

**NEW CLASS A LIFE SCIENCE
DEVELOPMENT IN SAN DIEGO'S
LIFE SCIENCE CLUSTER**

DELIVERING Q1 2024





BEST-IN-CLASS DESIGN

± 117K SF TOTAL BUILDING

FLOOR PLATES:

- › 20K SF, Floor 1
- › 29K SF, Floor 2
- › 34K SF, Floors 3-4
- › Column-Free, 45' X 33' Typical Bay Depth

PARKING:

- › Surfaced & Structured
- › Over 2.5 per 1,000

ELEVATORS:

- › Two Passenger (3,500 LB)
- › One Freight (5,000 LB)

STRUCTURE:

- › Steel Frame
- › 16' Floor-to-Floor, Yielding 10' Finished Ceiling
- › 10' Floor-to-Ceiling Glass
- › 140 Lb / SF Structural Floor Load

LOADING / SERVICE DOCKS:

- › Two Interior at Grade
- › Two Exterior at Grade

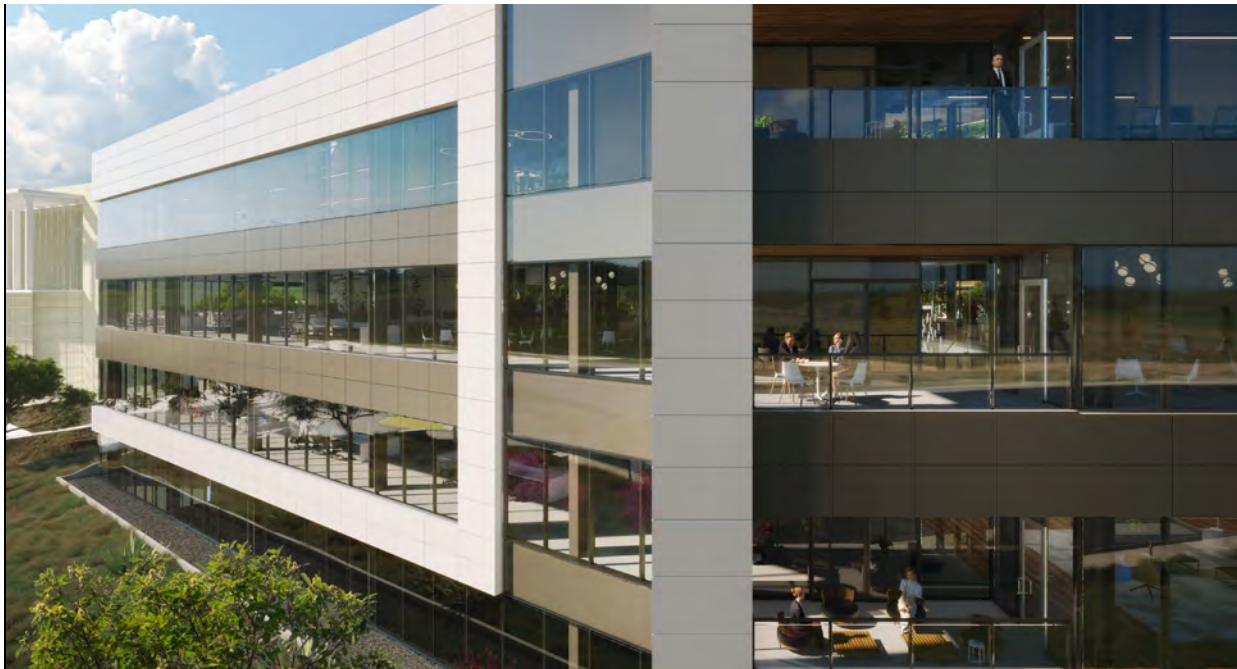
POWER:

- › 4,000 Amps @ 277/480 Volts

SUSTAINABLE DESIGN:

- › Targeting LEED® Silver Certification
- › Photovoltaic System & EV Charging





DEL MAR

Pacific
Ocean

**TORREY
PINES**



IMMEDIATE ACCESS & UNMATCHED SIGNAGE
ON THE I-805 AND I-5 VIA MIRA MESA BLVD

SHORT COMMUTE TO SAN DIEGO'S BEST HOUSING,
RETAIL, RESTAURANTS & AMENITIES

CENTRALLY LOCATED WITHIN THE
NATION'S #3 LIFE SCIENCE CLUSTER

ACCESS TO TOP TALENT FROM NEARBY
UNIVERSITIES & RESEARCH INSTITUTES

LUSK BLVD

SORRENTO MESA



UC San Diego

GENESEE AVE

UTC

LA JOLLA VILLAGE DR.



