

the Boardwalk



*Brand New State of
the Art Lab and Office
Campus Approximately
195,826 SF*

*10265, 10275 & 10285 Science Center Drive
Torrey Pines*



Healthpeak
LIFE SCIENCE PROPERTIES

Jed Stirnkorb
Senior Vice President
Lic. 00888859
+1 858 546 4640
jed.stirnkorb@cbre.com

Rich Danesi
Senior Vice President
Lic. 01869864
+1 858 546 4652
richard.danesi@cbre.com

Andrew Huggett
First Vice President
Lic. 01468969
+1 858 546 2623
andrew.huggett@cbre.com

CBRE

the Boardwalk



Project Size

±195,826 Square Feet (3 Buildings)



Total Stories

2



Power

10,000 Amps (Project): 2000-4000 Amps (per Building), 277/480 Volt, 3 Phase, 4 Wire



Parking Spaces/Ratio

Surface and Subterranean
3.0/1,000 RSF



Zoning/Site Area

IP-1-1/10.5 net acres



Building Flexibility

Individual Chiller Plant for each building at ~150SF/ton Future Lab, Mechanical and backup power space in basements and on site



Floor Load Capacity

125 lbs./SF (Designed for lab)



Elevator

2 elevators per building: (1) 2,500 lb. passenger and (1) 5,000 lb. service



Fiber Optic/Cable

(AT&T, Spectrum)

New 3-Building Class “A” Lab Campus

10265 – 10285

Science Center Drive

San Diego, CA 92121

www.theboardwalktorreyepines.com

10285 Science Center Dr.
±41,302 SF

10275 Science Center Dr.
±76,408 SF

10265 Science Center Dr.
±78,116 SF

SCIENCE CENTER DRIVE

Fully Amenitized 3-Building Campus



Class A Project Features & Amenities



- Outdoor collaboration event area and lounge space
- Open air café and lounge
- State of the art indoor/outdoor Fitness center
- Signature bridgeways integrated into the design
- Shared conference center with state of the art technology

