Nautilus



KILROY Where Innovation Works

CUSHMAN & WAKEFIELD

Designed for Discovery

Nautilus, a four-building life science campus, brings innovation to the heart of Torrey Pines — ever evolving from the ignition of discovery to production.

Surrounded by the best in research and the best in nature, the campus is rooted in human-centered design and sustainability. At Nautilus, care, quality, and experience shine through every detail.

Just steps from the research bench, tenants enjoy an on-site café, conference center, fitness & wellness center, conservation garden and event lawn. Rugged sandstone cliffs, coastal bluffs, and sweeping views of the Pacific Ocean are right at your fingertips.

±232,000 SF
4 Buildings | 2 Stories

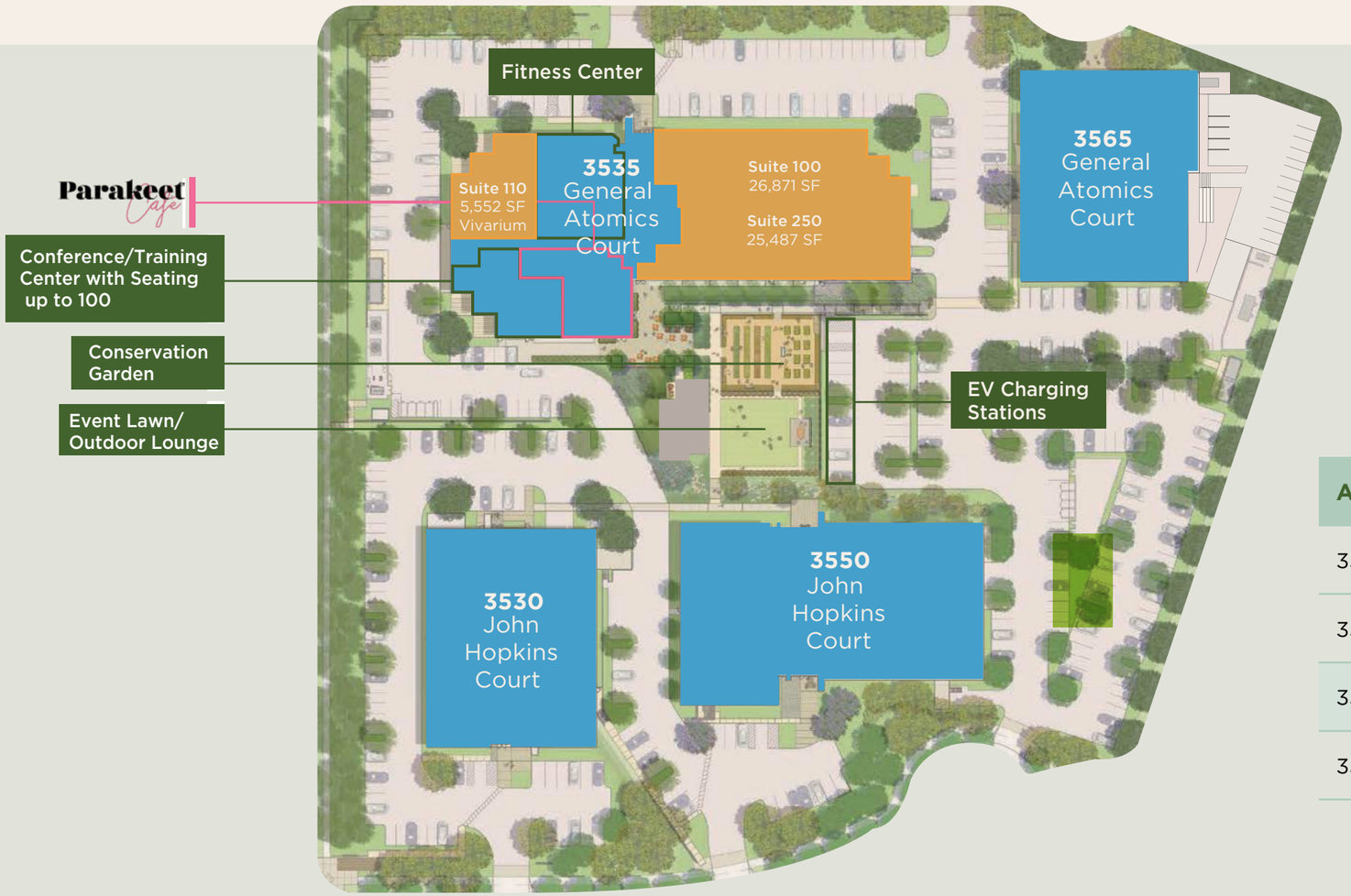
±58,000 SF
Available now

±20,000 – ±35,000 SF
Large, open floorplates

Amenity Rich Campus
Parakeet Cafe, fitness and wellness center, conference center, outdoor event lawn, and conservation garden



