



GENESIS

GENESIS { Origin, source, root, }
[beginning, creation]

The root of innovation



San Diego's
BIGGEST
fully spec life
science development





4224 Campus Point Court

- 96,009 SF
- 2-story building to have new exterior skin installed
- November 2016 delivery date



4242 Campus Point Court

- 139,427 SF
- 7-story building
- May 2016 delivery date



10210 Campus Point Drive

- 75,586 SF
- 3-story building above covered parking. Building to have new exterior skin installed.
- August 2016 delivery date

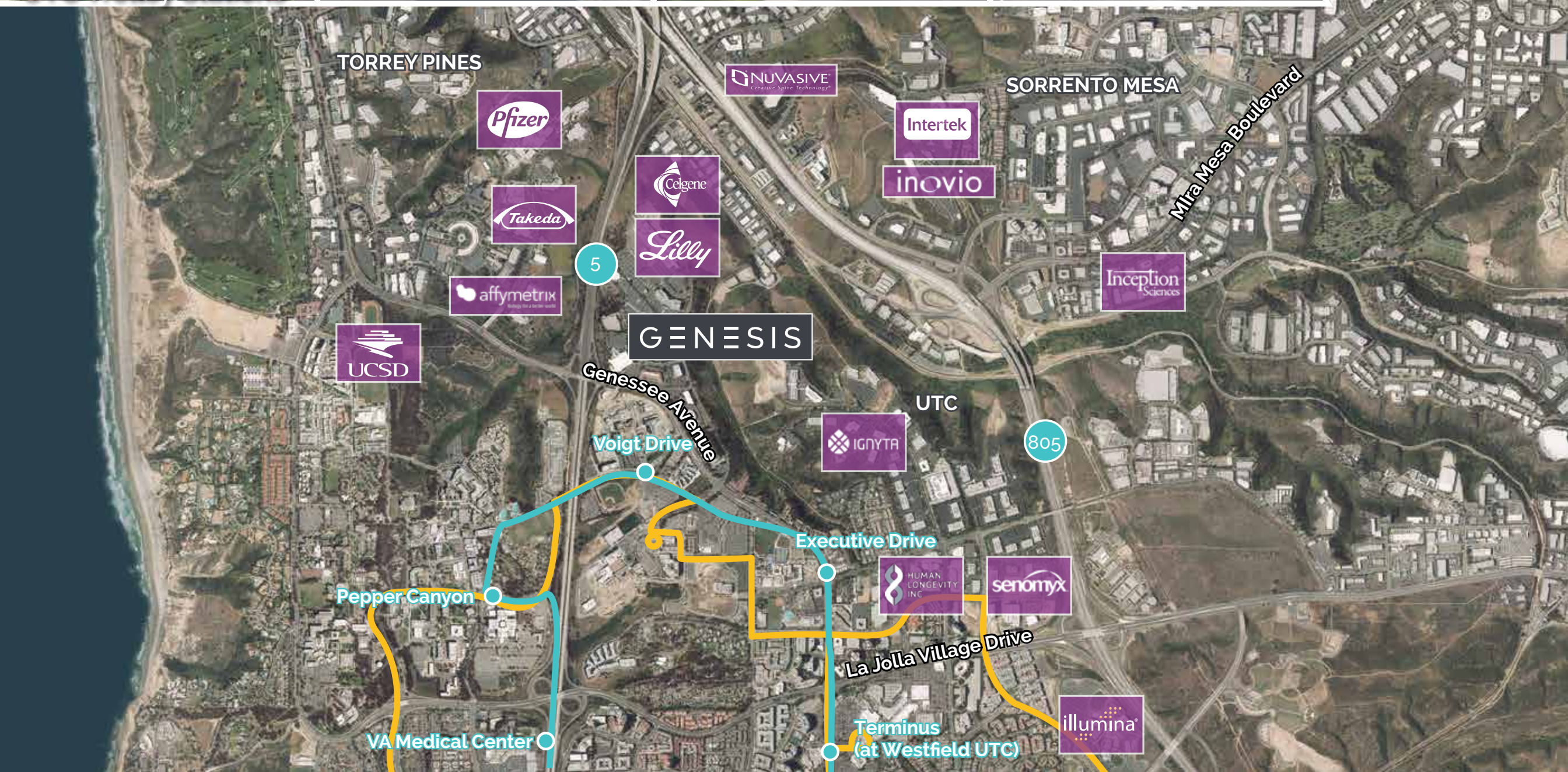




Genesis: a fresh approach to an office and lab environment that hosts a modern aesthetic with the use of a clean and classic palette. Come be a part of the new life in UTC at Genesis.



UTC Trolley Stations





Executive Drive Station

South View on Genesee Avenue

convenient centrality



Executive Drive Station | Aerial & Site Plan



Trolley Route



SUPERLOOP



Neighbors





Westfield UTC Mall



Green Acre



GENESIS

Red O Restaurant

Harry's Bar & American Grill

Westfield UTC Mall

P.F. Changs

Embassy Suites

Bistro 24

La Jolla Village Drive

The Villas of Renaissance

La Jolla Crossroads Apartments

dine. shop.



