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arc UTC

**STEP
INTO
THE**

arc

 **CUSHMAN &
WAKEFIELD**

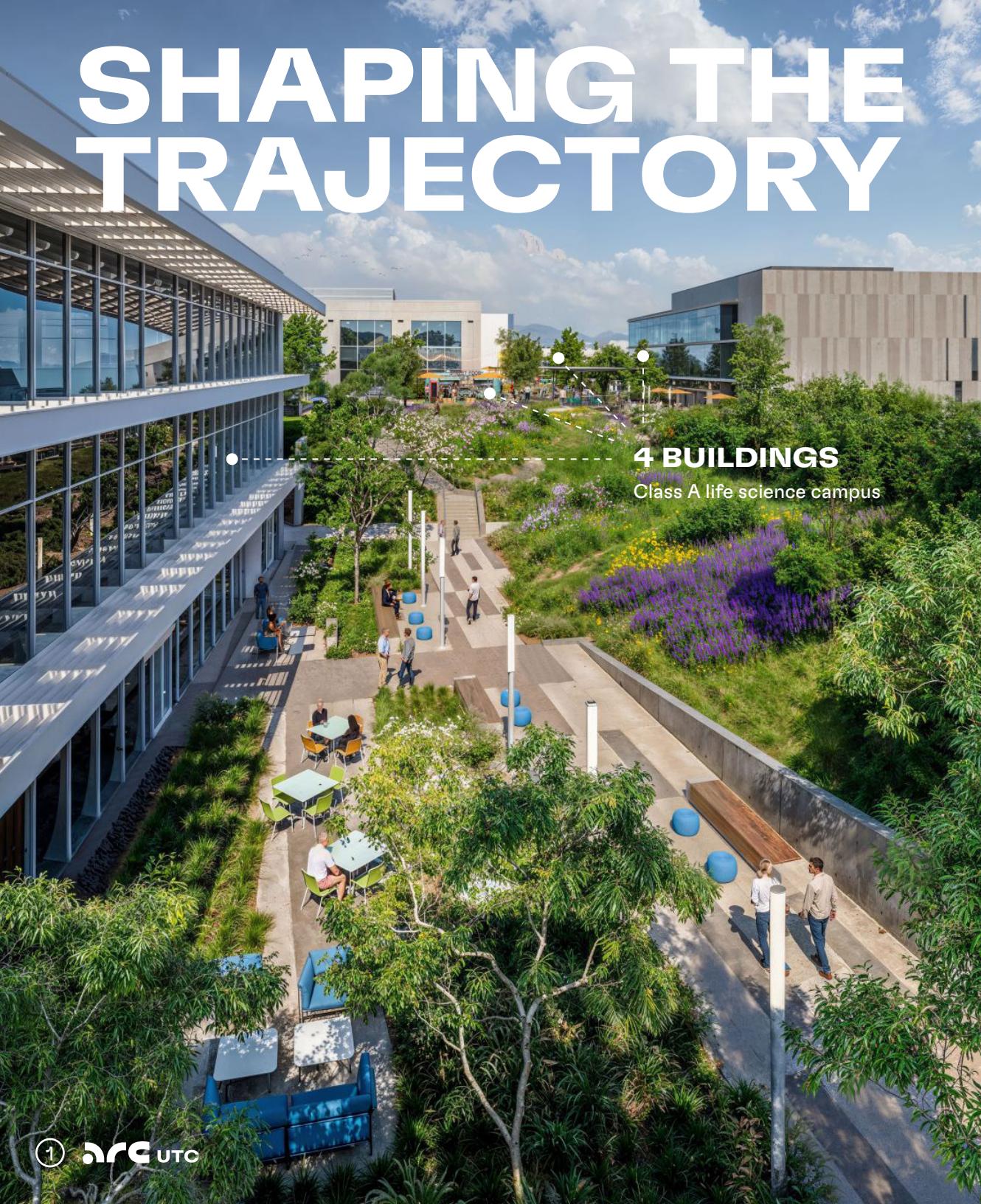
KSP
King
Street
Properties
Life | Science | Real Estate

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4-BUILDING CLASS A LIFE SCIENCE CAMPUS – 256,000 SF

SAN DIEGO, CA

SHAPING THE TRAJECTORY



4 BUILDINGS

Class A life science campus

OF LIFE SCIENCES

Arc UTC is raising the bar for life science campuses within San Diego's thriving biotech corridor. Spanning 256,000 SF across four, state-of-the-art buildings, the campus is undergoing transformative upgrades and infrastructure enhancements to meet the evolving needs of today's leading life science companies.