**MULTIPLE INGRESS/
EGRESS OPTIONS**

LOCATION

IN THE HEART OF

SAN DIEGO'S LIFE SCIENCE & TECH SECTOR

7 MIN

To UCSD

10 MIN

To Torrey Pines Research Institutions

20 MIN

To San Diego Int'l Airport & Downtown

731

Restaurants in a 5-Mile Radius

1,300

Life Sciences Companies in the San Diego Market

RESTAURANTS

- | | | | |
|----|-----------------------------|----|--------------------|
| 1 | Ike's Love & Sandwiches | 28 | Starbucks |
| 2 | Gravity Heights | 29 | Chick-fil-A |
| 3 | Croutons | 30 | Moment Sushi |
| 4 | Green Acre Campus Pointe | 31 | Cafe de Anza |
| 5 | City Taco | 32 | The Spot |
| 6 | Farmer & The Seahorse | 33 | Jersey Mike's Subs |
| 7 | Mom's Pizza & Pasta | | |
| 8 | Caliente Mexican Food | | |
| 9 | Bistro 39 | | |
| 10 | The Wine Sellar & Brasserie | | |
| 11 | Urbane Cafe | | |
| 12 | Spices Thai Cafe | | |
| 13 | The Grill at Torrey Pines | | |
| 14 | A.R. Valentin | | |
| 15 | Caroline's Seaside Cafe | | |
| 16 | Trulluck's | | |
| 17 | Ruth's Chris Steak House | | |
| 18 | Ken Sushi Workshop | | |
| 19 | TOAST Cafe | | |
| 20 | Rubios | | |
| 21 | Hanaya Sushi | | |
| 22 | Hawaiian Fresh Seafood | | |
| 23 | Marketplace Grille | | |
| 24 | WaBa Grill | | |
| 25 | Tadian Cafe | | |
| 26 | Kula Ice Cream | | |
| 27 | Madras Cafe | | |

LODGING

- | | |
|---|-------------------------------|
| 1 | The Lodge at Torrey Pines |
| 2 | Hilton La Jolla Torrey Pines |
| 3 | Estancia La Jolla Hotel & Spa |
| 4 | Hyatt Regency |
| 5 | Fairmont Grand Del Mar |
| 6 | Embassy Suites by Hilton |
| 7 | San Diego Marriott La Jolla |
| 8 | Hilton Garden Inn |
| 9 | San Diego Marriott Del Mar |

ATTRACTIONS

- | | |
|---|----------------------------|
| 1 | Torrey Pines State Reserve |
| 2 | Torrey Pines Golf Course |
| 3 | Birch Aquarium |
| 4 | California Wild Ales |
| 5 | Scripps Memorial Pier |
| 6 | Scripps Coastal Reserve |
| 7 | Torrey Pines State Beach |
| 8 | Torrey Pines Gliderport |



EXPERIENCE

PROJECT AMENITIES

-  Hospitality inspired arrival with three-story feature staircase
-  Fitness center with showers & locker room
-  Indoor / outdoor conference rooms
-  Bike storage
-  EV Charging
-  Innovative building design with integrated outdoor terraces on levels 2, 3 & 4



