



# university science center

3545 John Hopkins Court, San Diego

72,192 s.f. Class A Laboratory & Office Project

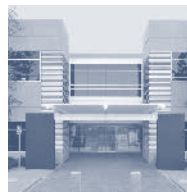


## property highlights

3545 John Hopkins Court is suited to provide “best in class” laboratory and office space to San Diego’s research companies. Ideal for early-stage to well established biotech and research organizations.

“best in class”  
lab & office space





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## tenants&amenities



- 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 Prebys Institute
- 11 Johnson & Johnson
- 12 BD Biosciences
- 13 Cytori
- 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

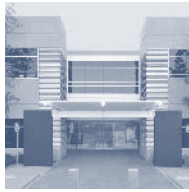
- Productivity drivers naturally flow from a unique brand and shaped values.

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
- Showers & lockers
- Shared conference room

## 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.



first floor **asbuilt** | 7,775 s.f.



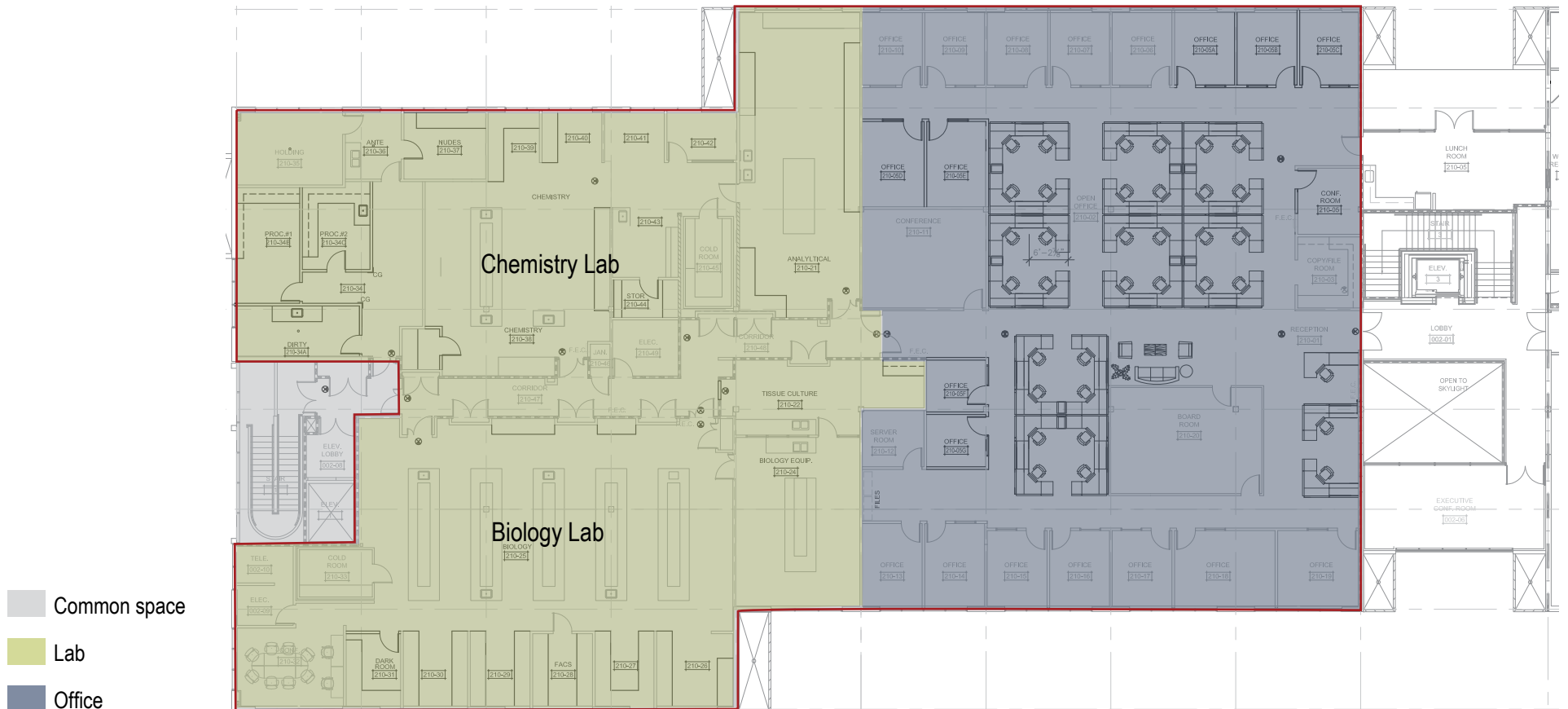
- Common space
- Lab
- Office
- Vivarium



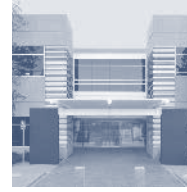
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second floor **asbuilt** | 21,470 s.f.



# buildingspecs



## university science center

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BUILDING SIZE	72,192
YEAR BUILT	1990 (renovated in 2011)
BUILDING HEIGHT	32' 0"
ELEVATORS	1 passenger 2 freight
FLOOR-TO-CEILING HEIGHT	1st floor = 15' 10" 2nd floor = 13.5' 6"
FLOOR LIVE LOADS	100 lbs/s.f.
FIRE SPRINKLERS	Yes
PARKING (surface & covered)	2.61/1,000
POWER CAPACITY	4,000 AMP, 277/480v
HVAC COOLING CAPACITY	600 tons of cooling capacity
BOILERS	Two, 3.2mBh gas-fired boilers
BUILDING MANAGEMENT SYSTEM	Fully integrated DDC sytem
GENERATOR	750kW capacity



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