



SORRENTO
HIGHLANDS

CLASS A LAB AND OFFICE SPACE



6925 & 6965 LUSK BOULEVARD

CBRE

UTC

TORREY PINES



ACCESS TO MOUNTAIN AND ROAD BIKING TRAILS




SORRENTO HIGHLANDS

WATERIDGE CIRCLE

LUSK BOULEVARD

WATERIDGE VISTA DRIVE

TELESIS COURT

6965

6925

COME ON IN CAFE



COASTER SHUTTLE STOPS

PROJECT FEATURES

2 Building Campus

6925 Lusk | ± 22,606 SF
AVAILABLE FOR LEASE
Spec buildout currently under way

6965 Lusk - Fully Leased



**PROMINENT BUILDING
TOP SIGNAGE AVAILABLE**



BRAND NEW RENOVATIONS

**FITNESS CENTER
COMING SOON!!**



**IMMEDIATE ACCESS TO
I-805, I-5, & HWY 56**



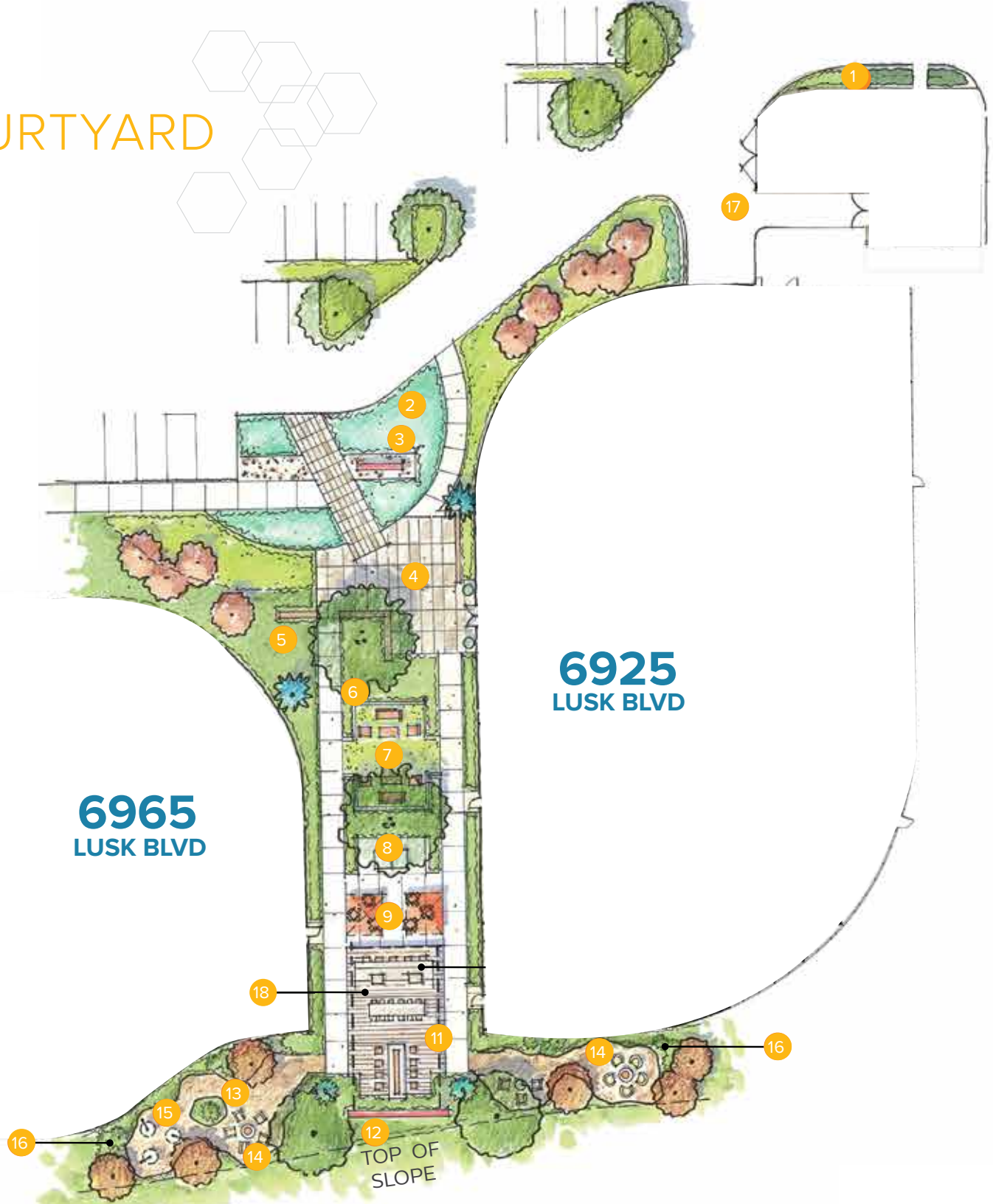
**FULLY AMENITIZED
ENVIRONMENT ADJACENT FULL
SERVICE CAFÉ**



ACCESS TO WATERIDGE VISTA PARK
(TENNIS & VOLLEYBALL COURTS, WALKING PATH
WITH PAR COURSE, BBQ'S WITH SEATING AREAS)

