



BRIDGEWEST DISCOVERY CENTER

11011 TORREYANA RD
SAN DIEGO, CA 92121



LOCATED IN THE HEART
OF TORREY PINES



STATE-OF-THE-ART
CONSTRUCTION



CONSTRUCTION
COMMENCING



±69,000 SF
FLOOR PLATES



10.24 ACRE SITE

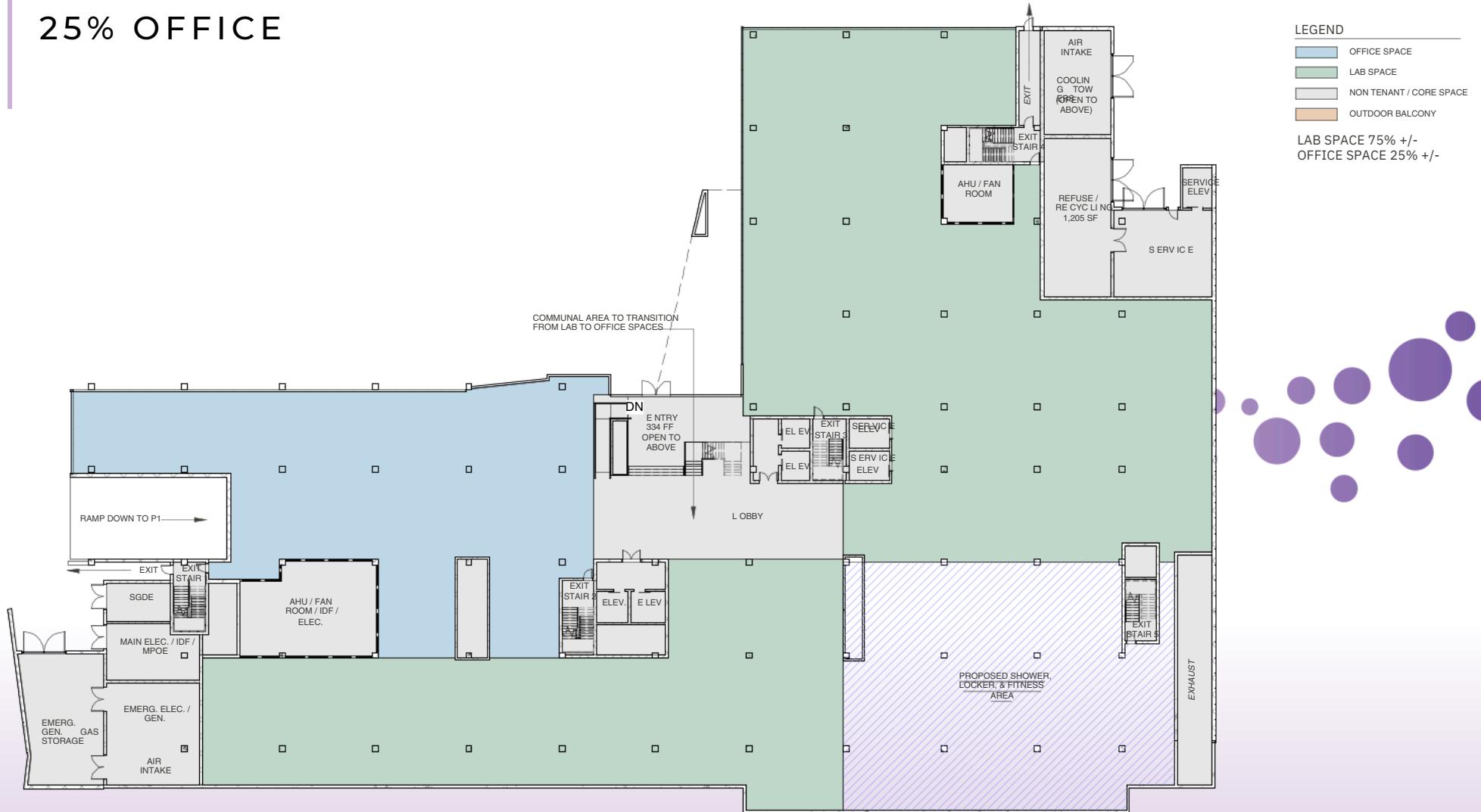
±200,000 SF

3-Story, R&D
Life Sciences Project



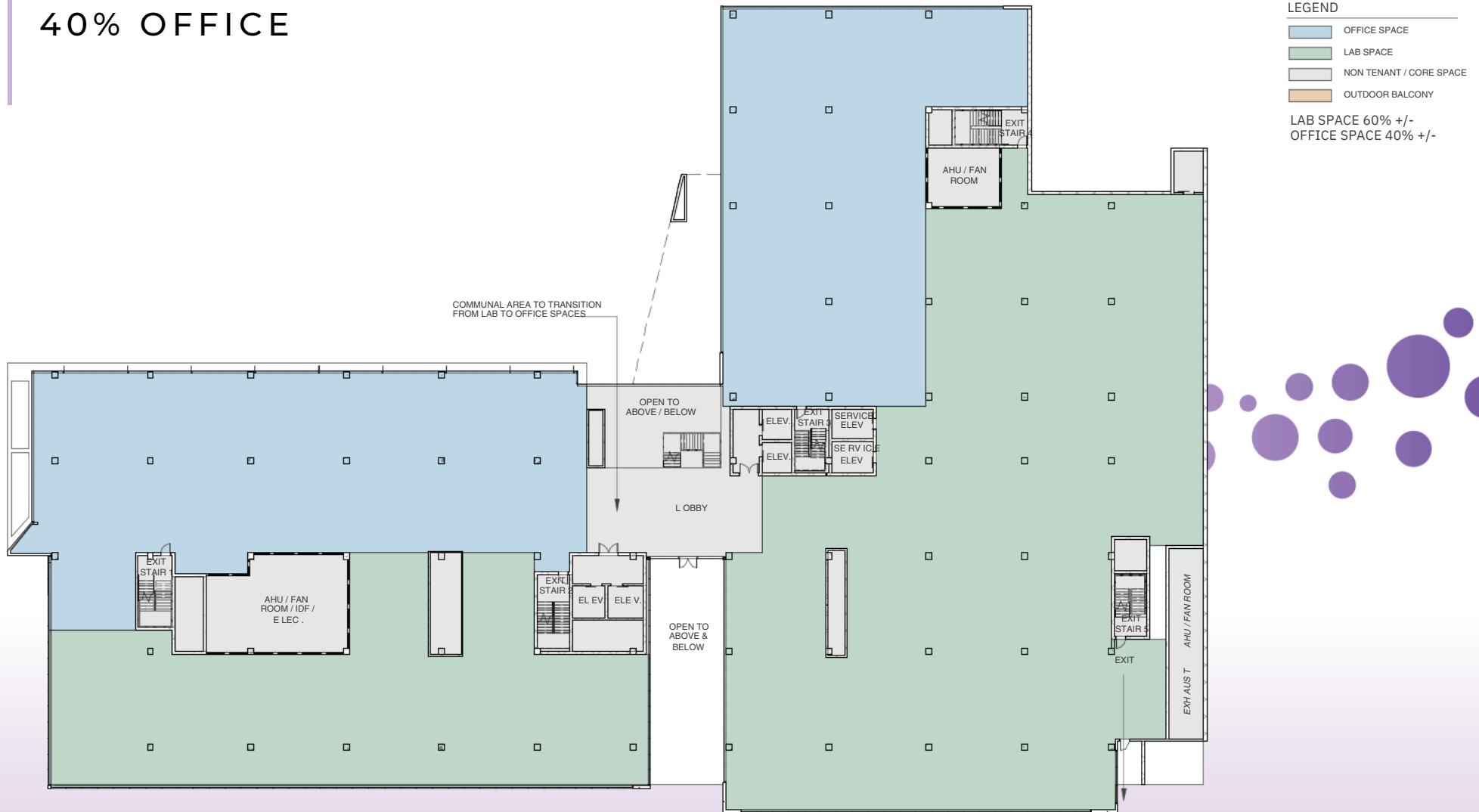
1ST FLOOR

75% LAB
25% OFFICE



2ND FLOOR

60% LAB
40% OFFICE

