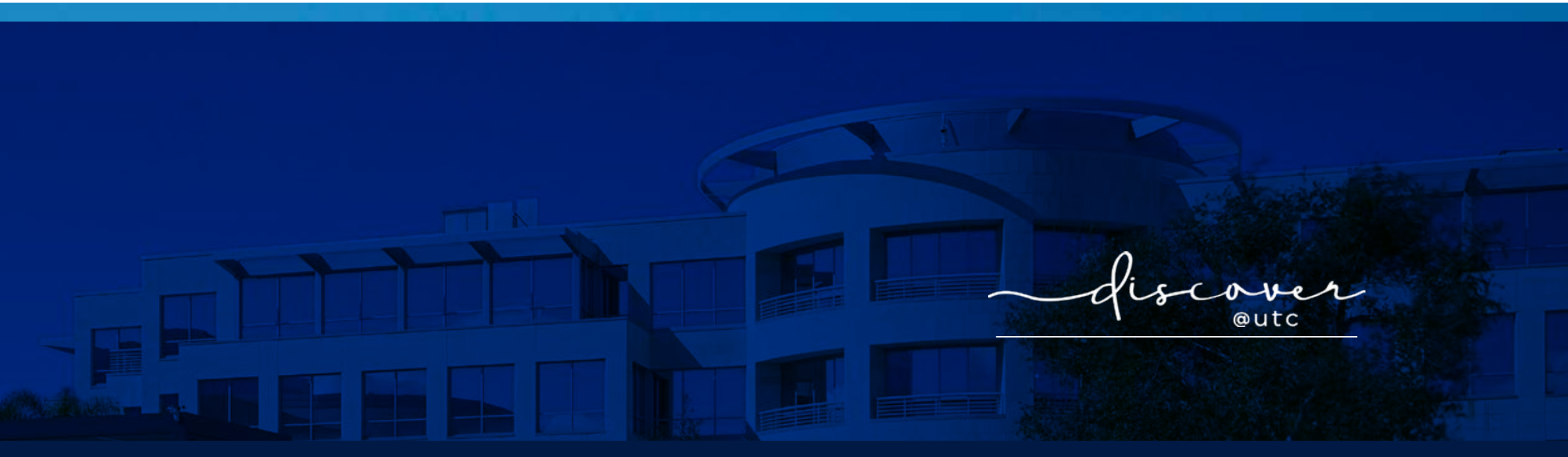




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4570 Executive Drive | 9360 & 9390 Towne Centre Drive