NEW AMENITY COURTYARD RENOVATIONS

- 1 Tall hedge screen
- 2 Bold accent mass plantings at tenant entry
- 3 New tenant monument sign with rock mulch
- 4 Enhanced paving at new tenant entry plaza
- 5 Concrete seat wall with wood top
- 6 Specimen canopy shade tree
- 7 Artificial turf with soft seating
- 8 Ping pong table
- 9 Cafe style seating with umbrellas
- 10 Counter-height seating with built-in gas BBQ grills
- 11 "Lounge" with steel overhead shade structure, linear fire pit and farm table
- 12 Decorative feature wall at overhead shade structure
- 13 Informal garden seating area with decomposed granite or gravel paving
- 14 Gas fire pit and soft seating
- 15 Hanging "nest" chair grouping
- 16 Tall, informal screening shrubs to visually enclose space
- 17 New decorative wood or metal mechanical enclosure
- 18 On-grade wood deck



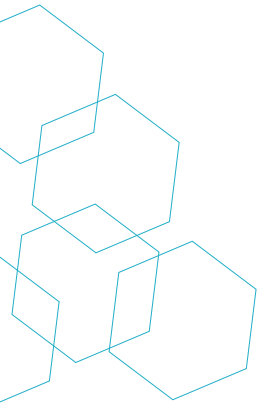
COMMON AREA BRAND NEW RENOVATIONS



COMMON AREA BRAND NEW RENOVATIONS



FUTURE RENOVATIONS



6925 LUSK

New Office and Lab Space



PROJECT SPECS



NEW MAIN LOBBY UPGRADES

INCLUDE NEW STAIR, WIDENED BALCONY AND NEW FINISHES, NEW SKYLIGHTS ON 2ND FLOOR



NEW CENTRAL PLANT WITH

2 NEW 150 TON HIGH-EFFICIENCY CHILLERS
2 NEW 1,500 MBTUH HOT WATER BOILERS
LAB AREAS ON VAV SYSTEM AT 12 AIR CHANGES/HR



NEW 3,500 LB
**SERVICE
ELEVATOR**



UPGRADED **3,000 AMP
ELECTRICAL SERVICE**



REMODELED
**RESTROOMS AND
SHOWERS**



UPGRADED
INFRASTRUCTURE
TO SUPPORT EMERGENCY
GENERATOR (175KW)