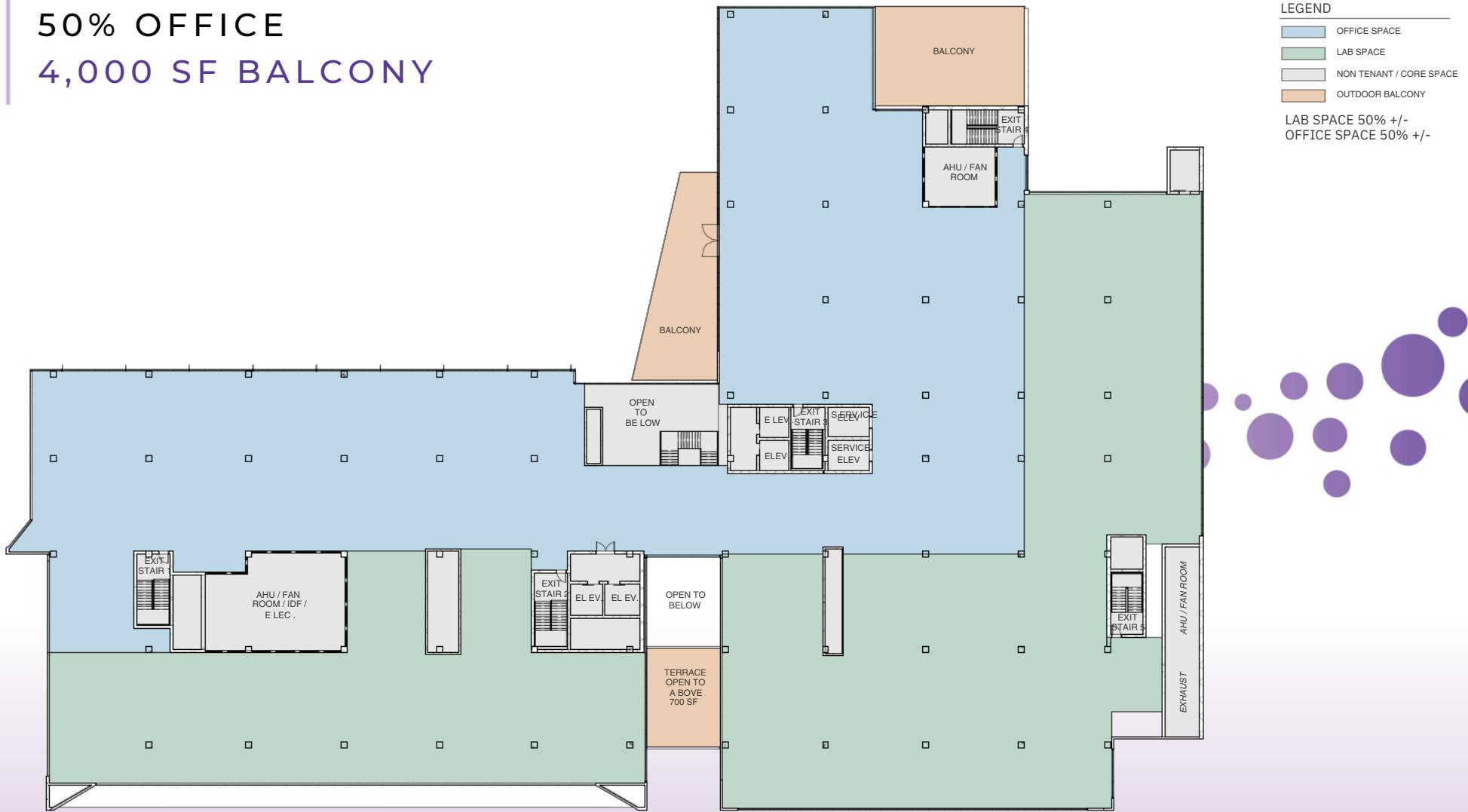


3RD FLOOR

50% LAB

50% OFFICE

4,000 SF BALCONY





BRIDGEWEST DISCOVERY CENTER



MAIN ENTRY FROM THE EAST



BIRDSEYE VIEW OF THE PROPERTY



VIEW FROM TORREYANA ROAD

GENERAL BUILDING SPECIFICATIONS



BRIDGEWEST
DISCOVERY
CENTER

- Delivering Warm Shell to Best In Class Life Science Standards
- LEED-Gold Target
- Floor Load (PSI): ~150/SF (modifiable based on needs)
- Column Spacing: 31' 6" to 33' with smaller bays in a few locations
- Elevators: 2 banks of passenger elevators, 1 freight

- Floor to Floor Heights: 13' 8"
- Loading: 1 dock level roll up, 3 additional loading spaces
 - HVAC System: Central locations near the loading dock area. Tonnage is TBD
- Parking: 2.4 per 1,000 SF
- Zoning: IP-1-1
- 5,500 SF Basement with potential use for storage or vivarium