Nautilus



Campus Overview

ADDRESS	TOTAL SF	AVAILABLE SF	STATUS
3530 John Hopkins	45,589 SF	100% Leased	
3550 John Hopkins	62,739 SF	100% Leased	
3535 General Atomics	80,543 SF	57,910 SF	VACANT
3565 General Atomics	43,295 SF	100% Leased	







Engineered for Innovation

3535 General Atomics Ct

80,543 SF
Total Building Size | 2 Stories

50:50
Lab to Office

15’
Clear Height

100 LBS / SF
Floor Load Capacity

4,000 amps at 277/480
VAC Power

2
Dedicated Level Loading Areas

300kW
Emergency Generator

Autoclave/Glass Wash
Common to Building



A New Coastal Rhythm

Common Area & Spec Suite Renovations Underway











The layouts depicted in these renderings are hypothetical and subject to change.

3535 General Atomics Court

Suite 110 | 5,552 SF (Contiguous to 57,910 SF)

As-Built | Available Now



Lab

- 4 Holding Rooms
- 1 Large Holding Room with Anteroom
- Gowning Rooms, Restrooms & Showers
- 2 Procedure Rooms
- 1 Sterile Procedure Room
- 1 Immunocompromised Room
- 2 Quarantine Rooms
- 2 Storage Areas
- 1 Janitorial Closet
- 1 IT Closet

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3535 General Atomics Court

Suite 100 | 26,871 SF (Contiguous to 57,910 SF)

Furnished Office Spec Suite | Delivering Q1 2027 | 50:50 Lab to Office



Lab

- 12 Island Benches
- 5 Chemical Fume Hoods
- 5 Tissue Culture Rooms
- 1 Cold Storage Room
- 2 Lab Storage Rooms
- 1 Lab Support Room
- Compressed Air & Vacuum
- LN2 & CO2 Piping

Office

- 6 Private Offices
- 3 Conference Rooms
- 3 Phone Rooms
- 1 Break Area with 2 Rollup Doors to Private Terrace
- Reception Area
- 1 Huddle Room
- Open Office Area
- Work Room
- Wellness Room

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3535 General Atomics Court

Suite 250 | 25,487 SF (Contiguous to 57,910 SF)

Hypothetical | 55:45 Lab to Office



Lab

- 28 Island Benches
- 8 Tissue Culture Rooms
- 1 Cold Room
- 7 Lab Offices
- 2 Offices
- 2 Storage Rooms
- 4 Mechanical Rooms
- 1 Glass Wash
- 1 Cylinder Closet
- 1 Wellness Room

Office

- 18 Private Offices
- 5 Conference Rooms
- 1 Break Area
- 2 Copy Areas
- Reception

