

THE BOARDWALK

10275 Science Center Drive San Diego, CA 92121



WHERE INNOVATION
MEETS THE OCEAN BREEZE

10,000 SF – 74,695 SF
State-of-the-Art Lab + Office Sublease

STEP INTO THE FUTURE OF **LIFE SCIENCE**

NOW AVAILABLE

10,000 – 74,695 SF of premium, plug-and-play lab and office space in the heart of Torrey Pines. Perfect for teams ready to scale discoveries and disrupt the status quo.



⬡ AVAILABLE SF:
10,000 – 74,695 SF

⬡ TOTAL STORIES: 2

⬡ AVAILABLE: NOW

- Asking Rate: \$5.25 NNN
- FF&E: Negotiable
- Parking Ratio: 3/1,000 SF Surface & Exclusive Subterranean Parking
- Highly Visible Signage Opportunity
- Master Lease Expires: 9/30/2032
- Master Landlord: Healthpeak Properties

THIS IS BIOTECH, REIMAGINED.



Outdoor collaboration zones & laid-back lounge spaces



Open-air café for food & caffeine-fueled breakthroughs



Indoor/outdoor fitness center to flex your mind & muscles



High-tech shared conference center for powerful presentations

WORK

WELLNESS

WONDER

**BUILT FOR BOLD
BREAKTHROUGHS**

THE BOARDWALK



NEXT-GEN INFRASTRUCTURE TO FUEL YOUR NEXT BIG **DISCOVERY**

DI WATER

VACUUM + AIR

HOUSE NITROGEN

600KW EMERGENCY
GENERATOR

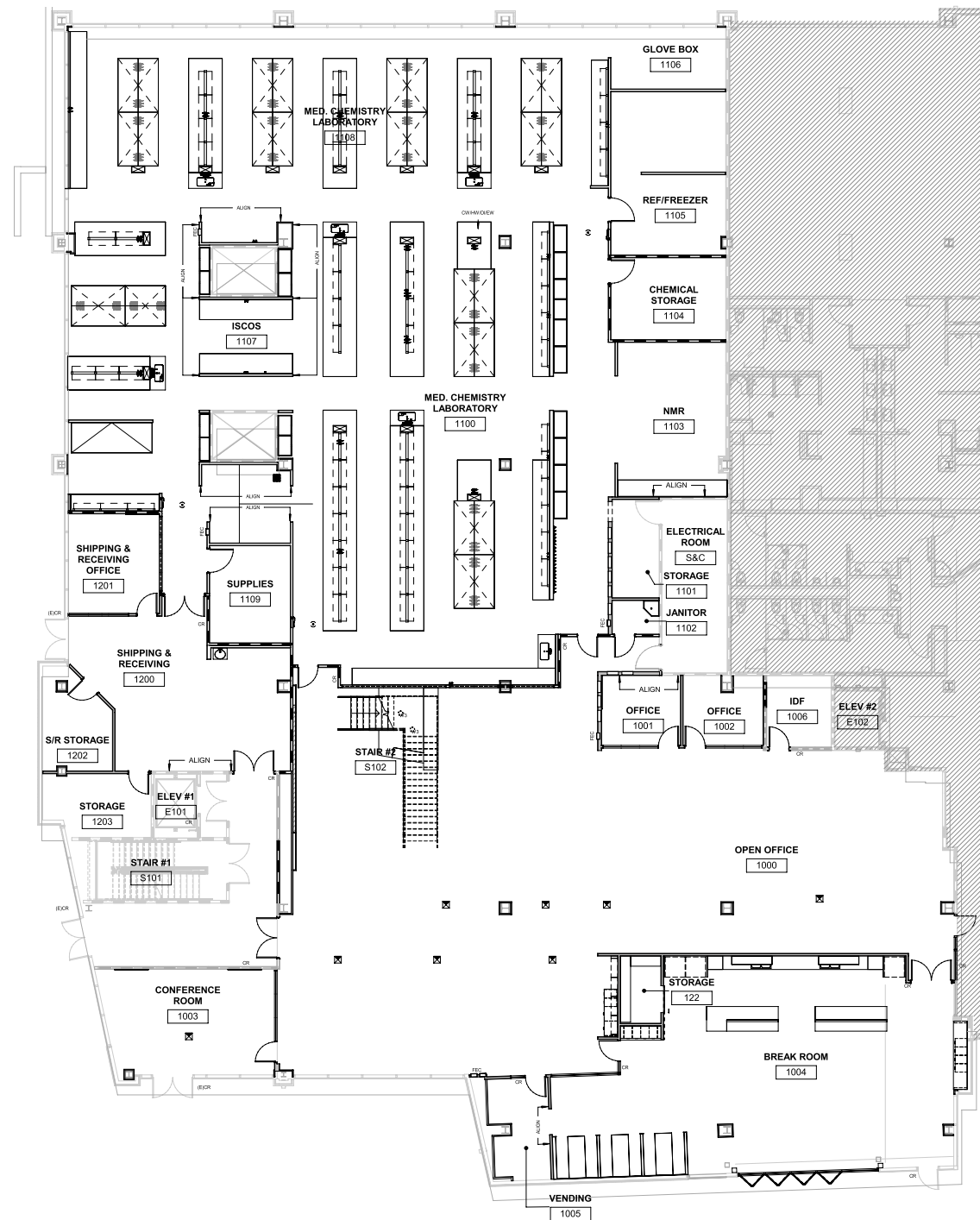
SMART WINDOWS FOR A SMART WORKSPACE



THE **BOARDWALK**

1ST FLOOR | 22,193 SF

Full-service lab + office hybrid. Move-in ready.
Contiguous to 74,695 SF total.