Prestigious Torrey Pines Location



10265 Science Center Dr.
±78,116 SF

10275 Science Center Dr.
±76,408 SF

10285 Science Center Dr.
±41,302 SF

the Boardwalk



± 36,872 Square Feet

Color Legend

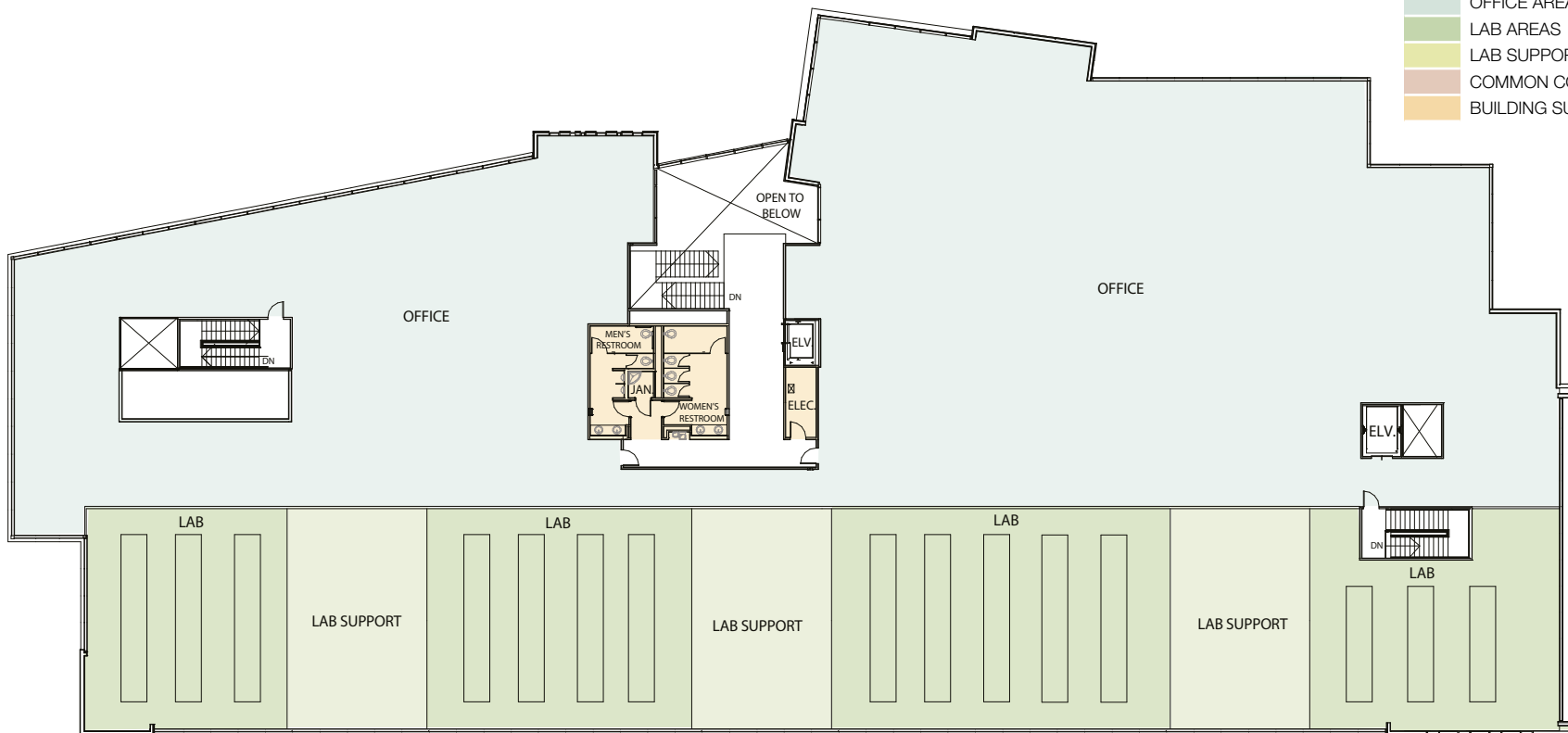
- OFFICE AREAS
- LAB AREAS
- LAB SUPPORT
- COMMON CONFERENCE
- BUILDING SUPPORT



± 41,244 Square Feet

Color Legend

- OFFICE AREAS
- LAB AREAS
- LAB SUPPORT
- COMMON CONFERENCE
- BUILDING SUPPORT



± 22,482 Square Feet

Color Legend

- OFFICE AREAS
- LAB AREAS
- LAB SUPPORT
- COMMON CONFERENCE
- BUILDING SUPPORT
- FITNESS AMENITIES
- FOOD SERVICE AMENITIES
- COLLABORATIVE AREAS