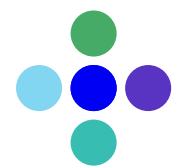
CAMPUS AMENITIES

Meeting spaces, fitness center, outdoor gathering spaces, and F&B



LAB INFRASTRUCTURE

Robust building systems for life science tenants



UNIVERSITY TOWN CENTER (UTC) BIOTECH CORRIDOR

Technology and life science cluster, 0.5 miles to Westfield Mall



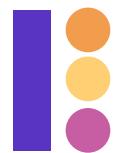
COMMUNITY

Surrounded by 72,000 biotech professionals



CENTRALLY LOCATED IN SAN DIEGO

Close proximity to I-5 and I-805 freeways



SIGNAGE OPPORTUNITIES

Freeway presence along I-805

THE CAMPUS

Building

1

**4755 NEXUS
CENTER DRIVE**

3 SPEC SUITES AVAILABLE
9,800 SF | 14,300 SF | 16,700 SF



Building

2

**4757 NEXUS
CENTER DRIVE**

LEASED



Building
3

4796 EXECUTIVE DRIVE

FULL BUILDING AVAILABLE — 68,000 SF



Building
4

**4767 NEXUS
CENTER DRIVE**

FULL BUILDING AVAILABLE — 77,000 SF





Arc UTC is evolving into a next-generation campus designed to drive progress at every turn. With transformative upgrades underway, including advanced lab infrastructure, expanded indoor and outdoor spaces and vibrant new amenities, Arc UTC is sparking a new generation of innovation.

⑤ **THE arc**
OF INNOVATION

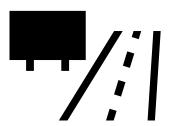
FEATURES



OUTDOOR
WORKSPACES



SHOWERS &
LOCKERS



FREEWAY VISIBLE
SIGNAGE



OUTDOOR
EVENT SPACES



COVERED
PARKING



VIVARIUM SUITE
AVAILABLE

COMING SOON...