LAB BUILD-OUT:

- Chemical Storage
- NMR Room
- 26 – 8' Fume Hoods
- 2 – 6' Fume Hoods
- 1 – 12' Walk-in Fume Hood

OFFICE BUILD-OUT:

- 2 Private Offices
- Open Office Space with 30 Workstations
- Conference Room
- Spacious Indoor/Outdoor Breakroom

AVAILABLE SPACES

THE **BOARDWALK**

2ND FLOOR | 10,000 - 52,502 SF

From research to results. A full-scale innovation hub.

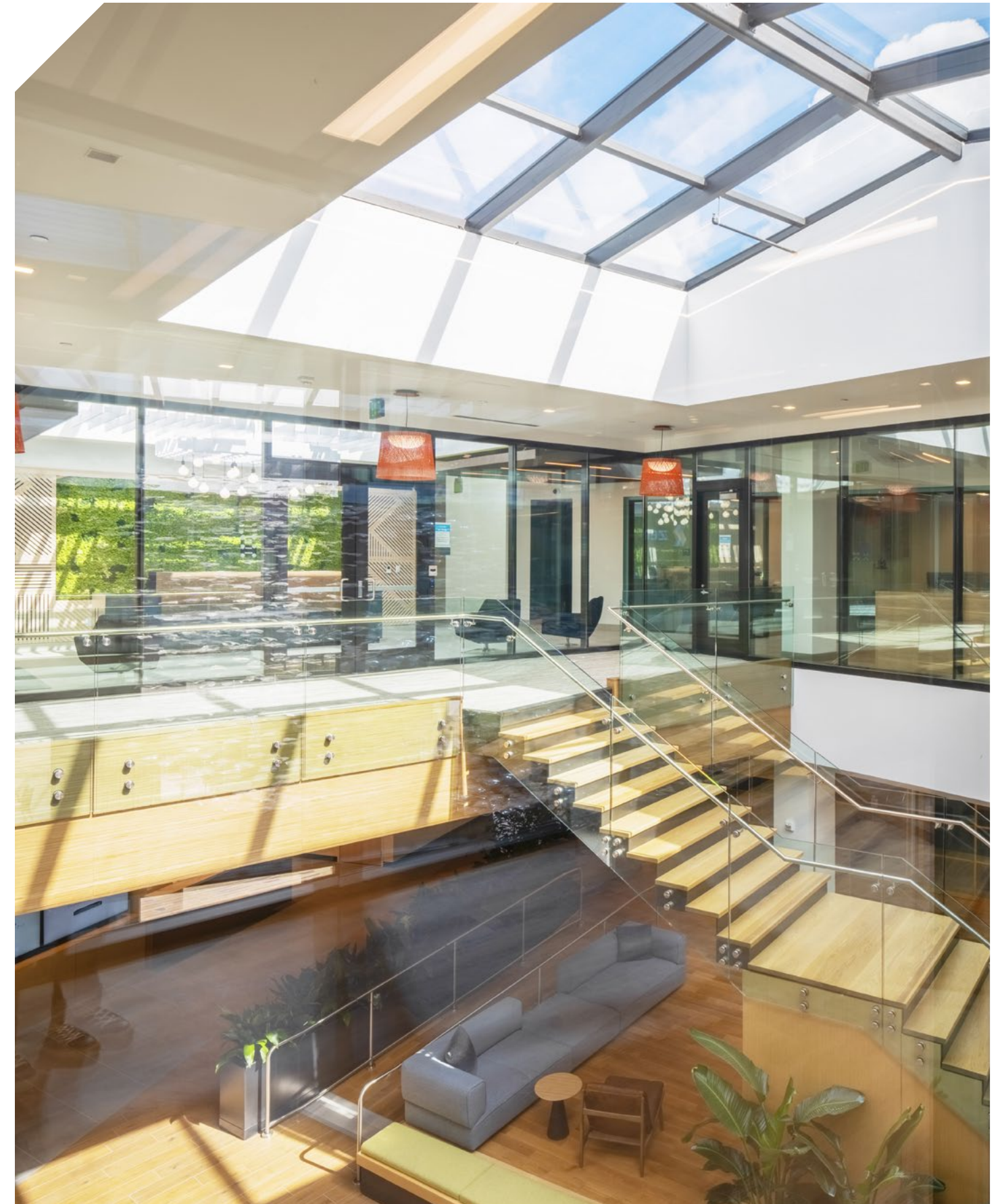


LAB BUILD-OUT:

- 3 Tissue Culture Rooms
- Dark Room
- Wash Room
- Cryo Room
- 1 - 8' Fume Hood
- Open Biology Lab

