

At the intersection of
prestige and innovation



innovation **center**



UCSD

I-5

Towne Centre Drive

La Jolla Village Drive

Executive Drive

Innovation center

I-805

Unparalleled **location** and unmatched



amenities...





innovation center

4775 & 4785 Executive Drive, San Diego

Building Specs



PROJECT	Innovation Center
LOCATION	4775 Executive Drive (Building 1) 4785 Executive Drive (Building 2)*
CONSTRUCTION TYPE	IIIN-tilt up concrete and steel frame with glass curtain wall
NUMBER OF STORIES	(2)-Two story buildings over subterranean parking
USE	Biotech, R&D and high-tech flex space
USE ZONE	IP-1-1
SQUARE FOOTAGE	Building 1: First Floor 25,961 s.f. Second Floor 25,961 s.f. Subterranean 10,974 s.f. Total 62,896 s.f. Building 2*: First Floor 46,564 s.f. Second Floor 46,564 s.f. Subterranean 9,839 s.f. Total 102,967 s.f. *Subterranean connector between Building 1 and 2: Subterranean 6,246 s.f. Total building area 172,109 s.f.
SITE AREA	7.0768 acres
SITE COVERAGE	47%

**Proposed Entitled*



At the intersection of prestige and innovation



9'
8'
7'
6'
5'
4'
3'
2'
1'
0'

Landmark
The intersection of prestige and innovation
Visibility
16' floor to floor height
EFFICIENT LAYOUT & DESIGN
CLOSE PROXIMITY
EASY ACCESS FROM MULTIPLE INTERSTATES