NEW MOVE-IN
READY LAB SUITES



STATE-OF-THE-ART
FITNESS CENTER



ON-SITE CAFÉ



CONFERENCE
CENTER & LOUNGE



FOOD TRUCK
PROGRAM



BRAND NEW CAMPUS
PROMENADE
CONNECTION

arc CAMPUS AMENITIES

Indoor/Outdoor Tenant Lounge



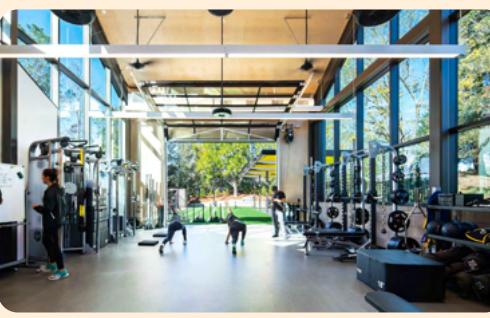
Food Truck Event Space



Conference Center



Fitness Center



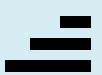
Pedestrian Promenade



Amenity Deck

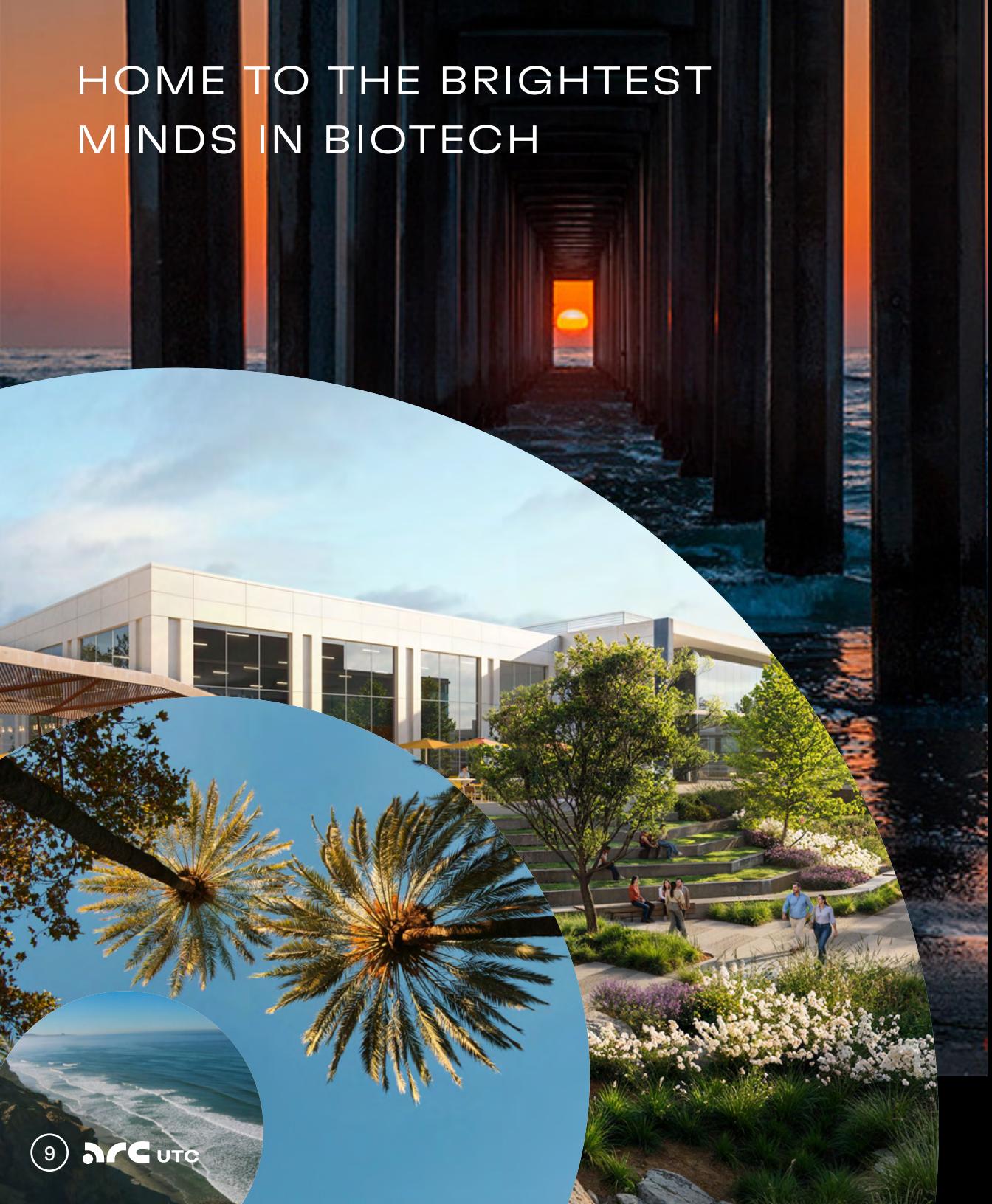


Terraced Seating



Coffee Cart





HOME TO THE BRIGHTEST
MINDS IN BIOTECH

TOP 3
Life Sciences
Market in the
USA

OUR LOCATION

SAN DIEGO

Given its diverse economy, concentration of intellectual capital, highly skilled workforce and internationally recognized quality of life, San Diego is expected to be a leading national growth driver. Known as “Biotech Beach,” San Diego is home to over 1,300 life sciences companies and some of the world’s most influential tech giants. Fueled by 72,000 industry professionals, top-tier research institutions and a lifestyle that’s second to none, the region has become a launchpad for discovery and a magnet for companies looking to grow and lead on a global stage.

