| 3 The Grill @ Torrey Pines | 7 Copa Vida | 10 Come On In Cafe |
| 4 Torreyana Grille | | |

Hotels/Lodging

- | |
|--|
| 1 The Lodge @ Torrey Pines |
| 2 Hilton La Jolla Torrey Pines |
| 3 Estancia La Jolla Hotel & Spa |
| 4 Courtyard by Marriott San Diego |



48,636 SF LAB/OFFICE AVAILABLE FOR SUBLEASE

NAUTILUS

3550 JOHN HOPKINS COURT | TORREY PINES

CBRE

ANDREW HUGGETT
Executive Vice President

+1 619 204 4504
andrew.huggett@cbre.com

LAUREN FULLER
Associate

+1 818 967 8157
andrew.huggett@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.