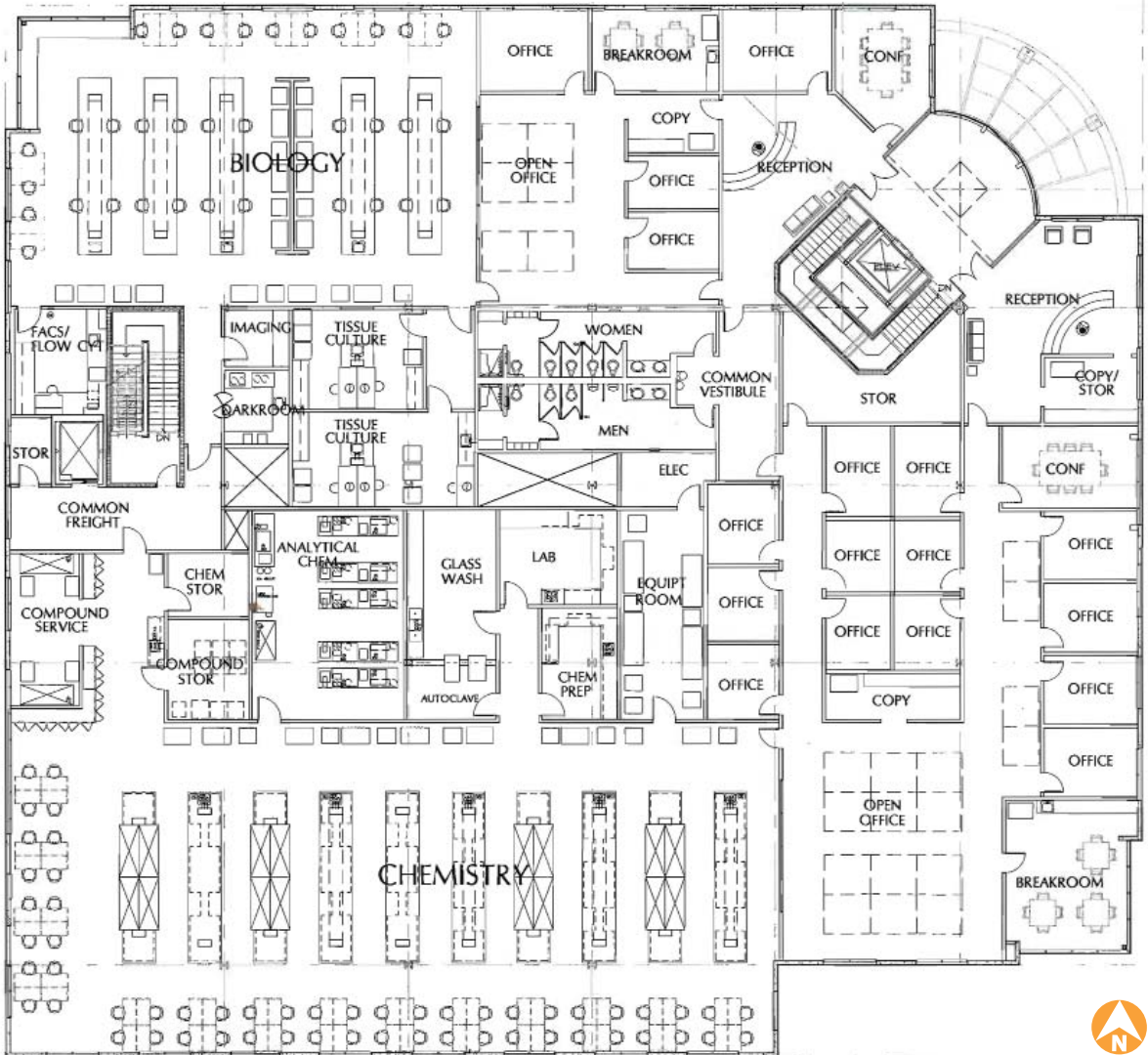
PARKING DATA	367 On grade 43 Subterranean Building 1 83 Subterranean Building 2 493 spaces (3.40/1,000 based upon above grade square footage)
FLOOR LOADING	12" thick lightweight concrete with fibermesh reinforcing over 22" structural metal deck for a total thickness of 4" of lightweight concrete. The floor loads are 120lbs/s.f. live loads on all floors
ROOF TOP LOADING	2" thick lightweight concrete with fibermesh reinforcing over 20 ga. 3 1/2" structural metal deck for a total thickness of 5" of lightweight concrete at mechanical pad area. Loading capacity 100 p.s.f.
PANEL HEIGHT	35' from finish floor to parapet
DRIVE AISLE WIDTHS	26' for fire lanes and 24' for parking aisles as shown
FIRE SPRINKLERS	Fully Fire Sprinklered with provisions at the main riser and the mains to serve a density of .33 GPM over the most remote 3,000 s.f. of building area. The fire sprinkler distribution density beyond the oversized riser and mains shall be per the UBC, UFC and NFPA requirements.
FLOOR-TO-FLOOR HEIGHT	Building: 16'-0" @ all levels including 16'-0" at subterranean parking garage
ELECTRICAL	277/480 volt 4000 amp, 3 phase, 4 wire services (expandable)
ELEVATOR	(1) 3500 # hydraulic elevator by Dover-"Seville 35" with 9'-0" high doors (with a brushed stainless steel finish) to allow for movement of furniture and equipment.