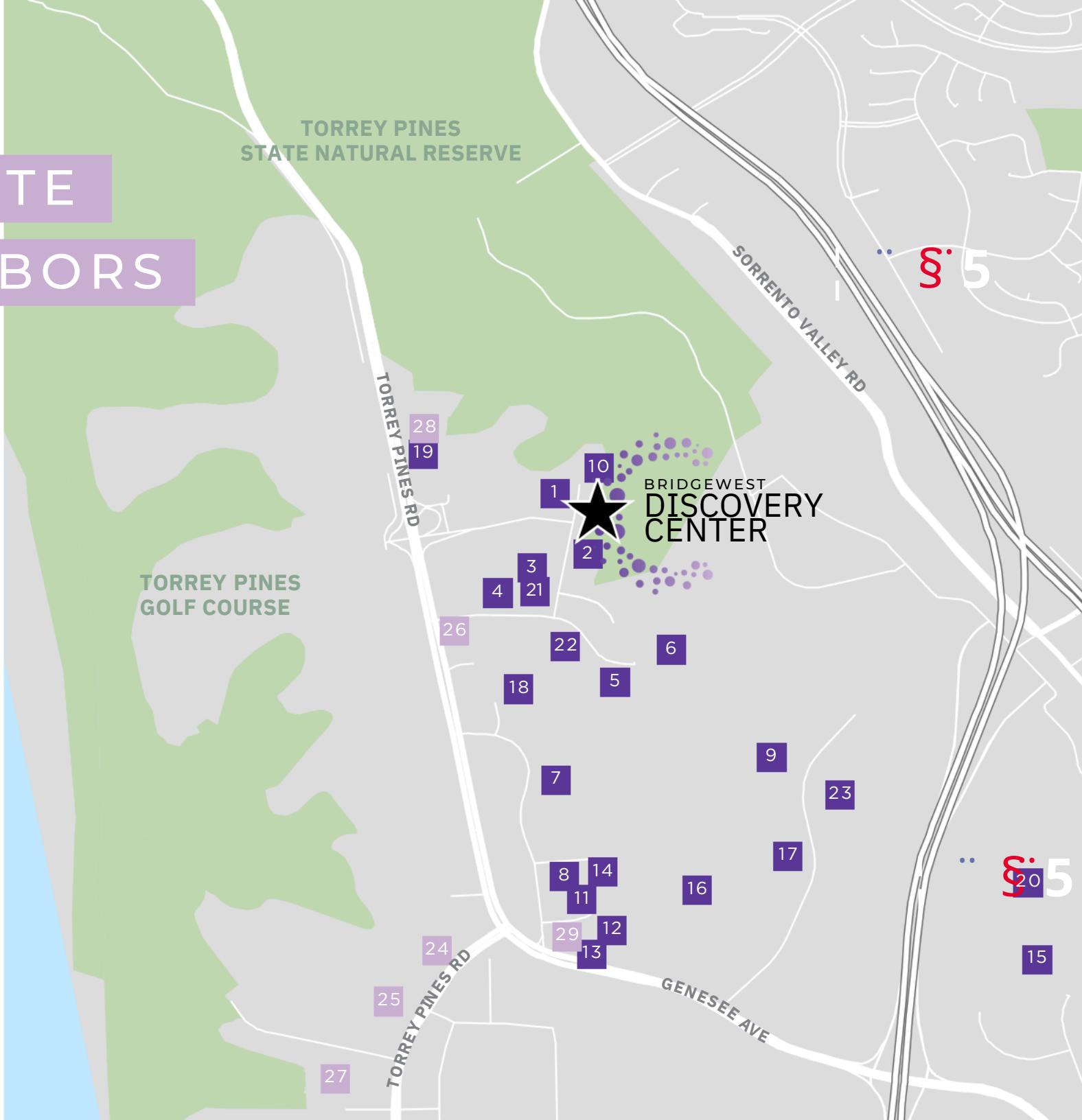
- Amenities: EV Charging, Bike Share Program, Long-term bike storage, Bike repair station, potential use of Solar Glazing, Low Flow Fixtures, LED Lighting Throughout
- Outdoor amenities include grade level patio seating and 3rd level patio space

