

SORRENTO HIGHLANDS



CLASS A LAB AND OFFICE SPACE

6965 LUSK BOULEVARD

CBRE

TWO-BUILDING CAMPUS

6925 Lusk – Fully Leased

6965 Lusk – +/- 80,520 SF For Lease



PROMINENT BUILDING
TOP SIGNAGE AVAILABLE



IMMEDIATE ACCESS TO
I-805, I-5, & HWY 56





ACCESS TO
MOUNTAIN
AND ROAD
BIKING TRAILS

SORRENTO
HIGHLANDS



LUSK BOULEVARD

6965
80,520 SF
Available

6925
FULLY LEASED

TELESIS COURT



UPGRADED FINISHES

INCLUDES REFRESHED LOBBY, LIGHTING
AND OFFICE FINISHES



CENTRAL PLANT WITH

2 150 TON HIGH-EFFICIENCY CHILLERS
2 1,500 MBTUH HOT WATER BOILERS
LAB AREAS ON VAV SYSTEM AT 12 AIR CHANGES/HR



ROBUST INFRASTRUCTURE

TO SUPPORT EMERGENCY GENERATOR (175KW)
NEW ROOF



UPGRADED 3,000 AMP
ELECTRICAL SERVICE



3,500 LB
SERVICE ELEVATOR



SHIPPING AND
RECEIVING AREA
WITH ROLL UP DOOR



REMODELED
RESTROOMS AND
SHOWERS

LAB

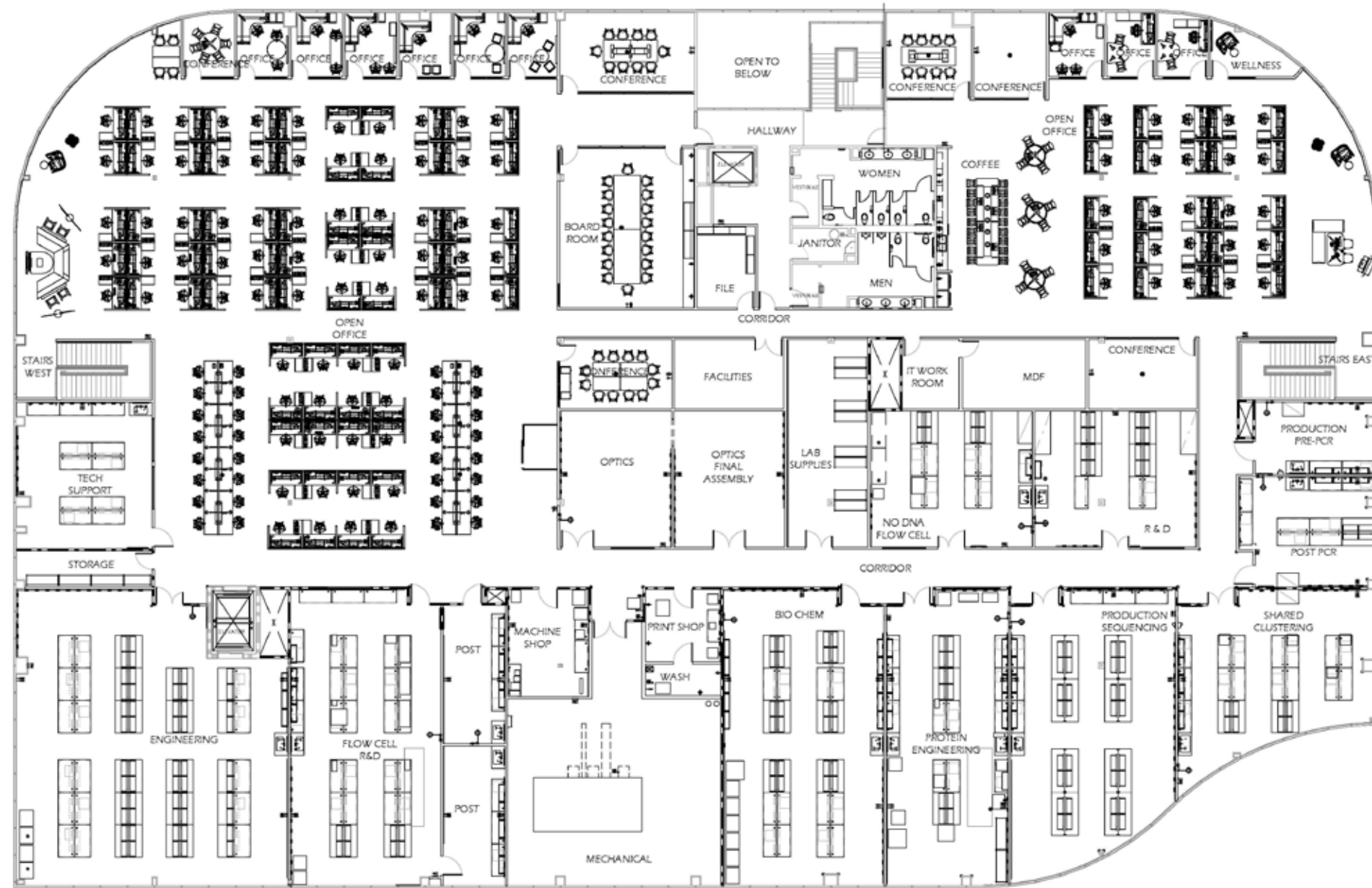


OFFICE



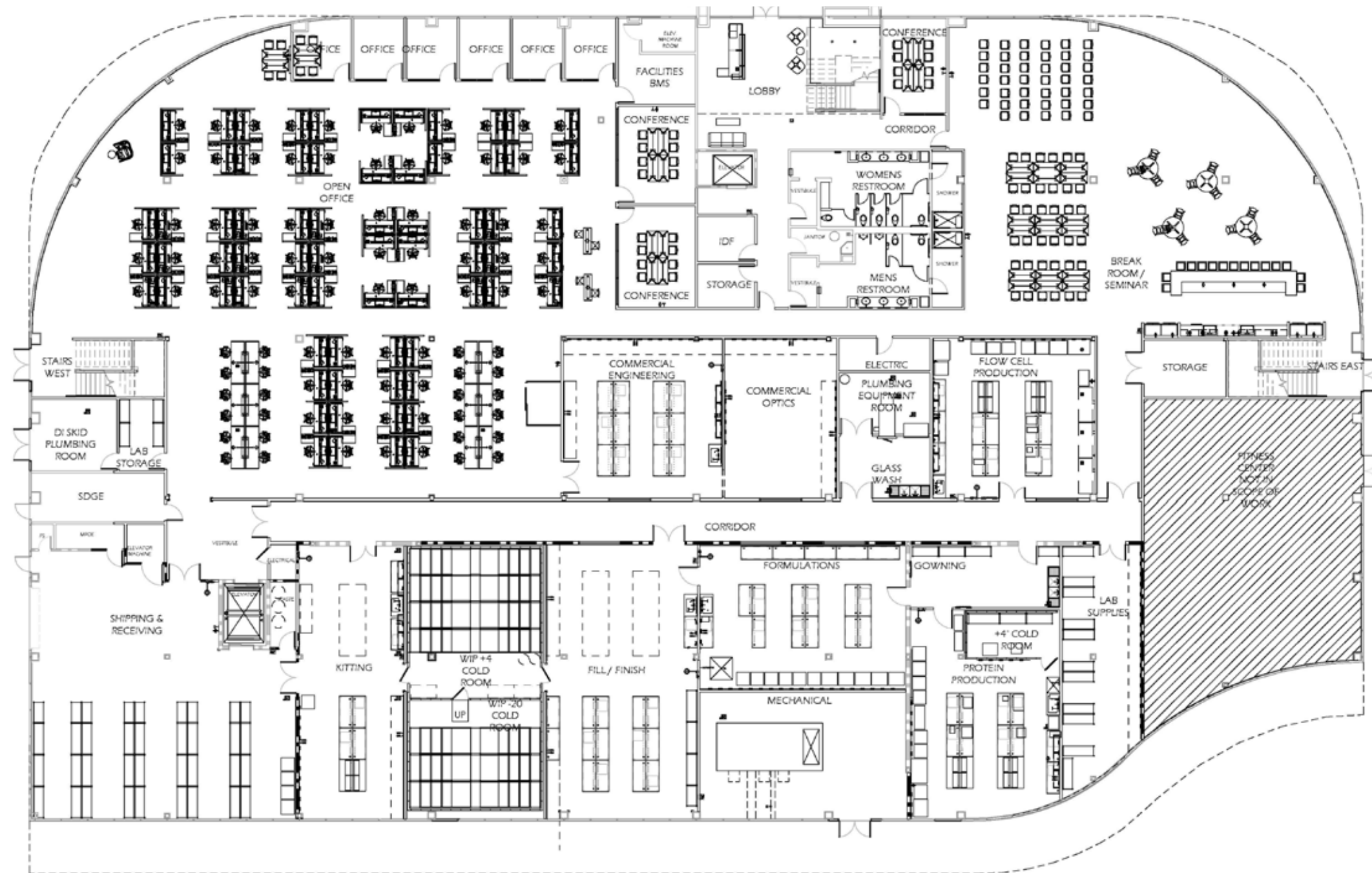
6965 LUSK

SECOND FLOOR / 46,248 RSF
VACANT



6965 LUSK

FIRST FLOOR / 34,272 RSF
VACANT





FULLY AMENITIZED
ENVIRONMENT

LOBBY



OUTDOOR
SEATING



RECENTLY UPGRADED
RENOVATIONS





FITNESS CENTER



HealthpeakTM
LIFE SCIENCE PROPERTIES

HEALTHPEAK 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 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



**EXACT
SCIENCES**

PACIRA
BIOSCIENCES, INC.

AMGEN

AstraZeneca

ARCUS
BIOSCIENCES

DEVALI
THERAPEUTICS

**GLOBUS
MEDICAL**

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