
TORREY PINES SCIENCE PARK

San Diego's Premier Coastal Life Science/Office Campus

11011 N TORREY PINES RD





11011 N Torrey Pines

TORREY PINES SCIENCE PARK

RECREATE YOUR WORK ENVIRONMENT



Research



Recreation



Innovation

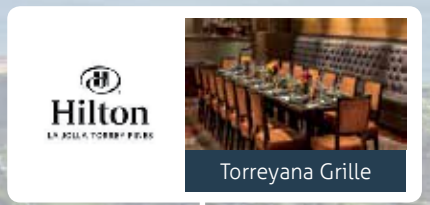
PROJECT FEATURES

Torrey Pines Science Park is a 25-acre coastal life science/office campus located atop world renowned Torrey Pines Mesa with breath taking Pacific Ocean and canyon views. The campus provides a perfect mix of state-of-the-art laboratory/office facilities and unparalleled on-site amenities for employee recruitment and retention. Project features include:

- Campus environment with access to:
 - Conference/training facility
 - Fitness center
 - Chefs Cafe & Catering
 - Outdoor seating/ collaboration areas with WiFi
- Corporate neighbors include world class research institutions, universities and pharmaceutical companies
- Walking distance to some of America's finest restaurants, Torrey Pines golf course, hotels, beaches and outdoor amenities
- Direct access to UCSD, La Jolla, Del Mar
- Fiber optics available
- Full, on-site staff including property management, engineering and security
- Ample surface and secure subterranean parking with 2 electric charging stations with ChargePoint system
- Building and monument signage available

