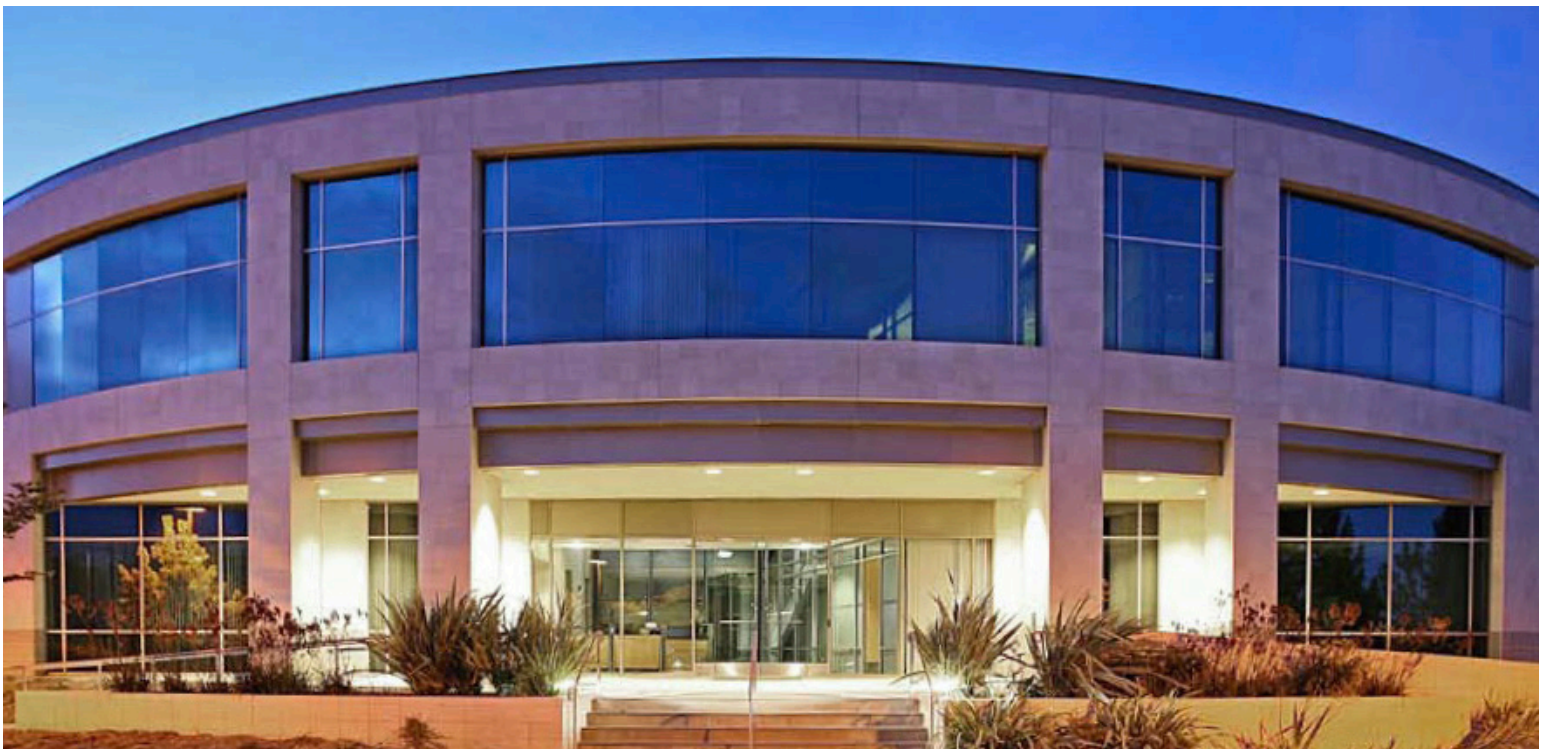




# 10240 Science Center Drive

10240 Science Center Drive, San Diego, CA 92121

20,328 sf of office space available on the 1st floor



## Space for the Life Science Industry

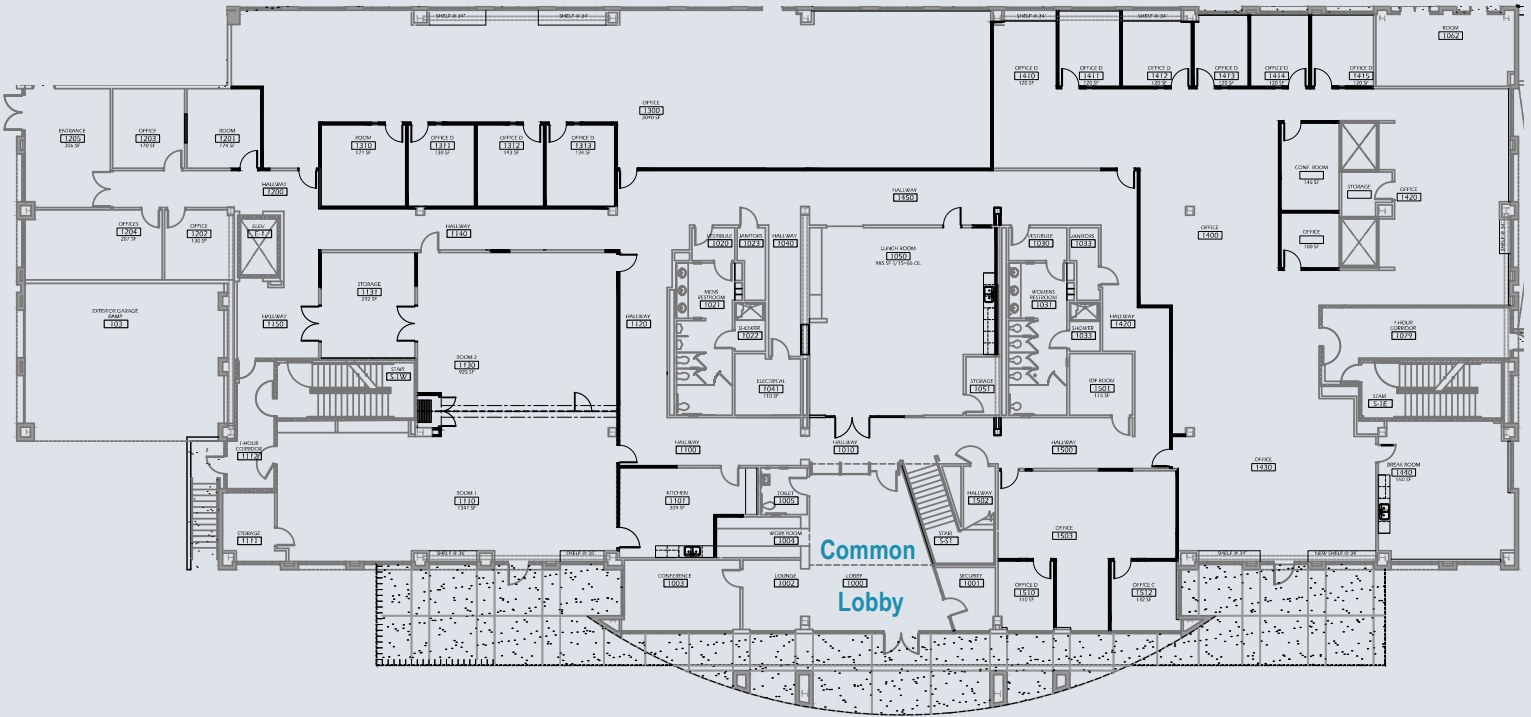
Located in the heart of the Torrey Pines life science submarket, 10240 Science Center Drive is surrounded by prestigious research institutions, government agencies and biotech companies. Totalling 49,347 square

feet, the building is situated on the west side of Science Center Drive just north of Genesse Boulevard and 1/4 mile west of I-5. The asset is the gateway to the Torrey Pines submarket and is in close proximity to UCSD,

The Scripps Research Institute, Salk Institute for Biological Sciences, Sanford Burnham, Prebys Medical Discovery Institute and The Genomics Institute of the Novartis Research Foundation.

# 10240 Science Center Drive

## 1st Floor - 20,328 sf



### Property Highlights

- 100% office space
- Subterranean & surface parking
- Close proximity to I-5 & San Diego International Airport
- Walking distance to jogging trails
- Convenient access to numerous restaurants, hotel accommodations, coastal residential communities and coaster rail line

### Tenants & Amenities

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



**Chad Urie**  
+1 858 410 1187  
chad.urie@am.jll.com  
License no. 01261962

**Grant Schoneman**  
+1 858 410 1252  
grant.schoneman@am.jll.com  
License no. 01516695



### DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2014. Jones Lang LaSalle. All rights reserved.