1,300+
life science companies

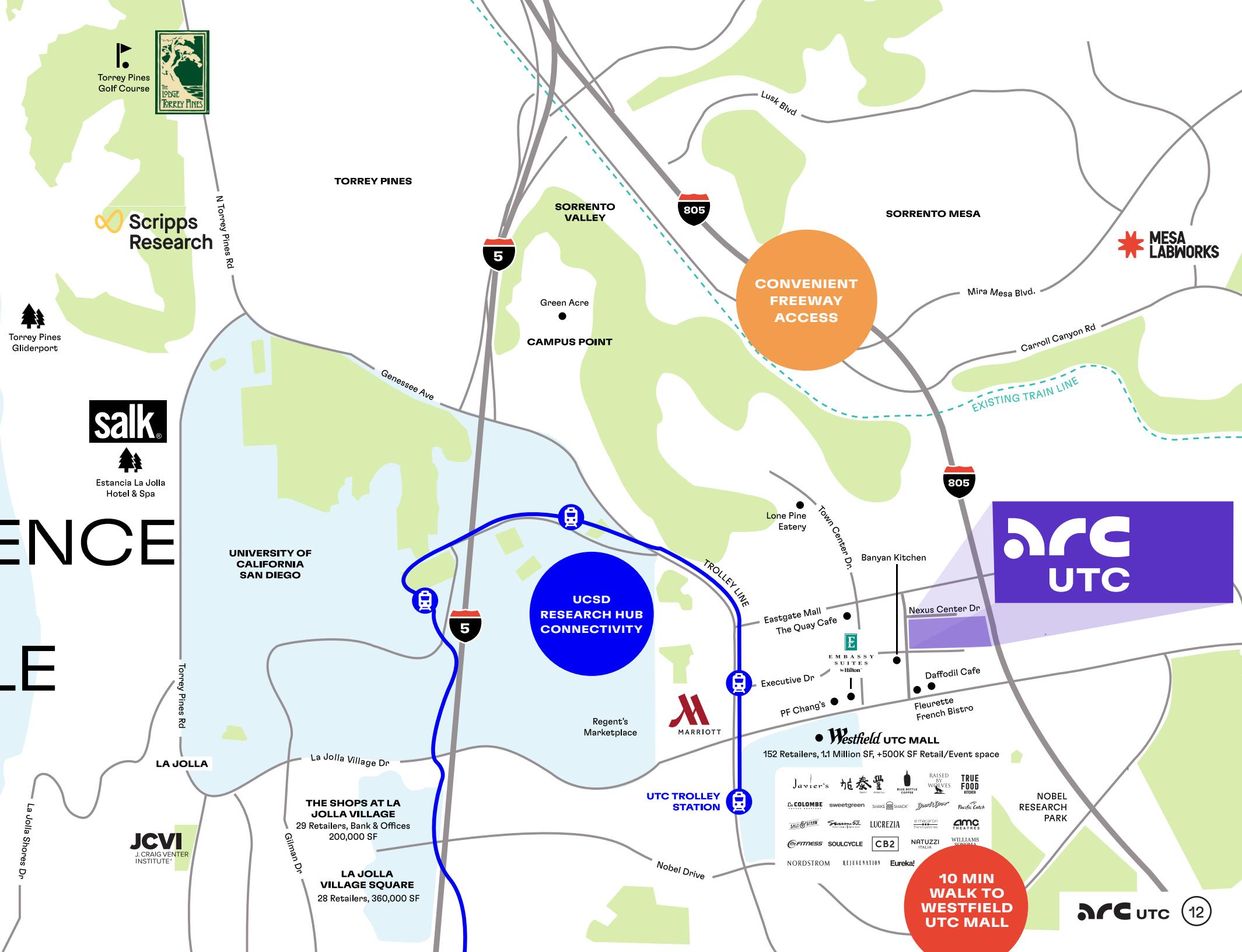
\$47.8B
in economic activity

\$27.7B
to local gross product

80+
research institutes

72,000 JOBS
12% increase of life sciences related jobs
over the last 5 years

WHERE LIFE SCIENCE MEETS LIFESTYLE



4755 NEXUS CENTER DRIVE

Building
1

9,800 SF DELIVERING Q2 2026

Spec Suite Opportunity

RENOVATED 2026

FLOORS 3 full floor spec suites

AVAILABILITIES 9,800 SF, 14,300 SF and 16,700 SF suites

CEILING HEIGHTS 15' to 18'