Nautilus



Grab & Go Café



On-site Parakeet Café



Conference/Training Center
with Seating up to 100

Where Innovation Makes Waves

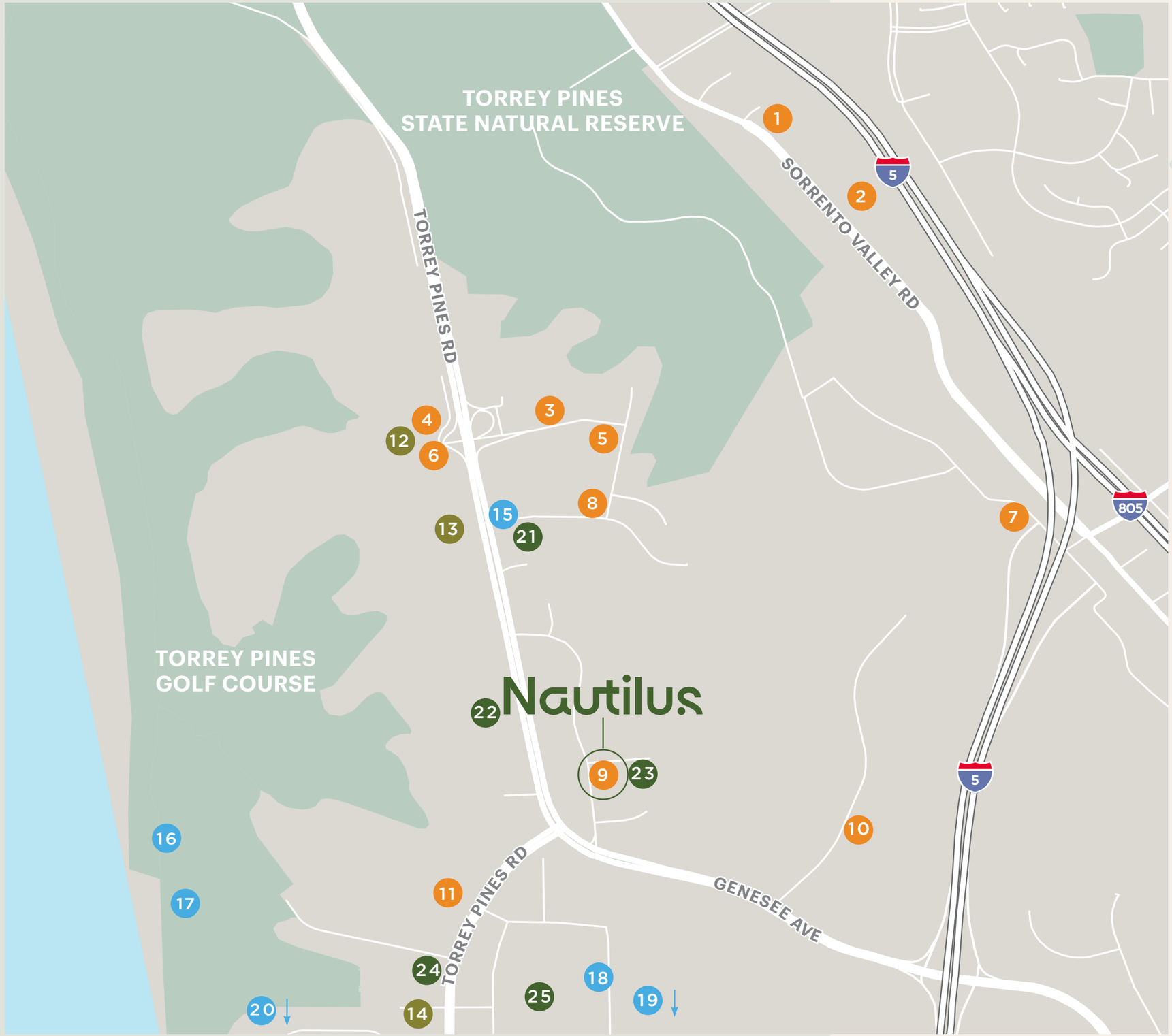
At Nautilus, ideas spring to life indoors and out. Refresh and re-energize with sunshine, gentle coastal breezes, and a curated mix of top-notch amenities.



Fitness & Wellness Center



Conservation Garden & Event Lawn



Nearby Amenities

RESTAURANTS

1 Mom's Pizza and Pasta
2 New English Brewing
3 Come On In! Café
4 The Grill at Torrey Pines
5 Farmer & The Seahorse
6 A.R. Valentien
7 Zumbar Coffee & Tea
8 Gold Finch Modern Delicatessen
9 Parakeet Café
10 Joya Kitchen
11 Bella Vista Social Club & Caffe

HOTELS

12 The Lodge at Torrey Pines
13 Hilton La Jolla Torrey Pines
14 Estancia La Jolla Hotel & Spa

ACTIVITIES, ETC.

15 Torrey Pines Golf Course & Driving Range
16 Black's Beach Trail
17 Torrey Pines Glideport
18 Triton Track and Field Stadium
19 RIMAC Arena
20 Birch Aquarium

RESEARCH INSITUTIONS

21 Sanford Burnham Prebys
22 Scripps Research
23 Sanford Labs
24 Salk Institute
25 UCSD Campus

The Kilroy Experience

Designing places where innovation thrives

Kilroy Realty is a leading West Coast real estate company, with over ~25M sq. ft. of operating portfolio and development pipeline, focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