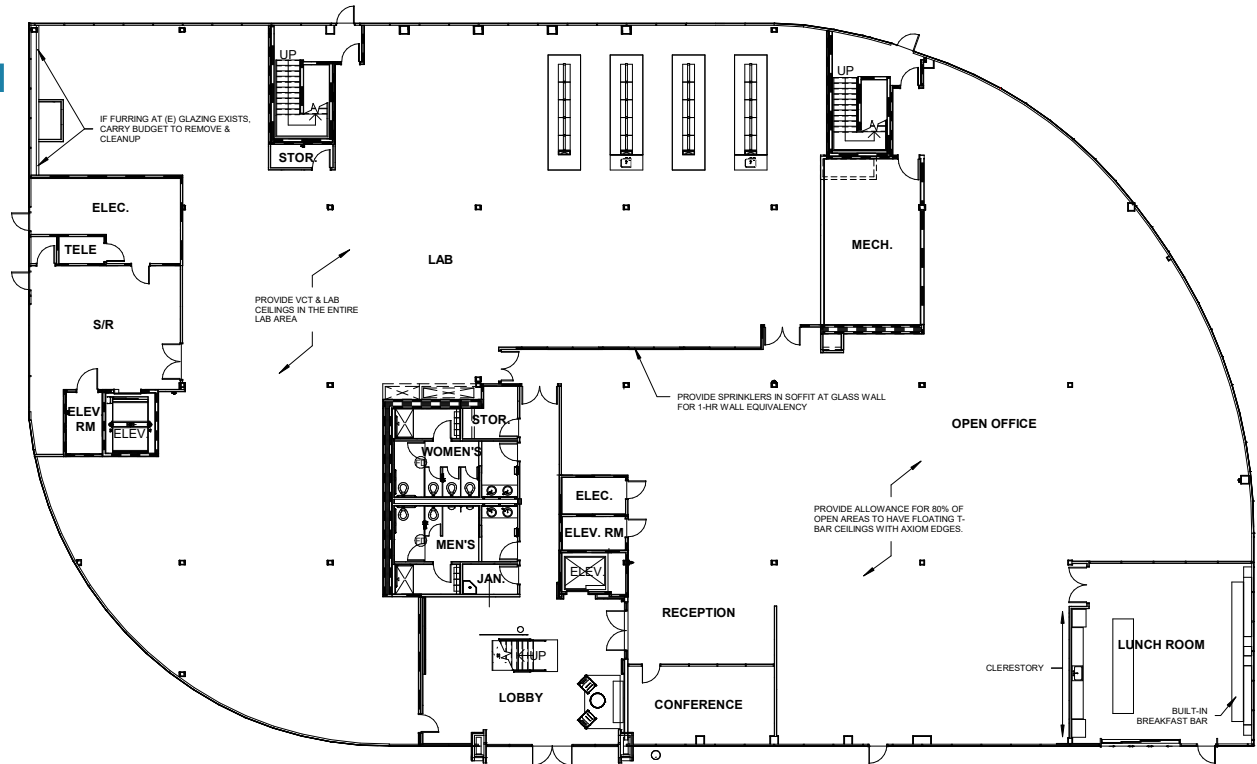
NEW **SHIPPING AND
RECEIVING AREA**
WITH ROLL UP DOOR

NEW ROOF

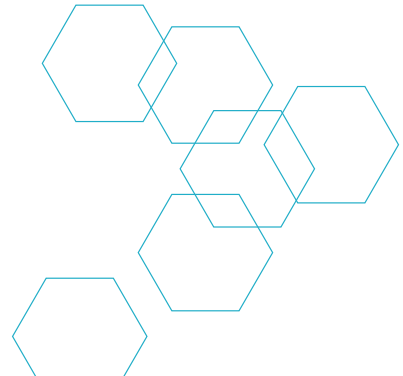
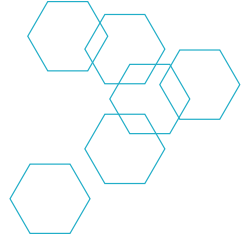
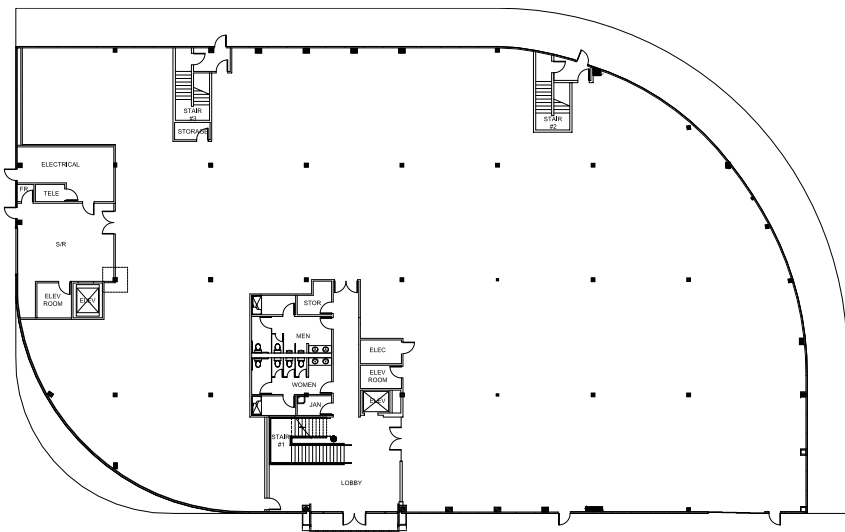
6925 LUSK

FIRST FLOOR | 22,606 RSF

NEW SPEC PLAN



AS-BUILT



OWNERSHIP

HCP is the largest publicly-traded (NYSE: HCP) real estate investment trust focused on the healthcare industry and is a member of the S&P 500. Established in 1985, HCP owns over 1,000 properties in 42 states across various property types, including life science, office, medical office, senior housing, hospital and skilled nursing.
www.hcpi.com

CBRE

CBRE, INC
Broker Lic. 00409987

Richard Danesi

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

Jed Stirnkorb

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

Andrew Huggett

First Vice President
Lic. 01468969
+1 858 546 2623
andrew.hugge@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