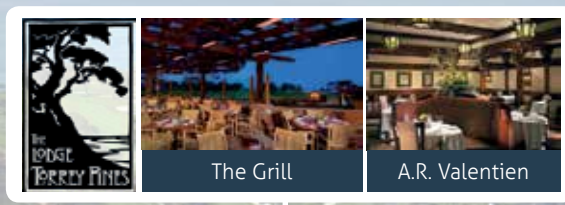


11011 NORTH TORREY PINES | WALKABLE AMENITIES



Hilton
BY DESIGN TORREY PINES

Torreyana Grille



THE LODGE
TORREY PINES

The Grill

A.R. Valentien



North Torrey Pines Road

11011 N. Torrey Pines

Shared Conference/Training Room

Torrey Pines Sporting Club

Science Park Road



FARMER
&
THE SEAGROVE

Callan Road

Chefs Cafe
& Catering

Cytori Cafe

Torreyana Road

TORREY PINES SCIENCE PARK | PROJECT AMENITIES

CHEFS CAFE & CATERING



FITNESS CENTER



SHARED CONFERENCE/TRAINING ROOM



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SUITE 130: ±21,746 SF

AS BUILT PLAN

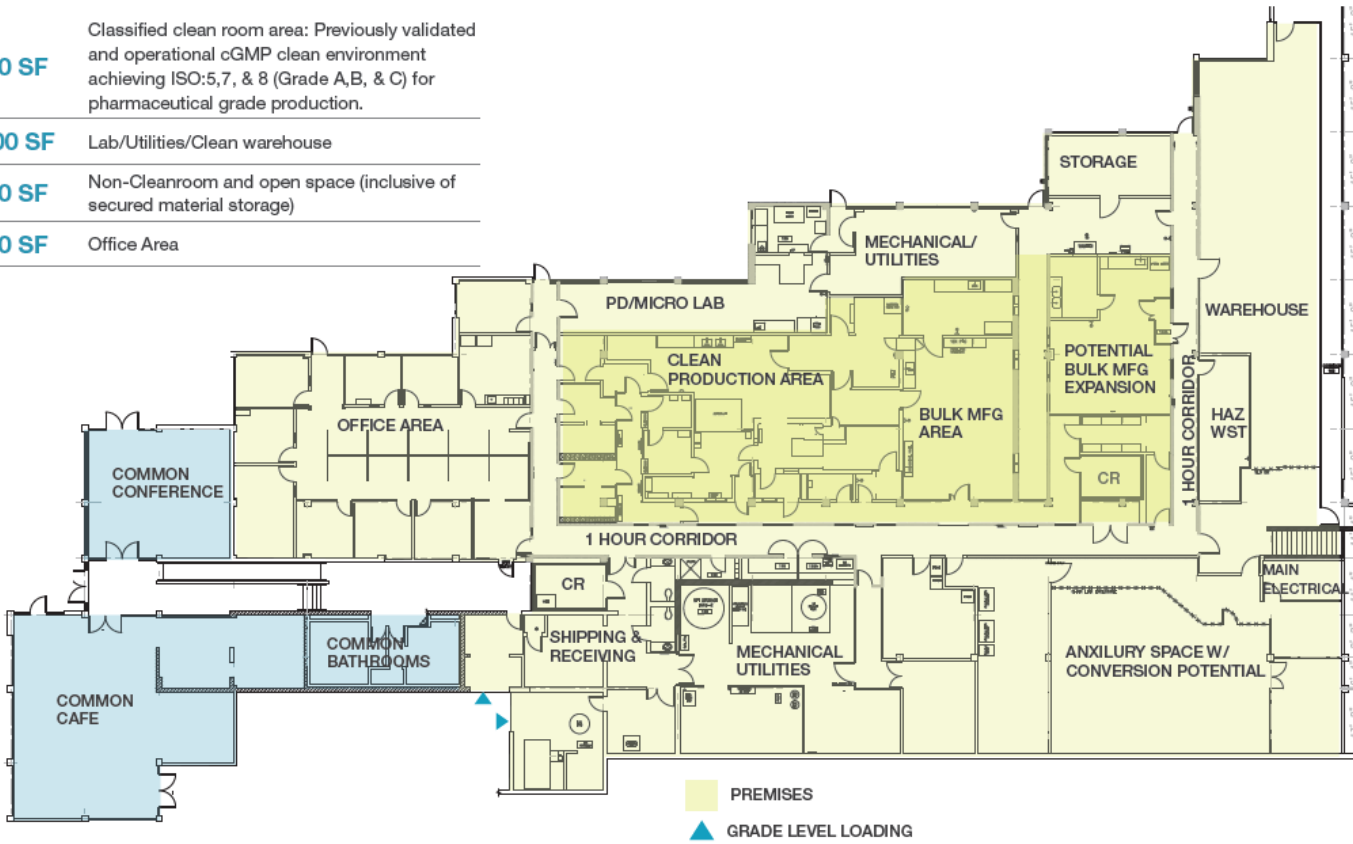
SUITE 130 | ±21,746 SF | SPACE BREAKDOWN

- ±5,200 SF Classified clean room area: Previously validated and operational cGMP clean environment achieving ISO:5,7, & 8 (Grade A,B, & C) for pharmaceutical grade production.

- ± 7,000 SF Lab/Utilities/Clean warehouse

- ±8,200 SF Non-Cleanroom and open space (inclusive of secured material storage)

