

11149 NORTH TORREY PINES RD, San Diego



11149 N TORREY PINES RD

44,768 RSF LAB/OFFICE FOR SUBLEASE

FEATURES

- **Torrey Pines Golf Course & Ocean Views**
- **Prominent Torrey Pines Frontage**
- **Asking Rate: \$3.75/SF/month NNN**
- **Master Lease expires: 3/31/2021**
- **Divisible to ~22,000 rsf**
- **Additional term available on direct basis with landlord**
- Biology and chemistry labs
- FF&E
- 30+ Private Offices
- Open Area for Workstations
- 3+ Conference Rooms and Main Boardroom
- Large Shipping & Receiving



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FIRST FLOOR

Legend:

- Office (Blue)
- Lab (Yellow)



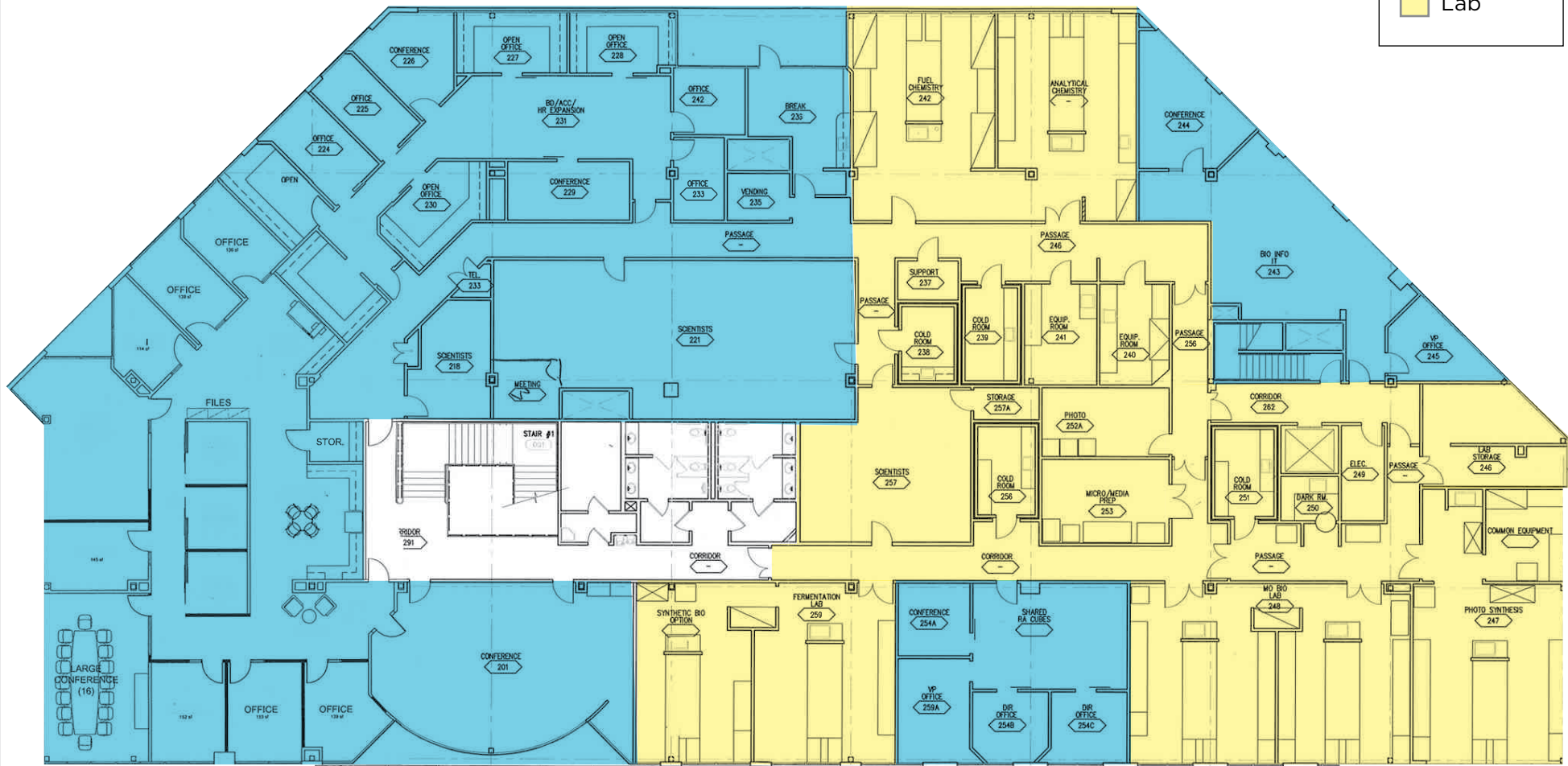
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SECOND FLOOR

Legend:

- Office (Blue)
- Lab (Yellow)



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UC San Diego

SALK INSTITUTE FOR BIOLOGICAL STUDIES

GENERAL ATOMICS

Genomics Institute of the Novartis Research Foundation

SBP Sanford Burnham Preby Medical Discovery Institute

wellspring biosciences

TORREY PINES GOLF COURSE

Takeda

Pfizer

gossamerbio

Celgene

FARMER

Ambrx

11149 N TORREY PINES ROAD

VERTEX

Johnson & Johnson INNOVATION LABS

BIOCOM

INHIBRX

COI



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44,768 RSF CLASS A LABORATORY FACILITY AVAILABLE FOR SUBLEASE