CORPORATE NEIGHBORS

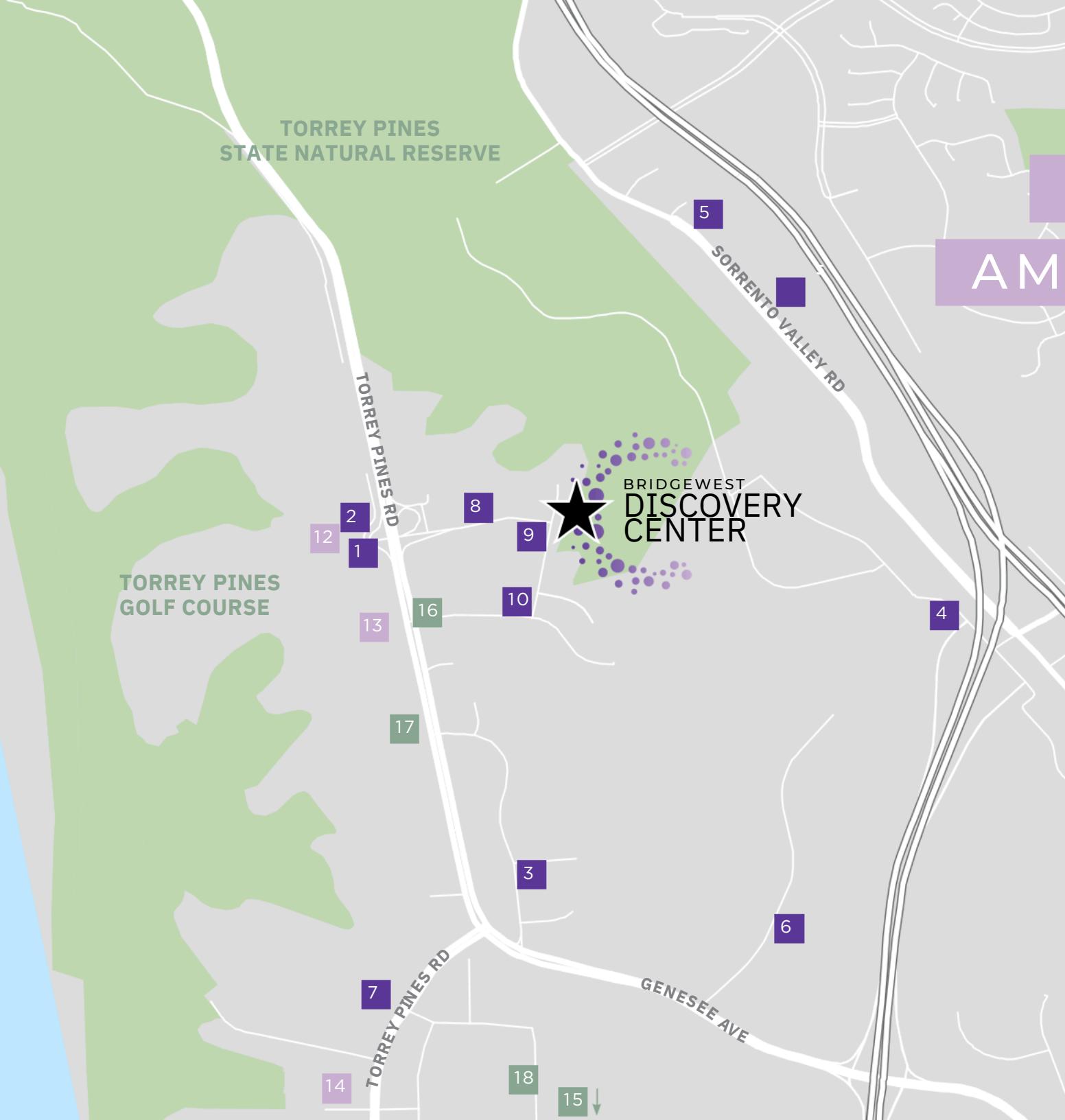
- 1 Foundation Medicine
- 2 BD
- 3 Prometheus Biosciences
- 4 Singular Genomics
- 5 Vertex Pharmaceutical
- 6 Johnson & Johnson
- 7 Novartis
- 8 Fate Therapeutics
- 9 Regulus Therapeutics
- 10 BioAtla
- 11 BASF
- 12 Sequenom
- 13 Locanabio
- 14 Astellas
- 15 Eli Lilly
- 16 General Atomics
- 17 Pacira
- 18 Mirati Therapeutics (Acquired by BMS)
- 19 Exact Sciences
- 20 Bristol Myers Squibb
- 21 Merck
- 22 National Resilience
- 23 Pfizer

INSTITUTIONS

- 24 UC San Diego
- 25 Sanford Consortium
- 26 Sanford Burnham Prebys
- 27 Salk Institute
- 28 Calibr at Scripps Research
- 29 San Diego Biomedical Research Institute



NEARBY AMENITIES



RESTAURANTS

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

HOTELS

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

ACTIVITIES, ETC.

- 15 RIMAC
- 16 Torrey Pines Golf Course: Driving Range
- 17 Scripps Clinic Urgent Care Torrey Pines
- 18 Triton Track and Field stadium

Tenants are welcomed by an attractive yet ecologically low impact entry garden upon arrival at the building's front façade and are guided around back to where primary entry to the building is located. The site backs up to the crest of the native hillside landscape providing expansive views.



EV CHARGING



BIKE STORAGE



ROOFTOP DECK



FITNESS CENTER



ONSITE FOOD & BEVERAGE

BEST-IN-CLASS

AMENITIES



SEAN FITZMAURICE

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Vice Chairman

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DOUG LOZIER

DCL Strategic Advisors

 BRIDGEWEST
DISCOVERY
CENTER

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