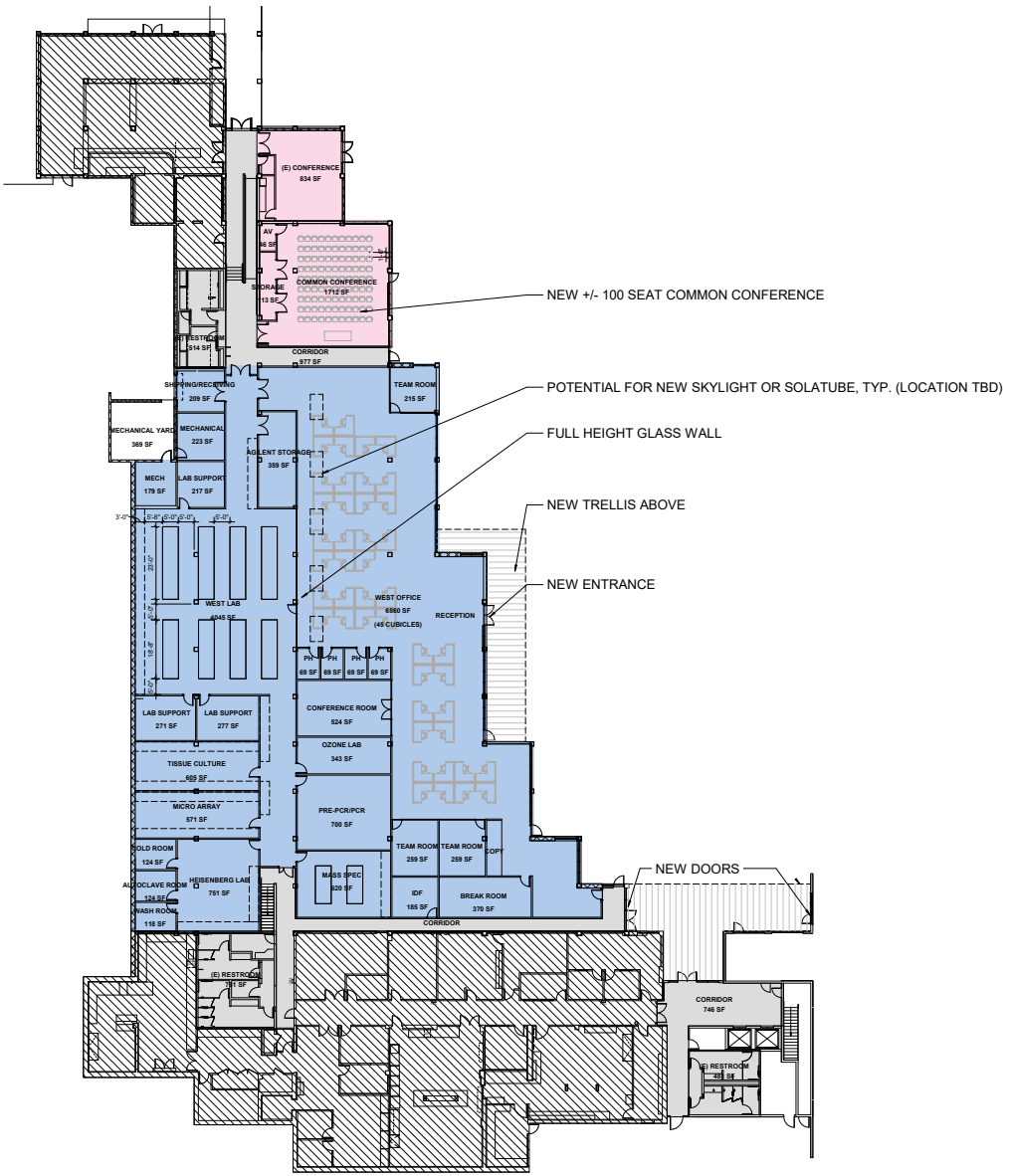
- ±2,700 SF Office Area



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