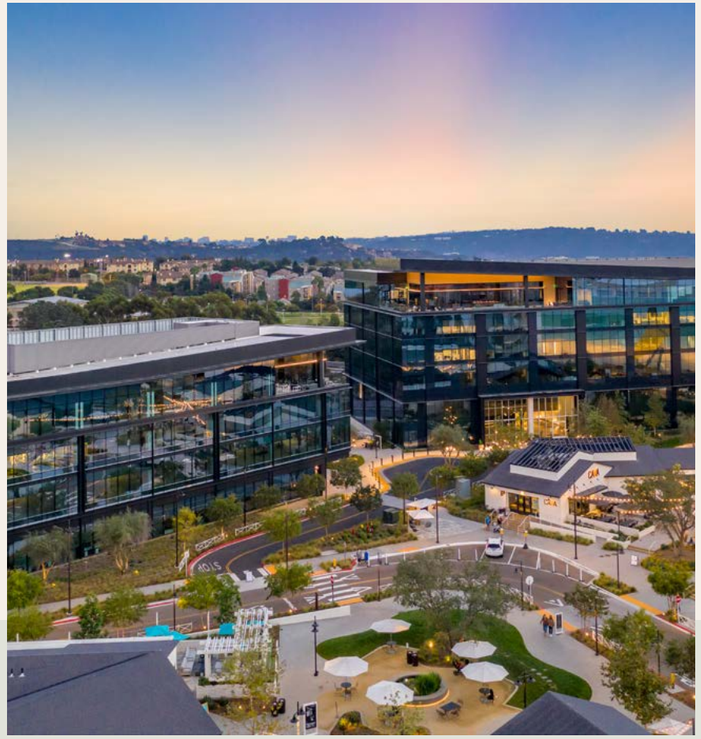
Sustainable, Innovative Design

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

Tenant-Focused Management

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.









Kilroy is Driving Environmental Progress through Design & Operations

Our vision is to improve the environmental and social performance of our portfolio and Company, while delivering long term value to our tenants, employees, communities, and shareholders. Our sustainability efforts are broad, and include a focus on energy, carbon, water, waste, and health & wellness. This commitment to sustainable and healthy practices positions Kilroy as a leader in the real estate industry.

Kilroy properties are designed and operated to the highest standards, with many achieving LEED, ENERGY STAR, and Fitwel certifications. Kilroy is proud to have achieved carbon neutral operations since 2020, accomplished through a focus on energy efficiency, onsite and offsite renewable energy, renewable energy certificates, and verified carbon offsets.

Learn more: kilroyrealty.com/sustainability

Achievements & Accolades

Carbon Neutral Operations
Kilroy has achieved carbon neutral operations across our portfolio since 2020

Best in Building Health
Fitwel Exellence Award,
Fitwel Champion Company,
Most Certifications of All Time, 2019-2022

ENERGY STAR
Partner of the Year, 2014-2025
Sustained Excellence, 2016-2023

Newsweek
Listed on America's Most Responsible Companies, 2020-2025

GRESB
#1 in Development (Diversified),
Regional Sector Leader for Americas, 2022-2023
5-Star Rating, 2015-2023

Green Lease Leaders
Leader, 2014-2024
Gold Level, 2018-2024
Champion of the Decade, 2024

US EPA Green Power Partnership
Member of National Top 100 Green Power Users, 2021-2024

Bloomberg Gender-Equality Index
Member, 2020-2023



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3530 & 3550 John Hopkins Court
3535 & 3565 General Atomics Court

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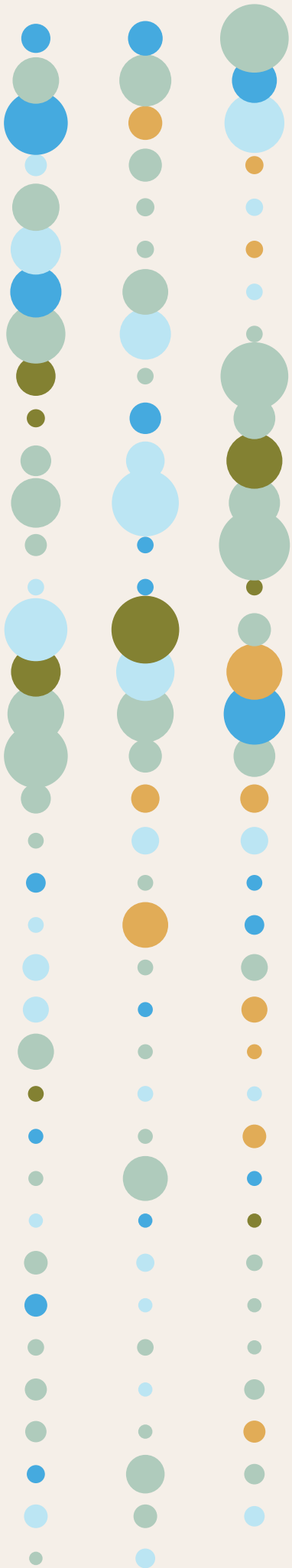

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