

BRAND NEW SPEC LABS UNDER CONSTRUCTION

Coming April 2019



SYCAMORE CREEK
RESEARCH PARK



Campus Features

Three (3), purposefully-designed spec laboratory campus environment



Size Range Flexibility
Suites Ranging from
4,900 - 22,273 SF



New Common Area Improvements, to include:
+ Common Area Gathering Space
+ Upgraded Communal Landscaping
+ Exterior Building Facade Renovations



Strategic, Sorrento Valley location
with excellent freeway access



Walking distance to public
transportation (Coaster Station)



Property Summary

ADDRESS

10655, 10665 & 10675
Sorrento Valley Road

NET RENTABLE AREA

79,341 SF

NO. OF FLOORS

2

NO. OF BUILDINGS

3

YEAR BUILT / RENOVATED

1983 / 2018

SITE AREA

3.75 Acres

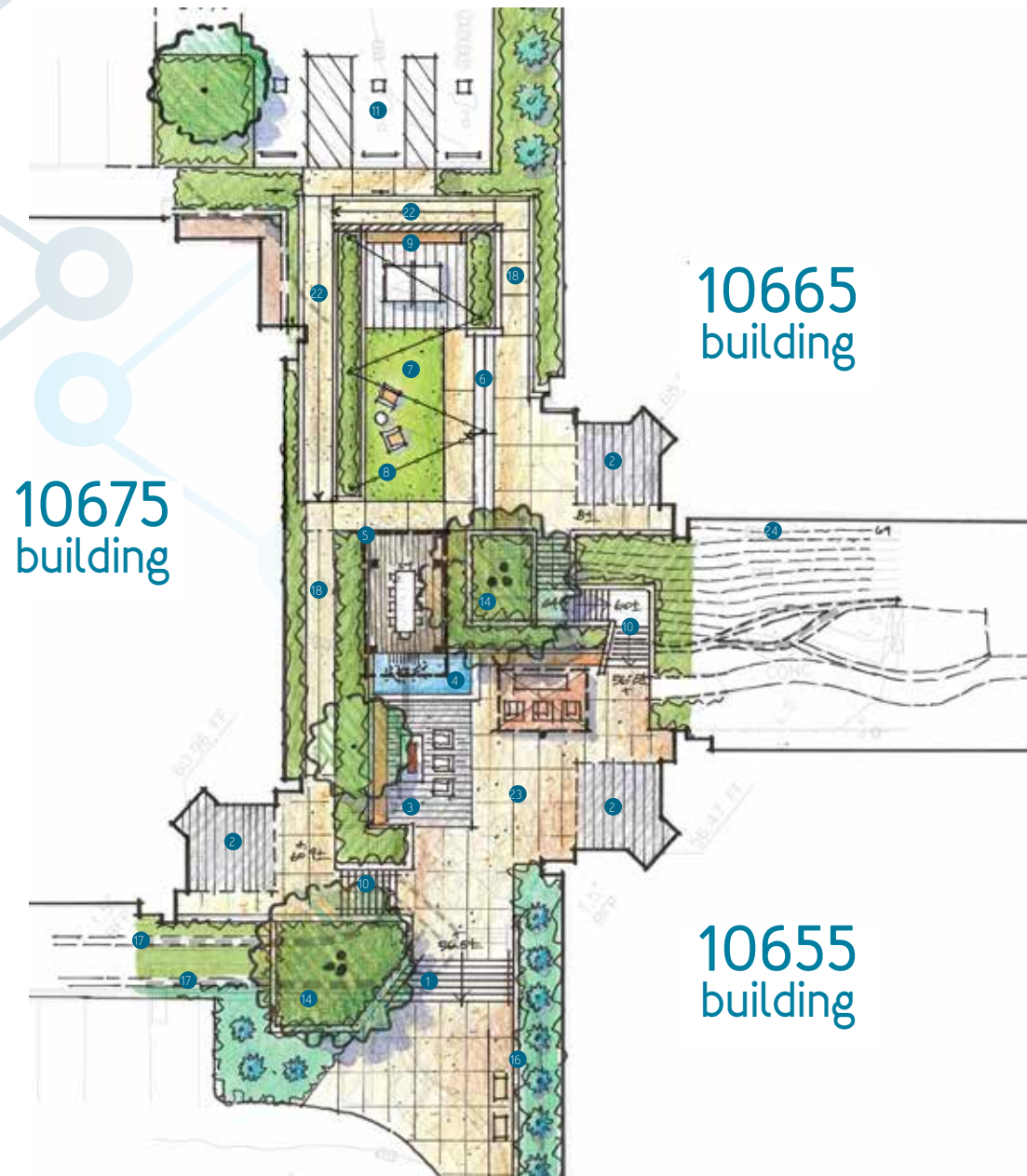
PARKING RATIO

3.73/1,000 SF





Project Enhancements (Coming Soon)



- 1 GRAND STAIR
- 2 PORCELAIN TILE PAVING AT TENANT ENTRIES
- 3 LINEAR FIRE PIT AND SOFT SEATING ON WOOD DECK
- 4 WATER FEATURE (NEW)
- 5 CUSTOM STEEL SHADE STRUCTURE
- 6 TERRACED CONCRETE SEAT STEPS
- 7 GATHERING LAWN WITH ARTIFICIAL TURF
- 8 STRING ACCENT LIGHTING
- 9 OUTDOOR GAME TABLES AND BANQUETTE SEATING
- 10 NEW STAIRS TO TENANT ENTRIES
- 11 NEW AC OVERLAY IN PARKING LOT
- 12 NEW CURB TO CREATE ADDITIONAL PLANTING AREA