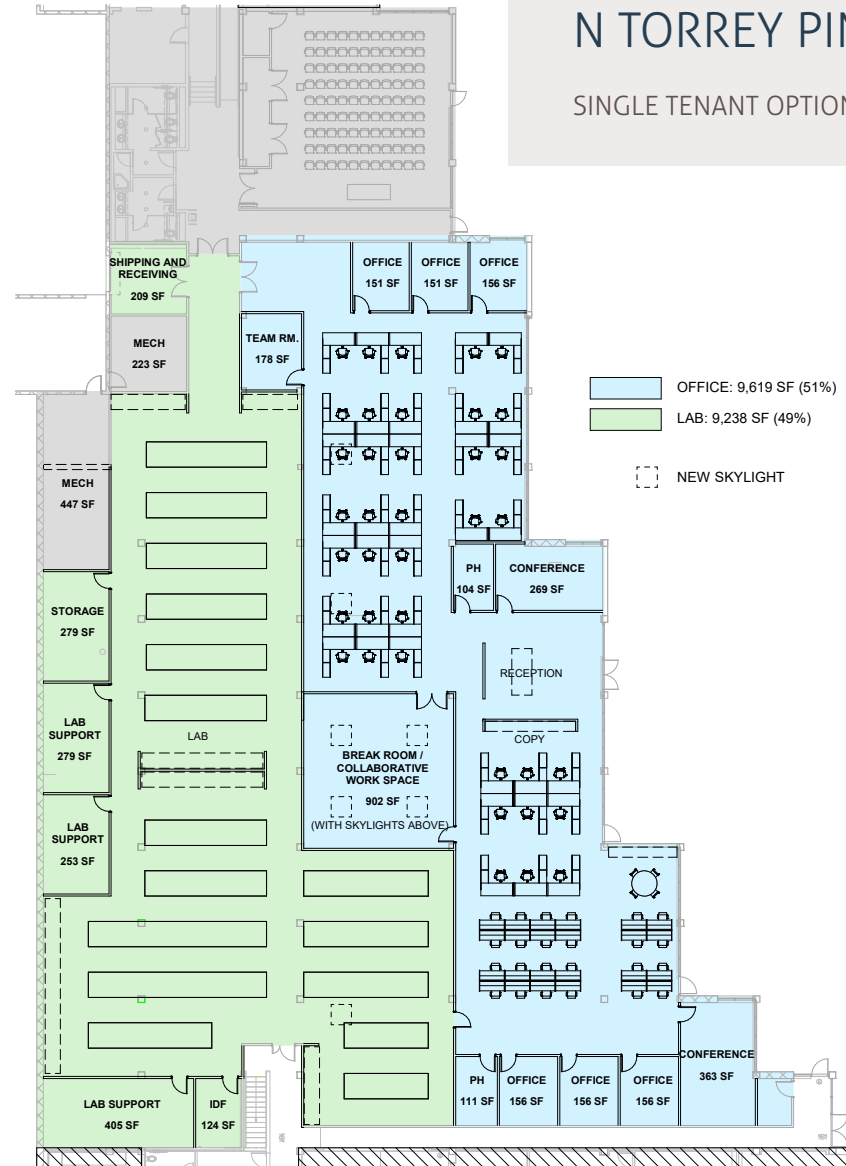
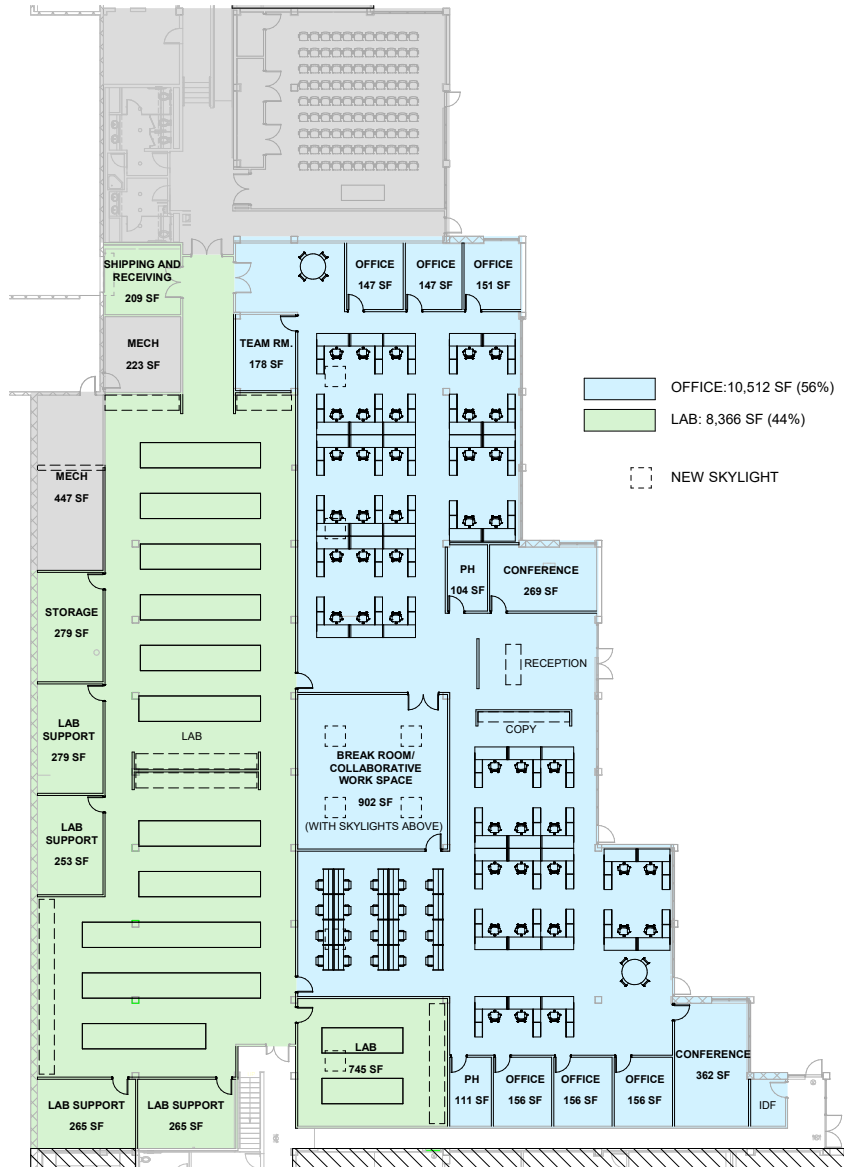
SUITE 130: ±21,746 SF