288,289 SF
LIFE SCIENCE CAMPUS IN
UTC



BMR LIFE SCIENCE REAL ESTATE

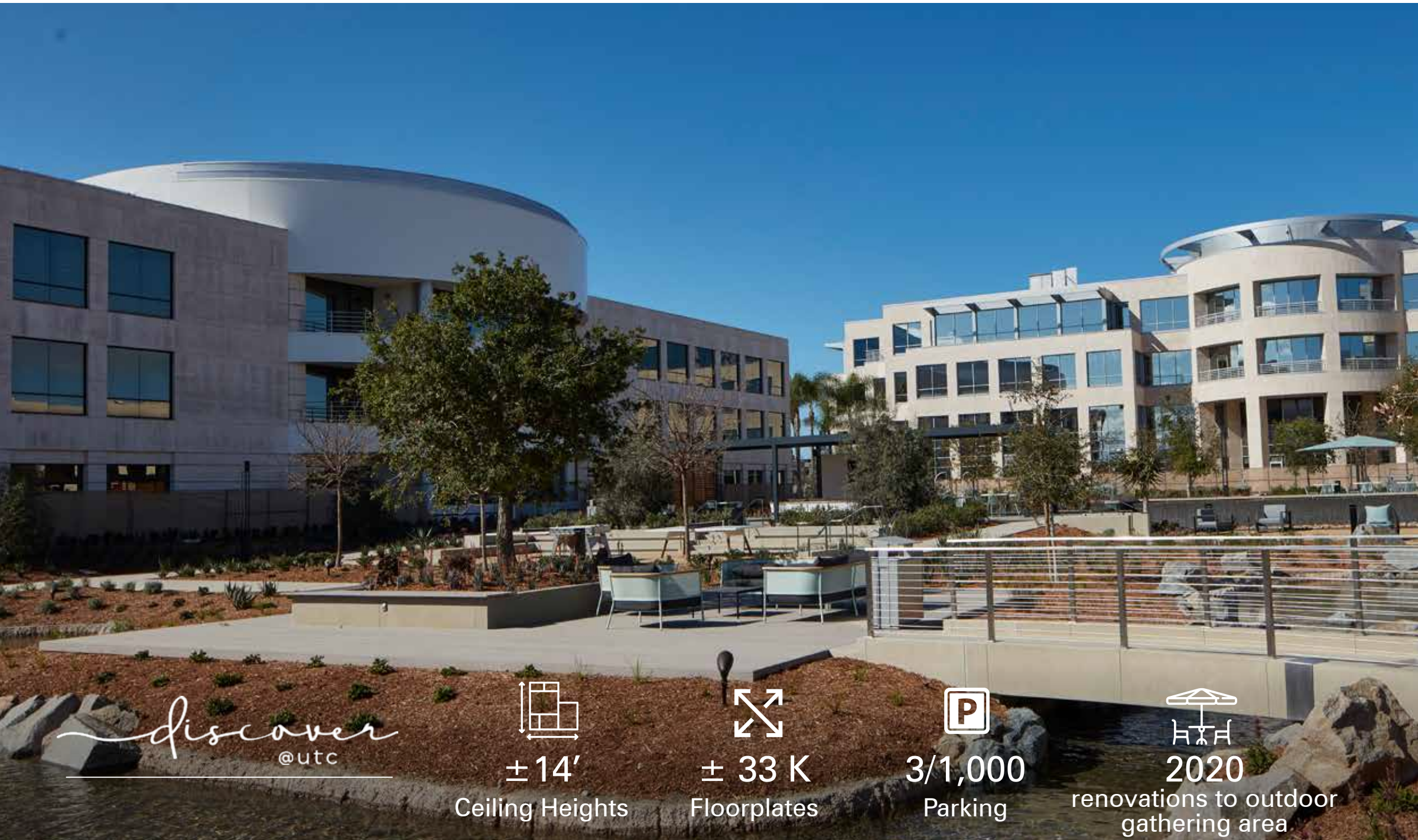
BioMed Realty is the leading provider of real estate solutions to the life science community with a proven track record in bringing unmatched expertise to the full range of in-house real estate services – facilities management, construction, leasing, development, acquisition, and financing.

Recognizing the need for controlled environments, state-of-the-art facilities and creative flexibility, BioMed Realty acquires and develops a world-class portfolio that supports tomorrow's innovations. Across the core markets of the industry, BioMed Realty's 12 million square foot portfolio supports a deep and varied roster of life science organizations, from early-stage companies to research institutions to global pharmaceutical companies.

BioMed Realty services are:

Tenant Driven Advancing research by creating highly functional labs directly with the life science community.

Research Driven BioMed Realty offers flexible lease structures throughout its 2.8 million square foot San Diego portfolio creating opportunities for long-term growth.



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± 14'

Ceiling Heights



± 33 K

Floorplates



3/1,000

Parking



2020

renovations to outdoor
gathering area

SPECS

4570 Executive Drive

Project Size:	125,219 SF
Year Built:	1999
Building Heights:	56'
Parking:	371
Fire Sprinklers:	Yes
Power Capacity:	8,000 Amp
Boilers:	Four 499 MBH = 1,996 MBH
Building Management System:	Yes - Tridium
Generator:	2 - Spectrum 105 kW; Spectrum 355 kW