PARKING 2.5 per 1,000 parking
EV charging adjacent to building

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

ELECTRICAL 2,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 275 kW generator providing 8w/SF of back-up power to lab spaces

FLOOR PLANS



● CONFERENCE AMENITY ● LAB ● OFFICE

PATIO LEVEL - 9,800 SF

LAB

- 36 6' BENCHES
- 1 TISSUE CULTURE ROOM
- 1 LAB SUPPORT ROOM
- 1 LAB STORAGE ROOM
- 2 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- CONFERENCE ROOM (10 PERSON)
- 3 PRIVATE OFFICES
- OPEN OFFICE (UP TO 20 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS TO PATIO AND CONFERENCING CENTER
- DEDICATED KITCHEN/BREAK AREA

4755 NEXUS CENTER DRIVE

Building
1

14,300 SF DELIVERING Q2 2026

Spec Suite Opportunity

RENOVATED 2026

FLOORS 3 full floor spec suites

AVAILABILITIES 9,800 SF, 14,300 SF and 16,700 SF suites

CEILING HEIGHTS 15' to 18'

PARKING 2.5 per 1,000 parking
EV charging adjacent to building

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

ELECTRICAL 2,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 275 kW generator providing 8w/SF of back-up power to lab spaces

FLOOR PLANS



LEVEL 1 - 14,300 SF

LAB

- 52 6' BENCHES
- 1 TISSUE CULTURE ROOM
- 2 LAB SUPPORT ROOMS
- 1 LAB STORAGE ROOM
- 3 FUME HOODS (TWO 8' AND ONE 6')
- LOADING DOCK WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- CONFERENCE ROOM (12 PERSON)
- 4 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 26 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS FROM MAIN LOBBY
- DEDICATED KITCHEN/BREAK AREA

4755 NEXUS CENTER DRIVE

Building
1

16,700 SF DELIVERING Q2 2026

Spec Suite Opportunity

RENOVATED 2026

FLOORS 3 full floor spec suites

AVAILABILITIES 9,800 SF, 14,300 SF and 16,700 SF suites

CEILING HEIGHTS 15' to 18'

PARKING 2.5 per 1,000 parking
EV charging adjacent to building

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

ELECTRICAL 2,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 275 kW generator providing 8w/SF of back-up power to lab spaces

FLOOR PLANS



LEVEL 2 - 16,700 SF

LAB

- 72 6' BENCHES
- 1 TISSUE CULTURE ROOM
- 2 LAB SUPPORT ROOMS
- 1 LAB STORAGE ROOM
- 2 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- CONFERENCE ROOM (14 PERSON)
- 8 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 33 WORKSTATIONS)
- PRIVATE ATRIUM LANDING AND RECEPTION AREA
- DEDICATED KITCHEN/BREAK AREA

4796 EXECUTIVE DRIVE

Building
3

17,100 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION 2016 exposed cast-in-place concrete

FLOORS 3 full floors and vivarium

AVAILABILITIES 17,100 SF, 22,600 SF and 23,300 SF available

CEILING HEIGHTS 15' to 18'

PARKING 2.5 per 1,000 parking
Private subterranean garage

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

ELECTRICAL 3,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 350 kW generator providing 8w/SF of back-up power to lab spaces

AMENITIES Open-air circulating stair connecting all floors
On-site conference space
Outdoor patio with fire pit and lounge seating

FLOOR PLANS CONCEPTUAL

1 2 3
9,840



LEVEL 1 - 17,100 SF

LAB

- 90 6' BENCHES
- 10 LAB SUPPORT ROOMS
- 3 8' FUME HOODS

OFFICE

- 2 CONFERENCE ROOMS (10 AND 6 PERSON)
- 6 PRIVATE OFFICES
- OPEN OFFICE (UP TO 30 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS FROM MAIN LOBBY
- DEDICATED KITCHEN/BREAK AREA

