



# the research park at torrey pines

10835 Road to the Cure, San Diego

67,998 s.f. Class A Laboratory & Office Project



## property highlights

10835 Road to the Cure is suited to provide “best in class” laboratory and office solutions to San Diego’s research companies. Ideal for biotech and research organizations, from 8,600 to 19,750 square feet.

“best in class”  
lab & office space



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amenities&neighbors



- 1 A.R. Valentien
- 2 The Grill & Bar
- 3 Hilton La Jolla Torrey Pines
- 4 Torreyana Grille
- 5 The Lodge at Torrey Pines
- 1 Pfizer
- 2 Takeda
- 3 Affymetrix
- 4 General Atomics
- 5 UCSD
- 6 BASF
- 7 Novartis
- 8 The Scripps Research Institute
- 9 Novartis
- 10 Sanford Burnham Institute
- 11 Johnson & Johnson
- 12 BD Biosciences
- 13 Cytari
- 14 Synthetic Genomics



delivering another great  
lifescience **workplace** that:



1

### Is built on **collaboration**

- Creating a collaborative environment for cross-functional workers to interact together and solve challenges is a conscious Biomed Realty strategy.

2

### Reflects the company's **brand** and is aligned with its values

- Productivity drivers naturally flow from a unique brand and shaped values.

3

### Integrates today's **infrastructure** trends

- Fiber connectivity
- Building management system
- Emergency Power
- Universal Flex Lab™



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## 4 Delivers “**stay all day**” workplace solutions

- Fitness center
- Outdoor gathering areas
- Conference center

## 5 Is **employee focused**

- When people enjoy coming to work—when they feel supported, connected and exhilarated by this connection—employee satisfaction rises, turnover drops and behaviors change.

## 6 Carefully integrates **people, technology and space**

- When these three elements are aligned and entwined great things can happen.





## newbuildingupgrades

### **Building Systems**

- New Building Management System
- New HVAC upgrades - consolidating air handlers from 6 units to 1 unit to increase efficiencies
- New HVAC improvements to offices
- Air flow study completed to better monitor proportionate use of utilities
- New boilers
- New transformers

### **Building Image**

- New interior window film
- New signage program
- New exterior painting
- New lobby upgrades
- New shared amenities: conference center, fitness center, showers & lockers, glasswash & autoclave



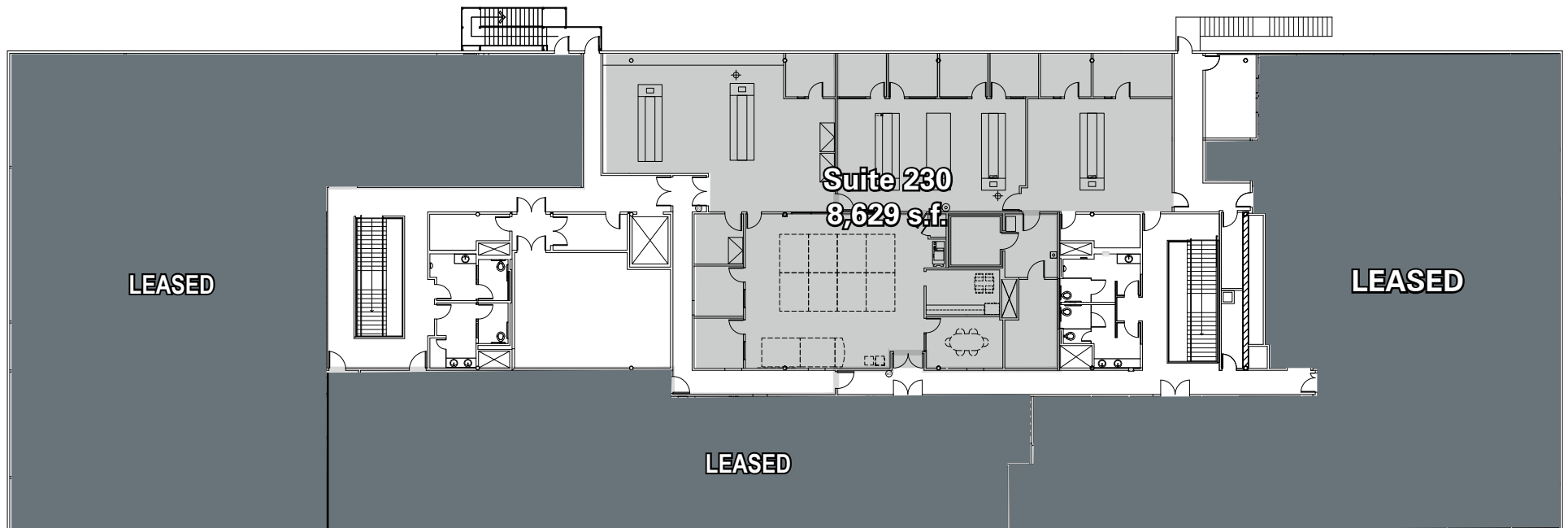
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secondplan

■ Available

Suite 230: 8,629 s.f.



# buildingspecs

BUILDING SIZE	67,998
YEAR BUILT	1978 (renovated in 2013)
BUILDING HEIGHT	28'
ELEVATORS	1 freight
FLOOR-TO-CEILING HEIGHT	1st floor = 9' to 10' 6" 2nd floor = 9' to 10' 6"
FLOOR LIVE LOADS	100 lbs/s.f.
FIRE SPRINKLERS	Yes
PARKING (surface & covered)	3.0/1,000
POWER CAPACITY	2,500 AMP, 277/480v
HVAC COOLING CAPACITY	2 water cooled chillers, 380 ton capacity
BOILERS	Two, 1.75MBtu/hr High efficiency gas-fired boilers
BUILDING MANAGEMENT SYSTEM	Fully integrated DDC sytem
GENERATOR	130kW capacity



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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