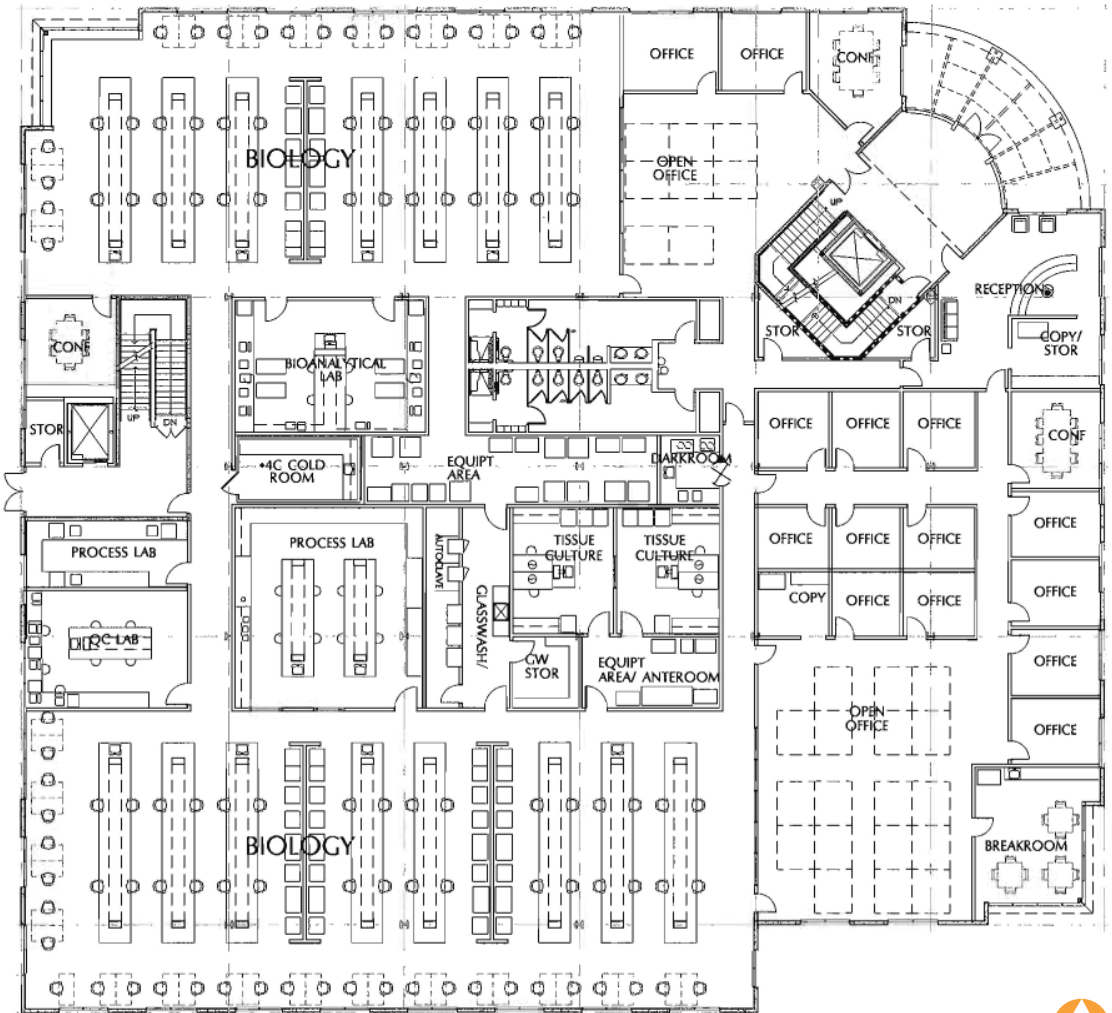
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1st Floor Hypothetical Plan