9360 Towne Centre Drive

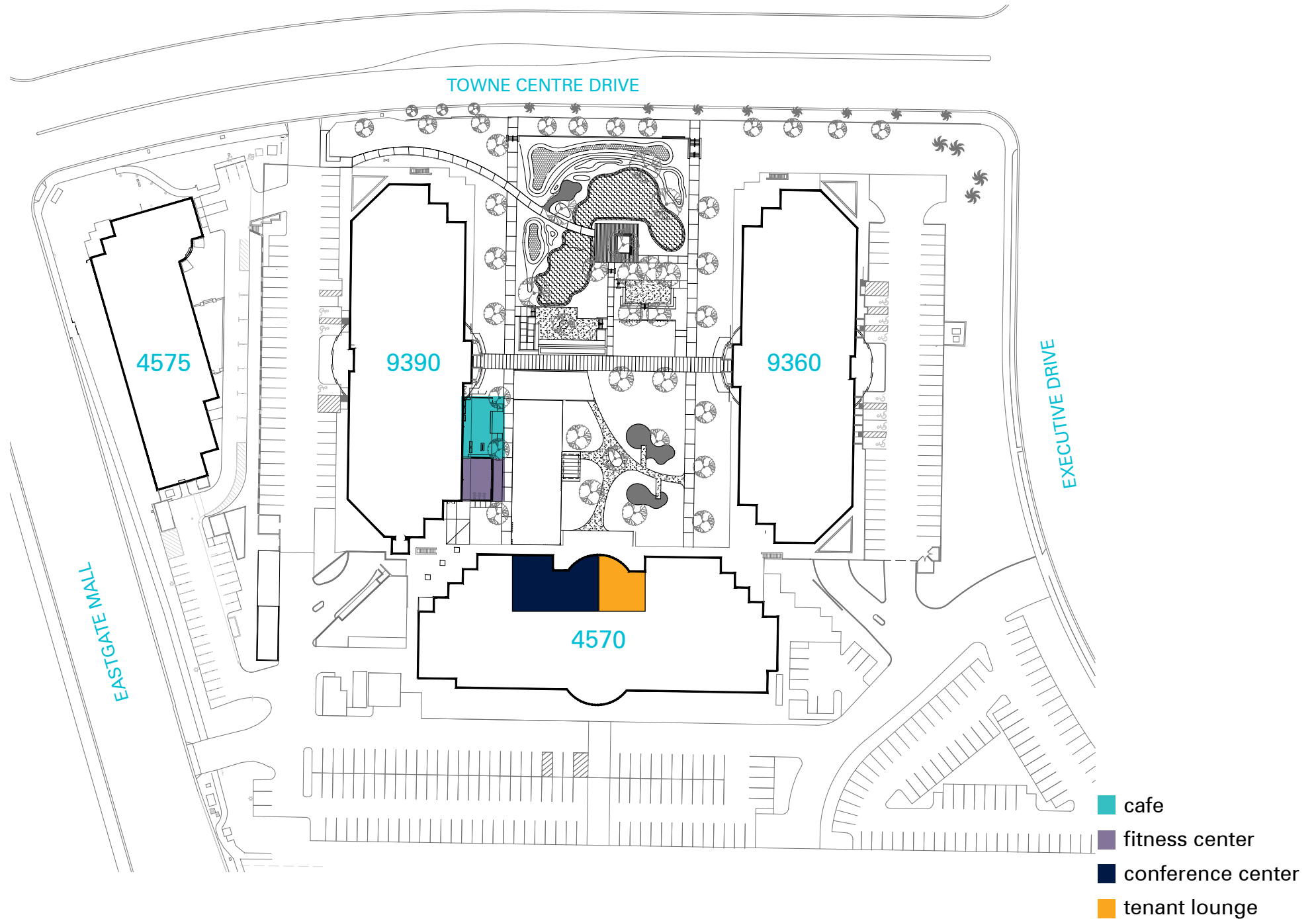
Project Size:	71,390 SF
Year Built:	1990
Building Heights:	42'
Parking:	219
Fire Sprinklers:	Yes
Power Capacity:	3,000 Amp
Boilers:	Two 2,000 MBH = 4,000 MBH
Building Management System:	Yes - Siemens Desigo
Generator:	1 - Generac 500 kW