Apartments

Regents Park Place
Torrey Pines Village Apartments
Costa Verde Apartments
Valentia Apartments
La Jolla Nobel Apartments
Pacific Gardens Apartments



Restaurants

Cafe Fusion
Venice Ristorante and Wine Bar
Indulge Restaurant and Bar
Blue Fin Fusion Japanese
Corner Bakery Cafe
Brothers Restaurant & Deli
Bistro 24
Green Acre



Coffee

Specialty's Cafe & Bakery
Peet's Coffee & Tea
The Bean
Elixir Espresso Bar
Boudin Bakery Cafe
Starbucks
Gelato in San Diego Bottega Italiana
Einstein Bros Bagels



Shopping Center

Westfield UTC Mall
Costa Verde Center



Hotels

Embassy Suites
Marriott La Jolla
Hyatt Regency La Jolla
Sheraton La Jolla



Parks

Nobel Athletic Area
Doyle Community Park
Matthews Quadrangle
University of California San Diego Park
University Village Park
Swanson Memorial Swimming Pool
Standly Recreation Center
Marshall College Field
Standley Park Marian Bear Memorial
Natural Park Trail
Muir Field
University Gardens Park
Rose Canyon Open Space



Entertainment

ArcLight Cinemas La Jolla
Landmark Theatre La Jolla Village
AMC Theaters La Jolla
La Jolla Playhouse
Torrey Pines Golf Course
Birch Aquarium at Scripps Institution
of Oceanography

live





GENESIS



clean & fluid

The project integrates the technical, linear details of classic materials infused with organic materials; impacting the space through their natural beauty and awe inspiring patterns.

The use of natural stone, warm wood tones and key focal points such as custom light fixtures and colorful artwork create a warm and welcoming interior.

Alternative amenities such as the café, tea room and conferencing center expose you to multiple environments allowing a layered, dimensional experience in the building.





warm & organic





classic modern

Genesis labs are designed with the iLAB Laboratory Furniture System — the newest casework technology designed for maximum flexibility and modularity within the lab environment.

Building Specs

	4242 Campus Point Drive Building A	10210 Campus Point Drive Building B
Building Size (SF)	132,427 s.f.	75,586 s.f.
Total Stories	7 stories	3 stories
Floor-to-floor height	12'-3"	12'-6"
Floor-to-ceiling height	9'	Open, 9'-9" Bottom of Structure
Typical Column Spacing	Approx. 24'	Approx. 25'
Zoning	IP-1-1	IP-1-1
Power Capacity	4000 Amps	2000 Amps
Air Handling Capacity	79,000 CFM	38,800 CFM
Building Utilities	Lab compressed air, Vacuum	Lab compressed air, Vacuum
Fire Sprinklers	Yes	Yes
Backup Power	500KW Generator	225 KW Generator
Elevator(s)	3 passenger, 1 service elevator	Two Passenger/Service
HVAC & Central Plant	400 Ton chilled water plant, 600 Ton cooling tower	Package units

The team



Phase 3 Real Estate Partners, Inc. (P3RE) is a progressive real estate company dedicated to fostering the growth of the life science industry by providing premiere, Class A environments that meet the needs of today's and tomorrow's innovators. P3RE's properties are located in the epicenters of the San Diego and San Francisco biotech markets – two of the world's top life science clusters.



JLL (Jones Lang LaSalle) is a financial and professional services firm that specializes in commercial real estate services and investment management. We're in business to create and deliver real value through commercial real estate for clients, shareholders and our own people. In a complex world that is constantly changing, JLL is committed to helping you understand and navigate the intricacies of commercial real estate—whether you're an investor or occupier of space.