- 13 NEW PARKING ISLAND
- 14 SPECIMEN CANOPY TREE
- 15 REMOVED MODULAR RETAINING WALLS- NEWLY PLANTED SLOPE
- 16 NEW RETAINING WALL
- 17 EXISTING MODULAR RETAINING WALLS WITH NEW DRAPING PLANT MATERIAL AT EDGE TO BETTER HIDE WALLS
- 18 SLOPED WALKWAY < 5%
- 19 NEW GROUNDPLANE LANDSCAPE TREATMENT
- 20 NEW MONUMENT SIGN
- 21 NEW LOW CONCRETE CURB TO RETAIN SOIL AND CONTROL EROSION
- 22 ACCESSIBLE RAMP WITH HANDRAILS
- 23 INTEGRAL COLOR CONCRETE WITH ETCHED FINISH IN PLAZA
- 24 EXISTING SLOPE PLANTINGS





10665

10675

10655

SORRENTO VALLEY ROAD

Located within **The Epicenter** of San Diego's World Class Life Science/Healthcare Center



SYCAMORE CREEK
RESEARCH PARK

Scripps

- 1 Scripps Corporate Office
- 2 Scripps Whittier Diabetes Institute
- 3 Scripps Green Hospital
- 4 Scripps Radiation Therapy Center
- 5 Scripps Memorial Hospital
- 6 Prebys Cardiovascular Institute
- 7 La Jolla Outpatient Imaging Pavilion
- 8 Scripps Clinic - Poole Building
- 9 XIMED - Scripps Ambulatory Surgery Center

UC San Diego Health

- 1 Thornton Hospital
- 2 Sutzius Cardiovascular Center
- 3 Shiley Eye Center
- 4 Moores Cancer Center
- 5 Jacobs Medical Center
- 6 Altman Clinical and Translational Research Institute
- 7 Currently Under Construction
Center for Novel Therapeutics

