



CALLAN

3020 | 3030 CALLAN ROAD

185,000 RSF life sciences development for sublease



CALLAN

3020 | 3030 CALLAN RIDGE



CALLAN

A premier life sciences campus

185,000 RSF life sciences development

Located in the center of innovation, Callan offers the only large campus available in Torrey Pines before 2025. This premier development provides scalability and flexibility; accomodating a range of research, lab and office uses. Callan will offer an amenity rich environment where companies can grow and expand.





±185,000

SF life sciences
campus

TI Ready

now

100%

available

2

3-story buildings

2

levels of underground
parking

±70,000

SF (divisible to)

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Amenities



Fitness Center



Campus Restaurant



Roof Deck



Green Roof
Sustainability



Outdoor covered
patio space



PV Canopy







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Specs

±35,000

SF floorplates (Building A)
±22,000 SF (Building B)

13'8"

floor-to-floor
height

100 lb

PSF live load capacity
(125 lb lab areas)

30' x 31'6"

column spacing

2.7/1,000

parking ratio
506 stalls

4'

drop dock with
hydraulic dock leveler







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FIRST FLOOR CONCEPT PLAN

Building A: 26,724 RSF

Building B: 17,679 RSF



	NOT IN SCOPE		COLLABORATION		LAB
	BUILDING SUPPORT		BREAK ROOM		LAB SUPPORT
	STAIRS / ELEV		OFFICE		SHARED AMENITY
	LOBBY / RECEPTION		OFFICE SUPPORT		TENANT BUILDING SUPPORT
	CONFERENCE		OPEN OFFICE		