4242 Campus Point Drive

First Floor | Building Amenities

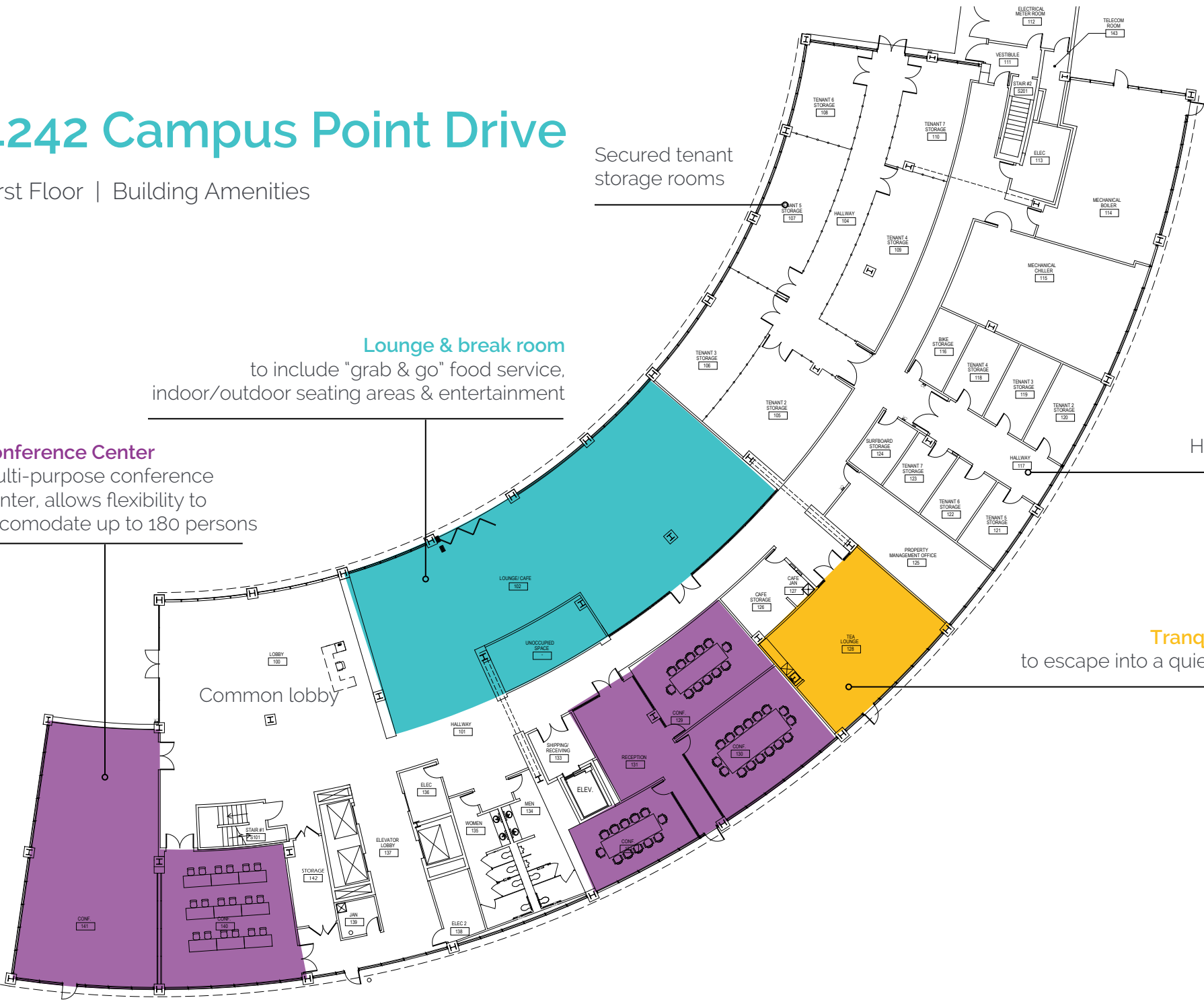
Conference Center
Multi-purpose conference center, allows flexibility to accomodate up to 180 persons

Lounge & break room
to include "grab & go" food service, indoor/outdoor seating areas & entertainment