Sanford • Burnham • Prebys
MEDICAL DISCOVERY INSTITUTE

Sanford Consortium
FOR REGENERATIVE MEDICINE

SALK INSTITUTE
FOR BIOLOGICAL STUDIES

J. Craig Venter
INSTITUTE

BD

Johnson & Johnson

Pfizer

Celgene

Lilly

UC San Diego

La Jolla Institute
FOR ALLERGY AND
IMMUNOLOGY

illumina

NORTH TORREY PINES ROAD

GENESEE AVENUE

CAMPUS POINT DRIVE

TOWNE CENTRE DRIVE

LA JOLLA VILLAGE DRIVE

5

5

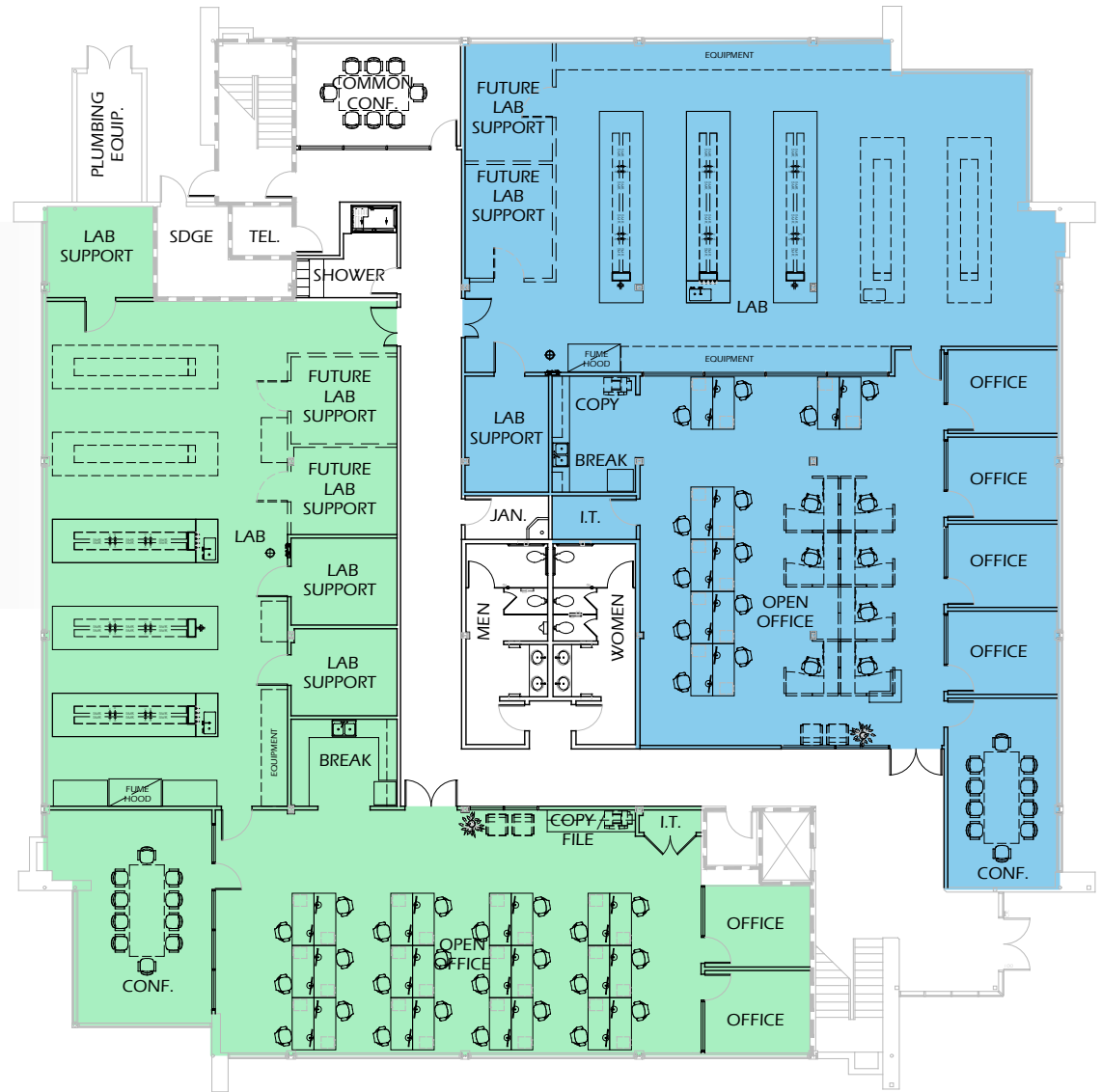
805

Floor Plan

10675 SORRENTO VALLEY ROAD - 1ST FLOOR

New Spec Laboratory Suites
UNDER CONSTRUCTION

Coming April 2019



■ SUITE A: 5,285 SF

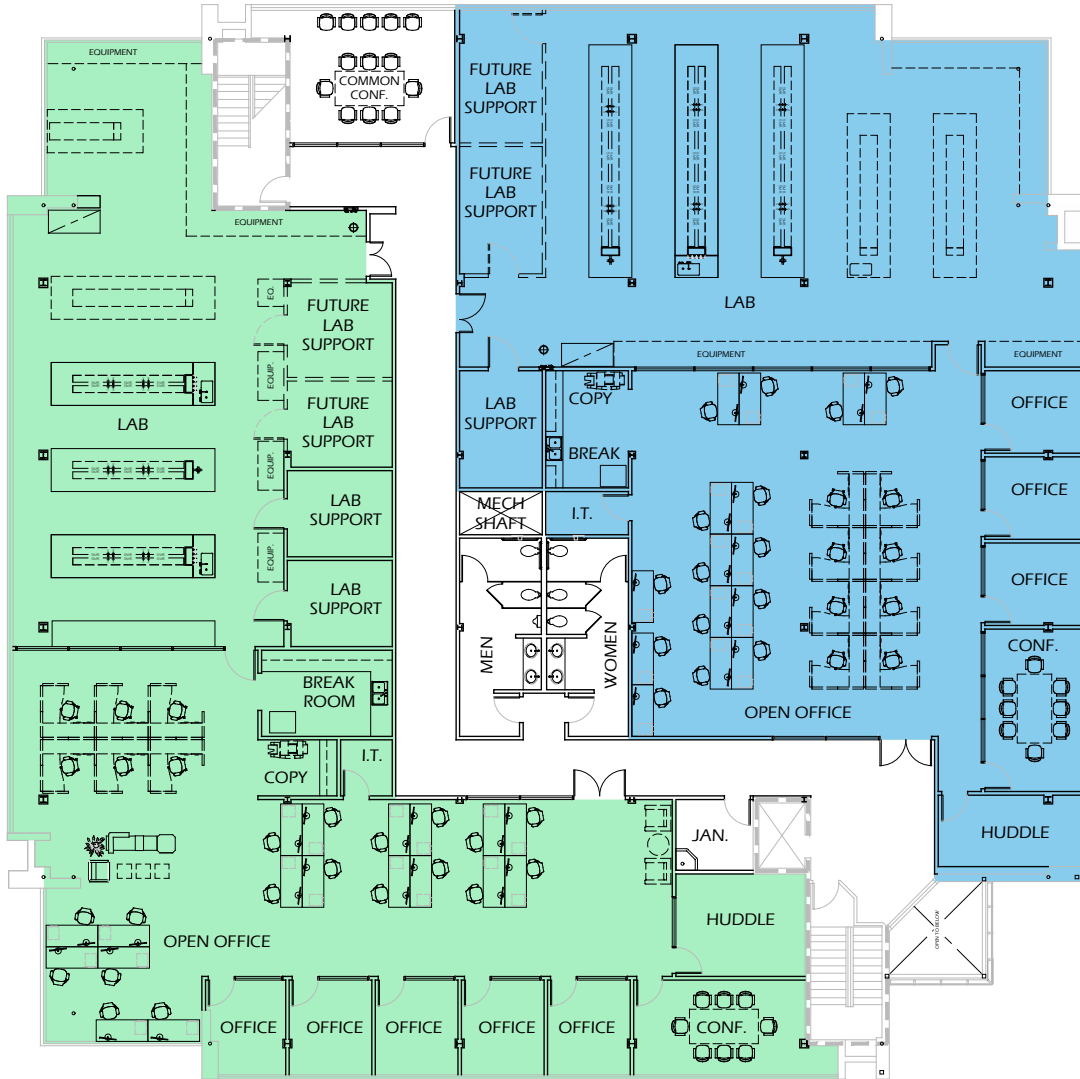
■ SUITE B: 4,901 SF

Floor Plan

10675 SORRENTO VALLEY ROAD - 2ND FLOOR

New Spec Laboratory Suites
UNDER CONSTRUCTION

Coming April 2019



 SUITE D: 5,851 SF