4796 EXECUTIVE DRIVE

Building
3

22,600 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION 2016 exposed cast-in-place concrete

FLOORS 3 full floors and vivarium

AVAILABILITIES 17,100 SF, 22,600 SF and 23,300 SF available

CEILING HEIGHTS 15' to 18'

PARKING 2.5 per 1,000 parking
Private subterranean garage

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

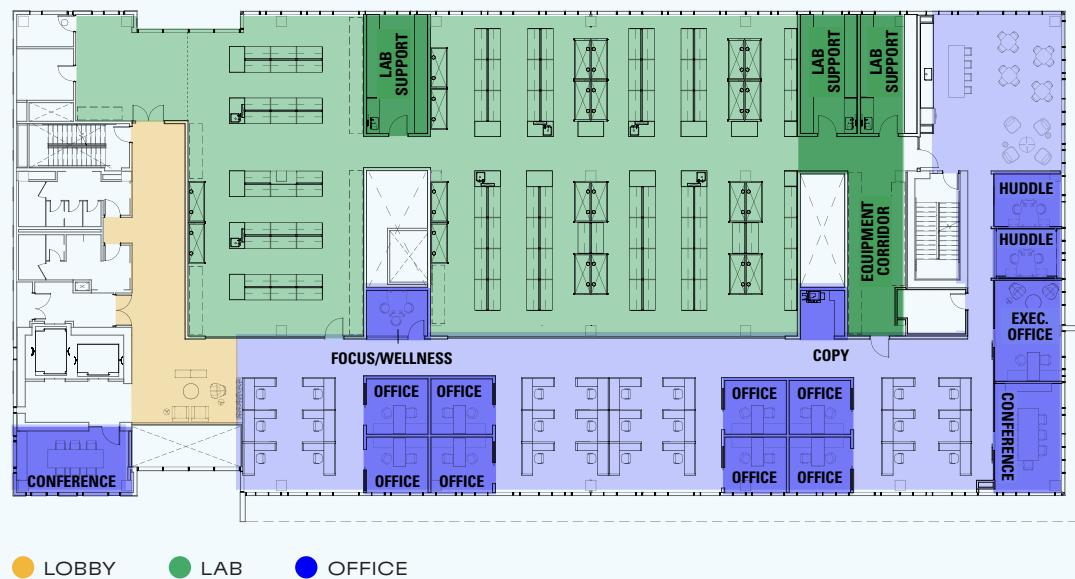
ELECTRICAL 3,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 350 kW generator providing 8w/SF of back-up power to lab spaces

AMENITIES Open-air circulating stair connecting all floors
On-site conference space
Outdoor patio with fire pit and lounge seating

FLOOR PLANS CONCEPTUAL

1 2 3



LEVEL 2 - 22,600 SF

LAB

- 86 6' BENCHES
- 3 LAB SUPPORT ROOMS
- 22 6' FUME HOODS
- SERVICE ELEVATOR WITH SEPARATED LAB RECEIVING AREA

OFFICE

- 2 CONFERENCE ROOMS (8 PERSON)
- 9 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 24 WORKSTATIONS)
- RECEPTION AREA AND SECURE ELEVATOR LOBBY
- DEDICATED KITCHEN/BREAK AREA

4796 EXECUTIVE DRIVE

Building
3

23,300 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION 2016 exposed cast-in-place concrete

FLOORS 3 full floors and vivarium

AVAILABILITIES 17,100 SF, 22,600 SF and 23,300 SF available

CEILING HEIGHTS 15' to 18'