Secured tenant storage rooms

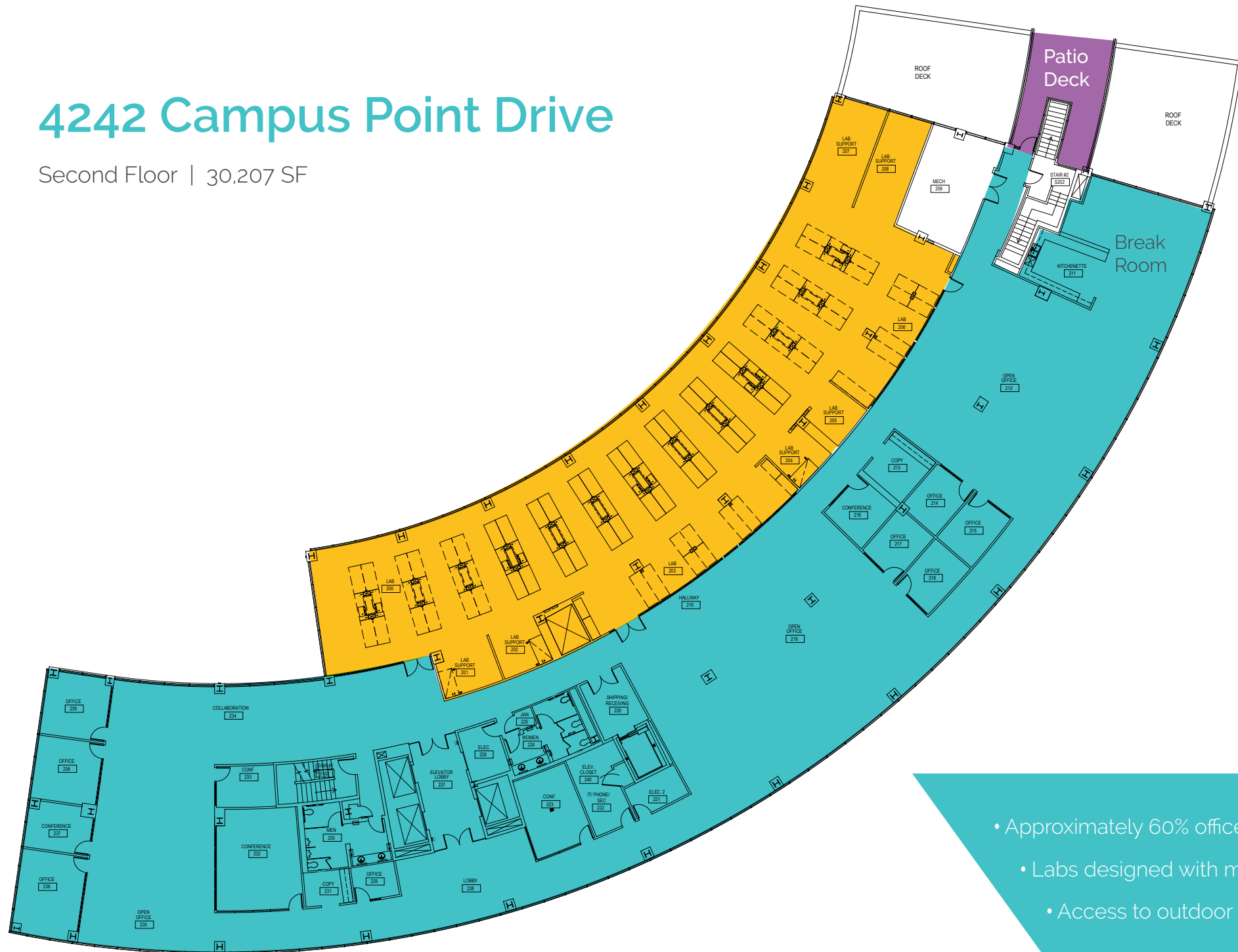
Secured tenant Hazmat storage rooms

Tranquil tea lounge
to escape into a quiet environment



4242 Campus Point Drive

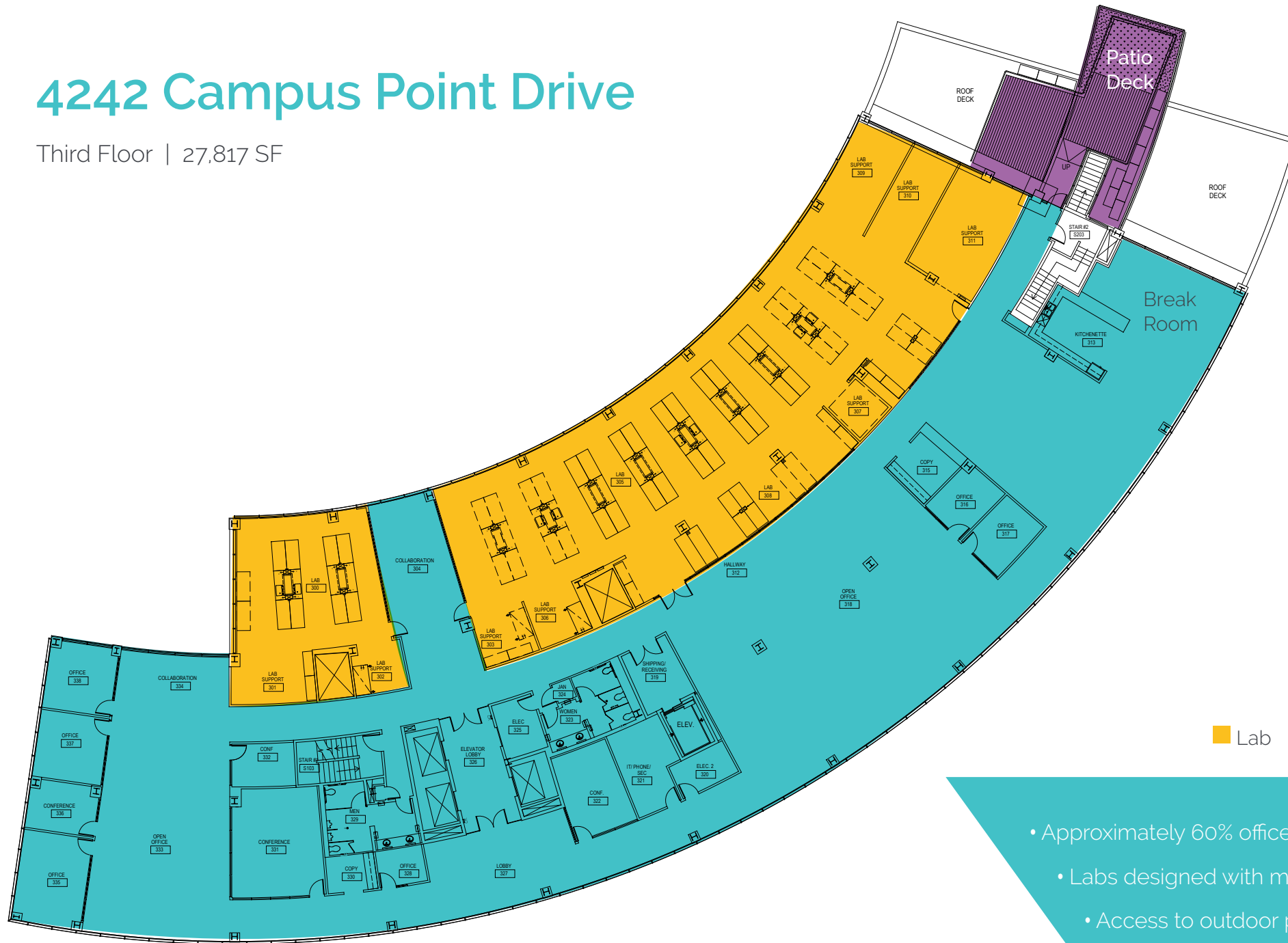
Second Floor | 30,207 SF



- Approximately 60% office/40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System
- Access to outdoor patio for fresh air and views