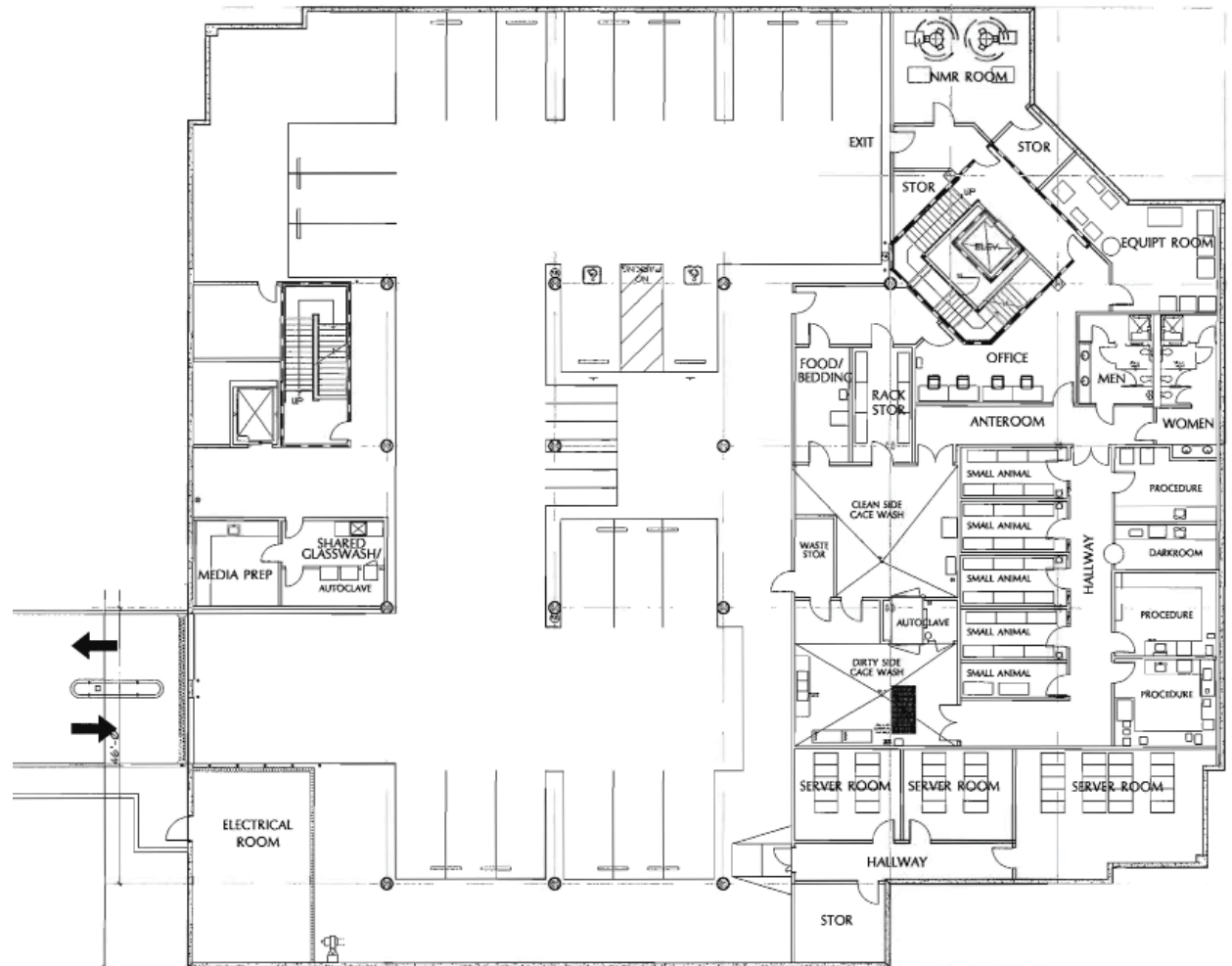


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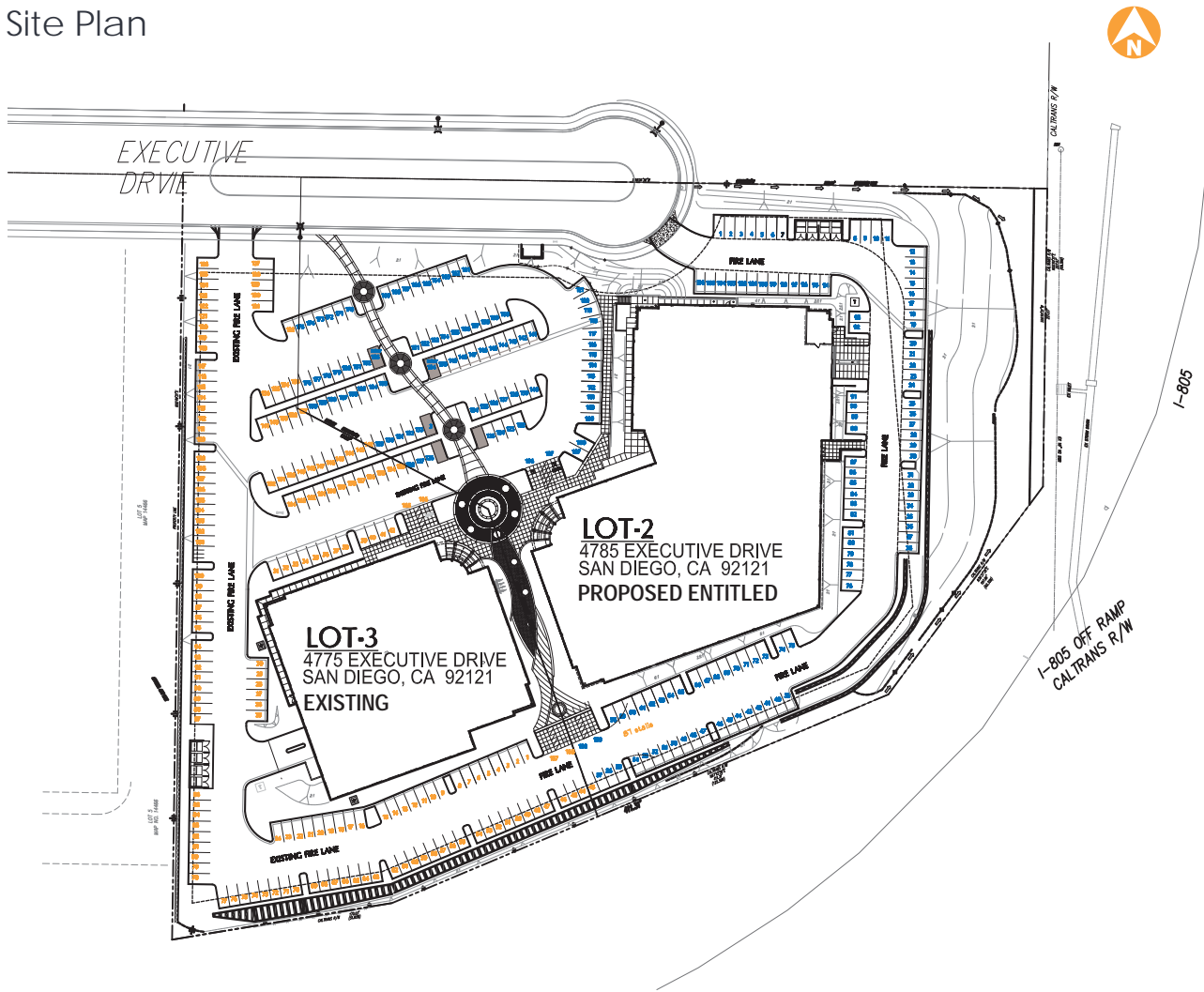


2nd Floor & Subterranean Hypothetical Plan





Site Plan



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About Biomed Realty



BioMed Realty is a real estate investment trust (REIT) focused on Providing Real Estate to the Life Science Industry®. We acquire, develop, own and operate laboratory and office space. Our properties are designed to effectively support the demanding needs of a wide range of pharmaceutical, biotechnology and research institutions. The company's properties are located predominantly in the major U.S. life science markets of San Diego, San Francisco, Seattle, Boston, New York/New Jersey, Pennsylvania and Maryland, which have well-established reputations as centers for scientific research.

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Amenities



RETAIL

1. Regional Mall – Westfield
2. Costa Verde
3. La Jolla Village Square
4. Villa Norte Shopping Center