**HYPOTHETICAL
PLAN**



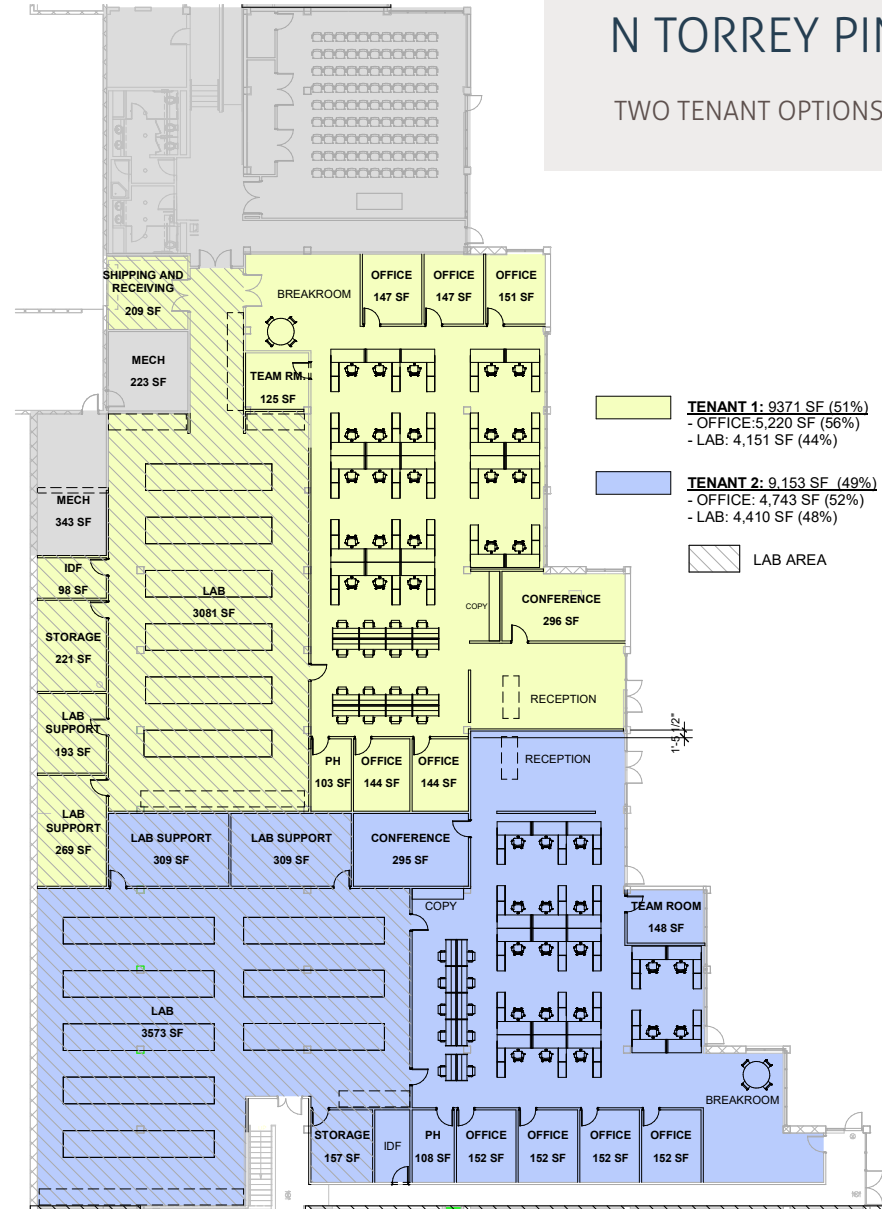
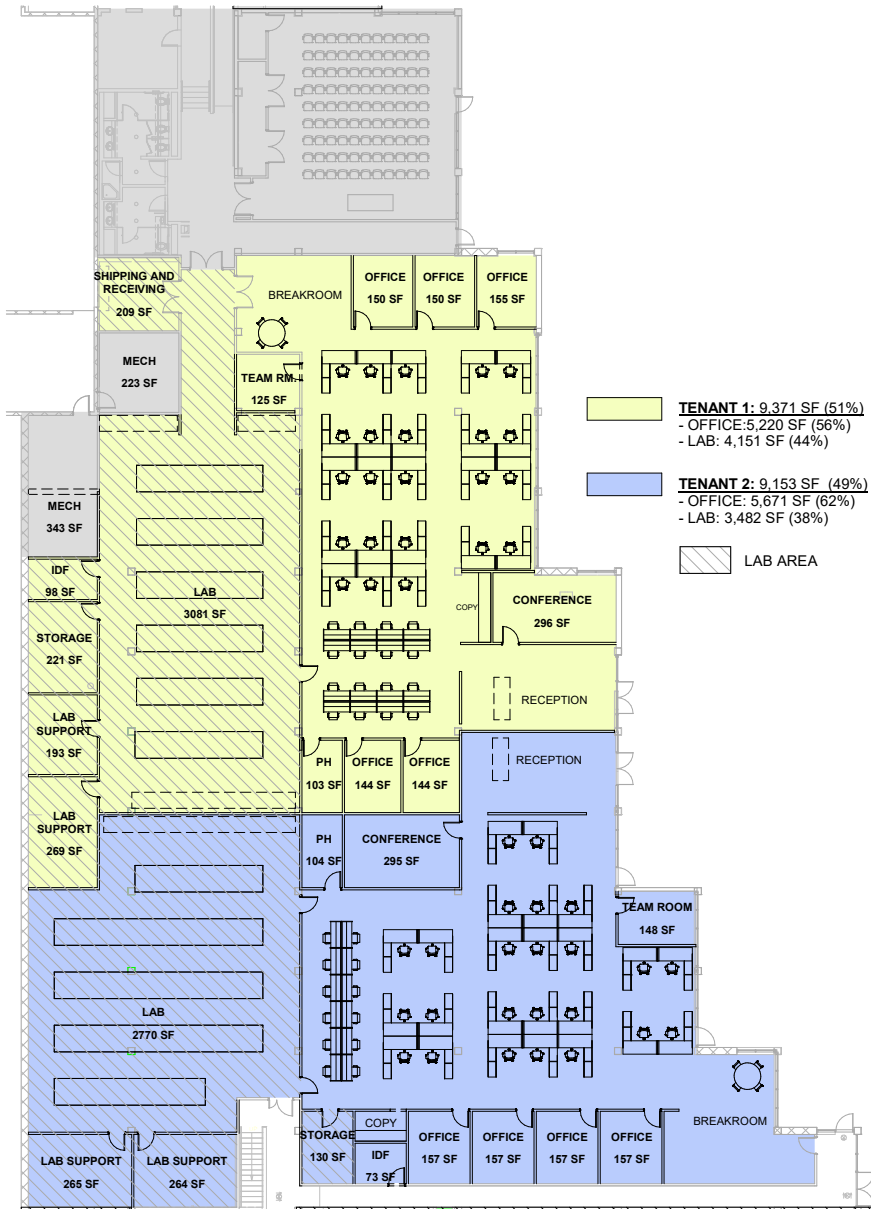
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SINGLE TENANT OPTIONS