Building B

CALLAN

SECOND FLOOR CONCEPT PLAN

Building A: 38,266 RSF

Building B: 24,356 RSF



NOT IN SCOPE



BUILDING SUPPORT



STAIRS / ELEV



LOBBY / RECEPTION



CONFERENCE



COLLABORATION



BREAK ROOM



OFFICE



OFFICE SUPPORT



OPEN OFFICE



LAB



LAB SUPPORT



SHARED AMENITY



TENANT BUILDING
SUPPORT



Building B

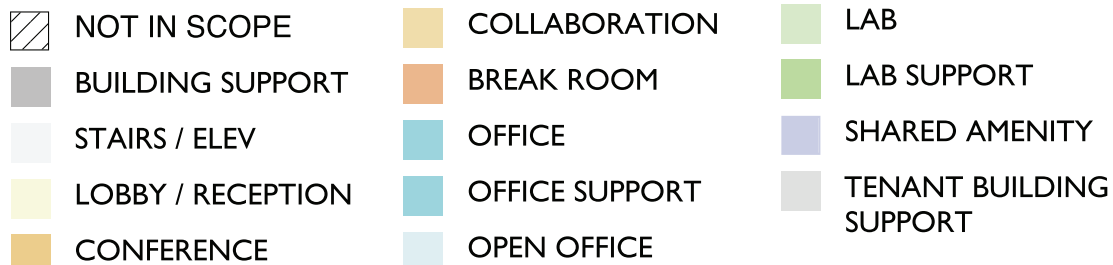
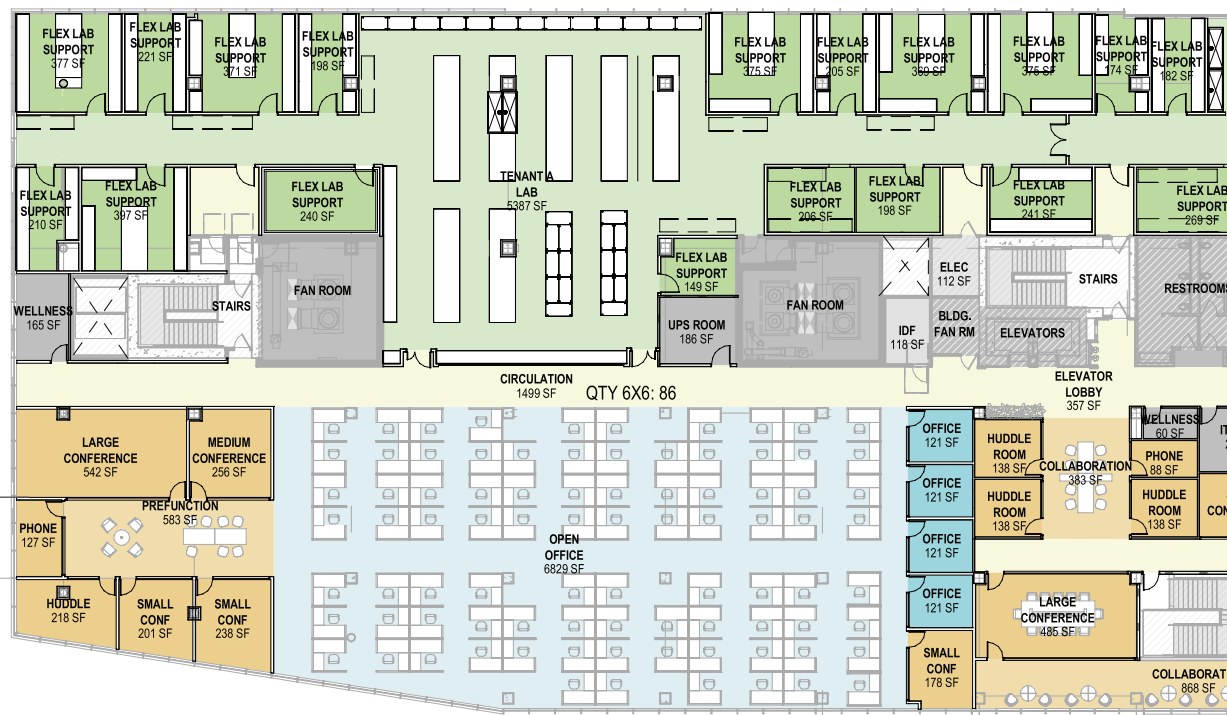
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THIRD FLOOR CONCEPT PLAN

Building A: 40,521 RSF

Building B: 25,765 RSF

Building A





Building B

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This map shows the San Diego region with a green circle highlighting the Callan area. The circle encompasses Torrey Pines, UCSD, UTC, and Sorrento Mesa. Major highways are shown as grey lines with their respective shields: 5, 15, 56, 805, 52, 8, and 94. The coastline is on the left, and the city of San Diego is at the bottom. Callan is marked with a downward arrow, and San Diego Airport is marked with an airplane icon in a circle.

TORREY PINES

MID-COUNTY BIOTECH CLUSTER

UCSD

SORRENTO MESA

UTC

LA JOLLA

MISSION VALLEY

SAN DIEGO AIRPORT

DOWNTOWN

CHULA VISTA

CALLAN



Life Science Community

- | | | | |
|----|------------------------|----|------------------------------|
| 1 | Calibr | 20 | General Atomics |
| 2 | Foundation Medicine | 21 | Pacira |
| 3 | BD | 22 | Bristol Myers Squibb |
| 4 | Prometheus Biosciences | 23 | Pfizer |
| 5 | Celgene | 1 | A.R. Valentien |
| 6 | Singular Genomics | 2 | The Grill & Bar |
| 7 | Sanford Burnham Prebys | 3 | Hilton La Jolla Torrey Pines |
| 8 | Scripps Research | 4 | Torreyana Grille |
| 9 | Vertex | 5 | The Lodge at Torrey Pines |
| 10 | Johnson & Johnson | 6 | Farmer & Seahorse |
| 11 | Novartis | 7 | Green Acre |
| 12 | Fate Therapeutics | 8 | Joya Kitchen |
| 13 | BASF | 9 | Copa Vida |
| 14 | Locanabio | 10 | Parakeet Café |
| 15 | Labcorp | 11 | Wu Casa |
| 16 | West Wireless Health | | |
| 17 | Salk Institute | | |
| 18 | Astellas | | |
| 19 | Eli Lilly | | |