OFFICE BUILD-OUT:

- 25 Private Offices + 2 Shared Offices
- Open Office Space with 122 Workstations
- 8 Conference Rooms
- Multiple Collaboration Areas
- 3 Huddle Rooms
- Breakroom for Creative Cooldowns



AVAILABLE SPACES

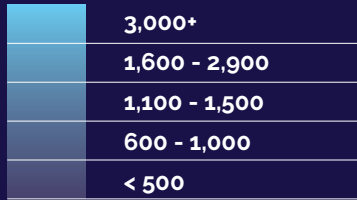
THE **BOARDWALK**

IN THE CENTER OF IT ALL

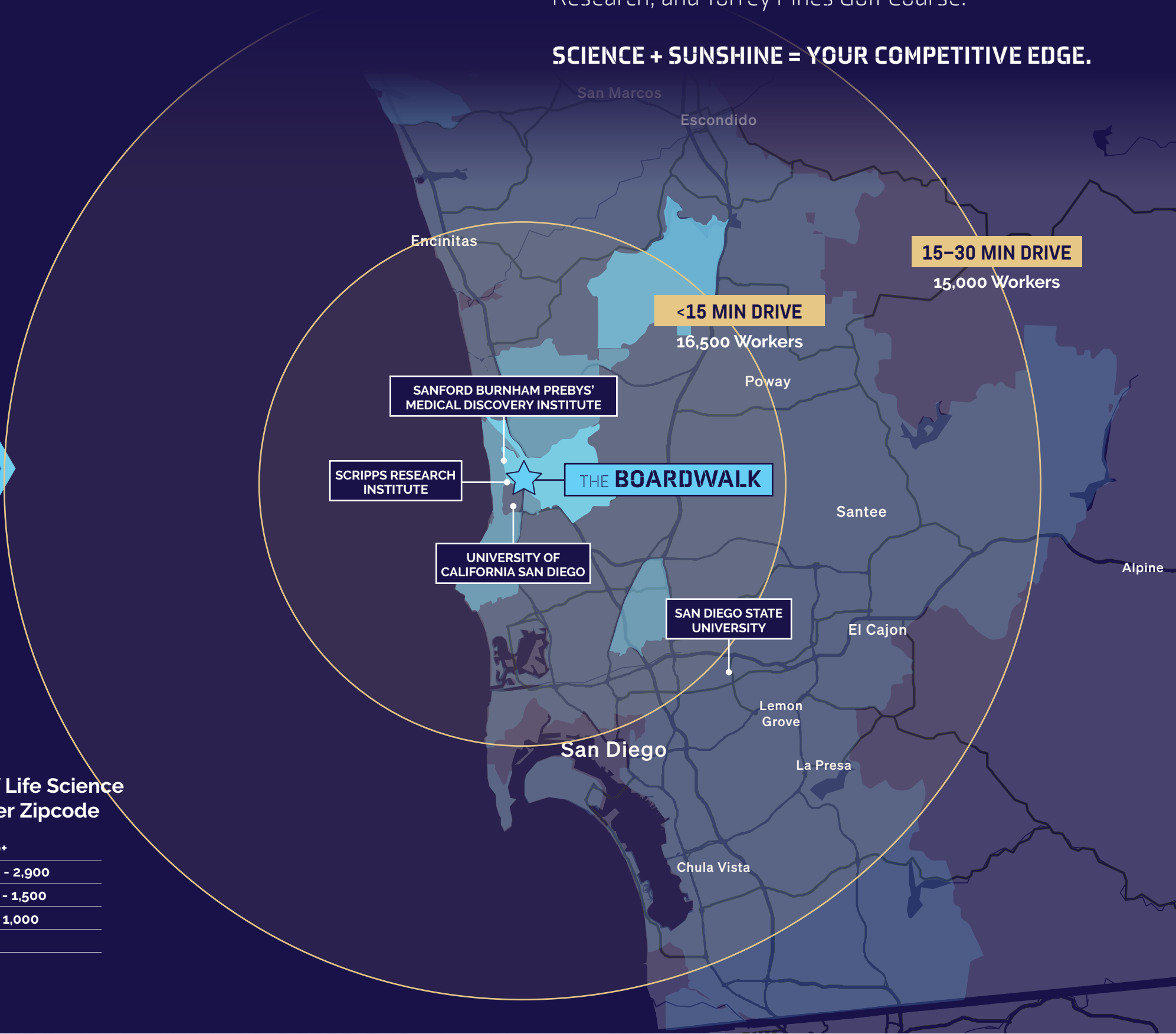
Just steps from top-tier neighbors like UCSD, Scripps Research, and Torrey Pines Golf Course.

SCIENCE + SUNSHINE = YOUR COMPETITIVE EDGE.

Number of Life Science
Workers per Zipcode



Source: Lightcast.io



THE BOARDWALK

10275 Science Center Drive San Diego, CA 92121

BRETT WARD
(858) 546-5470
brett.ward@cushwake.com
CA Lic. 01426040

MICHAEL CASSOLATO
(858) 546-5434
michael.cassolato@cushwake.com
CA Lic. 01893847