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TWO TENANT OPTIONS



AREA AMENITIES

PERSONAL SERVICES

- 1 Torrey Pines Sporting Club
- 2 Rimal Workout Facility
- 3 Geisel Library

HOTEL / TRAVEL

- 1 The Lodge @ Torrey Pines
- 2 Hilton La Jolla Torrey Pines
- 3 Estancia La Jolla Hotel & Spa

OUTDOOR RECREATION

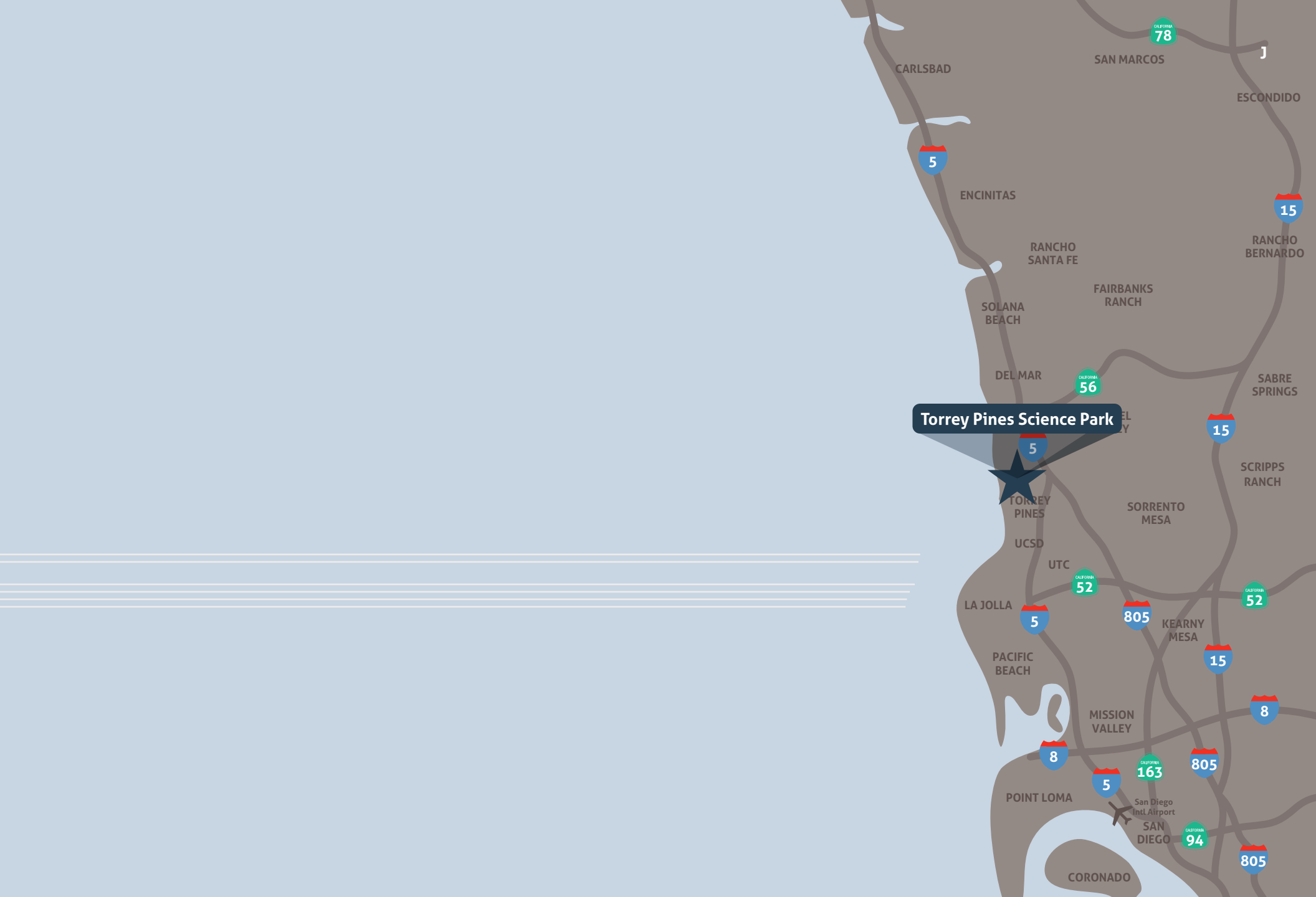
- 1 Torrey Pines State Park
- 2 Torrey Pines Golf Course
- 3 Black's Beach
- 4 Torrey Pines Glider Port

Jogging
Bicycling
Ocean Swimming
Hang Gliding
Hiking & Walking
Surfing
Golf
Kayaking
Scuba Diving

RESTAURANTS

- 1 A. R. Valentine
- 2 The Grill & Bar
- 3 Torreyana Grille
- 4 Adobe El Restaurante
- 5 TSRI Deli
- 6 Price Food Court
- Espresso Roma
- Rubio's
- Subway
- Wendy's
- Panda Express
- 7 Come On In Cafe
- 8 3030 Callan Cafe
- 9 Farmer & The Seahorse





Torrey Pines Science Park