4242 Campus Point Drive

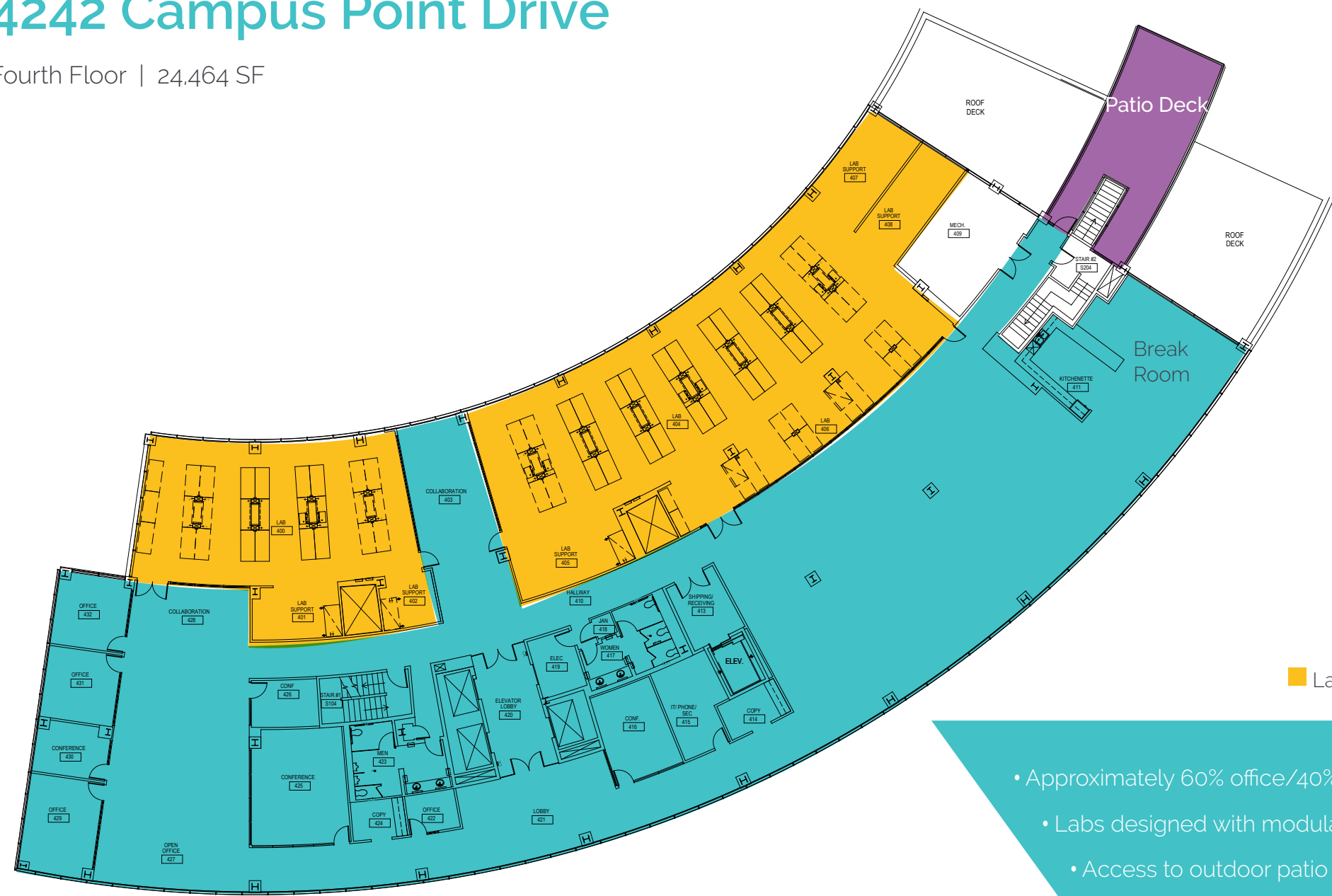
Third Floor | 27,817 SF



- Approximately 60% office/40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System
- Access to outdoor patio for fresh air and views