EXPERIENCE

WORLD-CLASS
SERVICE

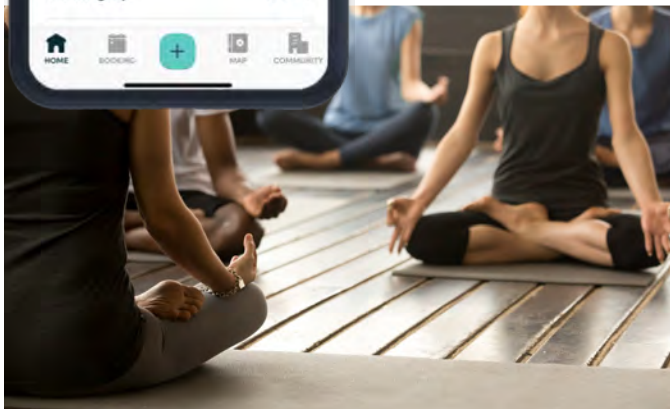
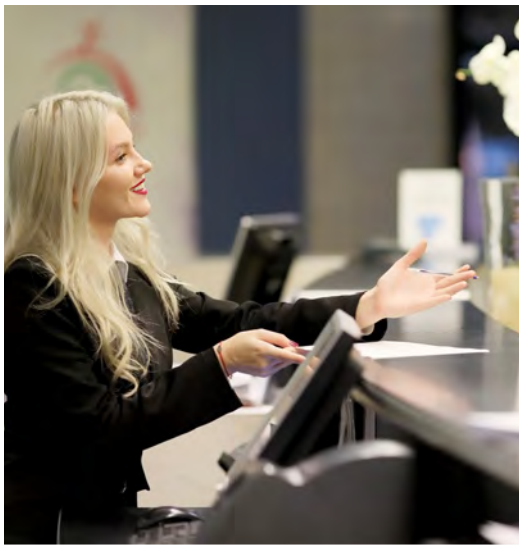
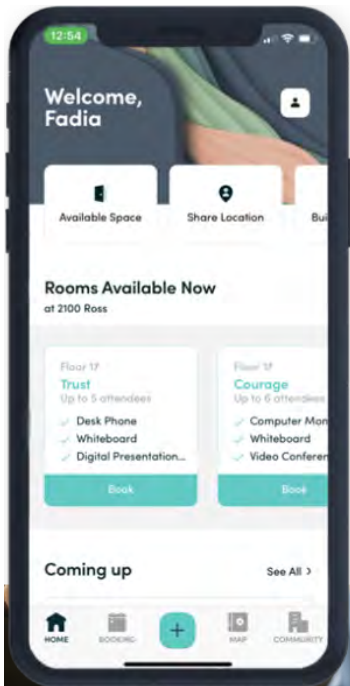


Vista Sorrento Labs will be professionally managed by CBRE’s premiere asset services team and complemented by the “Host” app. Host seamlessly connects employees with personalized services for a better work environment. Powered by CBRE’s professionals, the app enhances the workplace by connecting tenants to on and off-site amenities and customized service offerings.

Through the app, Tenants have direct access to communications, food and beverage, events and classes, concierge services, retail offers, community wellness initiatives, amenity bookings, service requests, access management and more.

Services may include:

- On-Site Concierge
- Seasonal Events & Happy Hours
- Same-Day Dry Cleaning
- Vehicle Fuel Delivery
- Car Wash
- Umbrella Service
- AAA Gold Membership
- Event Coordination
- On-Site Notary
- Shoe Shine
- Fitness Classes
- Food Trucks
- Hotel Reservations
- Corporate Rates
- Touchless Entry
- In-App Amenity & Space Bookings





SITEPLAN

1ST FLOOR: ±20,000 SF

LAB SUPPORT

POTENTIAL VIVARIUM LOCATION

FEATURE STAIR

RESTROOMS

LOCKER ROOMS

FITNESS CENTER

CONFERENCE ROOMS

OPEN LABORATORY

LAB SUPPORT

TC LAB

OPEN LABORATORY

LOADING DOCK

OUTDOOR CONFERENCE ROOM

STAIR

SERVICE ELEVATOR

MECHANICAL

AUTOCLAVE/GLASSWASH

FREEZER ROOM

ANT ROOM

ELECTRICAL

IDF

ELEVATOR

RENCE ROOMS

LOADING DOCK

OUTDOOR CONFERENCE ROOM

OPEN LABORATORY

OUTDOOR CONFERENCE ROOM

LOADING

BUILDING ELECTRIC

RESEARCH

FREEZER ROOM

LAB SUPPLY

CHEMICAL STORAGE

LAB EQUIPMENT

MECH SHAFT

WORKROOM

STAIR

ELEVATOR

ELEVATOR LOBBY

LOBBY

MAIN ENTRANCE

PATIO

OUTDOOR CONFERENCE ROOM

OPEN OFFICE

RESTROOMS

OFFICE

CONFERENCE ROOM

FEATURE STAIR

CAFE

BALCONY

OPEN LABORATORY

TC LAB

OPEN LABORATORY

LAB SUPPORT

MECHANICAL

CHEMICAL STORAGE

LAB SUPPLY

ELECTRICAL

IDP

STAIR

SERVICE ELEVATOR

ANTIC ROOM

LEGEND:

- OFFICE
- LABORATORY
- AMENITY
- CORE & UTILITIES

CONCEPTUAL TEST FITS

3RD FLOOR: ±34,000 SF



4TH FLOOR: ±34,000 SF



- OFFICE
- LABORATORY
- AMENITY
- CORE & UTILITIES