PARKING 2.5 per 1,000 parking
Private subterranean garage

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

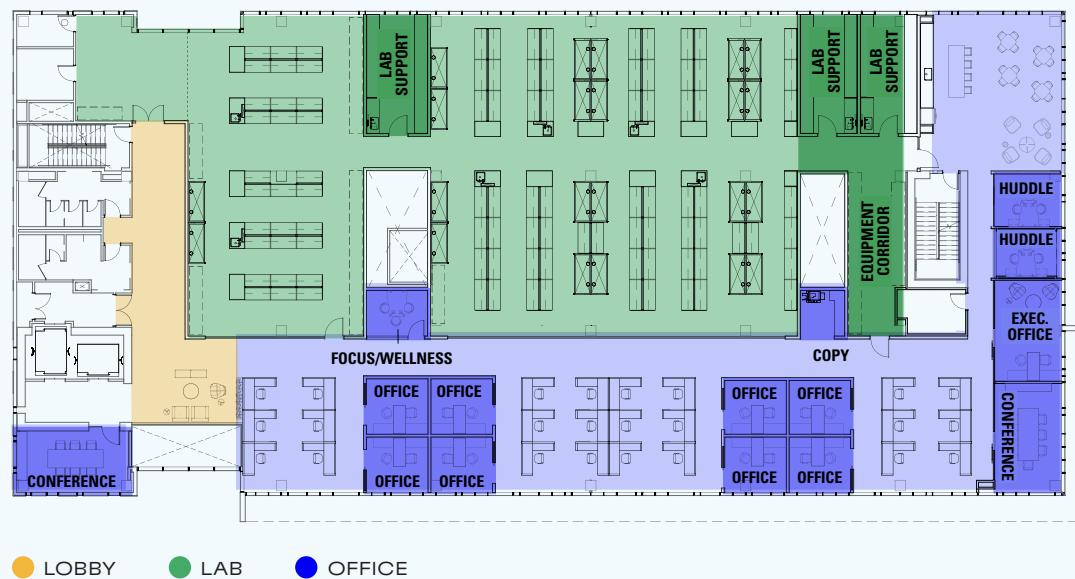
ELECTRICAL 3,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 350 kW generator providing 8w/SF of back-up power to lab spaces

AMENITIES Open-air circulating stair connecting all floors
On-site conference space
Outdoor patio with fire pit and lounge seating

FLOOR PLANS CONCEPTUAL

1 2 3



LEVEL 3 - 23,300 SF

LAB

- 86 6' BENCHES
- 3 LAB SUPPORT ROOMS
- 22 6' FUME HOODS
- SERVICE ELEVATOR WITH SEPARATED LAB RECEIVING AREA

OFFICE

- 2 CONFERENCE ROOMS (8 PERSON)
- 9 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 24 WORKSTATIONS)
- RECEPTION AREA AND SECURE ELEVATOR LOBBY
- DEDICATED KITCHEN/BREAK AREA

4767

NEXUS CENTER DRIVE

Building

4

37,700 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION 2006, lab build out 2024

FLOORS 2 full floors

AVAILABILITIES 37,700 SF and 38,100 SF available

CEILING HEIGHTS 15'

PARKING 2.5 per 1,000 parking
Private subterranean garage

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

ELECTRICAL 4,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 525 kW generator providing 8w/SF of back-up power to lab spaces

AMENITIES Private outdoor patio
Freeway-visible building-mounted signage

FLOOR PLANS

1 2



LEVEL 1 - 37,700 SF

LAB

- 90 6' BENCHES
- 7 LAB SUPPORT ROOMS
- 1 AUTOCLAVE ROOM
- 1 FREEZER ROOM
- 1 COLD ROOM
- 4 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- 5 CONFERENCE ROOMS (6-12 PERSON)
- 10 PRIVATE OFFICES
- 3 HUDDLE/PHONE ROOMS
- OPEN OFFICE (UP TO 82 WORKSTATIONS)
- DEDICATED KITCHEN/BREAK AREA
- PRIVATE RESTROOMS WITH SHOWERS

4767 NEXUS CENTER DRIVE

Building 4

38,100 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION 2006, lab build out 2024

FLOORS 2 full floors

AVAILABILITIES 37,700 SF and 38,100 SF available

CEILING HEIGHTS 15'