4242 Campus Point Drive

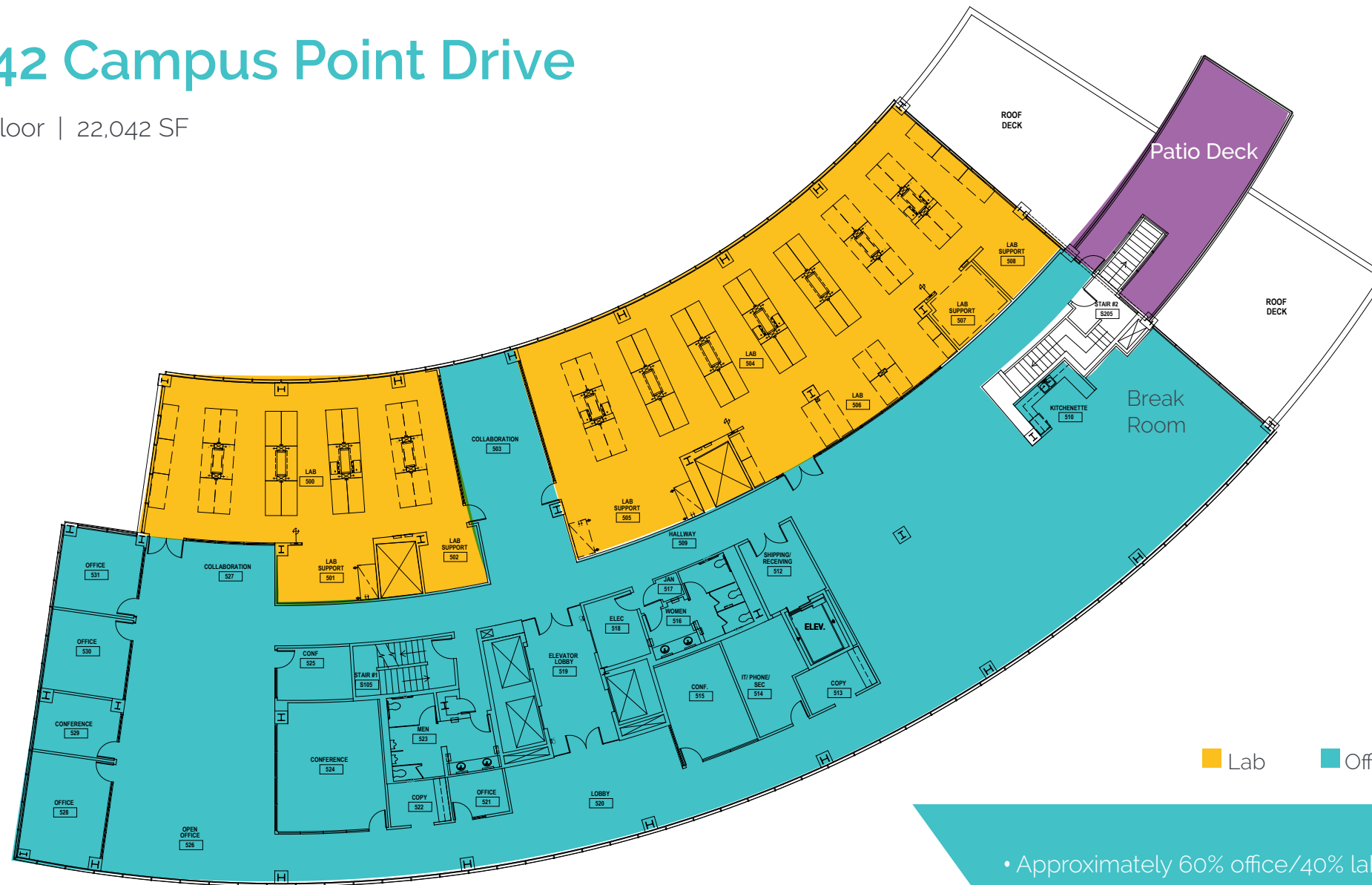
Fourth Floor | 24,464 SF



- Approximately 60% office/40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System
- Access to outdoor patio for fresh air and views