5. Renaissance Town Center

CORPORATE NEIGHBORS

6. Biogen/IDEC
7. Illumina
8. Amylin
9. Pfizer
10. Genomyx
11. Qualcomm

HIGH END DINING / RESTAURANTS

12. Roy's
13. Flemings
14. Donovan's
15. Harry's Bar & American Grill
16. Cafe Japengo
17. P.F. Changs
18. Melting Pot
19. Truluck's

20. Sammy's Wood Fired Pizza
21. Cozymel's Mexican Grill
22. California Pizza Kitchen
23. BJ's Restaurant
24. Rock Bottom Brewery
25. El Torito
26. Eddy M's

PERSONAL HEALTH

27. Sporting Club
28. 24 Hour Fitness

HOTELS

29. Marriott San Diego La Jolla
30. Embassy Suites Hotel San Diego
31. Hyatt Regency La Jolla at Aventine
32. Sheraton La Jolla Hotel
33. Residence Inn – San Diego
34. Estancia La Jolla Hotel & Spa

Efficient **design**
Convenient **centrality**
and situated within **San**



Diego's core life science market





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EXCLUSIVE LEASING AGENTS:

Chad Urie

tel +1 858 410 1187

chad.urie@am.jll.com

License #: 01261962

Grant Schoneman

tel +1 858 410 1252

grant.schoneman@am.jll.com

License #: 01516695