± 53,925 Square Feet

Color Legend

- OFFICE AREAS
- LAB AREAS
- LAB SUPPORT
- COMMON CONFERENCE
- BUILDING SUPPORT



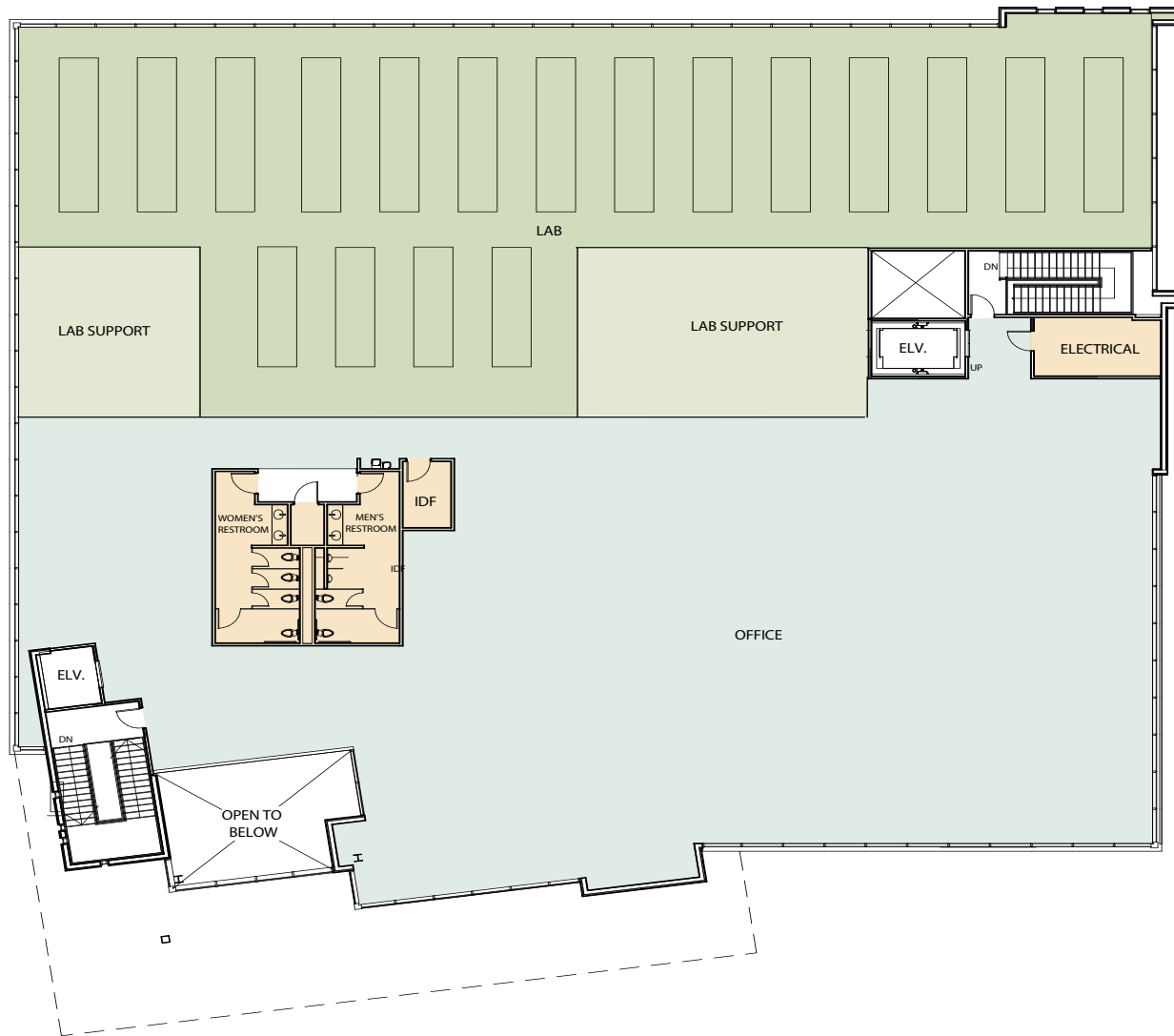
± 19,255 Square Feet



Color Legend

- OFFICE AREAS
- LAB AREAS
- LAB SUPPORT
- COMMON CONFERENCE
- BUILDING SUPPORT

± 22,047 Square Feet



Color Legend

- OFFICE AREAS
- LAB AREAS
- LAB SUPPORT
- COMMON CONFERENCE
- BUILDING SUPPORT



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Healthpeak Portfolio Overview

Healthpeak Properties, Inc. is a fully integrated real estate investment trust (REIT) that invests primarily in real estate serving the healthcare industry in the United States. Healthpeak owns a large-scale portfolio diversified across multiple sectors, led by life science, medical office, and senior housing. Recognized as a global leader in sustainability, Healthpeak has been a publicly-traded company since 1985 and was the first healthcare REIT selected to the S&P 500 index.

Strong, Stabilized REIT

- S&P 500 REIT with real estate portfolio valued at over \$20B.
- 33+ years as a public company
- Over 25M sq. ft. of R&D and Office buildings throughout the U.S.

Sustainable Growth



Environmental Responsibility



Social Responsibility



Corporate Governance Responsibility





JED STIRNKORB

SENIOR VICE PRESIDENT

Lic. 00888859

+1 858 546 4640

jed.stirnkorb@cbre.com

RICH DANESI

SENIOR VICE PRESIDENT

Lic. 01869864

+1 858 546 4652

richard.danesi@cbre.com

ANDREW HUGGETT

FIRST VICE PRESIDENT

Lic. 01468969

+1 858 546 2623

andrew.huggett@cbre.com

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