4242 Campus Point Drive

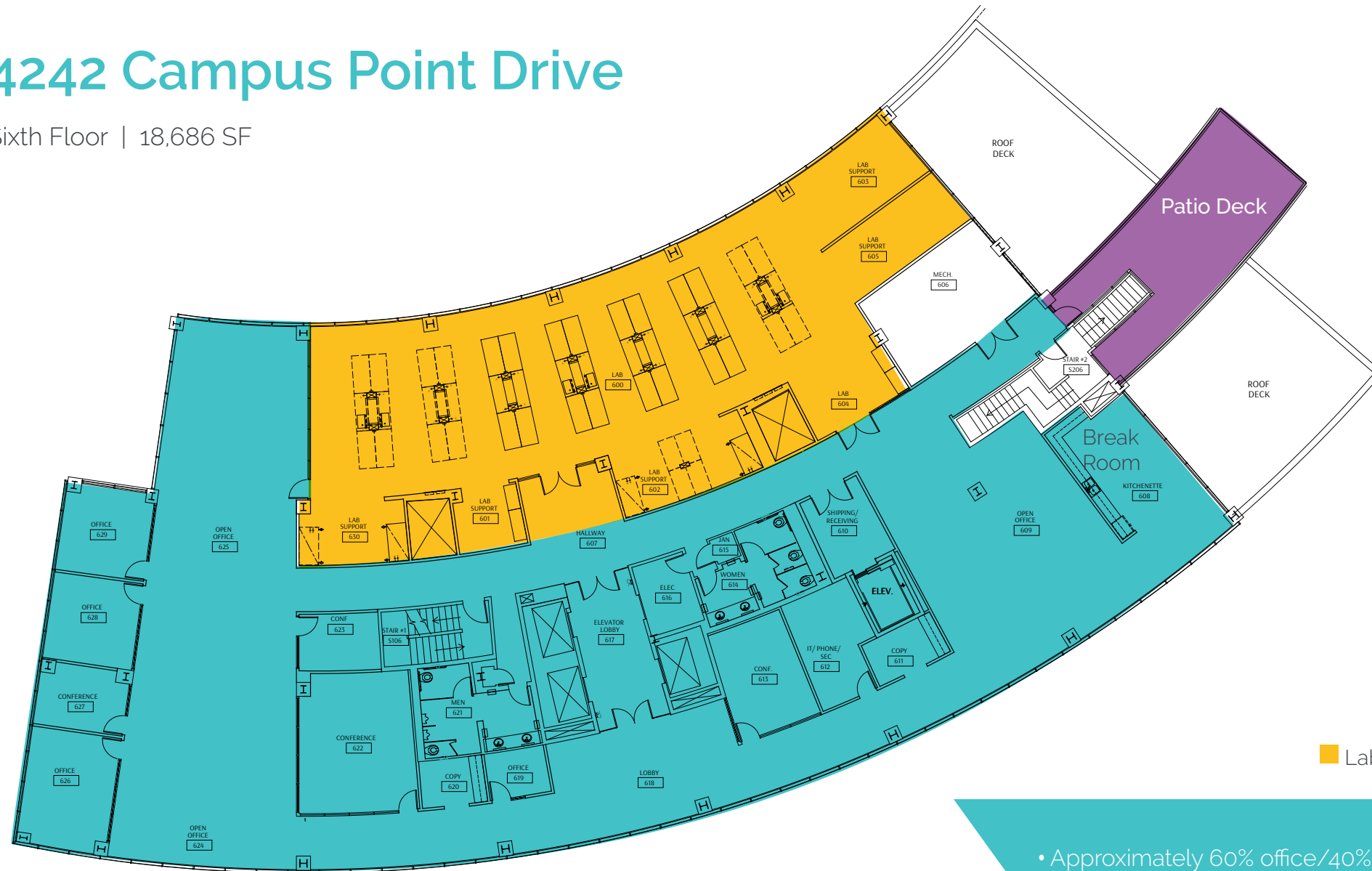
Fifth Floor | 22,042 SF



- Approximately 60% office/40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System
- Access to outdoor patio for fresh air and views

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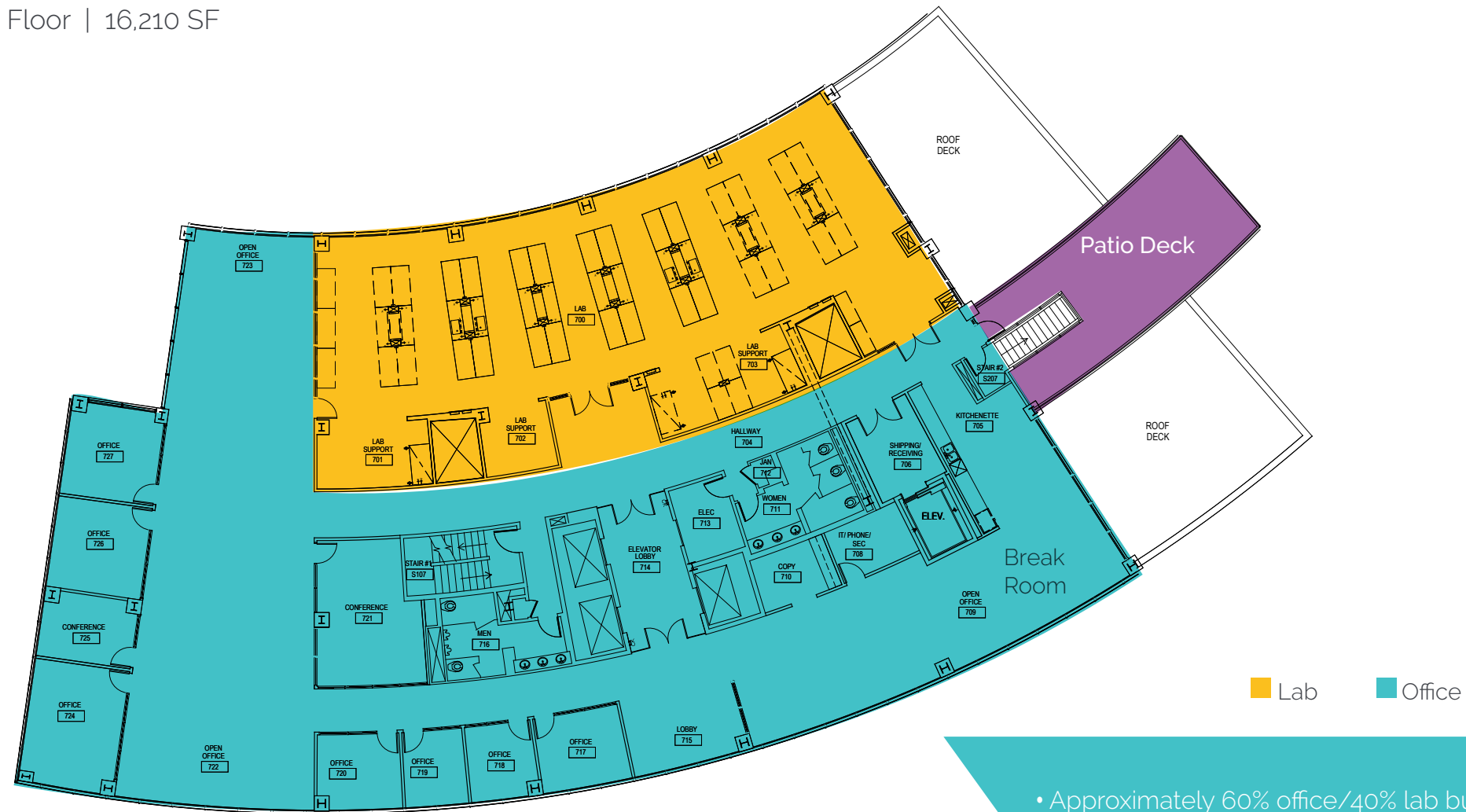
Sixth Floor | 18,686 SF