9390 Towne Centre Drive

Project Size:	72,921 SF
Year Built:	1999
Building Heights:	42'
Parking:	182
Fire Sprinklers:	Yes
Power Capacity:	4,000 Amp
Boilers:	Two 3,680 MBTU
Building Management System:	Yes - DDC (Siemens)
Generator:	1 - Kohler 500 kW



SITE PLAN



PROJECT HIGHLIGHTS

Four building Class A life science campus located in UTC

Mixture of single tenant and multi-tenant buildings

Centrally located exterior gathering area that provides a tranquil campus setting for tenants

Access to common restaurant

Fitness Center w/ showers and lockers

Conference Center

Tenant Lounge

Walking distance to the Westfield UTC Mall

Close proximity to freeway and public transportation (Blue Line Trolley)

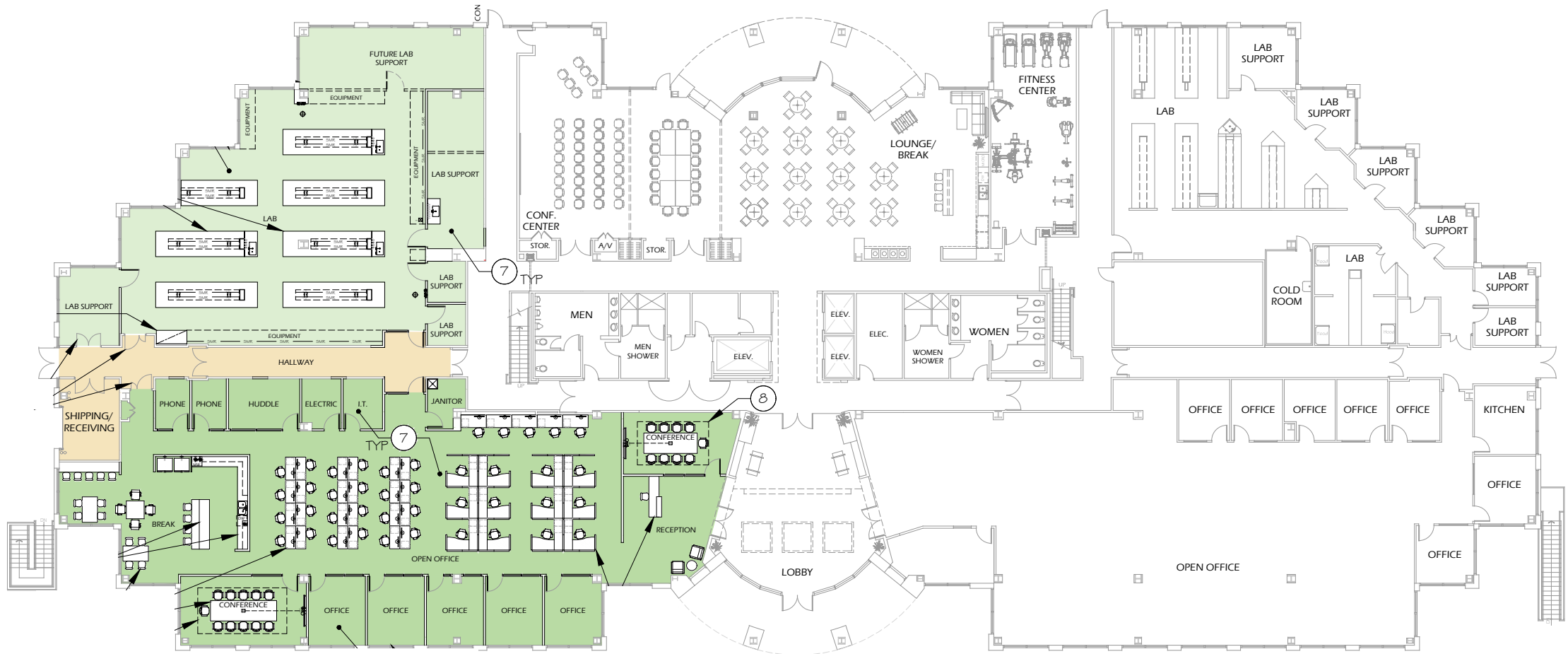


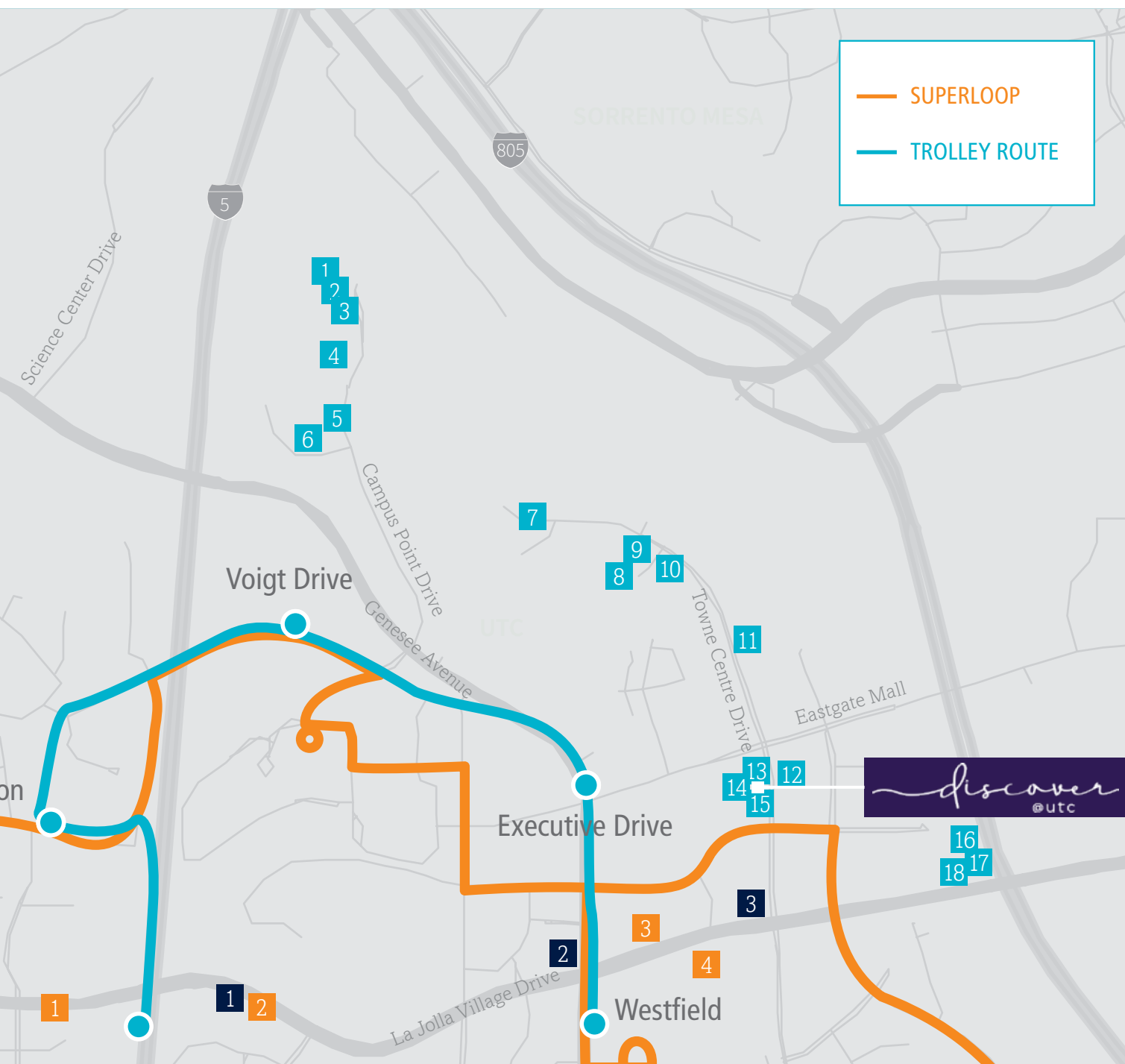
4570 EXECUTIVE DRIVE

FIRST FLOOR | SUITE 100

10,583 SF | AVAILABLE Q1 2024

40% LAB | 60% OFFICE





Life Science Community

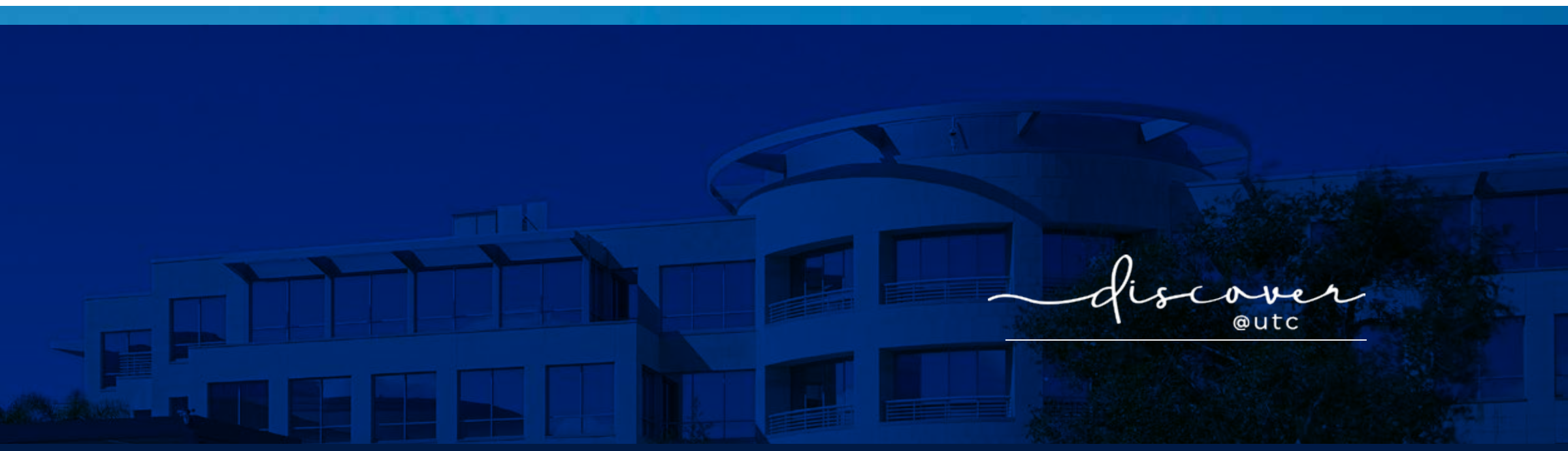
- 1 Celgene
- 2 Covance
- 3 UC San Diego
- 4 Lilly
- 5 Avexis
- 6 Heron Pharmaceuticals
- 7 Helix
- 8 Tanabe Research
- 9 Abbott Laboratories
- 10 Cardea
- 11 Takeda
- 12 Sorrento Therapeutics
- 13 Poseida Therapeutics
- 14 Human Longevity
- 15 Biosplice
- 16 Genomatica
- 17 Firmenich
- 18 illumina

RESTAURANTS

- 1 The Shops at La Jolla Village
- 2 Aventine
Trulucks Fleming's
The Melting Pot
- 3 Red O
- 4 Westfield UTC
Shake Shack
La Colombe Coffee
SoulCycle
Raised by Wolves
True Food Kitchen
Javier's
The Wine Bar

HOTELS

- 1 Hyatt
- 2 Marriott
- 3 Embassy Suites



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