



COAST 9

11080-11180 Roselle Street, 11055-11175 Flintkote Avenue

Class A Life Science Campus



propertyhighlights

Coast9 is Sorrento Valley's premier life science campus, offering a Class "A" research environment to San Diego's leading biotech companies. The nine building campus successfully integrates people, technology and space to produce an exceptionally satisfying workplace.

Class "A" Research Environment



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availabilities



- Leased
- Available
- Amenities Center

Suite | s.f. | Existing Condition

- 11120 ROSELLE STREET
Suite A | 3,501 s.f. | Finished Spec. Suite (100% office)
- 11100 ROSELLE STREET
Suite B | 5,086 s.f. | Spec. Suite under construction
- 11175 FLINTKOTE AVENUE
Suite C | 3,695 s.f. | Planned Spec. Suite





amenitiescenter

- WELCOME CENTER
- COME ON IN! CAFE
- CONFERENCE CENTER
- FITNESS CENTER
- COLLABORATION LOUNGE
- CATERING KITCHEN
- RESTROOMS/LOCKER ROOMS
- BIKE STORAGE





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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
- Electric car chargers (2)
- Emergency Power
- Universal Flex Lab™



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4 Delivers “stay all day” workplace solutions

- Fitness center
- Bistro/cafe and catering services
- Outdoor gathering areas
- Conference center
- Collaboration lounge

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.



11100 roselle street universalflexplan

12,643 s.f.

■ Suite B - 5,086 s.f.

■ LEASED





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11175 flintkote ave universalflexplan

3,695 s.f.

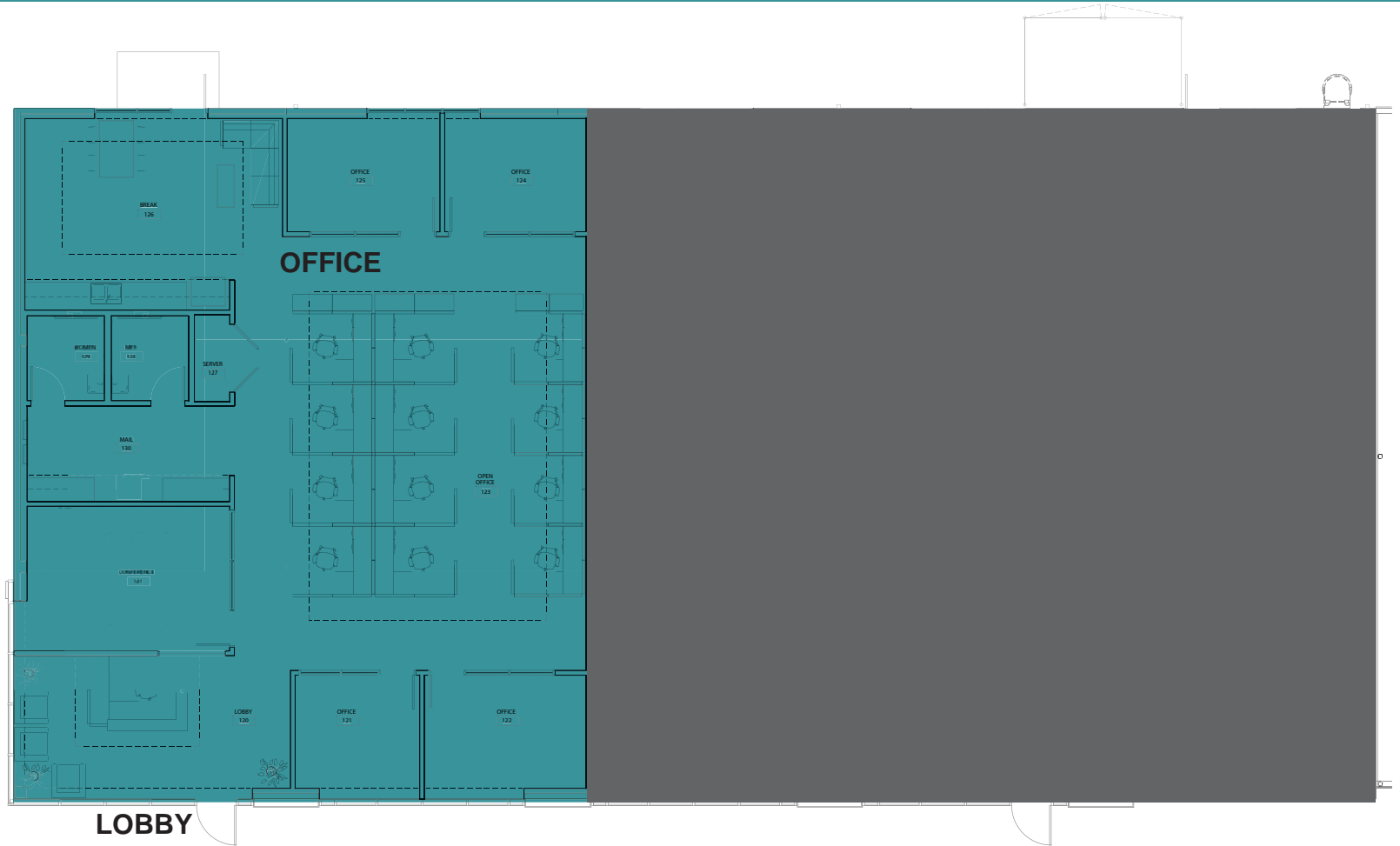
■ Suite C - 3,695 s.f.



11120 roselle street

3,501 s.f.

- Suite A - 3,501 s.f.
- LEASED





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buildingspecs

CAMPUS SIZE	162,074
YEAR BUILT	Phase I 1974; Phase II 1984 (renovated in 2012)
BUILDING HEIGHT	18' 0"
FLOOR-TO-CEILING HEIGHT	Standard is 10'
FIRE SPRINKLERS	Yes – 11180 and 11080 Roselle Street. No on remaining buildings
PARKING (surface & covered)	2.6/1,000
POWER CAPACITY	Varies from 800 – 1600 amps. Primarily 208 volts
GAS OR ELECTRIC	Gas and Electric Service by SDG&E at all 9 buildings
AIR HANDLING CAPACITY	Individual roof-mounted package units
BOILERS	Reheat boilers in place serving all lab spaces
BUILDING MANAGEMENT SYSTEM	Available at 11080, 11120, 11180 Roselle Street and 11095 Flintkote Avenue
GENERATOR	Individually sized for each building



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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