- Approximately 60% office/40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System
- Access to outdoor patio for fresh air and views

4242 Campus Point Drive

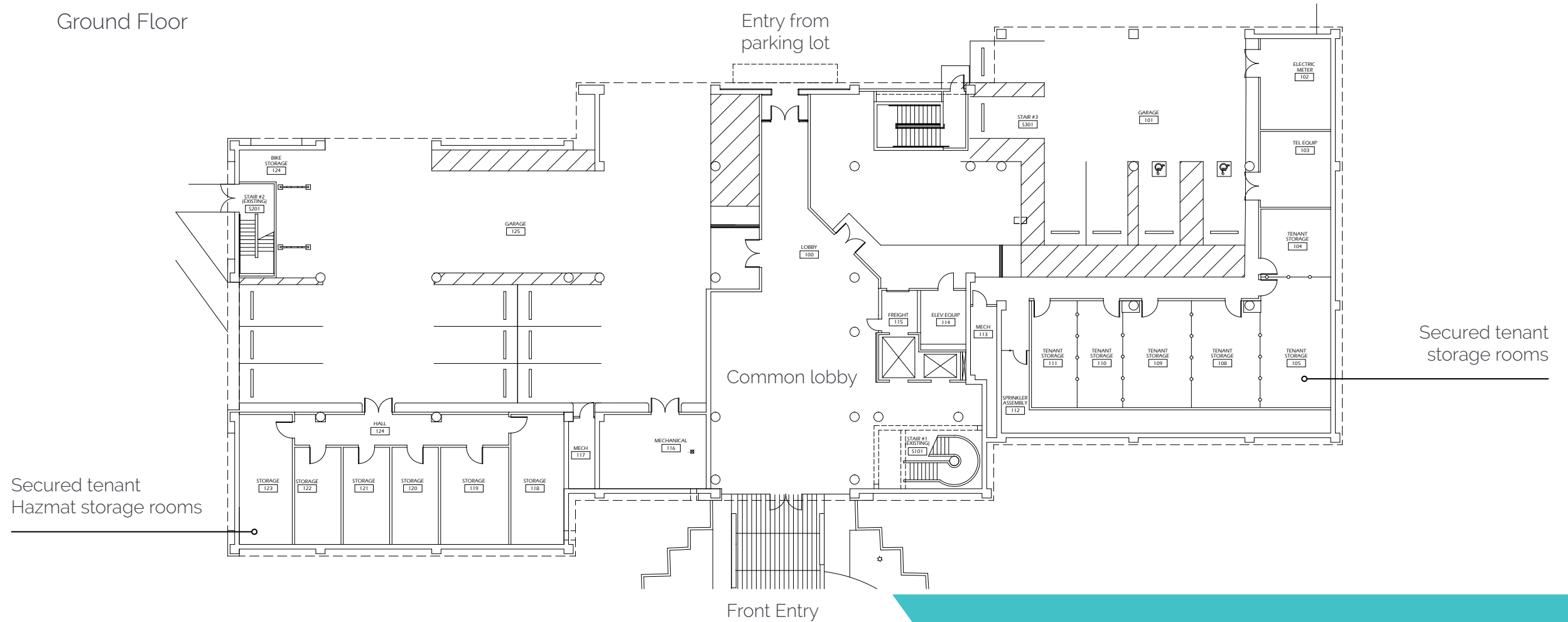
Seventh Floor | 16,210 SF



- Approximately 60% office/40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System
- Access to outdoor patio for fresh air and views

10210 Campus Point Drive

Ground Floor



10210 Campus Point Drive

First Floor | 25,213 SF



- Suite sizes of 9,077 SF and 16,136 SF
- Approximately 60% office, 40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System

10210 Campus Point Drive

Second Floor | 25,213 SF



■ Lab ■ Office

- Suite sizes of 9,077 s.f. to 16,136 s.f.
- Approximately 60% office, 40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System

10210 Campus Point Drive

Third Floor | 25,161 SF



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