PARKING 2.5 per 1,000 parking
Private subterranean garage

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

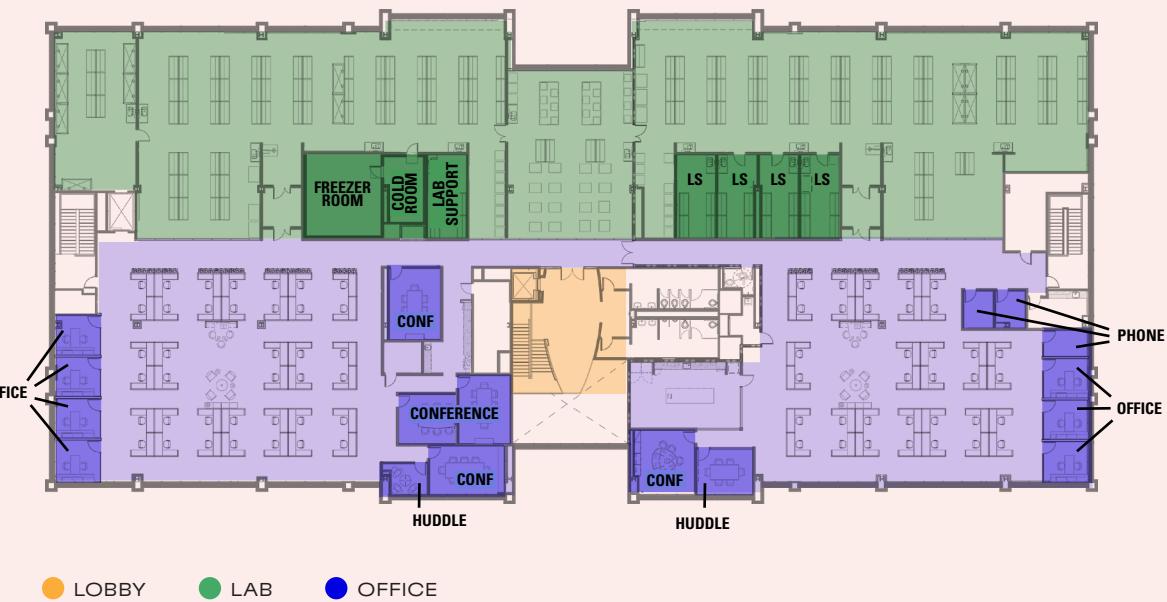
ELECTRICAL 4,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 525 kW generator providing 8w/SF of back-up power to lab spaces

AMENITIES Private outdoor patio
Freeway-visible building-mounted signage

FLOOR PLANS

1 2



LEVEL 2 - 38,100 SF

LAB

- 120 6' BENCHES
- 5 LAB SUPPORT ROOMS
- 1 FREEZER ROOM
- 1 COLD ROOM
- 12 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- 6 CONFERENCE ROOMS (6-12 PERSON)
- 10 PRIVATE OFFICES
- 3 HUDDLE/PHONE ROOMS
- OPEN OFFICE (UP TO 80 WORKSTATIONS)
- DEDICATED KITCHEN/BREAK AREA

A PROJECT BY



YOUR PARTNER FOR THE NEXT GENERATION

Arc UTC is proudly owned and operated by King Street Properties, a national leader dedicated to serving the real estate needs of science-driven companies and institutions.

Known as one of the country's preeminent life science developers, King Street currently owns and operates facilities in prominent life science hubs including Boston, San Francisco, San Diego, the Research Triangle, and New York. Unmatched technical expertise, access to capital, and a people-centered approach make King Street your ideal partner for advanced space solutions.

"King Street is focused on providing best-in-class real estate opportunities to life science companies and we look forward to helping more firms with their lab and office needs in San Diego."

-SONIA TANEJA, MANAGING DIRECTOR

THE LANDING
BURLINGAME, CA



ALLSTON LABWORKS
ALLSTON, MA

MESA LABWORKS
SAN DIEGO, CA



20 YEARS

of experience providing real estate solutions to science-based companies

6.5 MILLION SF

of life science real estate owned, operated, and in development

CUSTOMERS INCLUDE