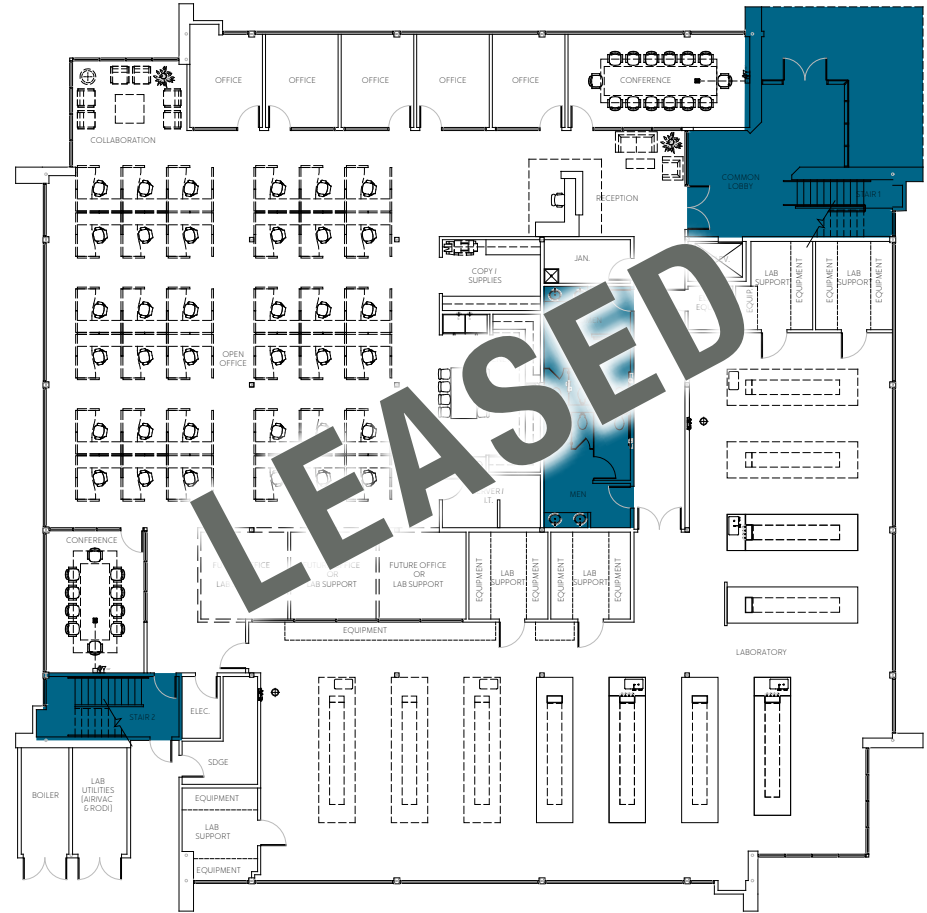
 SUITE E: 6,236 SF



Floor Plan

10655 SORRENTO VALLEY ROAD - SUITE 100

Brand New Spec Laboratory Suite
Approximately 13,000 RSF





WEST COAST CAPITAL PARTNERS

WCCP primarily invests in real estate and real estate-secured notes in Arizona, Nevada, Southern California and other areas of the western United States. For the last several years our focus has been office, medical office and retail opportunities in the Phoenix, Tucson and Las Vegas metropolitan areas.

Since 1993 we've acquired, repositioned and sold commercial real estate in transactions totaling in excess of \$1 billion. Along the way, we've established a reputation for performing on our commitments and have built numerous long-term relationships in the real estate industry. Our track record as a buyer of distressed assets and our ability to act decisively help open doors to a variety of opportunities.

Before founding WCCP in 1993, Scott Douglas and William Metzler built their foundation in real estate with years of experience in property acquisitions, loan origination, bankruptcy consulting, restructuring and workouts. CFO Mike Rosa joined WCCP in 1998 and has spent his entire career with the company.

There is long-term continuity and a shared investment philosophy in our management team. We're involved in every phase of investment and value creation and have consistently demonstrated an intuition with respect to the timing of acquisitions and dispositions.

<http://www.westcoastcap.com>



SYCAMORE CREEK

RESEARCH PARK

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